APPENDIX G

Sanborn[®] Fire Insurance Map Report



Ludlam Corridor Property 1-Mile

Ludlam Corridor Property 1-Mile Miami, FL 33126

Inquiry Number: 4032120.5 August 12, 2014

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor Shelton, Connecticut 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

Site Name:

Ludlam Corridor Property 1-Ludlam Corridor Property 1-Miami. FL 33126

EDR Inquiry # 4032120.5

Client Name: GFA International

1215 Wallace Drive Delray Beach, FL 33444

Contact: Monica Doniro

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Address:	Ludlam Corridor Property 1-Mile
City, State, Zip:	Miami, FL 33126
Cross Street:	
P.O. #	NA
Project:	14.1663.00
Certification #	4FB6-46D8-AA1C

Maps Provided:

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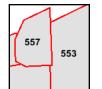
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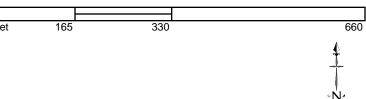
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Ludlam Corridor Property 1-Mile

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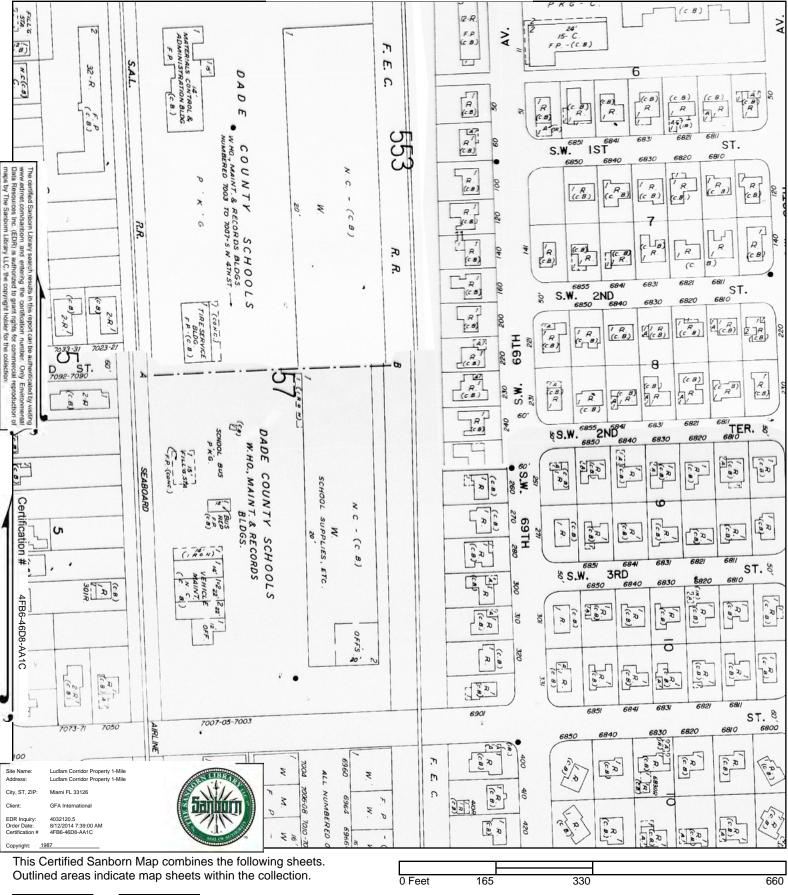


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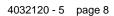
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Phase I Environmental Site Assessment

Ludlam Corridor Property Former 5-Mile Railroad Corridor Miami, Miami-Dade County, Florida

> GFA Project No. 14-1663.01 December 22, 2014



GFA Contacts – Delray Beach

Steven A. Snyder Environmental Department Manager <u>ssnyder@teamgfa.com</u> Frederick G. Kaub, P.G. President <u>fkaub@teamgfa.com</u>

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SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Ludlam Corridor Property Former 5-Mile Railroad Corridor Miami, Miami-Dade County, Florida

GFA Project No.: 14-1663.01 December 22, 2014

REPORT PREPARED BY:

Mónica Doniro, *M.S.* Environmental Scientist Environmental Professional

Signature

REVIEWED BY:

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

Steven A. Snyder Environmental Department Manager Environmental Professional

5th 9. Syden Signature

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- Appendix E EDR[®], Inc. Database Report
- Appendix F Supporting Regulatory Documentation

Appendix G - EDR[®], Inc. Sanborn Map Report

1.0 EXECUTIVE SUMMARY

At the request Mr. Alfred Lurigados of Flagler Development Company, LLC (Flagler) GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the Former 5-Mile Railroad Corridor, Miami, Miami-Dade County, Florida; herein referred as the "subject property" or "site." Accordingly, Flagler and their successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

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

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between August 28, 2014 and December 22, 2014 by Ms. Mónica Doniro, *M.S.,* Environmental Scientist, and then reviewed by Mr. Steven A. Snyder, Environmental Department Manager.

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

According to site information and data supplied by Flagler and Miami-Dade County Property Appraiser (MDCPA) website, the former railroad corridor encompasses a linear distance of approximately 6 miles. However, this report will address the southern portion of this corridor, totaling a linear distance of approximately 5-miles. The 5-Mile Railroad Corridor traveled north to south alongside a mixture of residential, commercial and industrial use facilities located in heavily developed areas of Miami-Dade County. The 5-Mile Railroad Corridor starts north of Southwest 8th Street and ends west of the Dadeland Mall. The former railroad corridor has been divided into the following zones:

- Zone 1 and Zone 2: These zones are located at the northern-most portion of the railroad corridor. This portion encompasses a linear distance of approximately 1 mile starting approximately 200 feet north of Southwest 7th Street ending approximately 140 feet north of Southwest 8th Street. This 1-mile railroad corridor section is discussed in a separate report.
- Zone 2-3: This portion encompasses a linear distance of approximately 0.30 miles starting approximately 140 feet north of Southwest 8th Street ending at Southwest 12th Street.
- Zone 3: This portion encompasses a linear distance of approximately 0.50 mile starting at Southwest 12th Street ending at Southwest 21st Street.
- Zone 4: This portion encompasses a linear distance of approximately 0.15 mile starting at Southwest 21st Street ending at Southwest 23rd Street.
- Zone 4-5: This portion encompasses a linear distance of approximately 0.10 mile starting at Southwest 23rd Street ending at 26th Street.
- Zone 5: This portion encompasses a linear distance of approximately 0.80 mile starting at Southwest 26th Street ending at Southwest 39th Terrace.
- Zone 5-6: This portion encompasses a linear distance of approximately 0.15 mile starting at Southwest 39th Terrace ending approximately 420-feet south of Southwest 40th Street.
- Zone 6: This portion encompasses a linear distance of approximately 0.45 mile starting approximately 420-feet south of Southwest 40th Street ending at Southwest 48th Street.
- Zone 7: This portion encompasses a linear distance of approximately 0.50 mile starting at Southwest 48th Street ending at Southwest 56th Street.
- Zone 8: This portion encompasses a linear distance of approximately 1.0 mile starting at Southwest 56th Street ending at Southwest 72nd Street.
- Zone 9: This portion encompasses a linear distance of approximately 0.50 mile starting at Southwest 72nd Street ending at Southwest 80th Street.
- Zone 10: This portion encompasses a linear distance of approximately 0.55 mile starting at Southwest 80th Street ending approximately 300 feet north of North Kendall Drive.

According to all available resources, the subject property was used as a railroad from at least 1951 through 2007. The southern portion of the subject property, south of Southwest 12th Street, is

vacant and undeveloped. The northern portion of the subject property, starting at Southwest 12th Street is currently developed with railroad tracks formerly used by Florida East Coast. Rear portions of several commercial, industrial and residential adjoining properties have extended their boundaries to the east and west sides of the entire subject property from at least 1970's through the present-day.

The 5-Mile Railroad Corridor is bounded by the 1-mile corridor to the north, and commercial/industrial and residential properties to the east, south and west. Industrial and commercial land uses have included, but are not limited to vehicle maintenance, plastic manufacturing, fueling facilities, storage and distribution.

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

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

No electrical transformers were observed on the subject property during the site visit.

GFA reviewed aerial photographs of Sections 11, 14, 23 and 35, Township 54 South, Range 40 East online from the Florida Department of Transportation (FDOT), Miami-Dade County Property Appraiser (MDCPA), University of Florida and Google Earth dated 1951, 1968, 1971, 1973, 1978, 1985, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014. The site area and vicinity within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject property and vicinity.

Based on GFA's review of the historical aerial photographs, the following sites/facilities of concern were identified:

- Railroad tracks were present at Zone 2-3 from at least 1951 through the present-day and were present from at least 1951 through 2007 in the remaining portions of the site. Due to the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities is considered a *recognized environmental condition and a vapor encroachment condition*.
- According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the east and west. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of



illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions*:

Zone 2-3

- A shed within the subject property's boundaries was observed at the rear portion of the property located at 940 Southwest 69th Avenue from at least 1968 through the present-day. According to historical City Directories, a plastic factory was listed at this location in 1958. A body shop (Oscar Paint and Body) was listed from 1972 through 2002/2003.GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. Due to the current regulatory status of Oscar Paint & Body, this auto repairing facility is not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory listed in 1958, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former business presents a *recognized environmental condition* and a *vapor encroachment condition*.
- During the aerial photograph review, one (1) railroad spur was observed south of Southwest 8th Street, from 1968 through 1978. An additional railroad spur was observed north of Southwest 12th Street from 1973 through the present-day. Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spurs are considered a *recognized environmental condition* and a *vapor encroachment condition*.
- A large industrial building was observed at 1020 Southwest 69th Avenue from 1971 through 2007. Regulatory files indicated this building was used as a plastic manufacturer (Dyplast). This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.
- A gasoline station was observed approximately 100-feet east of the subject property in the 1951 aerial photograph. This former gasoline station (Lees Amoco Service Station, located at 6901 Southwest 8th Street) is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.
- A gasoline station was observed in the eastern adjoining property, south of Southwest 8th Avenue from at least 1968 through the present-day. This gasoline station (Adrian Service Station) is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.

• One large industrial complex (Everglades Lumber) is observed in the northwestern adjoining property from 1971 through 2013. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.

Zone 3

A large commercial/industrial building was observed south of Southwest 12th Street from at least 1968 through the present-day. According to historical City Directories, Biscayne Tank Manufacturer was listed in the northern portion of this building in 1958. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a recognized environmental condition and a vapor encroachment condition. The remaining portions of this building contained regulated business by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, the remaining portion of this large commercial/industrial building is not considered a recognized environmental condition or a vapor encroachment condition.

Zone 4-5

- A gasoline station (OK Satellite/Corporation/Chevron/Italian Trophy) was observed at the property located at 6901 Southwest 24th Street (adjoining east) from at least 1968 through the present-day. This facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- A commercial building was observed in the western adjoining property of Zone 4-5 from at least 1973 through the present-day. According to historical City Directories, Giralda drycleaning facility was listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

- A baseball field was observed in the western adjoining property from 2002 through the present-day. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at this field, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.
- According to the aerial photographs the property located at 2675 Southwest 69th Court (H&M Auto Body Repair) extended its boundaries into the subject property in 1999. By 2009, this business extended its operations across Zone 5. This business is considered a *recognized environmental condition* and a *vapor encroachment condition* and is further discussed below and in **Section 5.0**.
- One (1) railroad spur was observed in the southern portion of Zone 5, north of Southwest 40th Street from 1991 through 2007. (Refer to Figure A concrete patch was observed in the vicinity of this former railroad spur from 1985 through the present-day. Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spur is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 6

• A lake was observed approximately 250-feet west of the subject property from at least 1951 through 1973. This area is related to the former Oolite Dump. This landfill is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

- A baseball field was observed in the eastern adjoining property from 1994 through the present-day. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at this field, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.
- A backfilled area has been observed in the southeastern portion of the present-day manmade lake from at least 1978. Due to the proximity to the subject property, the potential

for groundwater impacts due to the use of improper fill material in this area is considered a *recognized environmental condition* and a *vapor encroachment condition*.

• Disturbed land along Miller Drive was observed in the southeastern and southwestern adjoining property from 1951 through 1968. This area is related to the former Pepper's Pit dump. This landfill is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**

Zone 8

• Agricultural row crops were observed in the east and western adjoining properties located north of Southwest 66th Street. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at the site, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

Zone 9

• Orange groves were observed in the eastern and western adjoining properties located south of Sunset Drive in the 1951 aerial photograph. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at the site, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

- A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed in the 1951 aerial photograph. Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Agricultural row crops are observed in the eastern and western adjoining properties in the 1951 aerial photograph. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at the site, the



potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

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

Zone 2-3

- Adrian Service Station/A+B Service Station/Tamiami Service Station: According to historical City Directories, a gasoline station operated at 6900 Southwest 8th Street from at least 1963 through 1987 and an auto repairing facility from at least 2002 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in Section 5.0.
- Everglades Lumber: According to historical City Directories, this facility operated at 6991 Southwest 8th Street from at least 1987 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- A+B Service Center/Anthony's Paint and Body: According to historical City Directories, a body shop operated at 810 Southwest 69th Avenue from at least 1987 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.
- Frank/Maritza Auto repair/AB service center: According to historical City Directories, a body shop operated at 820 Southwest 69th Avenue from at least 1968 through 2004/2005. This facility is not considered a *recognized environmental condition or a vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Al Springer/Seabird roofing: According to the regulatory files reviewed and City Directories a roofing company operated at 890-900 Southwest 69th Avenue from at least 1972 through 2004/2005. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition* and is further discussed below and in **Section 5.0**.
- Farina's Radiator: According to historical City Directories, a body shop was listed at 918 Southwest 69th Avenue in 1987. This facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section** 5.0.
- Plastic Factory/Oscar Paint & Body: According to historical City Directories, a plastic factory
 was listed at 940 Southwest 69th Avenue in 1958. A body shop was listed at this location
 from 1972 through 2002/2003. Due to the current regulatory status, Oscar Paint & Body
 was not considered a *recognized environmental condition*. However, due to the lack of

regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *recognized environmental condition* and a *vapor encroachment conditions*. Further information is provided below and in **Section 5.0**.

- Viva Liz: According to historical City Directories, a body shop was listed at 994 Southwest 69th Avenue from 1963 through 2004/2005. This facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Dyplast: According to historical City Directories, this facility was listed at 1020 Southwest 69th Avenue from 1976 through 1987. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.

Zone 3

• Biscayne Tank Manufacturer: According to historical City Directories, a tank factory was listed at 6940 Southwest 12th Street. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for groundwater impacts due to the former activities performed at this facility, Biscayne Tank Manufacturer is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 4-5

- Humble Oil Gasoline Station/Ok Satellite Italian Trophy: According to historical City Directories, a body shop/gasoline station was listed at 6901 Southwest 24th Street from 1963 through 2004/2005. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Giralda Drycleaner: According to historical City Directories, Giralda dry-cleaning facility was
 listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super
 Cleaners was observed at this location. GFA performed a regulatory file search for this
 facility listing on the FDEP OCULUS and Miami-Dade County RER databases in
 September of 2014. However, no regulatory information was available for review. Due to
 the proximity to the site, the lack of regulatory permit and inspections regarding the
 handling of chlorinated solvents and based on the past/current use of this western adjoining
 dry-cleaning facility, the potential impacts to the groundwater beneath the subject property
 is considered a *recognized environmental condition* and a *vapor encroachment condition*.



Zone 5

- Miami Wood Treating Facility/Brahman/Honda Dealership: According to historical City Directories, Miami Wood Treating Facility operated at 7000 Southwest 24th Street from 1958 through 1976. A dealership was listed at 7000 Southwest 24th Street from 2002/2003 through 2004/2005. These listings are not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in Section 5.0.
- H&M Auto Repair: According to historical City Directories, a body shop was listed at 2675 Southwest 69th Court from 1972 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.
- Cleaning Equipment According to historical City Directories, an auto repairing facility was listed at 2701 Southwest 69th Court from 1972 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.
- Haul-o-way: According to historical City Directories, this towing business was listed at 2721 Southwest 69th Court from 2002/2003 through 2010. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Target Pest Control: According to historical City Directories, this pest control facility was listed at 2811 Southwest 70th Avenue from 1987 through 2010. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 5-6

- Bird Road Cleaners and Laundry: According to historical City Directories, dry-cleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I). This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Trail Building Supply: According to historical City Directories, this business was listed at 7004 Southwest 40th Street from 1963 through 1987. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 6

- Coma Cast: According to historical City Directories, Coma Cast was listed at 4383 Southwest 70th Court in 2004/2005. Due to the proximity to the subject property and the potential for groundwater impacts, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section** 5.0.
- Rainbow Towing/Carlos Gonzalez Auto: According to historical City Directories, these businesses were listed at 7001 Southwest 46th Street from 1976 through 2004/2005. Due to the proximity to the subject property and the potential for groundwater impacts, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 7

 Miami-Dade County Senior High: According to historical City Directories, this school was listed at 6856 Southwest 53rd Street in 2004/2005. This school is reported to be constructed within the boundaries of the former Pepper's Pit dump. This former landfill is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 10

 Dadeland Collision: According to historical City Directories, this business was listed at 8040 Southwest 69th Avenue in 2010. Due to the lack of documented releases of petroleum hydrocarbons or other substances that can impact the subject property, this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

A search of available environmental records was conducted by Environmental Data Resources, Inc.[®] (EDR); this report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. Thirty-five (35) sites worthy of discussion were listed within their respective search distance. However, based on topographic relations, estimated groundwater flow and/or current regulatory status, the following sites were considered *recognized environmental conditions:*

Zone 2-3

Everglades Lumber, located at 6991 Southwest 8th Street (Refer to Figure 2A): Due to the
proximity of this facility to the subject property and the potential for PCE-impacted

groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition*. Further information is provided in **Section 5.0**.

- Adrian Service Station/Quesada Auto Repair/EDRYDAI, located at 6900 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and the documented offsite impacts to groundwater towards the subject property, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Lees Amoco Service Station, located at 6901 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Al Springer Roofing, located at 890 Southwest 69th Avenue (Refer to Figure 2A): Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Auto Elite Collision Team/Oscar Paint and Body Shop/Plastic Manufacturer, located at 940 Southwest 69th Avenue (Refer to Figure 2A): Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Dyplast Foam Insulation Industries/Apache Products Company, located at 1020 Southwest 69th Avenue (Refer to Figure 2A): The potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility presents a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Anthony's Paint and Body, located at 820 Southwest 69th Avenue (Refer to Figure 2A): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.

Zone 5

 Oxford Building Services/Cleaning Equipment, located at 2701 Southwest 69th Court (Refer to Figure 2F): Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.

• H&M Auto Body Repair, located at 2675 Southwest 69th Court (Refer to Figure 2F): Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.

Zone 5-6

- USPS Ludlam Branch: According to historical City Directories, a cabinet shop was listed at 6900 Southwest 40th Street in 1958 additionally, USPS was listed in 1987. (Refer to Figure 2I). Due to the proximity to the subject property and the potential for groundwater impacts, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Bird Road Cleaners and Laundry: According to historical City Directories, dry-cleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I). This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition*.

- Oolite Dump, located at 4811 Southwest 72nd Avenue (Refer to Figure 2K): Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material during the operations of the former Oolite Dump represents a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Economy Auto Service, located at 6960 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Baron Better Transmissions/V & W Auto Repair, located at 6958 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.

- Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing, located at 7001 Southwest 46th Street (Refer to Figure 2K): Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this business is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- Coma Cast Corporation, located at 4383 Southwest 70th Court (Refer to Figure 2J): Due to the proximity of this facility to the subject property and the potential for soil and groundwater impacts, this business is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.

Zone 7

• South Miami Senior High School/Pepper's Pit, located at 6856 Southwest 53th Street (Refer to Figure 2M): Due to the proximity to the subject property, the potential for groundwater impacts due to the use improper fill material during the operations of the former Pepper's Pit Dump represents a *recognized environmental condition*. Further information is provided in **Section 5.0**.

Zone 10

• Dadeland Cleaner, located at 8695 South Dixie Highway (Refer to Figure 2U): Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-10). As specified in ASTM E2600-10 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. GFA employed Environmental Data Resources, Inc.[®] (EDR), to perform the records search. GFA's review of the available historical resources identified Thirty-five (35) sites worthy of discussion were listed within their respective search distance. However, based on topographic relations, estimated groundwater flow and/or current regulatory status, the following sites were considered *vapor encroachment conditions:*

Zone 2-3

• Everglades Lumber, located at 6991 Southwest 8th Street (Refer to Figure 2A): Due to the proximity of this facility to the subject property and the potential for PCE-impacted

groundwater to migrate beneath the subject property, this listing represents a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

- Adrian Service Station/Quesada Auto Repair/EDRYDAI, located at 6900 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and the documented offsite impacts to groundwater towards the subject property, this facility is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Lees Amoco Service Station, located at 6901 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Al Springer Roofing, located at 890 Southwest 69th Avenue (Refer to Figure 2A): Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Auto Elite Collision Team/Oscar Paint and Body Shop/Plastic Manufacturer, located at 940 Southwest 69th Avenue (Refer to Figure 2A): Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents *vapor encroachment condition*. Further information is provided in Section 5.0.
- Dyplast Foam Insulation Industries/Apache Products Company, located at 1020 Southwest 69th Avenue (Refer to Figure 2A): The potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility presents a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Anthony's Paint and Body, located at 820 Southwest 69th Avenue (Refer to Figure 2A): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 5

• Oxford Building Services/Cleaning Equipment, located at 2701 Southwest 69th Court (Refer to Figure 2F): Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is

considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

 H&M Auto Body Repair, located at 2675 Southwest 69th Court (Refer to Figure 2F): Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

Zone 5-6

- Ludlam USPS, located at 6900 Southwest 40th Street (Refer to Figure 2I): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Bird Road Cleaners and Laundry: According to historical City Directories, dry-cleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I): This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site and the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *vapor encroachment condition*.

- Oolite Dump, located at 4811 Southwest 72nd Avenue (Refer to Figure 2K): Due to the proximity to the subject property and the potential groundwater impacts due to the use of improper fill material during the operations of the former Oolite Dump represents a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Economy Auto Service, located at 6960 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Baron Better Transmissions/V & W Auto Repair, located at 6958 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing, located at 7001 Southwest 46th Street (Refer to Figure 2K): Due to the proximity of this facility to the subject

property and the potential for groundwater impacts, this business is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

• Coma Cast Corporation, located at 4383 Southwest 70th Court (Refer to Figure 2J): Due to the proximity of this facility to the subject property and the potential for soil and groundwater impacts, this business is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 7

South Miami Senior High School/Pepper's Pit, located at 6856 Southwest 53th Street (Refer to Figure 2M): Due to the proximity to the subject property, the potential for groundwater impacts due the use of improper fill material during the operations of the former Pepper's Pit Dump represents a *vapor encroachment condition*. Further information is provided in Section 5.0.

Zone 10

• Dadeland Cleaner, located at 8695 South Dixie Highway (Refer to Figure 2U): Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

GFA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Former 5-Mile Railroad Corridor, Miami, Miami-Dade County, Florida. Any exceptions to, or deletions from, this practice are described in **Section 2.4** of this report.

This assessment has revealed the following evidence of recognized environmental conditions and vapor encroachment conditions in connection with the subject property. A summary of recognized environmental conditions and vapor encroachment conditions is provided as Table 1.

Railroad tracks were present at Zone 2-3 from at least 1951 through the present-day and were present from at least 1951 through 2007 in the remaining portions of the site. Due to the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities is considered a *recognized environmental condition and a vapor encroachment condition*.

According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the east and west. Many of these

properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions*:

Zone 2-3

- During the aerial photograph review, one (1) railroad spur was observed south of Southwest 8th Street, from 1968 through 1978. An additional railroad spur was observed north of Southwest 12th Street from 1973 through the present-day (Refer to Figure 2A): Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spurs are considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Everglades Lumber, located at 6991 Southwest 8th Street (Refer to Figure 2A): According to information obtained in the database files, this facility received a Notice of Violation (NOV) from Miami-Dade County Department of Environmental Resources Management (DERM) in October of 1991. The NOV indicated uncontrolled discharges industrial waste were observed in onsite storm water drainage system. Remedial actions and monitoring activities were conducted from 1993 through 1996, however, no regulatory closure documentation was available in the regulatory files. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Adrian Service Station/Quesada Auto Repair/EDRYDAI, located at 6900 Southwest 8th Street (Refer to Figure 2A): According to a Tank Closure Assessment Report (TCAR) dated August 7, 1991, two (2) 2,000-gallon-capacity-USTs were removed from this facility in July of 1991. The TCAR depicted the USTs approximately 50 feet east of the subject property. Petroleum impacts were identified in the excavation area. A Contamination Assessment report dated February, 1993 indicated groundwater impacts were reported to the north and west (towards the subject property) in the area where the two (2) USTs were removed. A Storage Tank Registration form dated March 19, 1998 indicated one (1) 2,000-gallon-capacity existing UST was removed and three (3) 10,000-gallon-capacity gasoline USTs were installed in 1998. No soil or groundwater quality was available regarding the UST removal. Due to the proximity to the subject property, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.

- Lees Amoco Service Station, located at 6901 Southwest 8th Street (Refer to Figure 2A): According to EDR, this facility is listed on the Historical Auto Repair database and operated at this location from approximately 1954 through 1964. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no files were available for review. During the aerial photograph review GFA observed what appears to be a gasoline station (approximately 100-feet east of the subject property) in the 1951 aerial photograph. Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Al Springer Roofing, located at 890 Southwest 69th Avenue (Refer to Figure 2A): According to a Contamination Assessment Report (CAR) dated June 15, 1993, this facility removed one (1) 4,000-gallon-capacity unleaded gasoline UST and two (2) 1,000-gallon-capacity diesel-fuel USTs in 1991. According to the report, the USTs were located in the northeastern corner of this facility (approximately 100-feet east of the subject property). According to the report, groundwater samples collected from the excavation area confirmed the release of gasoline above the regulatory standards. A Discharge Notification Form was filed in March of 1991 to document this release. According to a Correspondence Letter dated October 9, 1991, this facility was found eligible for state-funding to cleanup the release under the Abandoned Tank Restoration Program (ATRP). The latest priority score assigned to this facility was 9. Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Auto Elite Collision Team/Oscar Paint and Body Shop/Plastic Manufacturer, located at 940 Southwest 69th Avenue (Refer to Figure 2A): During the aerial photographs review, a shed within the subject property's boundaries was observed at the rear portion of this facility from at least 1968 through the present-day. According to historical City Directories, a plastic factory operated at this facility in 1958. A body shop (Oscar Paint and Body) was listed from 1972 through 2002/2003. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014 regarding the former plastic factory. No files were available for review. Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *recognized environmental condition* and a *vapor encroachment condition*.

- Dyplast Foam Insulation Industries/Apache Products Company, located at 1020 Southwest 69th Avenue (Refer to Figure 2A): During the aerial photograph review, a large building was observed along the southern boundary of Zone 2-3 from 1973 through 2007. Additionally, stained soil within the tracks was observed in the vicinity of the railroad spur related to this former facility. Regulatory files documented a release of chemicals within the subject property's premises in 1970s. This release was closed by DERM in 2002. However, limited information was available regarding the extent of the impacts and the remedial actions taken to address it. Additionally, the regulatory files indicated a pipe located in the rear portion of the facility discharges waste water to the ground. However, no information is available regarding actions taken to address the impacts of this discharge. Based on the past use of this facility, it is likely that limited quantities of petroleum products and solvents were maintained at this building for at least thirty-six years. As a result, the potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property presents a recognized environmental condition and a vapor encroachment condition.
- Anthony's Paint and Body, located at 820 Southwest 69th Avenue (Refer to Figure 2A): According to the regulatory files, on March 15, 1993 DERM found evidence of industrial waste discharged in a storm drain soakage pit located in the eastern portion of this facility, approximately 100 feet east of the subject property. However, limited information was available regarding the extent of the impacts and the remedial actions taken to address it. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons discharged to a storm drain soakage pit, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 3

• During the aerial photographs review, a shed was observed at the rear portion of the property located at 6940 Southwest 12th Street from at least 1968 through 1978. This shed was located within the site's boundaries. According to historical City Directories, Biscayne Tank Manufacturer was listed at this location in 1958. (Refer to Figure 2B). GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a *recognized environmental condition* and a *vapor encroachment condition*.

GFA

Zone 4-5

A commercial building was observed in the western adjoining property of Zone 4-5 from at least 1973 through the present-day. According to historical City Directories, Giralda dry-cleaning facility was listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 5

- One (1) railroad spur was observed in the southern portion of Zone 5, north of Southwest 40th Street from 1991 through 2007 during the aerial photographs review. A concrete patch was observed in the vicinity of this former railroad spur from 1985 through the present-day (Refer to Figure 2H). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spur is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Oxford Building Services/Cleaning Equipment, located at 2701 Southwest 69th Court (Refer to Figure 2F): According to regulatory files, this facility removed two (2) 10.000-gallon-capacity gasoline USTs in March of 1991. The USTs were located in the central portion of this facility, approximately 100-feet west of the subject property. According to a Discharge Notification Form dated March 14, 1991, groundwater impacts with gasoline were detected during the tank removal. No further information was available for review regarding this release of petroleum hydrocarbons. According to the results of a groundwater sample collected from a soakage pit located in the eastern portion of this facility in 1991, 1,1,1trichloroethane was reported at a concentration that exceeded the regulatory No further enforcement was required to address this reported standards. concentration. No detections were reported in the following year's inspection. According to inspection reports conducted on July 7, 2002 and January 7, 2014, this facility operates a septic tank that has not been located for sampling. Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a recognized environmental condition and a vapor encroachment condition.

H&M Auto Body Repair, located at 2675 Southwest 69th Court (Refer to Figure 2F): According to an inspection report dated May 5, 1995, this facility operates as an automobile paint and body shop which discharges its waste water to a septic tank located approximately 150 feet west of the subject property. The inspection report indicates that the open ground area located in the eastern portion of the facility (subject property) is used to park vehicles. A warning notice dated May 10, 2005 indicated that industrial discharges from a hand sink are connected to a storm drain located 15-feet west of the subject property. The warning notice also indicates that industrial waste discharges were identified in the septic tank. Samples collected from the septic tank reported concentrations of Volatile Organic Compounds, and metals above the regulatory standards. An undated inspection report indicated a car wash operated along the furthest northeast corner of this facility (subject property). An inspection report dated April 20, 2011 indicated the waste water generated by the carwash area is discharged to the eastern storm drain and to open ground. Soil samples were collected from this area; however, the results were not available for review. The report also indicated that discharges to the open ground from one hand sink were observed (the sink is approximately 82 feet west of the site). According to a Correspondence letters dated September 22 and 29, 2011 the storm drain was pumped out and soils were removed from the site. However, no quantity of soils disposed offsite was documented. Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a recognized environmental condition and a vapor encroachment condition.

Zone 5-6

- Ludlam USPS, located at 6900 Southwest 40th Street (Refer to Figure 2I): According to an undated Underground Storage Facility Operating Permit and a property survey dated October 16, 1986, this facility installed one (1) 2,000-gallon-capacity UST in 1955. According to the form, the UST was located in the southeastern corner of the building (approximately 130-feet east of the subject property). An inspection report dated June 28, 1991 indicated that the tank was removed. Impacted soils were reported in the excavation area. The report indicated that groundwater in the excavation did not appear to be contaminated. However, no soil groundwater quality or data was available for review. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Bird Road Cleaners and Laundry: According to historical City Directories, drycleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I): This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade

County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site and the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 6

- Oolite Dump, located at 4811 Southwest 72nd Avenue (Refer to Figure 2K): According to a Site Screening Evaluation report dated August 19, 1985 the Oolite Dump is located between Southwest 72nd Avenue and Southwest 71st Avenue and between Southwest 44th Street and Southwest 47th Street. The closest boundary of the landfill is located approximately 250 feet west of the subject property. The report indicates this dump was formerly a body of water known as Merry Lake. The lake was approximately 14 acres and was used as a landfill between 1969 and 1971. Filling material included trash and construction debris. The Site Screening Evaluation Report indicated soil and groundwater samples were collected from this site in 1985 to evaluate the conditions of the former dump. Additionally, a sediment sample was collected from the lake located in the western adjoining property of Zone 7. Laboratory analytical results revealed impacts of metals, cyanide, pesticides, volatile organic compounds and pesticides in the samples collected in the southeastern corner of the former dump and in the sediment sample collect from the eastern boundary of the existing lake located in the western adjoining property. Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material during the operations of the Oolite Dump represents a recognized environmental condition and a vapor encroachment condition.
- Economy Auto Service, located at 6960 Southwest 47th Street (Refer to Figure 2K): According to a complaint report dated October 4, 1985 and inspection reports dated December 9, 1987 and April 11, 1988, dumping of waste material was observed in a 12' hole in the ground located in the back of this facility. According to an inspection report dated April 22, 1988, the contaminated soil was removed. DERM advised the business owner to gradually dispose the soil along with trash. Regulatory files available did not contain any maps depicting the location of the hole or groundwater and soil quality data related to this issue. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Baron Better Transmissions/V & W Auto Repair, located at 6958 Southwest 47th Street (Refer to Figure 2K): According to a Notice to Correct a Waste Dumping Violation Form dated October 3, 1989, contaminated soil was found in the alley behind this facility. According to a Waste Dumping Violation form dated February 25, 1992 evidence of waste oil dumping was observed in open ground at the east of

this facility (towards the subject property). Regulatory files available did not contain any maps depicting the location of the release or groundwater and soil quality data related to this issue. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.

- Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing, located at 7001 Southwest 46th Street (Refer to Figure 2K): An inspection report dated December 16, 1992 indicated that evidence of uncontrolled spills leading to a storm drain/soakage pit located approximately 30 feet west of the subject property was observed. A Correspondence Letter dated November 3, 1993, indicated groundwater samples collected from a monitoring well installed in the vicinity of the soakage pit reported the presence of chlorinated solvents above the regulatory standards. No further information was available for review. Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Coma Cast Corporation, located at 4383 Southwest 70th Court (Refer to Figure 2J): According to a proposal for site investigation dated October 22, 1985, this facility was being evaluated for possible soil and groundwater contamination due to improper disposal of petroleum-based waste product, east of the facility within the FEC premises (between the railroad tracks). According to the proposal, the affected area was approximately 30 yards long. Limited information was available regarding the remedial actions taken to address these impacts. According to a tank registration form dated November 27, 1997; this facility maintained one (1) 4,000gallon-capacity UST. According to the form, the tank was removed from this facility in 1997. No further information was available for review. Due to the contiguous location of this property and the potential for soil and groundwater impacts this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 7

• A backfilled area has been observed in the southeastern portion of the present-day man-made lake from at least 1978 (Refer to Figure 2M). Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material in this area represents a *recognized environmental condition* and a *vapor encroachment condition*.

South Miami Senior High School/Pepper's Pit, located at 6856 Southwest 53th Street (Refer to Figure 2M): According to a Residual Effects of Former Solid Waste Sites in Dade County dated July 15, 1983 Pepper's Pit is located east and west of the southern boundary of Zone 7. According to the report, a former lake located in this area was filled with trash. A Limited Phase II Environmental Site Assessment was prepared in 2002, to address the potential impacts of the landfill at the school. Soil stratigraphy confirmed the presence of construction debris in the form of red clay brick, concrete, glass, porcelain and wood to a depth in the 6-10 depth interval. One (1) soil sample and three (3) groundwater samples were collected from the western portion of the South Miami Senior High School (ranging approximately 500-800 feet east of the subject property) for analysis of Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and Total Recoverable Hydrocarbons (TRPH). Laboratory analytical results indicated that all analytes were below the regulatory standards. According to a Correspondence Letter dated April 29, 2004, no further assessment was required for the school. Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material during the operations of the Pepper's Pit Dump represents a recognized environmental condition and a vapor encroachment condition.

Zone 10

- A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed in the 1951 aerial photograph (Refer to Figure 2T). Due to the proximity to the subject property, the potential for groundwater impacts, due to the use of improper fill material in this area represents a *recognized environmental condition* and a *vapor encroachment condition*.
- Dadeland Cleaner, located at 8695 South Dixie Highway (Refer to Figure 2U): According to a Site Screening Report Form dated April 3, 1996, this facility operated as dry-cleaning facility from August of 1982 through January of 1992. The form also indicated that soil and groundwater impacts with chlorinated solvents were reported in the western portion of this facility, approximately 370-feet east of the site. The report concluded that based on the elevated levels of chlorinated solvents reported in monitoring wells installed in the western boundary of this site (approximately 200feet east of the site), offsite migration was a concern. According to a May 22, 1996 Correspondence Letter, this facility was found eligible for state administrated cleanup under the Dry-cleaning Solvent Program with a priority score of 90. No further information was available for review. Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Further assessment is recommended.



2.0 INTRODUCTION

Mr. Alfred Lurigados of Flagler Development Company, LLC (Flagler) retained GFA International, Inc. (GFA) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of Ludlam Corridor Property, Former 5-Mile Railroad Corridor, Miami, Miami-Dade County, Florida.

2.1 Purpose

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

¹ Mr. Alfred Lurigados dated August 26, 2014, authorized and returned to our offices on August 28, 2014. This contract was mutually negotiated, and both parties named within the contract stipulated that no rule of strict contractual construction will apply against either party, and that each party was provided the opportunity to seek advice of independent counsel prior to signing the contract.

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

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

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

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

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

2.2 Detailed Scope of Services and Non-Scope Considerations

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

2.3 Significant Assumptions

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

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

2.4 Limitations and Exceptions

Rear portions of several commercial, industrial and residential adjoining properties have extended their boundaries to the east and west sides of the subject property. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Based on the current regulatory status, the interior of several of these



properties was not inspected during site reconnaissance. The site inspection was performed by walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties. Based on the residential use of several properties along the 5-Mile Railroad Corridor, and the lack of documented release of petroleum hydrocarbons in many of the commercial and industrial facilities, the lack of access is not considered a *recognized environmental condition* or a *vapor encroachment condition*.

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the American Society for Testing and Materials Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) were established for the purpose of this Phase I ESA. No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. GFA has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, GFA accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

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

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

An Environmental Information Questionnaire (EIQ) is utilized by GFA to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. If the EIQ cannot be completed by the present owner(s) occupant(s), or client,

then a past owner, operator, occupant or adjacent property owner must complete the EIQ that has knowledge of the subject property. The completed EIQ is included in **Appendix A** of this report.

2.5 Special Terms and Conditions

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

2.6 <u>Reliance</u>

Flagler and their successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. Third party reliance of this report is strictly prohibited without the written consent of both the user and GFA International.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is situated within Sections 11, 14, 23 and 35, Township 54 South, Range 40 East, in Miami, Miami-Dade County, Florida. Please refer to **Figure 1: Site Location Map**, for a local area map depicting the site location. The legal description for the subject property, as reported to GFA is located in **Appendix B**.

3.2 Site and Vicinity General Characteristics

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

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

The 5-Mile Railroad Corridor traveled north to south alongside a mixture of residential, commercial and industrial use facilities.

3.3 Current Use of the Property

Zone 2-3 is currently developed with railroad tracks formerly used by Florida East Coast. The remaining portions of the subject property are undeveloped. Rear portions of several commercial, industrial and residential adjoining properties have extended their boundaries to the east and west sides of the entire subject property.

The undeveloped lot located south of Southwest 80th Street, identified with the folio number 30-4035-000-1320 is currently used as a fenced construction site. Numerous vehicles, and one (1) small pile of broken concrete/asphalt was observed in the western portion of this area.

3.4 <u>Structures, Roads and Other Improvements</u>

According to site information and data supplied by Flagler and Miami-Dade County Property Appraiser (MDCPA) website, the former railroad corridor encompasses a linear distance of approximately 6 miles. However, this report will address the southern portion of this corridor, totaling a linear distance of approximately 5-miles. The 5-Mile Railroad Corridor traveled north to south alongside a mixture of residential, commercial and industrial use facilities located in heavily developed areas of Miami-Dade County. The 5-Mile Railroad Corridor starts north of Southwest 8th Street and ends west of the Dadeland Mall. The former railroad corridor has been divided into the following zones:

- Zone 1 and Zone 2: These zones are located at the northern-most portion of the railroad corridor. This portion encompasses a linear distance of approximately 1 mile starting approximately 200 feet north of Southwest 7th Street ending approximately 140 feet north of Southwest 8th Street. This 1-mile railroad corridor section is discussed in a separate report.
- Zone 2-3: This portion encompasses a linear distance of approximately 0.30 miles starting approximately 140 feet north of Southwest 8th Street ending at Southwest 12th Street.
- Zone 3: This portion encompasses a linear distance of approximately 0.50 mile starting at Southwest 12th Street ending at Southwest 21st Street.
- Zone 4: This portion encompasses a linear distance of approximately 0.15 mile starting at Southwest 21st Street ending at Southwest 23rd Street.
- Zone 4-5: This portion encompasses a linear distance of approximately 0.10 mile starting at Southwest 23rd Street ending at 26th Street.
- Zone 5: This portion encompasses a linear distance of approximately 0.80 mile starting at Southwest 26th Street ending at Southwest 39th Terrace.

- Zone 5-6: This portion encompasses a linear distance of approximately 0.15 mile starting at Southwest 39th Terrace ending approximately 420-feet south of Southwest 40th Street.
- Zone 6: This portion encompasses a linear distance of approximately 0.45 mile starting approximately 420-feet south of Southwest 40th Street ending at Southwest 48th Street.
- Zone 7: This portion encompasses a linear distance of approximately 0.50 mile starting at Southwest 48th Street ending at Southwest 56th Street.
- Zone 8: This portion encompasses a linear distance of approximately 1.0 mile starting at Southwest 56th Street ending at Southwest 72nd Street.
- Zone 9: This portion encompasses a linear distance of approximately 0.50 mile starting at Southwest 72nd Street ending at Southwest 80th Street.
- Zone 10: This portion encompasses a linear distance of approximately 0.55 mile starting at Southwest 80th Street ending approximately 300 feet north of North Kendall Drive.

3.5 <u>Current Uses of the Adjoining Properties</u>

The 5-Mile Railroad Corridor is bounded by the 1-mile corridor to the north, and commercial/industrial and residential properties to the east, south and west. Industrial and commercial land uses included vehicle maintenance, plastic manufacturing and fueling facilities. **Site Sketches** are included as **Figure 2A** through **Figure 2U**.

4.0 USER PROVIDED INFORMATION

4.1 <u>Title Records</u>

According to title information available online from the Miami-Dade Records Department, the title to the portion of the property identified with the folio number 30-4014-000-0070 is vested in FEC Railway Co, The title to the portion of the property identified with the folio number 30-4035-000-1440 is vested in FECRR, the title to the portion of the property identified with the folio number 30-4035-000-1430 is vested in FEC RR Co. The title to remaining portions of the subject property is vested in FEC RY. No additional title information was available online at the Miami-Dade County Records Department.

4.2 <u>Environmental Liens or Activity and Use Limitations</u>

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

4.3 Specialized Knowledge

The Owner indicated the previous management observed but does not recall stained soil at the subject property in the past. Old FEC reports needed to be investigated to provide additional information regarding the subject property. Information provided in the questionnaire is located in **Appendix A**.

4.4 <u>Commonly Known or Reasonably Ascertainable Knowledge</u>

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *recognized environmental conditions* in connection with the property. A user/Client questionnaire was not returned during the course of this investigation.

4.5 Valuation Reduction for Environmental Issues

The User/Client did not state whether the purchase price is comparable to the fair market value.

4.6 <u>Owner, Property Manager, and Occupant Information</u>

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

4.7 Reason for Performing Phase I ESA

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



appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

4.8 <u>Other</u>

This Phase I Environmental Site Assessment was performed for Flagler.

5.0 RECORDS REVIEW

5.1 <u>Standard Environmental Record Sources</u>

As specified in ASTM E1527-13 criteria, a records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property relative to the respective databases and/or lists identified below. GFA employed Environmental Data Resources, Inc.[®] (EDR), a national company specializing in environmental database research and review, to perform the records search. A copy of the EDR report is included as **Appendix E**.

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

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

Database	On-site	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile			
	FEDERAL RECORDS								
NPL	0	0	0	0	0	NR			
Proposed NPL	0	0	0	0	0	NR			
NPL LIENS	0	NR	NR	NR	NR	NR			
Delisted NPL	0	0	0	0	0	NR			
CERCLIS	0	0	1	0	NR	NR			

Database	On-site	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
CERC-NFRAP	0	0	1	0	NR	NR
CORRACTS	0	0	0	0	0	NR
RCRA-TSDF	0	0	0	0	NR	NR
RCRA-LQG	0	0	0	NR	NR	NR
RCRA-SQG	0	27	0	NR	NR	NR
RCRA-CESQG	0	44	0	NR	NR	NR
US ENG Controls	0	0	0	0	NR	NR
US INST Controls	0	0	0	0	NR	NR
ERNS	0	NR	NR	NR	NR	NR
		STATE RE	CORDS			
State Haz. Waste	0	0	0	0	0	NR
State Landfill	0	0	0	0	0	NR
LUST	0	71	0	0	NR	NR
INDIAN LUST	0	0	0	0	NR	NR
UST	0	45	113	NR	NR	NR
AST	0	21	0	NR	NR	NR
INDIAN UST	0	0	0	NR	NR	NR
ENG CONTROLS	0	0	0	0	NR	NR
INST CONTROLS	0	0	0	0	NR	NR
VCP	0	0	0	0	NR	NR
INDIAN VCP	0	0	0	0	NR	NR
Brownfields	1	1	0	0	NR	NR
US BROWNFIELDS	0	0	0	0	NR	NR
DEBRIS REGION 9	0	0	0	0	NR	NR
ODI	0	0	0	0	NR	NR
SWRCY	0	0	0	0	NR	NR
INDIAN ODI	0	0	0	0	NR	NR
US CDL	0	NR	NR	NR	NR	NR
FL Sites	0	0	0	0	0	NR
PRIORITYCLEANERS	0	7	0	0	NR	NR
US HIST CDL	0	NR	NR	NR	NR	NR
LIENS 2	0	NR	NR	NR	NR	NR
LUCIS	0	0	0	0	NR	NR
HMIRS	0	NR	NR	NR	NR	NR
SPILLS	0	NR	NR	NR	NR	NR
RCRA Non-Gen	0	0	0	NR	NR	NR
DOT OPS	0	NR	NR	NR	NR	NR
DOD	0	0	0	0	0	NR
FUDS	0	0	0	0	0	NR
CONSENT	0	0	0	0	0	NR
ROD	0	0	0	0	0	NR
	0	0	0		NR	NR
MINES	0		0	NR	NR	NR
TRIS	0	NR	NR	NR	NR	NR

Database	On-site	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
TSCA	0	NR	NR	NR	NR	NR
FTTS	0	NR	NR	NR	NR	NR
HIST FTTS	0	NR	NR	NR	NR	NR
SSTS	0	NR	NR	NR	NR	NR
ICIS	0	NR	NR	NR	NR	NR
PADS	0	NR	NR	NR	NR	NR
MLTS	0	NR	NR	NR	NR	NR
RADINFO	0	NR	NR	NR	NR	NR
FINDS	0	NR	NR	NR	NR	NR
RAATS	0	NR	NR	NR	NR	NR
DRYCLEANERS	0	6	0	NR	NR	NR
DEDB	0	0	0	0	NR	NR
NPDES	0	NR	NR	NR	NR	NR
AIRS	0	NR	NR	NR	NR	NR
FL Cattle Dip Vats	0	0	0	0	NR	NR
TIER 2	0	NR	NR	NR	NR	NR
INDIAN RESERV	0	0	0	0	0	NR
SCRD Dry Cleaners	0	0	0	0	NR	NR
PWS	0	NR	NR	NR	NR	NR
Manufactured Gas Plants	0	0	0	0	0	NR

Notes:

NR = Not Requested at this search distance

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

1. Facility Name: Coral Terrace Facility Address: Miami, Florida

Brownfield ID: BF130825000

- Location: Encompasses Zone 2-3 and surrounding areas through the mid portion of Zone 4-5 and surrounding areas.
- Database Info: Facility is listed on the Brownfields database.
- Regulatory Info: According to the FDEP's Brownfields Geoviewer accessed online on September 8, 2014, Central Miami Area Brownfield encompasses the northern portion of the subject property. Brownfields are real property, the expansion, redevelopment or reuse of which may be complicated by the presence, potential or perceived presence of a hazardous substance, pollutant, or contaminant. A Brownfield area does not imply contamination;

the environmental status of sites within a Brownfield Area can only be evaluated by environmental assessments. The fact that the subject property is located in a Brownfield does not in itself constitute a *recognized environmental condition*.

Zone 2-3

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

- EPA ID: FLTMP9304094 and FLR000088732
- EDR Map ID: 6
 - Location: Adjoins Zone 2-3 to the west.
- Database Info: Facility is listed on the RCRA-CESQG and FINDS databases.

Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a UST system construction application form dated September 30, 2013, a Wal-Mart fueling station was going to be constructed in the southeastern corner of this property. The engineering drawings indicated that one (1) 15,000-gallon-capacity-gasoline UST and one (1) 15,000-gallon-capacity-gasoline/diesel-fuel double compartment UST were going to be located north of the convenient store, approximately 50-feet west of the subject property. During the site inspection, the gasoline station was under construction. Due to the lack of operations conducted by this gasoline station, this facility did not contain any significant violations or evidence of spills that can potentially impact the site, therefore, this new fueling station is not considered a recognized environmental condition or a vapor encroachment condition.

According to information obtained in the database files, ATEC Associates, LLC. (ATEC) prepared a Contamination Assessment Report dated March 1993 and a Contamination Assessment Report Addendum and Remedial Action Report (CARA/RAP) dated July 13, 1995, for this facility. According to ATEC's reports, EL received a Notice of Violation (NOV) from DERM in October of 1991 for uncontrolled discharges of metals, hydrocarbons, and oil & grease to an onsite stormwater drainage system. ATEC's CAR indicated oil & grease was detected above the MCL in the soil sample collected in the soakage pit drain field but was not detected in the



groundwater sample above the Groundwater Cleanup Target Level (GCTL). ATEC recommended the reported discharge be entered into a Monitoring Only Program (MOP). The site was entered into a MOP in May of 1994; however, during the third quarter of groundwater monitoring, elevated levels of oil & grease and free-floating product (FFP) were reported in groundwater in the impacted area.

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

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

Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition*.

Facility Name: Viva Liz Facility Address: 994 Southwest 69th Avenue Miami, Florida

- Facility ID: IW-11579
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east.
- Database Info: Facility is listed on the RCRA-SQG and FINDS databases.

Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September



of 2014. According to an inspection report dated September 26, 1988; this facility operates as a paint mixing facility. An inspection report dated November 17, 2004 depicts a septic tank in the western portion of this facility (approximately 30 feet of the subject property). DERM collected groundwater samples from the septic tank in 2003, 2006 and 2011 Laboratory analytical results did not report any significant impacts to groundwater. Groundwater samples collected in 2004 and 2014 reported values of metals and Volatile Organic Compounds above the regulatory standards. DERM required the septic tank to be pumped out and pressure cleaned. Manifests indicated these activities took place to address DERM's requirement. No further information was available for review.

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to groundwater generated by the use of the septic tank, this facility is not considered a *recognized environmental condition*.

4. Facility Name: Adrian Service Station/Quesada Auto Repair/EDRYDAI Facility Address: 6900 Southwest 8th Street Miami, Florida

- Facility ID: 8503663
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east.
- Database Info: Facility is listed on the LUST, DWM CONTAM and Historical Auto Repair databases.
- Regulatory Info: According to EDR, this facility is listed on the LUST, DWM CONTAM and Historical Auto Repair database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. A Storage tank notification form dated April 17, 1986, indicated this business maintained three (3) 3,000-gallon-capacity-gasoline USTs located in the western portion of this facility, (approximately 50-feet east of the subject property). According to a Tank Closure Assessment Report (TCAR) dated August 7,1991, three (3) 550-gallon-capacity waste oil USTs and two (2) 2,000-gallon-capacity-USTs were removed from the facility in July of 1991 (please note the discrepancy in the UST's capacity). One (1) 2,000-gallon-capacity existing UST was re-lined. An inspection report conducted during the excavation activities indicated the 550-gallon-capacity USTs were located in the western portion of this facility, approximately 70-feet east of Zone 2-3. According to the inspection report



and the TCAR, petroleum impacts were identified in the excavation area related to the 2,000-gallon-capacity USTs. No impacts were reported in the excavation pit related to the 550-gallon USTs. A Discharge Notification Form was filed on January 9, 1992 to document these impacts. A Contamination Assessment report dated February, 1993 indicated groundwater impacts were reported to the north and west (towards the subject property) in the area where the two (2) 4,000-gallon-capacity USTs were removed (please note the discrepancy in the UST's capacity). According to a Correspondence letter dated December 25, 1995 this facility was eligible to receive State Funds for cleanup under the Florida Petroleum Liability and Restoration Insurance Program (FPLRIP). A Correspondence Letter dated November, 2003 indicated the priority score assigned for this release was 10. A Storage Tank Registration form dated March 19, 1998 indicated the remaining tank was removed and three (3) 10,000-gallon-capacity gasoline USTs were installed in 1998. No soil or groundwater quality was available regarding the UST removal.

Due to the proximity to the subject property and the documented offsite impacts to groundwater towards the subject property, this facility is considered a *recognized environmental condition*.

5. Facility Name: Lees Amoco Service Station Facility Address: 6901 Southwest 8th Street Miami, Florida

- Facility ID: N/A
- EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east.

Database Info: Facility is listed on the Historical Auto Repair database.

Regulatory Info: According to EDR, this facility is listed on the Historical Auto Repair database and operated at this location from approximately 1954 through 1964. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no files were available for review. During the aerial photograph review GFA observed what appears to be a gasoline station (approximately 100-feet east of the subject property) in the 1951 aerial photograph.

Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *recognized environmental condition*.

6. Facility Name: Al Springer Roofing



Facility Address: 890 Southwest 69th Avenue Miami, Florida

Facility ID: 9046905/UT-746

- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east.
- Database Info: Facility is listed on the LUST, UST and DWM CONTAM databases.
- Regulatory Info: According to EDR, this facility is listed on the LUST, UST and DWM CONTAM. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Contamination Assessment Report (CAR) dated June 15, 1993, this facility removed one (1) 4,000-gallon-capacity unleaded gasoline UST and two (2) 1,000-gallon-capacity diesel-fuel USTs in 1991. According to the report, the USTs were located in the northeastern corner of this facility (approximately 100-feet east of the subject property). According to the report, groundwater samples collected from the excavation area confirmed the release of gasoline above the regulatory standards. Discharge Notification Form was filed in March of 1991 to document this release. According to a DERM Correspondence Letter dated October 9, 1991, this facility was found eligible for state-funding to cleanup the release under the Abandoned Tank Restoration Program (ATRP) with a priority score of 12. To address the release, 13.5 cubic yards of contaminated soils were excavated from this area. According to a Limited Scope Remedial Action Report dated January, 1995, a recovery well was installed in the northeastern portion of this facility in 1994. However, no soil or groundwater quality data was available for review. According to the latest document available, a YORK scoring sampling sheet dated December 27, 2007, the latest priority score assigned to this facility was 9.

Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*.

7. Facility Name: Farina Radiator Facility Address: 918 Southwest 69th Avenue Miami, Florida

Facility ID: UT-601/8839885

EDR Map ID: 213



Location: Adjoins zone 2-3 to the east.

Database Info: Facility is listed on the RCRA-SQG, LUST and UST databases.

Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG, LUST and UST databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. A DERM Correspondence Letter dated January 10, 1984 indicated that industrial waste from the operations of this facility was being discharged or had the potential to be discharged to the ground. According to a DERM Correspondence Letter dated November 9, 1987 benzene, lead and copper were reported above the regulatory standards at this facility. However, the location of the discharge was not provided. An inspection report dated July 29, 1987, indicated that four (4) monitoring wells were observed at this facility. An inspection report dated March 1, 1990 indicated the monitoring wells were assessments wells for the documented radiator fluid and no related to any USTs. Samples collected from the septic tank (located approximately 120 feet east of the subject property) and the onsite monitoring wells in 1991 and 1992 did not revealed any significant impacts to groundwater. According to a DERM Correspondence Letter dated June 23, 2008 and an interview with Mr. Kevin Slapp from DERM Environmental Assessment Section conducted during the course of this investigation, the discharge documented in January 10, 1984 was determined ineligible for State Funding based on the fact that the release was non-petroleum. DERM collected additional samples to support the enforcement actions in the late Since the reported concentrations were below the regulatory 1990's. standards, DERM closed the case. A formal No Further Action Letter was never issued.

> Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to groundwater generated by this facility, this listing is not considered a *recognized environmental condition*.

8. Facility Name: Auto Elite Collision Team/Oscar Paint and Body Shop Facility Address: 940 Southwest 69th Avenue Miami, Florida

- Facility ID: IW-4181
- EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east.

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

Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated June 3, 1993, this facility operates as a paint mixing facility which discharges its waste water to a septic tank. The report depicts the septic tank in the western portion of this facility (approximately 30 feet of the subject property). However, an inspection report dated March 8, 2006 indicates the septic tank is located in the front of this facility, approximately 160 feet east of the subject property. DERM collected groundwater samples from the septic tank in 2003, 2005, 2008, 2010, 2011, 2012 and 2013. Laboratory analytical results did not report any significant impacts to groundwater. Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to soil and groundwater generated by this facility, this listing is not considered a recognized environmental condition.

A shed within the subject property's boundaries was observed at the rear portion of this facility from at least 1968 through the present-day. According to historical City Directories, a plastic factory operated at this facility in 1958. A body shop (Oscar Paint and Body) was listed from 1972 through 2002/2003. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014 regarding the former plastic factory. No files were available for review. Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *recognized environmental condition*.

9. Facility Name: Dyplast Foam Insulation Industries/Apache Products Company Facility Address: 1020 Southwest 69th Avenue Miami, Florida

- Facility ID: 8630642/UT-1482/IW5-688/IW-253
- EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east Database Info: Facility is listed on the RCRA NonGen and TIER 2 databases. Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen and TIER 2 databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an Underground Storage Registration form dated November 26, 1984, this facility maintained one (1) 3,000-gallon-capacity diesel-fuel UST installed in the early 1970's. The tank was located in the northeastern corner of this facility (approximately 120 feet of the subject property). According to an inspection report dated November 20, 1995 the UST was removed in 1995. During the removal activities, an approximately 250-gallon-capacity UST was found in the northwestern corner of the 3,000gallon-capacity UST. This tank was also removed in 1995. No soil or groundwater impacts were reported during the excavation activities. An inspection report date November 27, 1995, indicated one (1) 4,000-galloncapacity UST was installed in the same area as the former tank. According to a Tank Closure Report (TCAR) dated October, 2009, the 4,000-galloncapacity UST was removed from the site in 2009. Based on the lack of impacts to groundwater and soils noted during the excavation activities, no further action was recommended. According to a DERM Correspondence Letter dated March 10, 2010, DERM indicate the TCAR met the regulatory standards.

> According to a memorandum dated May 24, 1985 chemicals were brought in by railroad cars located at the west side of this facility. Upon arrival, the chemicals were pumped into the facility. A Diphenylmethane diidocymate (Dyplast) spill was noted in the vicinity of the loading area during a regulatory inspection. According to the May 24, 1995 memorandum, the spill covered about 10 feet from the building and 20 feet along the west side. According to a Memorandum dated June 28, 1985, the spill occurred in 1972. A Memorandum dated July 2, 1985 indicated sampling conducted by DERM reported that the chemicals spilled contained levels of cyanide and phenols above the regulatory standards. The Memorandum also indicated that a discharge pipe located in the rear portion of the facility comes from a soakage pit connected to Dyplast boiler which is used to expand foam articles using chemicals. When the soakage pits over flows it discharges through the pipe to the ground. The memorandum noted that the overflow of water to the ground may be contaminated. A memorandum dated March 1, 1989, indicated contaminated soils were observed in the western portion of the subject property, soil excavation was recommended to address this discovery, however, no documentation of the soil disposal was available for review. A Contamination Assessment Plan dated July 26, 1988 indicated that zinc and chlorinated solvents were found in a monitoring well installed in the northwestern portion of this facility. No significant impacts were detected in soils, therefore, no further assessment was recommended for the soils.



DERM approved the July of 1988 document in August of 1988. A DERM Correspondence Letter dated February 10, 1989, indicated that a groundwater restoration system was proposed to address the levels of chlorinated solvents. The system was installed in July of 1989. On September 16, 2014, GFA interviewed Mr. Kevin Slapp from DERM Environmental Assessment Section regarding the current status of this facility. Mr. Slapp indicated that DERM received quarterly sampling reports between 1995 and 2002 at which time a No Further Action (NFA) letter was issued. Mr. Slapp indicated that there are no other open contamination issues open related to this facility.

During the aerial photograph review, a large building was observed along the southern boundary of Zone 2-3 from 1973 through 2007. A Memorandum dated May 24, 1985 indicates this building is approximately 15' feet apart from the railroad tracks (within the subject property's boundaries). Regulatory files documented a release of chemicals within the subject property's premises in 1970s. This release was closed by DERM in 2002. However, limited information was available regarding the extent of the impacts and the remedial actions taken to address it. Additionally, the regulatory files indicated a pipe located in the rear portion of the facility discharges waste water to the ground. However, no information is available regarding actions taken to address the impacts of this discharge. Based on the past use of this facility, it is likely that limited quantities of petroleum products and solvents were maintained at this building for at least thirty-six years. As a result, the potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property presents a recognized environmental condition.

10. Facility Name: Frank's Auto Care Services Facility Address: 810 Southwest 69th Avenue Miami, Florida

- Facility ID: IW-1831
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east
- Database Info: Facility is listed on the Historical Auto Station database.
- Regulatory Info: According to EDR, this facility is listed on the Historical Auto Station database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September

of 2014. According to a Notice of Violation dated September 8, 1993, on March 18, 1993 evidence of discharges of industrial waste to an onsite septic tank system was noted. According to an inspection report dated September 23, 2004, the septic tank is located in the eastern portion of this facility (approximately 100-feet east of the subject property). This septic system is shared with Anthony's Paint and Body (see below). Subsequent samples collected from the septic tank system in 2004, 2005, 2006 did not report any significant impacts to groundwater. Frank's Auto Care Service was no longer active in 2007.

Due to the current regulatory status and the lack of documented releases of petroleum hydrocarbons that can potentially impact the site, this facility is not considered a *recognized environmental condition*.

11. Facility Name: Anthony's Paint and Body Facility Address: 820 Southwest 69th Avenue Miami, Florida

Facility ID: IW-2398

EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east

- Database Info: Facility is listed on the Historical Auto Station and FINDS databases.
- Regulatory Info: According to EDR, this facility is listed on the Historical Auto Station and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Notice of Violation dated September 8, 1993, on March 15, 1993 DERM found evidence of discharged of industrial waste in a storm drain soakage pit located in the eastern portion of this facility, approximately 100 feet east of the subject property. Furthermore, the notice of violation indicated that discharges of industrial waste water were identified in the septic tank, (shared with the property above). Samples collected from the septic tank system in 2008, 2010, 2012, 2013 and 2014 reported no significant impacts. Samples collected in 2011 reported concentration of petroleum hydrocarbons above the regulatory standards; however, the septic tank was serviced in 2011. No other significant violations were reported in the regulatory files reviewed.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons

discharged to a storm drain soakage pit, this facility is considered a *recognized environmental condition.*

Zone 4-5

12. Facility Name: Coral Plaza Facility Address: 7000 Southwest 23rd Street Miami, Florida

- Facility ID: UIC 61044
- EDR Map ID: 22

Location: Adjoins Zone 4-5 to the west.

- Database Info: Facility is listed on the UIC database.
- Regulatory Info: According to EDR, this facility is listed on the UIC database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. On September 19, 2014, GFA interviewed Ms. Cathy McCarthy, from the FDEP Bureau of Water Facilities Regulation, Underground Injection Control Section, to obtain information pertinent to this facility. Ms. Mc McCarthy indicated that this facility maintains a Class V well since 1984. This well is approximately 85 feet deep and is used to drain pool water. Ms. McCarthy indicated the discharge has to meet the drinking water standards before is released. Ms. McCarthy indicated that there were no open violations regarding this well.

Due to the current regulatory status of this facility, this listing is not considered a *recognized environmental condition*.

13. Facility Name: OK Satellite/Corporation/Chevron/Italian Trophy Facility Address: 6901 Southwest 24th Street/Coral Way Miami, Florida

- Facility ID: UT-0239/8505946
- EDR Map ID: 22
 - Location: Adjoins Zone 4-5 to the east.

Database Info: Facility is listed on the RCRA-SQG, LUST and Auto Historical databases. Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG, LUST and Auto Historical databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Tank Closure Report (TCAR) dated September 24, 1993, this facility maintained four (4) 3,000-gallon-capacity gasoline USTs, two (2) 10,000-gallon-capacity gasoline USTs and one (1) 4,000-gallon-capacity diesel-fuel UST in the eastern portion of the site, approximately 140 feet east of the subject property. Additionally, one (1) 550-gallon-capacity waste oil UST was located in the western portion of the facility, approximately 100 feet from the site. According to the report, the tanks were installed in 1981 and were removed in July of 1993. Free product was observed during the excavation activities and a Discharge Notification Form was submitted to document the release in 1994. The TCAR indicated that free product was skimmed from the excavation. Soil and groundwater samples collected from the excavation did not revealed any significant impacts at this facility. Therefore, No Further Action was recommended. FDEP issued a No Further Action letter on October 5, 1995.

A registration form dated March 3, 2003 indicated this facility installed two (2) 10,000-gallon-capacity gasoline USTs and one (1) 12,000-gallon-capacity diesel-fuel UST in 2002. An inspection report dated April 17, 2014 indicates the tanks remain in the eastern portion of this facility. No violations that can potentially impact the subject property were documented in the regulatory files reviewed.

Due to the current regulatory status, and the lack of new documented releases of petroleum hydrocarbons that can potentially impact the site, this facility is not considered a *recognized environmental condition*.

Zone 5

14. Facility Name: Former Coral Gables Incinerator/City of Coral Gables fleet maintenance facility
 Facility Address: 2800 SW 72nd Avenue Miami, Florida

- Facility ID: 99379/99978
- EDR Map ID: N/A
 - Location: Located approximately 1,200 feet west of Zone 5.
- Database Info: Facility is listed on the SWF/LF database.

Regulatory Info: According to EDR, this facility is listed in the SWF/LF database. GFA performed a regulatory file search for this facility listing on the FDEP

OCULUS and Miami-Dade County RER databases in September of 2014. According to a Residual Effects of Former Solid Waste Sites in Dade County Report dated July 15, 1983 the former Coral Gables Incinerator is located at the subject property. However, a Memorandum dated June 7, 2005 indicates the former incinerator is located at 2800 Southwest 72nd Avenue, approximately 1,200 feet west of the subject property.

Due to the documented location of this former incinerator and the distance to the subject property, the former Coral Gables incinerator does not represent an offsite *recognized environmental condition*.

15. Facility Name: Davidson Lumber/Miami Wood treating Facility and Brahman Honda Facility Address: 7000 Coral Way Miami, Florida

- Facility ID: COM_65701/000251/UT-6635 and UT-3151
- EDR Map ID: 22
 - Location: Adjoins Zone 5 to the west.
- Database Info: Facility is listed on the CERC-NFRAP, RCRA-SQG, RCRA-CESQG, RCRA NonGen/NLR, LUST, UST, AST, FI Sites and TIER 2 databases.
- Regulatory Info: Davidson Lumber/Miami Wood Treating Facility: According to EDR, this facility is listed in the CERC-NFRAP, RCRA-SQG, RCRA-CESQG, RCRA NonGen/NLR, FI Sites and TIER 2 databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Supplemental Site Assessment Report dated March 30, 2012, this facility was developed with a wood treating operation business in the early 1940's. This business formerly operated as Miami Wood Treating, addressed at 7000 Coral Way. Addresses have changed over the years and 7000 Coral Way is now the northeastern-adjoining car dealership property (former drive-in theater). The property appraiser refers to the northern portion of the former Wood treating Facility as 7090 Coral Way. Impacts to soil and groundwater with petroleum hydrocarbons and arsenic were documented in the western portion of this facility (approximately 700-feet west of the subject property). Assessment and remedial activities have been documented at this facility from the 1980's through 2012. The latest information on this site indicated that a conceptual No Further Action with Condition was submitted to DERM in 2012. Due to the distance of the documented impacts to the subject property, the former Wood Treating Facility is not considered a recognized environmental condition at this time.



<u>Brahman Honda:</u> According to the Miami-Dade County Property Appraiser and aerial photographs, this facility was constructed in 1998. According to an inspection report dated December 8, 2005, this facility operates as a large dealership that performs mechanical repairs and car washing activities. According to a storage tank diagram dated February 22, 2013, this dealership maintains one (1) 4,000-gallon-capacity gasoline and one (1) 1,000-gallon-capacity diesel-fuel Aboveground Storage Tanks (ASTs). According to the diagram, the tanks are located in the western and eastern boundaries of this facility. No violations or releases or petroleum hydrocarbons were documented in the regulatory files. Due to the lack of regulatory evidence of releases of petroleum hydrocarbons or other substances, that can potentially impact the site, Brahman Honda is not considered a *recognized environmental condition*.

16. Facility Name: Oxford Building Services/Cleaning Equipment Facility Address: 2701 Southwest 69th Court Miami, Florida

Facility ID: IW-635

EDR Map ID: 24

Location: Adjoins Zone 5 to the west.

- Database Info: Facility is listed on the UST database.
- Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report form dated March 12, 1991, this facility removed two (2) 10,000-gallon-capacity gasoline USTs in March of 1991. A DERM Correspondence Letter dated March 28, 1991 indicated the tank removal was conducted according to DERM's guidelines. According to the 1991 inspection report, the tanks were located in the central portion of this facility, approximately 100-feet west of the subject property. According to a Discharge Notification Form dated March 14, 1991, groundwater impacts with gasoline were detected during the tank removal. No further information was available for review regarding this release of petroleum hydrocarbons. On September 22, 2014, GFA interviewed Mr. Steven Brown from the Compliance Assistance Program, FDEP Southeast District Office regarding the current regulatory status of this facility. Mr. Brown indicated that no open discharges are currently enforced for this facility. No further information was available for review.



According to the results of a groundwater sample collected from a soakage pit located in the eastern portion of this facility in 1991, 1,1,1-trichloroethane was reported at a concentration that exceeded the regulatory standards. No further enforcement was required to address this reported concentration. No detections were reported in the following year's inspection. According to inspection reports conducted on July 7, 2002 and January 7, 2014, this facility operates a septic tank that has not been located for sampling.

Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a *recognized environmental condition*.

17. Facility Name: Haul-o-Way Towing Service/AAA Equipment Facility Address: 2721 Southwest 69th Court Miami, Florida

- Facility ID: 9200501/UT-2492/IW-2890
- EDR Map ID: 24
 - Location: Adjoins Zone 5 to the west.
- Database Info: Facility is listed on the UST database.
- Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Tank Registration form dated December 8, 1989, this facility maintained one (1) 10,000-gallon-capacity UST located in the western portion of the site, approximately 120 feet west of the subject property. The content of the tank was not specified. An inspection report dated December 15, 1989 indicated the tank was removed from the site in 1989. No signs of contamination were noted during the excavation activities. A groundwater sample collected from the excavation did not report any petroleum hydrocarbons above the regulatory standards. According to an Early Detection Incentive Program Application form dated December 21, 1988, unleaded gasoline was released at this facility, however, according to a memorandum dated February 23, 2007 DERM doesn't have any evidence of a release of petroleum hydrocarbons for this facility. Due to the lack of evidence of a release the 1989 discharge was deleted from the file. Regulatory information indicated this facility maintains one (1) 2,000-gallon- capacity Aboveground Storage Tank in the eastern portion of this facility. No significant violations were noted in the files available for review.

Due to the current regulatory standard and the lack of documented releases of petroleum hydrocarbons that can potentially impact the subject property, this listing is not considered a *recognized environmental condition*.

According to an undated survey, this facility maintained a septic tank in the south western corner of this facility, approximately 160-feet west of the subject property. A DERM Correspondence Letter dated June 4, 2003 and August 2, 2012 indicated evidence of unauthorized discharges of industrial waste was found in the onsite septic tank. In response to the violation the tank was pumped out in June of 2003 and November of 2012.

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to soil and groundwater generated by the use of the septic tank, this facility is not considered a *recognized environmental condition*.

18. Facility Name: Lopefra Corporation Facility Address: 2601 Southwest 69th Court Miami, Florida

- Facility ID: 8839486/UT-6184/IW-2890
- EDR Map ID: 24
 - Location: Adjoins Zone 5 to the west.
- Database Info: Facility is listed on the UST database.

Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated August 25, 2003 and a storage tank registration form dated July 2, 2001, this facility maintained one (1) 2,000-gallon-capacity diesel-fuel AST, one (1) 3,000-gallon-capacity diesel-fuel AST and one (1) 10,000-gallon-capacity diesel-fuel AST in the central portion of this facility, approximately 100-feet west of the subject property. According to the tank registration form dated March 2, 2013, the tanks were removed in 2012. No violations that can potentially impact the site were recorded in the regulatory files reviewed.

According to an inspection report dated November 24, 2004, this facility maintains one septic tank located in the western portion of the building, approximately 100-feet west. Warning notices were issued to this facility in 2005 and 2010 due to the documented releases of petroleum hydrocarbons



to this structure. To comply with the regulations, the septic tank was pumped and service in 2005 and 2010, respectively

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to soil and groundwater generated by the use of the septic tank, this facility is not considered a *recognized environmental condition*.

19. Facility Name: H&M Auto Body Repair Facility Address: 2675 Southwest 69th Court Miami, Florida

Facility ID: IW-7980 and FL0000040428

- EDR Map ID: 9
 - Location: Adjoins the Zone 5 to the west. The eastern portion of this facility is located at the subject property.
- Database Info: Facility is listed on the RCRA-SQG and FINDS databases.

Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated May 5, 1995, this facility operates as an automobile paint and body shop which discharges its waste water to a septic tank. The report depicts the septic tank in the northern portion of this facility (approximately 150 feet west of the subject property). The inspection report indicates that the open ground area located in the eastern portion of the facility (subject property) is used to park vehicles. A warning notice dated May 10, 2005 indicated that industrial discharges from a hand sink are connected to a storm drain located 15-feet west of the subject property. The warning notice also indicates that industrial waste discharges were also identified in the septic tank. Samples collected from the septic tank reported elevated concentrations of Volatile Organic Compounds, and metals above the regulatory standards (these impacts were also documented in 2011 and 2014). An undated inspection report indicated the car wash operated along the furthest northeast corner of this facility (subject property). The report also indicated that discharges to the open ground from one hand sink were observed (the sink is approximately 82 feet west of the site). An inspection report dated April 20, 2011 indicated the waste water generated by the carwash area is discharged to the eastern storm drain and to open ground. Soil samples were collected from this area; however, the results were not available for review. According to DERM Correspondence Letters

dated September 22 and 29, 2011 the storm drain was pumped out and soils were removed from the site. However, no quantity of soils disposed offsite was documented. According to a DERM Correspondence Letter dated October 7, 2011, the car washing activities were no longer conducted onsite.

Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a *recognized environmental condition*.

20. Facility Name: FPL SW Service Center/Harris Facility Address: 3925 Southwest 70th Avenue Miami, Florida

- Facility ID: 8622135
- EDR Map ID: 35
 - Location: Adjoins the Zone 5 to the west.
- Database Info: Facility is listed on the RCRA NonGen, PADS, FINDS, LUST, RGA LUST and UST databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen, PADS, FINDS, LUST, RGA LUST and UST databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Preliminary Contamination Assessment Report dated December 5, 1995, this facility maintained one (1) 6,000-gallon-capacity unleaded gasoline UST and one (1) 6,000-gallon-capacity diesel-fuel UST in the western portion of this facility, approximately 90-feet west of the subject property. A Discharge Reporting Form was filed on January 23, 1995 to document the release of petroleum hydrocarbons reported during the removal of the USTs. The report also indicated that on April 11, 1995 a monitoring well was installed in the excavation area and no impacts to groundwater were reported. A site assessment report was prepared in 1995, and based on the lack of impacts reported in the assessment the FDEP issued a Site Completion Order on October 11, 1995.

Due to the current regulatory status, this facility is not considered a *recognized environmental condition.*

21. Facility Name: Danville-Findorff Inc./Target Pest Control Facility Address: 2811 Southwest 70th Avenue Miami, Florida

- Facility ID: 8622111/UT-3079/IW-3460/IW 1387
- EDR Map ID: 24
 - Location: Adjoins the Zone 5 to the west.
- Database Info: Facility is listed on the LUST, UST and DWM CONTAM databases.
- Regulatory Info: <u>Danville-Findorff Inc</u>: According to EDR, this facility is listed on the LUST, UST and DWM CONTAM databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a contamination assessment report dated August, 1994, a Discharge Notification Form was prepared on June 24, 1994 to document the release of petroleum hydrocarbons discovered during a regulatory inspection. The report indicated that on October 5, 1993, two (2) 6,000-gallon-unleaded gasoline USTs were removed from this facility. According to the report, the USTs were located in the southwestern corner of this facility, approximately 160-feet west of the subject property. The report indicated that gasoline compounds were reported above the regulatory standards in the vicinity of the tank farm. According to a DERM Correspondence Letter dated May 24, 1995, this facility was approved for a Monitoring Only Program, based on the reported concentrations of gasoline compounds. According to the latest available document, a FDEP scoring review sheet, there were three separated discharges of petroleum hydrocarbons for this facility. The discharges were reported in 1992, 1993 and 1994, respectively. On September 22, 2014, GFA interviewed Mr. Kevin Slapp from DERM Environmental Assessment Section regarding the current status of this facility. Mr. Slapp indicated that the discharges reported in 1993 and 1994 were deleted from the file. The 1992 release was found eligible for state funding in December of 1994. The latest priority score assigned was 11.

Due to the distance of the release to the subject property, this facility is not considered a *recognized environmental condition*.

<u>Target Pest Control</u>: According to EDR, this facility is listed on the IW-5 databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated July 30, 2001 this facility operates as a pest control facility which does not produce any waste, the

report indicates chemicals are mixed at each job. According to the report this facility operates a septic tank, which is located in the western portion of this facility, approximately 170 feet west of the subject property. No violations were observed in the regulatory files reviewed.

Due to the lack of documented releases of hazardous materials that can impact the subject property and the distance from the septic tank to the subject property, this facility is not considered a *recognized environmental condition.*

Zone 5-6

22. Facility Name: USPS Ludlam Facility Address: 6900 Southwest 40th Street Miami, Florida

- Facility ID: 13-8520604
- EDR Map ID: 37

Location: Adjoins Zone 4-5 to the east.

- Database Info: Facility is listed on the UT and FF TANKS database.
- Regulatory Info: According to EDR, this facility is listed in the UT and FF TANKS. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an undated Underground Storage Facility Operating Permit and a property survey dated October 16, 1986, this facility installed one (1) 2,000-gallon-capacity. UST in 1955. According to the form, the UST was located in the southeastern corner of the building (approximately 130-feet east of the subject property). An inspection report dated June 28, 1991 indicated that the tank was removed. Impacted soils were reported in the excavation area. The report indicated that groundwater in the excavation did not appear to be contaminated. However, no groundwater or soil data was available for review.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*.

23. Facility Name: Amerilumber (ACE)/Trail Builders Supply Facility Address: 7004 Bird Road Miami, Florida

Facility ID: IW5-8538/UT-2494/8506283

- EDR Map ID: 35
 - Location: Adjoins the Zone 5 to the west.
- Database Info: Facility is listed on the FINDS, UST and NPDES databases.
- Regulatory Info: According to EDR, this facility is listed on the FINDS, UST and NPDES databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a storage tank registration form dated February 16, 1989, this facility maintained two (2) 4,000-gallon-capacity-gasoline USTs in the eastern portion of this facility, approximately 50 feet west of the subject property. According to the form, the tanks were installed in 1980. A Memorandum dated April 1, 1991 indicated the tanks were removed in February 27, 1991. A site investigation report dated April, 1992 indicated one (1) groundwater sample collected from a monitoring well installed in the center of the former tank farm reported concentrations of petroleum hydrocarbons above the regulatory standards. An additional groundwater sample collected from this area by DERM in August of 1992, reported petroleum hydrocarbons below the regulatory standards. A DERM Correspondence Letter dated September 30, 1992 indicated that no additional reports or sampling was required by DERM.

Due to the current regulatory status of this facility, this listing is not considered a *recognized environmental condition*.

Zone 6

24. Facility Name: Oolite Dump Facility Address: 4811 Southwest 72nd Avenue Miami, Florida

Facility ID: COM_306100/99381/FLD981014343/SW1418EDR

Map ID: 37

Location: Located approximately 250 feet west of Zone 6.

Database Info: Facility is listed on the CERCLIS database.

Regulatory Info: According to EDR, this facility is listed on the CERCLIS database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Site Screening Evaluation report dated August 19, 1985 the Oolite Dump is located between Southwest 72nd Avenue and Southwest 71st Avenue and between Southwest 44th Street and Southwest 47th Street. According to Figure 2 of the report, the closest boundary of the landfill is located approximately 250 feet west of the subject property. The report indicates this dump was formerly a body of water known as Merry Lake. The lake was approximately 14 acres and was used as a landfill between 1969 and 1971. Filling material included trash and construction debris. The Site Screening Evaluation Report indicated soil and groundwater samples were collected from this site to evaluate the conditions of the former dump in 1985. Additionally, a sediment sample was collected from the lake located in the western adjoining property of Zone 7. Laboratory analytical results revealed impacts of metals, cyanide, pesticides, volatile organic compounds and pesticides in the samples collected in the southeastern corner of the former dump and in the sediment sample collect from the eastern boundary of the existing lake located in the western adjoining property. Based on the results, further testing was recommended to confirm if apparent contamination was migrating from the former dump site. According to a Remedial Site Assessment Decision Report prepared by the Environmental Protection Agency (EPA) in November of 1994, due to the unknown nature of the waste deposited in the pit, further evaluation was recommended. A Draft Reassessment Report prepared by the EPA in October of 2001 concluded that based on the review of the fill material, further remedial activities will be determined by the EPA. No further information was available for review.

Due to the proximity to the subject property, potential for groundwater impacts due to the use of improper fill material during the operations of the former Oolite Dump represents a *recognized environmental condition*.

25. Facility Name: Economy Auto Service Facility Address: 6960 Southwest 47th Street Miami, Florida

Facility ID: IW-367

EDR Map ID: 37

Location: Adjoins Zone 6 to the east.

Database Info: Facility is listed on the RCRA NonGen database.

Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a complaint report dated October 4, 1995 and inspection reports dated December 9, 1987 and April 11, 1988, dumping of waste material was observed in a 12' hole in the ground located in the back of this facility. According to an inspection report dated April 22, 1988, the contaminated soil was removed. DERM advised the business owner to gradually dispose the soil along with trash. Regulatory files available did not contain any maps depicting the location of the hole or groundwater and soil quality data related to this issue.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition*.

26. Facility Name: Baron Better Transmissions/V & W Auto Repair Facility Address: 6958 Southwest 47th Street Miami, Florida

- Facility ID: IW-5935
- EDR Map ID: 37
 - Location: Adjoins Zone 6 to the east.
- Database Info: Facility is listed on the Historical Auto Station database.
- Regulatory Info: According to EDR, this facility is listed on the Historical Auto Station database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Notice to Correct a Waste Dumping Violation Form dated October 3, 1989, contaminated soil was found in the alley behind this facility. Waste Dumping Violation form dated February 25, 1992 indicated evidence of waste oil dumping was observed in open ground at the east of this facility (towards the subject property). Regulatory files available did not contain any maps depicting the location of the release or groundwater and soil quality data related to this issue.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition*.

27. Facility Name: Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing Facility Address: 7001 Southwest 46th Street Miami, Florida

- Facility ID: UT-2519, IW-3037
- EDR Map ID: 37
 - Location: Adjoins Zone 6 to the west.

Database Info: Facility is listed on the UST and historical Auto Station databases.

Regulatory Info: According to EDR, this facility is listed on the UST and historical Auto Station databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Correspondence Letter issued by FEC, one (1) 1,500-gallon-capacity UST was apparently located within the subject property boundaries. The contents of the tank and date of installation were not The tank removal requested by DERM was considered provided. responsibility of the tenant. According to an undated drawing, the tank was located within a fenced area located in the western portion of the site. According to an inspection report dated September 7, 1990, the tank was removed and no sign of contamination was identified during the UST removal activities. A groundwater sample collected from the excavation area did not report any petroleum hydrocarbons impacts. An undated correspondence letter dated issued by DERM indicated that due to the lack of impacts reported from the groundwater sample, no further action was required. Due to the lack of documented impacts to soil or groundwater during the UST removal, this listing is not considered a recognized environmental condition.

An inspection report dated December 16, 1992 indicated that evidence of uncontrolled spills leading to a storm drain/soakage pit located approximately 30 feet west of the subject property was observed. A notice of violation was issued in April 5, 1993. A DERM correspondence letter dated November 3, 1993, indicated groundwater samples collected from a monitoring well installed in the vicinity of the soakage pit reported the presence of chlorinated solvents. According to a correspondence letter dated December 7, 1993, an excavation was going to take place in December of 1993. However, no further information was available for review.

Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this listing is considered a *recognized environmental condition*.

28. Facility Name: Coma Cast Corporation Facility Address: 4383 Southwest 70th Court Miami, Florida Facility ID: IW-1931/9401768/UT 4887 EDR Map ID: 37 Location: Adjoins Zone 6 to the west. Database Info: Facility is listed on the UST database. Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a proposal for site investigation dated October 22, 1985, this facility was being evaluated for possible soil and groundwater contamination due to improper disposal of petroleum-based waste product, east of the facility within the FEC premises (between the railroad tracks). According to the proposal, the affected area was approximately 30 yards long. A Remedial Action Plan dated October 15, 1986 (approved by DERM on January 26, 1987) indicated a site assessment was performed in August of 1986 in two areas of concern. The report describes the release located within the FEC premises as Area I and a manual barrel tile manufacturing area located in the northern portion of this facility, adjoining east as Area II. Laboratory analytical results from both areas reported diesel-fuel compounds above the regulatory standards in soil and groundwater in Area I and in soils in area II. Groundwater quality was not known in Area II. According to a Memorandum dated April 22, 1987, 200 cubic yards of diesel-fuel impacted soils were removed from the site. However, the location of the removal was not provided. An air stripping well was proposed to remediate these areas. Samples collected from two (2) monitoring wells installed along the railroad tracks by DERM on October 15, 1987 indicated that petroleum hydrocarbons were below the regulatory standards. On September 25, 2014, GFA interviewed Mr. Kevin Slapp from the DERM Environmental Assessment Section regarding the current regulatory status of this facility. According to Mr. Slapp, DERM closed the case administratively due to the lack of detection of petroleum hydrocarbons from the onsite wells. As a result, no formal letter was issued.

According to a tank registration form dated November 27, 1997; this facility maintained one (1) 4,000-gallon-capacity UST. According to the form, the tank was removed from this facility in 1997. No further information was available for review.

Due to the contiguous location of this property and the potential impacts to soil and groundwater at the subject property, this listing is considered a *recognized environmental condition*.

29. Facility Name: South Miami Senior High School/Pepper's Pit Facility Address: 6856 Southwest 53th Street Miami, Florida

- Facility ID: SW-1295
- EDR Map ID: 48
 - Location: Adjoins Zone 7 to the west.
- Database Info: According to EDR, this facility is listed on the RCRA-CESQG database,
- Regulatory Info: According to EDR, this facility is listed on the RCRA-CESQG. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Residual Effects of Former Solid Waste Sites in Dade County dated July 15, 1983 Pepper's Pit is located west of the southern boundary of Zone 7. According to the report, a former lake located in this area was filled with trash. A field check list dated June 15, 1983, indicated the school buildings showed visible cracks, which was considered an indicator of the building being erected on a dump site (Pepper's Pit). A Limited Phase II Environmental Site Assessment was prepared in 2002, to address the potential impacts of the landfill at this facility during the due diligence period of the western portion of the school. The Phase II indicated the former dumpsite was authorized to accept construction debris and that it was closed prior 1945. Ten (10) soil borings were installed thought the limits of the school. Soil stratigraphy confirmed the presence of construction debris in the form of red clay brick, concrete, glass, porcelain and wood to a depth in the 6-10 depth interval. One (1) soil sample and three (3) groundwater samples were collected from the western portion of the South Miami Senior High School (ranging approximately 500-800 feet east of the subject property) for analysis of Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and Total Recoverable Hydrocarbons (TRPH). Laboratory analytical results indicated that all analytes were below the regulatory standards. According to a DERM correspondence letter dated April 29, 2004, no further assessment was required for the school.

Due to the proximity to the subject property, potential for groundwater impacts due to the use of improper fill material during the operations of the former Pepper's Pit Dump represents a *recognized environmental condition*.

Zone 10

30. Facility Name: Facility Address:	Dadeland East Southwest 69 Court and Kendall Drive Miami, Florida
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- Facility ID: UIC 61096
- EDR Map ID: 71
 - Location: Adjoins Zone 10 to the west.
- Database Info: Facility is listed on the UIC database.
- Regulatory Info: According to EDR, this facility is listed on the UIC database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. On September 19, 2014, GFA interviewed Ms. Cathy McCarthy, from the FDEP Bureau of Water Facilities Regulation, Underground Injection Control Section, to obtain information pertinent to this facility. Ms. McCarthy indicated that this facility maintains a Class V well since 1984. This well is approximately 85 feet deep and is used to drain pool water. Ms. McCarthy indicated the discharge has to meet the drinking water standards before is released. Ms. McCarthy indicated that there were no open violations regarding this well.

Due to the current regulatory status of this facility, this listing is not considered a *recognized environmental condition*.

- 31. Facility Name: Metro Auto Painting/Dadeland Collision
 Facility Address: 8040 Southwest 69th Avenue
 Miami, Florida
 - Facility ID: IW5 2955
 - EDR Map ID: 66
 - Location: Adjoins Zone 10 to the east

Database Info: Facility is listed on the RCRA-SQG and Historical Auto Station databases. Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and Historical Auto Station databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER



databases in September of 2014. According to an inspection report dated March 21, 2002, this facility operates as an auto paint and body shop, which discharges its waste water to a septic tank. The report indicated the septic tank is located approximately 300-feet east of the subject property. No violations that can potentially impact the site were recorded in the regulatory records available for review.

Due to the lack of documented releases of petroleum hydrocarbons or other substances that can impact the subject property, this facility is not considered a *recognized environmental condition*.

32. Facility Name: Mobil # 02-A-01 Facility Address: 8797 S US Hwy 1 Miami, Florida

Facility ID: 8622176/UT-0146

- EDR Map ID: 71
 - Location: Adjoins Zone 10 to the east
- Database Info: Facility is listed on the RCRA NonGen, FINDS and UST databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen, FINDS and UST databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Discharge Notification Form dated October 10, 1988, an unknown amount of fuel was released. A contamination assessment report dated November 11, 1993 indicated a petroleum hydrocarbons plume was located in the western portion of this facility, approximately 320 feet from the site. Remedial actions were performed in 1990, monitoring activities took place from 1994 through 1996. A site rehabilitation letter was issued in 1996.

Due to the current regulatory status, distance from the release, this facility is not considered a *recognized environmental condition*.

33. Facility Name: Dadeland Cleaner Facility Address: 8695 South Dixie Highway Miami, Florida

Facility ID: 9600768

EDR Map ID: 71

GFA

Location: Adjoins Zone 10 to the east

- Database Info: Facility is listed on the RCRA NonGen, PRIORITYCLEANERS, DWM and CONTAM databases.
- According to EDR, this facility is listed on the RCRA NonGen, Regulatory Info: PRIORITYCLEANERS, DWM and CONTAM databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Site Screening Report Form dated April 3, 1996, this facility operated as drycleaning facility from August of 1982 through January of 1992. The form also indicated that soil and groundwater impacts with chlorinated solvents were reported in the western portion of this facility, approximately 370-feet east of the site. The report concluded that based on the elevated levels of chlorinated solvents reported in monitoring wells installed in the western boundary of this site (approximately 200-feet east of the site), offsite migration was a concern. According to a May 22, 1996 Correspondence Letter, this facility was found eligible for state administrated cleanup under the Dry-cleaning Solvent Program with a priority score of 90. No further information was available for review.

Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *recognized environmental condition*.

As part of the EDR database report review, GFA attempts to geographically locate orphan sites identified by EDR. Orphan sites are sites that cannot be correctly and/or accurately plotted, and are thereby listed in alphabetical order in reference to the cities in which the sites are located. Forty-nine (49) orphan sites are listed within the EDR report, which is included as **Appendix E** of this report. Based upon the reported nature, distance, and location of the orphan sites in relation to the subject property, the potential for impact to the subject property is minimal.

5.2 Vapor Encroachment Screening

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

As specified in ASTM E2600-10 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination

assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary. GFA employed Environmental Data Resources, Inc.[®] (EDR), to perform the records search. A copy of the EDR report is included as **Appendix E**.

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

	Approximate Minimum Search Distance-Surrounding the site (miles)				
Standard Environmental Record Resource	Chemicals of Concern		Petroleum Hydrocarbon Chemicals of concern		
	On site	Within 1/3 mile	On site	1/10 mile	
FEDERAL RECORDS					
NPL	0	0	0	0	
CERCLIS	0	0	0	0	
RCRA CORRACTS	0	0	0	0	
RCRA non-CORRACTS TSD	0	0	0	0	
RCRA	0	NR	0	NR	
Institutional/Engineering Control Registries	0	NR	0	NR	
ERNS	0	NR	0	NR	
STATE AND TRIBAL RECORDS					
NPL	0	0	0	0	
CERCLIS	0	0	0	0	
Landfill and/or solid waste disposal sites	0	0	0	0	
LUST	0	0	0	71	
Registered storage tanks lists	0	NR	0	35	
Institutional control/engineering control registries	0	NR	0	NR	
Voluntary cleanup sites	0	0	0	0	
Brownfields	1	0	0	0	

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

1. Facility Name: Coral Terrace Facility Address: Miami, Florida

Brownfield ID: BF130825000

- Location: Encompasses Zone 2-3 and surrounding areas through the mid portion of Zone 4-5 and surrounding areas.
- Database Info: Facility is listed on the Brownfields database.
- Regulatory Info: According to the FDEP's Brownfields Geoviewer accessed online on September 8, 2014, Central Miami Area Brownfield encompasses the northern portion of the subject property. Brownfields are real property, the expansion, redevelopment or reuse of which may be complicated by the presence, potential or perceived presence of a hazardous substance, pollutant, or contaminant. A Brownfield area does not imply contamination; the environmental status of sites within a Brownfield Area can only be evaluated by environmental assessments. The fact that the subject property is located in a Brownfield does not in itself constitute a *vapor encroachment condition*.

Zone 2-3

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

- EPA ID: FLTMP9304094 and FLR000088732
- EDR Map ID: 6
 - Location: Adjoins Zone 2-3 to the northwest.
- Database Info: Facility is listed on the RCRA-CESQG and FINDS databases.
- According to EDR, this facility is listed on the RCRA-SQG and FINDS Regulatory Info: databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a UST system construction application form dated September 30, 2013, a Wal-Mart fueling station was going to be constructed in the southeastern corner of this property. The engineering drawings indicated that one (1) 15,000-gallon-capacity-gasoline UST and one (1) 15,000-gallon-capacity-gasoline/diesel-fuel double compartment UST were going to be located north of the convenient store, approximately 50-feet west of the subject property. During the site inspection, the gasoline station was under construction. Due to the lack of operations conducted by this gasoline station, this facility did not contain any significant violations or evidence of spills that can potentially impact the site, therefore, this new fueling station is not considered a vapor encroachment condition.



According to information obtained in the database files, ATEC Associates, LLC. (ATEC) prepared a Contamination Assessment Report dated March 1993 and a Contamination Assessment Report Addendum and Remedial Action Report (CARA/RAP) dated July 13, 1995, for this facility. According to ATEC's reports, EL received a Notice of Violation (NOV) from DERM in October of 1991 for uncontrolled discharges of metals, hydrocarbons, and oil & grease to an onsite stormwater drainage system. ATEC's CAR indicated oil & grease was detected above the MCL in the soil sample collected in the soakage pit drain field but was not detected in the groundwater sample above the Groundwater Cleanup Target Level (GCTL). ATEC recommended the reported discharge be entered into a Monitoring Only Program (MOP). The site was entered into a MOP in May of 1994; however, during the third quarter of groundwater monitoring, elevated levels of oil & grease and free-floating product (FFP) were reported in groundwater in the impacted area.

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

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

Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *vapor encroachment condition*.

3. Facility Name: Viva Liz Facility Address: 994 Southwest 69th Avenue Miami, Florida Facility ID: IW-11579 EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east.

- Database Info: Facility is listed on the RCRA-SQG and FINDS databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated September 26, 1988; this facility operates as a paint mixing facility. An inspection report dated November 17, 2004 depicts a septic tank in the western portion of this facility (approximately 30 feet of the subject property). DERM collected groundwater samples from the septic tank in 2003, 2006 and 2011 Laboratory analytical results did not report any significant impacts to groundwater. Groundwater samples collected in 2004 and 2014 reported values of metals and Volatile Organic Compounds above the regulatory standards. DERM required the septic tank to be pumped out and pressure cleaned. Manifests indicated these activities took place to address DERM's requirement. No further information was available for review.

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to groundwater generated by the use of the septic tank, this facility is not considered a *vapor encroachment condition*.

4. Facility Name: Adrian Service Station/Quesada Auto Repair/EDRYDAI Facility Address: 6900 Southwest 8th Street Miami, Florida

- Facility ID: 8503663
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east.
- Database Info: Facility is listed on the LUST, DWM CONTAM and Historical Auto Repair databases.
- Regulatory Info: According to EDR, this facility is listed on the LUST, DWM CONTAM and Historical Auto Repair database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. A Storage tank notification form dated April 17, 1986, indicated this business maintained three (3) 3,000-gallon-capacity-

gasoline USTs located in the western portion of this facility, (approximately 50-feet east of the subject property). According to a Tank Closure Assessment Report (TCAR) dated August 7,1991, three (3) 550-galloncapacity waste oil USTs and two (2) 2,000-gallon-capacity-USTs were removed from the facility in July of 1991 (please note the discrepancy in the UST's capacity). One (1) 2,000-gallon-capacity existing UST was re-lined. An inspection report conducted during the excavation activities indicated the 550-gallon-capacity USTs were located in the western portion of this facility, approximately 70-feet east of Zone 2-3. According to the inspection report and the TCAR, petroleum impacts were identified in the excavation area related to the 2,000-gallon-capacity USTs. No impacts were reported in the excavation pit related to the 550-gallon USTs. A Discharge Notification Form was filed on January 9, 1992 to document these impacts. A Contamination Assessment report dated February, 1993 indicated groundwater impacts were reported to the north and west (towards the subject property) in the area where the two (2) 4,000-gallon-capacity USTs were removed (please note the discrepancy in the UST's capacity). According to a Correspondence letter dated December 25, 1995 this facility was eligible to receive State Funds for cleanup under the Florida Petroleum Liability and Restoration Insurance Program (FPLRIP). A Correspondence Letter dated November, 2003 indicated the priority score assigned for this release was 10. A Storage Tank Registration form dated March 19, 1998 indicated the remaining tank was removed and three (3) 10,000-gallon-capacity gasoline USTs were installed in 1998. No soil or groundwater guality was available regarding the UST removal.

Due to the proximity to the subject property and the documented offsite impacts to groundwater towards the subject property, this facility is considered a *vapor encroachment condition*.

5. Facility Name: Lees Amoco Service Station Facility Address: 6901 Southwest 8th Street Miami, Florida

- Facility ID: N/A
- EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east.

Database Info: Facility is listed on the Historical Auto Repair database.

Regulatory Info: According to EDR, this facility is listed on the Historical Auto Repair database and operated at this location from approximately 1954 through 1964. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no files were available for review. During the aerial photograph review GFA observed what appears to be a gasoline station (approximately 100-feet east of the subject property) in the 1951 aerial photograph.

Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *vapor encroachment condition*.

6. Facility Name: Al Springer Roofing Facility Address: 890 Southwest 69th Avenue Miami, Florida

- Facility ID: 9046905/UT-746
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east.
- Database Info: Facility is listed on the LUST, UST and DWM CONTAM databases.
- Regulatory Info: According to EDR, this facility is listed on the LUST, UST and DWM CONTAM. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Contamination Assessment Report (CAR) dated June 15, 1993, this facility removed one (1) 4,000-gallon-capacity unleaded gasoline UST and two (2) 1,000-gallon-capacity diesel-fuel USTs in 1991. According to the report, the USTs were located in the northeastern corner of this facility (approximately 100-feet east of the subject property). According to the report, groundwater samples collected from the excavation area confirmed the release of gasoline above the regulatory standards. A Discharge Notification Form was filed in March of 1991 to document this release. According to a Correspondence Letter dated October 9, 1991, this facility was found eligible for state-funding to cleanup the release under the Abandoned Tank Restoration Program (ATRP) with a priority score of 12. To address the release, 13.5 cubic yards of contaminated soils were excavated from this area. According to a Limited Scope Remedial Action Report dated January, 1995, a recovery well was installed in the northeastern portion of this facility in 1994. However, no soil or groundwater quality data was available for review. According to the latest document available, a YORK scoring sampling sheet dated December 27, 2007, the latest priority score assigned to this facility was 9.

Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *vapor encroachment condition*.

7. Facility Name: Farina Radiator Facility Address: 918 Southwest 69th Avenue Miami, Florida

- Facility ID: UT-601/8839885
- EDR Map ID: 213

Location: Adjoins zone 2-3 to the east.

- Database Info: Facility is listed on the RCRA-SQG, LUST and UST databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG, LUST and UST databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. A Correspondence Letter dated January 10, 1984 indicated that industrial waste from the operations of this facility was being discharged or had the potential to be discharged to the ground. A Correspondence Letter dated November 9, 1987 indicated benzene, lead and copper were reported above the regulatory standards at this facility. However, the location of the discharge was not provided. An inspection report dated July 29, 1987, indicated that four (4) monitoring wells were observed at this facility. An inspection report dated March 1, 1990 indicated the monitoring wells were assessments wells for the documented radiator fluid and no related to any USTs. Samples collected from the septic tank (located approximately 120 feet east of the subject property) and the onsite monitoring wells in 1991 and 1992 did not revealed any significant impacts to groundwater. According to a Correspondence Letter dated June 23, 2008 and an interview with Mr. Kevin Slapp from DERM Environmental Assessment Section conducted during the course of this investigation, the discharge documented in January 10, 1984 was determined ineligible for State Funding based on the fact that the release was non-petroleum. DERM collected additional samples to support the enforcement actions in the late 1990's. Since the reported concentrations were below the regulatory standards, DERM closed the case. A formal No Further Action Letter was never issued.

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to groundwater generated by this facility, this listing is not considered a *vapor encroachment condition.*

8. Facility Name: Auto Elite Collision Team/Oscar Paint and Body Shop Facility Address: 940 Southwest 69th Avenue Miami, Florida

Facility ID: IW-4181

EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east.

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

Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated June 3, 1993, this facility operates as a paint mixing facility which discharges its waste water to a septic tank. The report depicts the septic tank in the western portion of this facility (approximately 30 feet of the subject property). However, an inspection report dated March 8, 2006 indicates the septic tank is located in the front of this facility, approximately 160 feet east of the subject property. DERM collected groundwater samples from the septic tank in 2003, 2005, 2008, 2010, 2011, 2012 and 2013. Laboratory analytical results did not report any significant impacts to groundwater. Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to soil and groundwater generated by this facility, this listing is not considered a *vapor encroachment condition*.

A shed within the subject property's boundaries was observed at the rear portion of this facility from at least 1968 through the present-day. According to historical City Directories, a plastic factory operated at this facility in 1958. A body shop (Oscar Paint and Body) was listed from 1972 through 2002/2003. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014 regarding the former plastic factory. No files were available for review. Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *vapor encroachment condition*.



9. Facility Name: Dyplast Foam Insulation Industries/Apache Products Company Facility Address: 1020 Southwest 69th Avenue Miami, Florida

- Facility ID: 8630642/UT-1482/IW5-688/IW-253
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east

Database Info: Facility is listed on the RCRA NonGen and TIER 2 databases.

Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen and TIER 2 databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an Underground Storage Registration form dated November 26, 1984, this facility maintained one (1) 3,000-gallon-capacity diesel-fuel UST installed in the early 1970's. The tank was located in the northeastern corner of this facility (approximately 120 feet of the subject property). According to an inspection report dated November 20, 1995 the UST was removed in 1995. During the removal activities, an approximately 250-gallon-capacity UST was found in the northwestern corner of the 3,000gallon-capacity UST. This tank was also removed in 1995. No soil or groundwater impacts were reported during the excavation activities. An inspection report date November 27, 1995, indicated one (1) 4,000-galloncapacity was installed in the same area as the former tank. According to a Tank Closure Report (TCAR) dated October, 2009, the 4,000-gallon-capacity UST was removed from the site in 2009. Based on the lack of impacts to groundwater and soils noted during the excavation activities, no further action was recommended. According to a Correspondence Letter dated March 10, 2010, DERM indicate the TCAR met the regulatory standards.

> According to a memorandum dated May 24, 1985 chemicals were brought in by railroad cars located at the west side of this facility. Upon arrival, the chemicals were pumped into the facility. A Diphenylmethane diidocymate (Dyplast) spill was noted in the vicinity of the loading area during a regulatory inspection. According to the May 24, 1995 memorandum, the spill covered about 10 feet from the building and 20 feet along the west side. According to a Memorandum dated June 28, 1985, the spill occurred in 1972. A Memorandum dated July 2, 1985 indicated sampling conducted by DERM reported that the chemicals spilled contained levels of cyanide and phenols above the regulatory standards. The Memorandum also indicated that a discharge pipe located in the rear portion of the facility comes from a soakage pit connected to Dyplast boiler which is used to expand foam



articles using chemicals. When the soakage pits over flows it discharges through the pipe to the ground. The memorandum noted that the overflow of water to the ground may be contaminated. A memorandum dated March 1, 1989, indicated contaminated soils were observed in the western portion of the subject property, soil excavation was recommended to address this discovery, however, no documentation of the soil disposal was available for review. A Contamination Assessment Plan dated July 26, 1988 indicated that zinc and chlorinated solvents were found in a monitoring well installed in the northwestern portion of this facility. No significant impacts were detected in soils, therefore, no further assessment was recommended for the soils. DERM approved the July of 1988 document in August of 1988. Α Correspondence Letter dated February 10, 1989, indicated that a groundwater restoration system was proposed to address the levels of chlorinated solvents. The system was installed in July of 1989. On September 16, 2014, GFA interviewed Mr. Kevin Slapp from DERM Environmental Assessment Section regarding the current status of this facility. Mr. Slapp indicated that DERM received guarterly sampling reports between 1995 and 2002 at which time a No Further Action (NFA) letter was issued. Mr. Slapp indicated that there are no other open contamination issues open related to this facility.

During the aerial photograph review, a large building was observed along the southern boundary of Zone 2-3 from 1973 through 2007. A Memorandum dated May 24, 1985 indicates this building is approximately 15' feet apart from the railroad tracks (within the subject property's boundaries). Regulatory files documented a release of chemicals within the subject property's premises in 1970s. This release was closed by DERM in 2002. However, limited information was available regarding the extent of the impacts and the remedial actions taken to address it. Additionally, the regulatory files indicated a pipe located in the rear portion of the facility discharges waste water to the ground. However, no information is available regarding actions taken to address the impacts of this discharge. Based on the past use of this facility, it is likely that limited quantities of petroleum products and solvents were maintained at this building for at least thirty-six years. As a result, the potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property presents a vapor encroachment condition.

10. Facility Name: Frank's Auto Care Services Facility Address: 810 Southwest 69th Avenue Miami, Florida



Facility ID: IW-1831

EDR Map ID: 9

Location: Adjoins Zone 2-3 to the east

- Database Info: Facility is listed on the Historical Auto Station database.
- Regulatory Info: According to EDR, this facility is listed on the Historical Auto Station database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Notice of Violation dated September 8, 1993, on March 18, 1993 evidence of discharges of industrial waste to an onsite septic tank system was noted. According to an inspection report dated September 23, 2004, the septic tank is located in the eastern portion of this facility (approximately 100-feet east of the subject property). This septic system is shared with Anthony's Paint and Body (see below). Subsequent samples collected from the septic tank system in 2004, 2005, 2006 did not report any significant impacts to groundwater. Frank's Auto Care Service was no longer active in 2007.

Due to the current regulatory status and the lack of documented releases of petroleum hydrocarbons that can potentially impact the site, this facility is not considered a *vapor encroachment condition*.

11. Facility Name: Anthony's Paint and Body Facility Address: 820 Southwest 69th Avenue Miami, Florida

- Facility ID: IW-2398
- EDR Map ID: 9
 - Location: Adjoins Zone 2-3 to the east
- Database Info: Facility is listed on the Historical Auto Station and FINDS databases.
- Regulatory Info: According to EDR, this facility is listed on the Historical Auto Station and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Notice of Violation dated September 8, 1993, on March 15, 1993 DERM found evidence of discharged of industrial waste in a storm drain soakage pit located in the eastern portion of this



facility, approximately 100 feet east of the subject property. Furthermore, the notice of violation indicated that discharges of industrial waste water were identified in the septic tank, (shared with the property above). Samples collected from the septic tank system in 2008, 2010, 2012, 2013 and 2014 reported no significant impacts. Samples collected in 2011 reported concentration of petroleum hydrocarbons above the regulatory standards; however, the septic tank was serviced in 2011. No other significant violations were reported in the regulatory files reviewed.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons discharged to a storm drain soakage pit, this facility is considered a *vapor encroachment condition.*

Zone 4-5

12. Facility Name: Coral Plaza Facility Address: 7000 Southwest 23rd Street Miami, Florida

- Facility ID: UIC 61044
- EDR Map ID: 22
 - Location: Adjoins Zone 4-5 to the west.
- Database Info: Facility is listed on the UIC database.
- Regulatory Info: According to EDR, this facility is listed on the UIC database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. On September 19, 2014, GFA interviewed Ms. Cathy McCarthy, from the FDEP Bureau of Water Facilities Regulation, Underground Injection Control Section, to obtain information pertinent to this facility. Ms. McCarthy indicated that this facility maintains a Class V well since 1984. This well is approximately 85 feet deep and is used to drain pool water. Ms. McCarthy indicated the discharge has to meet the drinking water standards before is released. Ms. McCarthy indicated that there were no open violations regarding this well.

Due to the current regulatory status of this facility, this listing is not considered a *vapor encroachment condition*.

13. Facility Name: OK Satellite/Corporation/Chevron/Italian Trophy

Facility Address: 6901 Southwest 24th Street/Coral Way Miami, Florida

Facility ID: UT-0239/8505946

- EDR Map ID: 22
 - Location: Adjoins Zone 4-5 to the east.
- Database Info: Facility is listed on the RCRA-SQG, LUST and Auto Historical databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG, LUST and Auto Historical databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Tank Closure Report (TCAR) dated September 24, 1993, this facility maintained four (4) 3,000-gallon-capacity gasoline USTs, two (2) 10,000-gallon-capacity gasoline USTs and one (1) 4,000-gallon-capacity diesel-fuel UST in the eastern portion of the site, approximately 140 feet east of the subject property. Additionally, one (1) 550-gallon-capacity waste oil UST was located in the western portion of the facility, approximately 100 feet from the site. According to the report, the tanks were installed in 1981 and were removed in July of 1993. Free product was observed during the excavation activities and a Discharge Notification Form was submitted to document the release in 1994. The TCAR indicated that free product was skimmed from the excavation. Soil and groundwater samples collected from the excavation did not revealed any significant impacts at this facility. Therefore, no further action was recommended. FDEP issued a No Further Action letter on October 5, 1995.

A registration form dated March 3, 2003 indicated this facility installed two (2) 10,000-gallon-capacity gasoline USTs and one (1) 12,000-gallon-capacity diesel-fuel UST in 2002. An inspection report dated April 17, 2014 indicates the tanks remain in the eastern portion of this facility. No violations that can potentially impact the subject property were documented in the regulatory files reviewed.

Due to the current regulatory status, and the lack of new documented releases of petroleum hydrocarbons that can potentially impact the site, this facility is not considered a *vapor encroachment condition*.

Zone 5

14. Facility Name: Former Coral Gables Incinerator/City of Coral Gables fleet maintenance facility



Facility Address: 2800 SW 72nd Avenue Miami, Florida

Facility ID: 99379/99978

- EDR Map ID: N/A
 - Location: Located approximately 1,200 feet west of Zone 5.
- Database Info: Facility is listed on the SWF/LF database.
- Regulatory Info: According to EDR, this facility is listed in the SWF/LF database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Residual Effects of Former Solid Waste Sites in Dade County Report dated July 15, 1983 the former Coral Gables Incinerator is located at the subject property. However, a Memorandum dated June 7, 2005 indicates the former incinerator is located at 2800 Southwest 72nd Avenue, approximately 1,200 feet west of the subject property.

Due to the documented location of this former incinerator and the distance to the subject property, the former Coral Gables incinerator does not represent a *vapor encroachment condition*.

15. Facility Name: Davidson Lumber/Miami Wood treating Facility and Brahman Honda Facility Address: 7000 Coral Way Miami, Florida

- Facility ID: COM_65701/000251/UT-6635 and UT-3151
- EDR Map ID: 22
 - Location: Adjoins Zone 5 to the west.
- Database Info: Facility is listed on the CERC-NFRAP, RCRA-SQG, RCRA-CESQG, RCRA NonGen/NLR, LUST, UST, AST, FI Sites and TIER 2 databases.
- Regulatory Info: <u>Davidson Lumber/Miami Wood Treating Facility</u>: According to EDR, this facility is listed in the CERC-NFRAP, RCRA-SQG, RCRA-CESQG, RCRA NonGen/NLR, FI Sites and TIER 2 databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Supplemental Site Assessment Report dated March 30, 2012, this facility was developed with a wood treating operation business in the early 1940's. This business



formerly operated as Miami Wood Treating, addressed at 7000 Coral Way. Addresses have changed over the years and 7000 Coral Way is now the northeastern-adjoining car dealership property (former drive-in theater). The property appraiser refers to the northern portion of the former wood treating facility as 7090 Coral Way. Impacts to soil and groundwater with petroleum hydrocarbons and arsenic were documented in the western portion of this facility (approximately 700-feet west of the subject property). Assessment and remedial activities have been documented at this facility from the 1980's through 2012. The latest information on this site indicated that a conceptual No Further Action with Condition was submitted to DERM in 2012. Due to the distance of the documented impacts to the subject property, the former Wood Treating Facility is not considered a *vapor encroachment condition* at this time.

<u>Brahman Honda:</u> According to the Miami-Dade County Property Appraiser and aerial photographs, this facility was constructed in 1998. According to an inspection report dated December 8, 2005, this facility operates as a large dealership that performs mechanical repairs and car washing activities. According to a storage tank diagram dated February 22, 2013, this dealership maintains one (1) 4,000-gallon-capacity gasoline and one (1) 1,000-gallon-capacity diesel-fuel Aboveground Storage Tanks (ASTs). According to the diagram, the tanks are located in the western and eastern boundaries of this facility. No violations or releases or petroleum hydrocarbons were documented in the regulatory files. Due to the lack of regulatory evidence of releases of petroleum hydrocarbons or other substances, that can potentially impact the site, Brahman Honda is not considered a *vapor encroachment condition*.

16. Facility Name: Oxford Building Services/Cleaning Equipment Facility Address: 2701 Southwest 69th Court Miami, Florida

- Facility ID: IW-635
- EDR Map ID: 24
 - Location: Adjoins Zone 5 to the west.
- Database Info: Facility is listed on the UST database.
- Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report form dated March 12, 1991, this facility removed two (2)

10,000-gallon-capacity gasoline USTs in March of 1991. A Correspondence Letter dated March 28, 1991 indicated the tank removal was conducted according to DERM's guidelines. According to the 1991 inspection report, the tanks were located in the central portion of this facility, approximately 100-feet west of the subject property. According to a Discharge Notification Form dated March 14, 1991, groundwater impacts with gasoline were detected during the tank removal. No further information was available for review regarding this release of petroleum hydrocarbons. On September 22, 2014, GFA interviewed Mr. Steven Brown from the Compliance Assistance Program, FDEP Southeast District Office regarding the current regulatory status of this facility. Mr. Brown indicated that no open discharges are currently enforced for this facility. No further information was available for review.

According to the results of a groundwater sample collected from a soakage pit located in the eastern portion of this facility in 1991, 1,1,1-trichloroethane was reported at a concentration that exceeded the regulatory standards. No further enforcement was required to address this reported concentration. No detections were reported in the following year's inspection. According to inspection reports conducted on July 7, 2002 and January 7, 2014, this facility operates a septic tank that has not been located for sampling.

Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a *vapor encroachment condition*.

17. Facility Name: Haul-o-Way Towing Service/AAA Equipment Facility Address: 2721 Southwest 69th Court Miami, Florida

- Facility ID: 9200501/UT-2492/IW-2890
- EDR Map ID: 24
 - Location: Adjoins Zone 5 to the west.
- Database Info: Facility is listed on the UST database.
- Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Tank Registration form dated December 8, 1989, this facility maintained one (1) 10,000-gallon-capacity UST located in the western portion of the site, approximately 120 feet west of the subject property. The content of the tank



was not specified. An inspection report dated December 15, 1989 indicated the tank was removed from the site in 1989. No signs of contamination were noted during the excavation activities. A groundwater sample collected from the excavation did not report any petroleum hydrocarbons above the regulatory standards. According to an Early Detection Incentive Program Application form dated December 21, 1988, unleaded gasoline was released at this facility, however, according to a memorandum dated February 23, 2007 DERM doesn't have any evidence of a release of petroleum hydrocarbons for this facility. Due to the lack of evidence of a release the 1989 discharge was deleted from the file. Regulatory information indicated this facility maintains one (1) 2,000-gallon- capacity Aboveground Storage Tank in the eastern portion of this facility. No significant violations were noted in the files available for review. Due to the current regulatory standard and the lack of documented releases of petroleum hydrocarbons that can potentially impact the subject property, this listing is not considered a vapor encroachment condition.

According to an undated survey, this facility maintained a septic tank in the south western corner of this facility, approximately 160-feet west of the subject property. Correspondence Letters dated June 4, 2003 and August 2, 2012 indicated evidence of unauthorized discharges of industrial waste was found in the onsite septic tank. In response to the violation the tank was pumped out in June of 2003 and November of 2012.

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to soil and groundwater generated by the use of the septic tank, this facility is not considered a *vapor encroachment condition*.

18. Facility Name: Lopefra Corporation Facility Address: 2601 Southwest 69th Court Miami, Florida

- Facility ID: 8839486/UT-6184/IW-2890
- EDR Map ID: 24
 - Location: Adjoins Zone 5 to the west.

Database Info: Facility is listed on the UST database.

Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated August 25, 2003 and a storage tank registration form



dated July 2, 2001, this facility maintained one (1) 2,000-gallon-capacity diesel-fuel AST, one (1) 3,000-gallon-capacity diesel-fuel AST and one (1) 10,000-gallon-capacity diesel-fuel AST in the central portion of this facility, approximately 100-feet west of the subject property. According to the tank registration form dated March 2, 2013, the tanks were removed in 2012. No violations that can potentially impact the site were recorded in the regulatory files reviewed.

According to an inspection report dated November 24, 2004, this facility maintains one septic tank located in the western portion of the building, approximately 100-feet west. Warning notices were issued to this facility in 2005 and 2010 due to the documented releases of petroleum hydrocarbons to this structure. To comply with the regulations, the septic tank was pumped and service in 2005 and 2010, respectively.

Due to the current regulatory status, and the lack of documented enforcement pursued by DERM to further delineate any potential impacts to soil and groundwater generated by the use of the septic tank, this facility is not considered a *vapor encroachment condition*.

19. Facility Name: H&M Auto Body Repair Facility Address: 2675 Southwest 69th Court Miami, Florida

- Facility ID: IW-7980 and FL0000040428
- EDR Map ID: 9
 - Location: Adjoins the Zone 5 to the west. The eastern portion of this facility is located at the subject property.
- Database Info: Facility is listed on the RCRA-SQG and FINDS databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and FINDS databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated May 5, 1995, this facility operates as an automobile paint and body shop which discharges its waste water to a septic tank. The report depicts the septic tank in the northern portion of this facility (approximately 150 feet west of the subject property). The inspection report indicates that the open ground area located in the eastern portion of the facility (subject property) is used to park vehicles. A warning notice dated May 10, 2005 indicated that industrial discharges from a hand sink are connected to a storm drain located 15-feet west of the subject



property. The warning notice also indicates that industrial waste discharges were also identified in the septic tank. Samples collected from the septic tank reported elevated concentrations of Volatile Organic Compounds, and metals above the regulatory standards (these impacts were also documented in 2011 and 2014). An undated inspection report indicated the car wash operated along the furthest northeast corner of this facility (subject property). The report also indicated that discharges to the open ground from one hand sink were observed (the sink is approximately 82 feet west of the site). An inspection report dated April 20, 2011 indicated the waste water generated by the carwash area is discharged to the eastern storm drain and to open ground. Soil samples were collected from this area; however, the results were not available for review. According to Correspondence letters dated September 22 and 29, 2011 the storm drain was pumped out and soils were removed from the site. However, no quantity of soils disposed offsite was documented. According to a DERM Correspondence Letter dated October 7, 2011, the car washing activities were no longer conducted onsite.

Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a *vapor encroachment condition*.

20. Facility Name: FPL SW Service Center/Harris Facility Address: 3925 Southwest 70th Avenue Miami, Florida

- Facility ID: 8622135
- EDR Map ID: 35

Location: Adjoins the Zone 5 to the west.

- Database Info: Facility is listed on the RCRA NonGen, PADS, FINDS, LUST, RGA LUST and UST databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen, PADS, FINDS, LUST, RGA LUST and UST databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Preliminary Contamination Assessment Report dated December 5, 1995, this facility maintained one (1) 6,000-gallon-capacity unleaded gasoline UST and one (1) 6,000-gallon-capacity diesel-fuel UST in the western portion of this facility, approximately 90-feet west of the subject property. A Discharge Reporting Form was filed on January 23, 1995 to document the release of petroleum



hydrocarbons reported during the removal of the USTs. The report also indicated that on April 11, 1995 a monitoring well was installed in the excavation area and no impacts to groundwater were reported. A site assessment report was prepared in 1995, and based on the lack of impacts reported in the assessment the FDEP issued a Site Completion Order on October 11, 1995.

Due to the current regulatory status, this facility is not considered a *vapor encroachment condition.*

21. Facility Name: Danville-Findorff Inc./Target Pest Control Facility Address: 2811 Southwest 70th Avenue Miami, Florida

- Facility ID: 8622111/UT-3079/IW-3460/IW 1387
- EDR Map ID: 24

Location: Adjoins the Zone 5 to the west.

Database Info: Facility is listed on the LUST, UST and DWM CONTAM databases.

Regulatory Info: <u>Danville-Findorff Inc</u>: According to EDR, this facility is listed on the LUST, UST and DWM CONTAM databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a contamination assessment report dated August, 1994, a Discharge Notification Form was prepared on June 24, 1994 to document the release of petroleum hydrocarbons discovered during a regulatory inspection. The report indicated that on October 5, 1993, two (2) 6,000-gallon-unleaded gasoline USTs were removed from this facility. According to the report, the USTs were located in the southwestern corner of this facility, approximately 160-feet west of the The report indicated that gasoline compounds were subject property. reported above the regulatory standards in the vicinity of the tank farm. According to a Correspondence Letter dated May 24, 1995, this facility was approved for a Monitoring Only Program, based on the reported concentrations of gasoline compounds. According to the latest available document, a FDEP scoring review sheet, there were three separated discharges of petroleum hydrocarbons for this facility. The discharges were reported in 1992, 1993 and 1994, respectively. On September 22, 2014, GFA interviewed Mr. Kevin Slapp from DERM Environmental Assessment Section regarding the current status of this facility. Mr. Slapp indicated that the discharges reported in 1993 and 1994 were deleted from the file. The



1992 release was found eligible for state funding in December of 1994. The latest priority score assigned was 11.

Due to the distance of the release to the subject property, this facility is not considered a *vapor encroachment condition*.

<u>Target Pest Control</u>: According to EDR, this facility is listed on the IW-5 databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated July 30, 2001 this facility operates as a pest control facility which does not produce any waste, the report indicates chemicals are mixed at each job. According to the report this facility operates a septic tank, which is located in the western portion of this facility, approximately 170 feet west of the subject property. No violations were observed in the regulatory files reviewed.

Due to the lack of documented releases of hazardous materials that can impact the subject property and the distance from the septic tank to the subject property, this facility is not considered a *vapor encroachment condition.*

Zone 5-6

22. Facility Name: USPS Ludlam Facility Address: 6900 Southwest 40th Street Miami, Florida

- Facility ID: 13-8520604
- EDR Map ID: 37

Location: Adjoins Zone 4-5 to the east.

Database Info: Facility is listed on the UT and FF TANKS database.

Regulatory Info: According to EDR, this facility is listed in the UT and FF TANKS. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an undated Underground Storage Facility Operating Permit and a property survey dated October 16, 1986, this facility installed one (1) 2,000-gallon-capacity. UST in 1955. According to the form, the UST was located in the southeastern corner of the building (approximately 130-feet east of the subject property). An inspection report dated June 28, 1991 indicated that the tank was removed. Impacted soils were reported in the excavation area.



The report indicated that groundwater in the excavation did not appear to be contaminated. However, no groundwater or soil data was available for review.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *vapor encroachment condition*.

23. Facility Name: Amerilumber (ACE)/Trail Builders Supply Facility Address: 7004 Bird Road Miami, Florida

Facility ID: IW5-8538/UT-2494/8506283

- EDR Map ID: 35
 - Location: Adjoins the Zone 5 to the west.
- Database Info: Facility is listed on the FINDS, UST and NPDES databases.
- Regulatory Info: According to EDR, this facility is listed on the FINDS, UST and NPDES databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a storage tank registration form dated February 16, 1989, this facility maintained two (2) 4,000-gallon-capacity-gasoline USTs in the eastern portion of this facility, approximately 50 feet west of the subject property. According to the form, the tanks were installed in 1980. A Memorandum dated April 1, 1991 indicated the tanks were removed in February 27, 1991. A site investigation report dated April, 1992 indicated one (1) groundwater sample collected from a monitoring well installed in the center of the former tank farm reported concentrations of petroleum hydrocarbons above the regulatory standards. An additional groundwater sample collected from this area by DERM in August of 1992 reported petroleum hydrocarbons below the regulatory standards. A Correspondence Letter dated September 30, 1992 indicated that no additional reports or sampling was required by DERM.

Due to the current regulatory status of this facility, this listing is not considered a *vapor encroachment condition*.

Zone 6

24. Facility Name: Oolite Dump Facility Address: 4811 Southwest 72nd Avenue

Miami, Florida

- Facility ID: COM_306100/99381/FLD981014343/SW1418EDR Map ID: 37
- Location: Located approximately 250 feet west of Zone 6.
- Database Info: Facility is listed on the CERCLIS database.
- Regulatory Info: According to EDR, this facility is listed on the CERCLIS database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Site Screening Evaluation report dated August 19, 1985 the Oolite Dump is located between Southwest 72nd Avenue and Southwest 71st Avenue and between Southwest 44th Street and Southwest 47th Street. According to Figure 2 of the report, the closest boundary of the landfill is located approximately 250 feet west of the subject property. The report indicates this dump was formerly a body of water known as Merry Lake. The lake was approximately 14 acres and was used as a landfill between 1969 and 1971. Filling material included trash and construction debris. The Site Screening Evaluation Report indicated soil and groundwater samples were collected from this site to evaluate the conditions of the former dump in 1985. Additionally, a sediment sample was collected from the lake located in the western adjoining property of Zone 7. Laboratory analytical results revealed impacts of metals, cyanide, pesticides, volatile organic compounds and pesticides in the samples collected in the southeastern corner of the former dump and in the sediment sample collect from the eastern boundary of the existing lake located in the western adjoining property. Based on the results, further testing was recommended to confirm if apparent contamination was migrating from the former dump site. According to a Remedial Site Assessment Decision Report prepared by the Environmental Protection Agency (EPA) in November of 1994, due to the unknown nature of the waste deposited in the pit, further evaluation was recommended. A Draft Reassessment Report prepared by the EPA in October of 2001 concluded that based on the review of the fill material, further remedial activities will be determined by the EPA. No further information was available for review. Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material during the operations of the former Oolite Dump represents a vapor encroachment condition.

25. Facility Name: Economy Auto Service Facility Address: 6960 Southwest 47th Street Miami, Florida Facility ID: IW-367

EDR Map ID: 37

Location: Adjoins Zone 6 to the east.

- Database Info: Facility is listed on the RCRA NonGen database.
- Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a complaint report dated October 4, 1995 and inspection reports dated December 9, 1987 and April 11, 1988, dumping of waste material was observed in a 12' hole in the ground located in the back of this facility. According to an inspection report dated April 22, 1988, the contaminated soil was removed. DERM advised the business owner to gradually dispose the soil along with trash. Regulatory files available did not contain any maps depicting the location of the hole or groundwater and soil quality data related to this issue.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *vapor encroachment condition*.

26. Facility Name: Baron Better Transmissions/V & W Auto Repair Facility Address: 6958 Southwest 47th Street Miami, Florida

- Facility ID: IW-5935
- EDR Map ID: 37
 - Location: Adjoins Zone 6 to the east.
- Database Info: Facility is listed on the Historical Auto Station database.
- Regulatory Info: According to EDR, this facility is listed on the Historical Auto Station database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Notice to Correct a Waste Dumping Violation Form dated October 3, 1989, contaminated soil was found in the alley behind this facility. According to a Waste Dumping Violation form dated February 25, 1992 evidence of waste oil dumping was observed in open ground at the east of this facility (towards the subject property). Regulatory files available did not



contain any maps depicting the location of the hole or groundwater and soil quality data related to this issue.

Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *vapor encroachment condition*.

27. Facility Name: Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing Facility Address: 7001 Southwest 46th Street Miami, Florida

- Facility ID: UT-2519, IW-3037
- EDR Map ID: 37
 - Location: Adjoins Zone 6 to the west.
- Database Info: Facility is listed on the UST and historical Auto Station databases.
- Regulatory Info: According to EDR, this facility is listed on the UST and historical Auto Station databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Correspondence Letter issued by FEC, one (1) 1,500-gallon-capacity UST was apparently located within the subject property boundaries. The contents of the tank and date of installation were not provided. The tank removal requested by DERM was considered responsibility of the tenant. According to an undated drawing, the tank was located within a fenced area located in the western portion of the site. According to an inspection report dated September 7, 1990, the tank was removed and no sign of contamination was identified during the UST removal activities. A groundwater sample collected from the excavation area did not report any petroleum hydrocarbons impacts. An undated Correspondence Letter dated issued by DERM indicated that due to the lack of impacts reported from the groundwater sample, no further action was required. Due to the lack of documented impacts to soil or groundwater during the UST removal, this listing is not considered a recognized environmental condition.

An inspection report dated December 16, 1992 indicated that evidence of uncontrolled spills leading to a storm drain/soakage pit located approximately 30 feet west of the subject property was observed. A notice of violation was issued in April 5, 1993. A Correspondence Letter dated November 3, 1993, indicated groundwater samples collected from a monitoring well installed in the vicinity of the soakage pit reported the presence of chlorinated solvents. According to a Correspondence Letter dated December 7, 1993, an

excavation was going to take place in December of 1993. However, no further information was available for review.

Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this listing is considered a *vapor encroachment condition*.

28. Facility Name: Coma Cast Corporation Facility Address: 4383 Southwest 70th Court Miami, Florida

- Facility ID: IW-1931/9401768/UT 4887
- EDR Map ID: 37
 - Location: Adjoins Zone 6 to the west.
- Database Info: Facility is listed on the UST database.
- Regulatory Info: According to EDR, this facility is listed on the UST database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a proposal for site investigation dated October 22, 1985, this facility was being evaluated for possible soil and groundwater contamination due to improper disposal of petroleum-based waste product, east of the facility within the FEC premises (between the railroad tracks). According to the proposal, the affected area was approximately 30 yards long. A Remedial Action Plan dated October 15, 1986 (approved by DERM on January 26, 1987) indicated a site assessment was performed in August of 1986 in two areas of concern. The report describes the release located within the FEC premises as Area I and a manual barrel tile manufacturing area located in the northern portion of this facility, adjoining east as Area II. Laboratory analytical results from both areas reported diesel-fuel compounds above the regulatory standards in soil and groundwater in Area I and in soils in area II. Groundwater guality was not known in Area II. According to a Memorandum dated April 22, 1987, 200 cubic yards of diesel-fuel impacted soils were removed from the site. However, the location of the removal was not provided. An air stripping well was proposed to remediate these areas. Samples collected from two (2) monitoring wells installed along the railroad tracks by DERM on October 15, 1987 indicated that petroleum hydrocarbons were below the regulatory standards. On September 25, 2014, GFA interviewed Mr. Kevin Slapp from the DERM Environmental Assessment Section regarding the current regulatory status of this facility. According to Mr. Slapp, DERM closed the



case administratively due to the lack of detection of petroleum hydrocarbons from the onsite wells. As a result, no formal letter was issued.

According to a tank registration form dated November 27, 1997; this facility maintained one (1) 4,000-gallon-capacity UST. According to the form, the tank was removed from this facility in 1997. No further information was available for review.

Due to the contiguous location of this property and the potential impacts to soil and groundwater at the subject property, this listing is considered a *vapor encroachment condition.*

Zone 7

29. Facility Name: South Miami Senior High School/Pepper's Pit Facility Address: 6856 Southwest 53th Street Miami, Florida

- Facility ID: SW-1295
- EDR Map ID: 48

Location: Adjoins Zone 7 to the west.

- Database Info: According to EDR, this facility is listed on the RCRA-CESQG database,
- Regulatory Info: According to EDR, this facility is listed on the RCRA-CESQG. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Residual Effects of Former Solid Waste Sites in Dade County dated July 15, 1983 Pepper's Pit is located west of the southern boundary of Zone 7. According to the report, a former lake located in this area was filled with trash. A field check list dated June 15, 1983, indicated the school buildings showed visible cracks, which was considered an indicator of the building being erected on a dump site (Pepper's Pit). A Limited Phase II Environmental Site Assessment was prepared in 2002, to address the potential impacts of the landfill at this facility during the due diligence period of the western portion of the school. The Phase II indicated the former dumpsite was authorized to accept construction debris and that it was closed prior 1945. Ten (10) soil borings were installed thought the limits of the school. Soil stratigraphy confirmed the presence of construction debris in the form of red clay brick, concrete, glass, porcelain and wood to a depth in the 6-10 depth interval. One (1) soil sample and three (3) groundwater samples were collected from the western portion of the South Miami Senior



30. Facility Name: Dadeland East

High School (ranging approximately 500-800 feet east of the subject property) for analysis of Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and Total Recoverable Hydrocarbons (TRPH). Laboratory analytical results indicated that all analytes were below the regulatory standards. According to a Correspondence Letter dated April 29, 2004, no further assessment was required for the school.

Due to the proximity to the subject property, potential for groundwater impacts due to the use of improper fill material during the operations of the former Pepper's Pit Dump represents a vapor encroachment condition.

Zone 10

Facility Address:	
Facility ID:	UIC 61096
EDR Map ID:	71
Location:	Adjoins Zone 10 to the west.
Database Info:	Facility is listed on the UIC database.
Regulatory Info:	According to EDR, this facility is listed on the UIC database. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. On September 19, 2014, GFA interviewed Ms. Cathy McCarthy, from the FDEP Bureau of Water Facilities Regulation, Underground Injection Control Section, to obtain information pertinent to this facility. Ms. McCarthy indicated that this facility maintains a Class V well since 1984. This well is approximately 85 feet deep and is used to drain pool water. Ms. McCarthy indicated the discharge has to meet the drinking water standards before is released. Ms. McCarthy indicated that there were no open violations regarding this well.

Due to the current regulatory status of this facility, this listing is not considered a vapor encroachment condition.

Metro Auto Painting/Dadeland Collision 31. Facility Name: 8040 Southwest 69th Avenue Facility Address: Miami, Florida



- Facility ID: IW5 2955
- EDR Map ID: 66
 - Location: Adjoins Zone 10 to the east
- Database Info: Facility is listed on the RCRA-SQG and Historical Auto Station databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA-SQG and Historical Auto Station databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to an inspection report dated March 21, 2002, this facility operates as an auto paint and body shop, which discharges its waste water to a septic tank. The report indicated the septic tank is located approximately 300-feet east of the subject property. No violations that can potentially impact the site were recorded in the regulatory records available for review.

Due to the lack of documented releases of petroleum hydrocarbons or other substances that can impact the subject property, this facility is not considered a *vapor encroachment condition*.

32. Facility Name:	Mobil # 02-A-01
Facility Address:	8797 S US Hwy 1
-	Miami, Florida

- Facility ID: 8622176/UT-0146
- EDR Map ID: 71
 - Location: Adjoins Zone 10 to the east
- Database Info: Facility is listed on the RCRA NonGen, FINDS and UST databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen, FINDS and UST databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Discharge Notification Form dated October 10, 1988, an unknown amount of fuel was released. A contamination assessment report dated November 11, 1993 indicated a petroleum hydrocarbons plume was located in the western portion of this facility, approximately 320 feet from the site. Remedial actions were



performed in 1990, monitoring activities took place from 1994 through 1996. A site rehabilitation letter was issued in 1996.

Due to the current regulatory status, distance from the release, this facility is not considered a *vapor encroachment condition*.

33. Facility Name: Dadeland CleanerFacility Address: 8695 South Dixie HighwayMiami, Florida

- Facility ID: 9600768
- EDR Map ID: 71
 - Location: Adjoins Zone 10 to the southeast
- Database Info: Facility is listed on the RCRA NonGen, PRIORITYCLEANERS, DWM and CONTAM databases.
- Regulatory Info: According to EDR, this facility is listed on the RCRA NonGen, PRIORITYCLEANERS, DWM and CONTAM databases. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. According to a Site Screening Report Form dated April 3, 1996, this facility operated as drycleaning facility from August of 1982 through January of 1992. The form also indicated that soil and groundwater impacts with chlorinated solvents were reported in the western portion of this facility, approximately 370-feet east of the site. The report concluded that based on the elevated levels of chlorinated solvents reported in monitoring wells installed in the western boundary of this site (approximately 200-feet east of the site), offsite migration was a concern. According to a May 22, 1996 Correspondence Letter, this facility was found eligible for state administrated cleanup under the Dry-cleaning Solvent Program with a priority score of 90. No further information was available for review.

Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *vapor encroachment condition*.

5.3 Additional Environmental Record Sources

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

5.4 Physical Setting Sources

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

5.4.1 Review of USGS Topographic Map

Review of the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map Hialeah and South Miami, Florida 1988 on which the subject property is located, indicates that the subject property is located in an area of minor topographic relief with an elevation of approximately 8 feet above mean sea level. Refer to **Figure 3** of this report for a **Topographic Map** depicting the subject site area.

5.4.2 Physiography and Subsurface Geological Characterization

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

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS) Soil Survey of Miami-Dade County, soil deposits in the immediate site vicinity of Zones 5, 8 and 9 are classified as Dania muck depressional. Soil deposits in the remaining portions of the subject property are classified as urband land. Soils in these category are described below:

• <u>Dania muck, depressional.</u> This shallow, nearly level, very poorly drained soil is in poorly defined drainageways and adjacent to deeper organic soils within sawgrass marshes. It is ponded for 9 to 12 months in most years. Individual areas are long and are narrow or broad. They range from 6 to 3,000 acres in size. Slopes are smooth and are less than 2 percent. On 95 percent of the acreage mapped as Dania muck, depressional, Dania and



similar soils make up 83 to 99 percent of the mapped areas. Typically, the surface layer is black muck about 15 inches thick. Soft, porous limestone bedrock is at a depth of about 15 inches.

• <u>Urban Land:</u> This unit consists of areas that are more than 70 percent covered by airports, shopping centers, parking lots, large buildings, streets and sidewalks, and other structures, so that the natural soil is not readily observable. Unoccupied areas of this land type, mostly lawns, parks, vacant lots and playgrounds, consist of soils in the Hallandale, Margate, Immokalee, and Basinger series that have been altered by fill material spread on the surface to an average thickness of about 12 inches. These unoccupied areas are in tracts too small to be mapped separately. The fill is mostly sandy material, some of which contains limestone and shell fragments.

5.4.3 Groundwater Information

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

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

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

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

The Miami-Dade County Wellfield Map reveals that the southern portion of Zone 7, beginning at Southwest 56th Street through the mid portion of Zone 8 ending at Southwest 72nd Street is within the Alexander Orr wellfield. The remaining portions of the subject property are not located within any wellfield protected area.

5.5 <u>Historical Use Information on the Subject Property</u>

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

5.5.1 Historical Aerial Photograph Review

GFA reviewed aerial photographs of Sections 11, 14, 23 and 35, Township 54 South, Range 40 East online from the Florida Department of Transportation (FDOT), Miami-Dade County Property Appraiser, University of Florida and Google Earth dated 1951, 1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014. The site property within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject site. **Figures 4, 5, 6, 7,** and **8** contain reproductions of the 1951, 1978, 1985, 1994, and 2014 aerial photographs. The following is a synopsis of the historical aerial photograph review:

Zone 2-3

- **1951:** Zone 2-3 is developed with a railway.
- **1968**: A railroad spur is observed south of Southwest 8th Street. The present-day shed (located within the subject property's boundaries) is observed in the rear portion of the building located at 940 Southwest 69th Avenue. Open storage is observed in properties located along this railroad spur (within the site's boundaries).
- **1971**: There are no significant changes observed during this time period.
- **1973**: One large building is observed north of Southwest 12th Street. One industrial railroad spur is observed in the rear portion of the building. There are no other significant changes observed during this time period.
- **1978:** The railroad spur/open storage observed south of Southwest 8th Street are no longer observed. Open storage/sheds are observed in rear portion of numerous buildings located in the eastern adjoining portion of the site. These sheds/materials are observed within Zone 2-3 boundaries. Residential development is observed within western portion of Zone 2-3. There are no other significant changes observed during this time period.

1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The large building observed north of Southwest 12th Street is no longer observed. There are no other significant changes observed during this time period.

2009, 2010 and 2014:

There are no significant changes observed during this time period.

According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the east side of Zone 2-3. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions*:

- A large building was observed north of Southwest 12th Street from 1971 through 2007. A railroad spur was also observed at this location from 1971 through the present day. Regulatory files indicated this building was part of a plastic manufacturer (Dyplast) located at 1020 Southwest 69th Avenue. This facility is considered a *recognized environmental condition*. Further information is provided in **Section 5.0**.
- A shed within the subject property's boundaries was observed at the rear portion of the property located at 940 Southwest 69th Avenue from at least 1968 through the present-day. According to historical City Directories, a plastic factory was listed at this location in 1958. A body shop (Oscar Paint and Body) was listed from 1972 through 2002/2003.GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. Due to the current regulatory status of Oscar Paint & Body, this auto repairing facility is not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory listed in 1958, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former business presents a *recognized environmental condition* and a *vapor encroachment condition*.
- During the aerial photograph review, one (1) railroad spur was observed south of Southwest 8th Street, from 1968 through 1978. An additional railroad spur was observed north of Southwest 12th Street from 1973 through the present-day. Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spurs are considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 3

1951: Zone 3 is developed with a railway.

1968: A large commercial/industrial building is observed in the western adjoining property located at 6940 Southwest 12th Street. A shed located in the rear-northern portion of this building is observed within the subject property's boundaries. There are no other significant changes observed during this time period.

1971 and 1973:

There are no significant changes observed during this time period.

- **1978:** The building extension is no longer observed. There are no other significant changes observed during this time period.
- **1985:** The present-day extensions located in the rear portions of the building located in the northwestern adjoining property are observed. These extensions are located within Zone 3's boundaries. There are no other significant changes observed during this time period.

1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2009, 2010 and 2014:

There are no significant changes observed during this time period.

- According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. Rear portions of these properties extended their boundaries to the northwestern site of Zone 3 from at least 1985 through the present-day. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities of concern were identified:
- A shed within the subject property's boundaries was observed at the rear portion of the property located at 6940 Southwest 12th Street from at least 1968 through 1978. According to historical City Directories, Biscayne Tank Manufacturer was listed at this location in 1958. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents,

improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a *recognized environmental condition* and a *vapor encroachment condition*.

• Railroad tracks were present at Zone-3 from at least 1951 through 2007. Due to the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities. Therefore, the former use of the subject property as railroad corridor is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 4

1951: Zone 4 is developed with a railway.

1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2009, 2010 and 2014:

There are no significant changes observed during this time period.

Zone 4-5

1951: Zone 4-5 is developed with a railway.

1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

- **2007:** The railroad tracks are no longer observed. The portion of the property located at 7000 Southwest 24th Street is used as a parking lot. Apparently, the western adjoining dealership extended its boundaries towards Zone 4-5. There are no other significant changes observed during this time period.
- **2010:** There are no significant changes observed during this time period.
- **2014:** The parking lot appears vacant and undeveloped. There are no significant changes observed during this time period.

Zone 5

1951: Zone 5 is developed with a railway.

1968: There are no significant changes observed during this time period.

1971, 1973, 1978 and 1985:

There are no significant changes observed during this time period.

- **1991:** An industrial railroad spur and present-day concrete patch are observed in the southern portion of Zone 5, north of Southwest 40th Street. There are no other significant changes observed during this time period.
- **1994:** There are no significant changes during this time period.
- **1999:** Several commercial properties extended their boundaries towards Zone 5. Outdoor storage and sheds related to these facilities area observed along the western portion of Zone 5. There are no other significant changes observed during this time period.

2002, 2004 and 2006:

There are no significant changes observed during this time period.

- **2007:** The railroad tracks are no longer observed. There are no other significant changes observed during this time period.
- **2009:** The present-day facility located at 2675 Southwest 69th Court extended its boundaries across Zone 5. There are no other significant changes observed during this time period.

2010 and 2014:

There are no significant changes observed during this time period.

According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the west site of Zone 5. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions*:

 According to the aerial photographs the property located at 2675 Southwest 69th Court (H&M Auto Body Repair) extended its boundaries into the subject property in 1999. By 2009, this business extended its operations across Zone 5. This business is considered a recognized environmental condition and a vapor encroachment condition and is further discussed in Section 5.0. • One (1) railroad spur was observed in the southern portion of Zone 5, north of Southwest 40th Street from 1991 through 2007. A concrete patch was observed in the vicinity of this former railroad spur from 1985 through the present-day. Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spur is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 5-6

1951: Zone 5-6 is developed with a railway.

1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Zone 6

- **1951:** Zone 6 is developed with a railway. A branch line leading west is observed in the southern portion of this Zone.
- **1968:** The branch line is no longer visible. There are no other significant changes observed during this time period.

1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Zone 7

1951: Zone 7 is developed with a railway.

1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Zone 8

- **1951:** Zone 8 is developed with a railway.
- 1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Zone 9

1951: Zone 9 is developed with a railway.

- **1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:** There are no significant changes observed during this time period.
 - **2007:** The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Zone 10

- **1951:** Zone 10 is developed with a railway. A branch line leading east is observed in the northern portion of this Zone.
- **1968:** Coverage for the southern portion of this zone is not available.

1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The railroad tracks are no longer observed. There are no other significant changes observed during this time period.

2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Based on GFA's review of the above resources, the following concern was identified:

• Railroad tracks were present at Zone 2-3 from at least 1951 through the present-day and in the remaining portions of the subject property from at least 1951 through 2007. Due to the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities. Therefore, the former use of the subject property as railroad corridor is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Data gaps exist where aerial photographs are unavailable for a period of more than five consecutive years. Aerial photographs were unavailable for years between 1951 and 1968, for years between 1968 and 1973, for years between 1978 and 1985 and for years between 1985 and 1994. However, due to visible observations made on the available aerial photographs this data gap does not pose a *recognized environmental condition* in connection with the subject property.

5.5.2 Historical City Directory Research

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

Due to the use of the subject property as a railroad, no addresses in connection with the subject property were identified during GFA's review. Therefore, no *recognized environmental conditions* were identified.

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

5.5.3 Additional Record Sources

GFA attempted to obtain Historical Sanborn Maps through Environmental Data Resources, Inc.[®](EDR). Coverage for the subject property was unavailable. A copy of the Sanborn Map information is included in **Appendix G** of this report.

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

5.4 <u>Historical Use Information on Adjoining Properties</u>

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

5.4.1 Historical Aerial Photograph Review

GFA reviewed aerial photographs of Sections 11, 14, 23 and 35, Township 54 South, Range 40 East online from the Florida Department of Transportation (FDOT), Miami-Dade County Property Appraiser, University of Florida and Google Earth dated 1951, 1968, 1971, 1973, 1978, 1985, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014. The site vicinity within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject site. **Figures 4, 5, 6, 7,** and **8** contain reproductions of the 1951, 1978, 1985, 1994, and 2014 aerial photographs. The following is a synopsis of the historical aerial photograph review

Zone 2-3

- **1951:** What appears to be a gasoline station is observed approximately 100-feet east of Zone 2-3. Five commercial/industrial properties are located in the eastern adjoining property. Residential development is observed in the western adjoining properties.
- **1968:** The gasoline station is no longer observed. A gasoline station is observed in the eastern adjoining property, south of Southwest 8th Avenue. Additional commercial/industrial development is observed in the eastern adjoining property.
- **1971**: An additional industrial building is observed at the property located at 1020 Southwest 69th Avenue. There are no additional changes observed during this time period.

1978, 1985 and 1991:

There are no significant changes during this time period.

1994: The present-day hotel is located in the northeastern adjoining property, north of Southwest 8th Street. There are no other significant changes during this time period.

1999, 2002, 2004 and 2006:

There are no significant changes observed during this time period.

2007: The industrial building located at 1020 Southwest 69th Avenue is no longer observed. There are no other significant changes observed during this time period.

2009 and 2010:

There are no significant changes observed during this time period.

2014: The large building located in the northwestern adjoining property is no longer observed. There are no other significant changes observed during this time period.

According to the review of historical aerial photographs, the former Florida East Coast railway traveled alongside a mixture of commercial / industrial use facilities. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these facilities are not considered *recognized environmental conditions*. However, the following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions*:

- A large industrial building was observed at 1020 Southwest 69th Avenue from 1971 through 2007. Regulatory files indicated this building was used as a plastic manufacturer (Dyplast). This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- A gasoline station was observed approximately 100-feet east of the subject property in the 1951 aerial photograph. This former gasoline station (Lees Amoco Service Station, located at 6901 Southwest 8th Street) is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- A gasoline station was observed in the eastern adjoining property, south of Southwest 8th Avenue from at least 1968 through the present-day. This gasoline station (Adrian Service Station) is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- One large industrial complex (Everglades Lumber) is observed in the northwestern adjoining property from 1971 through 2013. This facility is considered a *recognized*

environmental condition and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 3

- **1951:** Zone 3 is adjoined to the east and west by residential properties and vacant land.
- **1968:** A large commercial/industrial building, located south of Southwest 12th Street. The remaining adjoining properties to the east and west are residential.
- **1971: 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:** There are no significant changes observed during this time period.

Based on GFA's review of the above resources, the following facility of concern was identified:

A large commercial/industrial building was observed south of Southwest 12th Street from at least 1968 through the present-day. According to historical City Directories, Biscayne Tank Manufacturer was listed in the northern portion of this building in 1958. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a *recognized environmental condition* and a *vapor encroachment condition*. The remaining portions of this building contained regulated business by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, the remaining portion of this large commercial/industrial building is not considered a *recognized environmental condition* or a *vapor encroachment condition*.

Zone 4

1951: Zone four is adjoined by residential properties to the east and to the west.

1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014: There are no significant changes observed during this time period.

Zone 4-5

1951: A drive-in theater is observed in the southwestern portion of Zone 4-5. Limited residential development is observed in the eastern adjoining properties. Other areas

appear vacant. There are no other significant changes observed during this time period.

- **1968:** A gasoline station is observed at the property located at 6901 Southwest 24th Street (adjoining east). There are no other significant changes observed during this time period.
- **1971:** Additional residential development is observed in the eastern and western adjoining properties. There are no other significant changes observed during this time period.
- **1973:** The present-day western adjoining commercial plaza is developed along Southwest 24th Street. There are no other significant changes observed during this time period.
- **1978:** There are no significant changes observed during this time period.
- **1985:** The drive through is no longer observed. This area is undeveloped. There are no other significant changes observed during this time period.

1991 and 1994:

There are no significant changes observed during this time period.

1999: The present-day dealership is located in the southwestern adjoining property. There are no other significant changes observed during this time period.

2002, 2004, 2006, 2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Based on GFA's review of the above resources, the following facility of concern was identified:

- A gasoline station (OK Satellite/Corporation/Chevron/Italian Trophy) was observed at the property located at 6901 Southwest 24th Street (adjoining east) from at least 1968 through the present-day. This facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- A commercial building was observed in the western adjoining property of Zone 4-5 from at least 1973 through the present-day. According to historical City Directories, Giralda dry-cleaning facility was listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor*.

encroachment condition.

Zone 5

- **1951:** A large building is observed north of Bird Road. Other areas are undeveloped.
- **1968:** One (1) industrial railroad spur is observed in the western adjoining property. There are no other significant changes are observed during this time period.
- **1971:** The industrial railroad spur is no longer observed. The present-day industrial/commercial properties are observed in the southwestern portion of Zone 5, north of Bird Road. The present-day residential properties are observed along the eastern portion of Zone 5. There are no other significant changes are observed during this time period.
- **1973:** The present-day commercial/industrial facilities are observed along the northwestern portion of Zone 5, south of Coral Way. Cleared land is observed in the western portion of Zone 5. There are no other significant changes are observed during this time period.
- **1978:** The present-day park is observed in the western adjoining portion of Zone 5. There are no other significant changes observed during this time period.

1985, 1991, 1994 and 1999

There are no significant changes observed during this time period.

2002: The present-baseball field located in the eastern boundary of the A.D Doug Barnes Park (approximately 60 feet west of the subject property is observed in the western adjoining portion of Zone 5. There are no other significant changes observed during this time period.

2004 and 2006:

There are no significant changes observed during this time period.

2009: The present-day facilities located at 2675 and 2601 Southwest 69th Court extended its boundaries across Zone 4-5. There are no other significant changes are observed during this time period.

2010 and 2014:

There are no significant changes observed during this time period.

The following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions:*

 A baseball field was observed in the western adjoining property from 2002 through the present-day. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at this field, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

Zone 5-6

- **1951:** Zone 5-6 is adjoined by residential and commercial properties to the east and to the west.
- **1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:** There are no significant changes observed during this time period.

Zone 6

- **1951:** A lake is observed approximately 250-feet west of the subject property. Other areas are undeveloped.
- **1968:** Commercial/ industrial development is observed in the western adjoining property. There are no other significant changes observed during this time period.
- **1973:** The lake is no longer observed. Additional commercial/industrial properties are observed in the western adjoining properties. Residential development is observed in the eastern adjoining properties. There are no other significant changes are observed during this time period.
- **1985:** The present-day residential, commercial and industrial properties are observed in the western and eastern adjoining properties.

1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

According to the review of historical aerial photographs, the former Florida East Coast railway traveled alongside a mixture of commercial / industrial use facilities. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these facilities are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions*:

• A lake was observed approximately 250-feet west of the subject property from at least 1951 through 1973. This area is related to the former Oolite Dump. This landfill is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 7

- **1951:** A large pit is observed in the western adjoining property. Disturbed land is observed in the southeastern and southwestern boundaries of the subject property, along Miller Drive. Other areas are undeveloped.
- **1968:** The present-day man-made lake is observed in the western adjoining property. The disturbed land was replaced by vacant land. The present-day residential properties are observed in the eastern adjoining property. There are no other significant changes are observed during this time period.
- **1971:** There are no significant changes observed during this time period.
- **1973:** The present-day school is observed in the eastern adjoining property. There are no other significant changes observed during this time period.
- **1978:** A backfilled area and a residential building are observed in the southwestern portion of the man-made lake. Additional residential development is observed south of the lake. There are no other significant changes are observed during this time period.
- **1985:** The present-day residential properties are observed in the southwestern adjoining property. There are no other significant changes observed during this time period.
- **1991:** There are no other significant changes observed during this time period.
- **1994:** The present-day baseball field is observed in the eastern adjoining property. There are no other significant changes observed during this time period.

1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

The following facilities are considered *recognized environmental conditions* and *vapor encroachment conditions:*

 A baseball field was observed in the eastern adjoining property from 1994 through the present-day. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at this field, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

- A backfilled area has been observed in the southeastern portion of the present-day manmade lake from at least 1978 (Refer to Figure 2M). Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material in this area represents a *recognized environmental condition* and a *vapor encroachment condition*.
- Disturbed land along Miller Drive was observed in the southeastern and southwestern adjoining property from 1951 through 1968. This area is related to the former Pepper's Pit dump. This landfill is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 8

- **1951:** Agricultural row crops are observed in the east and western adjoining properties located north of Southwest 66th Street. Other areas are developed with residential properties.
- **1968:** The agricultural row crops are no longer observed. Additional residential development is observed in the eastern and western adjoining properties. There are no other significant changes are observed during this time period.
- **1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:** There are no significant changes observed during this time period.

Based on the historical aerial photographs review, the following concern was identified.

• Agricultural row crops were observed in the east and western adjoining properties located north of Southwest 66th Street. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at the site, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

Zone 9

- **1951:** Orange groves are observed in the eastern and western adjoining properties located south of Sunset Drive. Other areas are undeveloped.
- **1968:** The orange groves are no longer observed. The present-day residential properties are observed in the eastern and western adjoining property. There are no other significant changes are observed during this time period.
- **1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:** There are no significant changes observed during this time period.

Based on the historical aerial photographs review, the following concern was identified.

 Orange groves were observed in the eastern and western adjoining properties located south of Sunset Drive in the 1951 aerial photograph. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides years. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at the site, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

Zone 10

- **1951:** A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed. Agricultural row crops are observed in the eastern and western adjoining properties. Other areas are undeveloped.
- **1968:** The agricultural activities and pond are no longer observed. There are no other significant changes are observed during this time period.
- **1971:** The present-day Dadeland Mall located in the southwestern adjoining property and the residential properties located in the eastern and western adjoining properties are observed. There are no other significant changes are observed during this time period.

1973, 1978, 1985 and 1991:

There are no significant changes observed during this time period.

1994: Commercial development is observed in the southeastern adjoining property. The present-day metro-rail station/commercial building is observed. There are no other significant changes are observed during this time period.

1999, 2002, 2004, 2006, 2007, 2009, 2010 and 2014:

There are no significant changes observed during this time period.

Based on the historical aerial photographs review, the following concern was identified.

- A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed in the 1951 aerial photograph. Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material in this area represents a *recognized environmental condition* and a *vapor encroachment condition*.
- Agricultural row crops are observed in the eastern and western adjoining properties in the 1951 aerial photograph. Therefore, it is likely that the land was subject to historic application of herbicides, pesticides, and fungicides. The Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA") authorizes the legitimate application of herbicides and pesticides used in accordance with manufacturer specifications. Since there is no regulatory documentation or evidence of improper use of agrochemicals at the site, the potential presence of residual concentrations of these substances in soil and/or groundwater at the site is considered a *de minimis* condition.

Data gaps exist where aerial photographs are unavailable for a period of more than five consecutive years. Aerial photographs were unavailable for years between 1951 and 1968, for years between 1968 and 1973, for years between 1978 and 1985 and for years between 1985 and 1994. However, due to visible observations made on the available aerial photographs this data gap does not pose a *recognized environmental condition* in connection with the subject property.

5.6.2 Historical City Directory Research

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

Zone 2-3

Dates Identified	Address	Occupants
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1963, 1968, 1972, 1976 and 1987	6900 Southwest 8 th Street	Adrian Service Station/ A+B Service Station/Tamiami Service Station
2002/03, 2004/2005 and 2010	6900 Southwest 8 th Street	Quesada Auto Repair
1987, 2002/03, 2004/2005 and 2010	6991 Southwest 8 th Street	Everglades Lumber
1987, 2002/2003 and 2004/2005	810 Southwest 69 th Avenue	A+B Service Center/Anthony's Paint and Body
1968, 1972, 1976, 1987, 2002/2003 and 2004/2005	820 Southwest 69 th Avenue	Frank/Maritza Auto repair/AB service center
1972, 1976, 1987, 2002/2003 and 2004/2005	890-900 Southwest 69 th Avenue	Al Springer Roofing/Searbird roofing
1987	918 Southwest 69 th Avenue	Farina's radiator
1958	940 Southwest 69 th Avenue	Plastic Factory
1972, 1976, 1987, 2002/2003	940/980 Southwest 69 th Avenue	Oscar Paint & Body
1963, 1968, 1972, 1976, 1987, 2002/2003 and 2004/2005	994 Southwest 69 th Avenue	Viva Liz
1976 and 1987	1020 Southwest 69 th Avenue	Dyplast

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

- Adrian Service Station/A+B Service Station/Tamiami Service Station: According to historical City Directories, a gasoline station operated at 6900 Southwest 8th Street from at least 1963 through 1987 and an auto repairing facility from at least 2002 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in Section 5.0.
- <u>Everglades Lumber</u>: According to historical City Directories, this facility operated at 6991 Southwest 8th Street from at least 1987 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

- A+B Service Center/Anthony's Paint and Body: According to historical City Directories, a body shop operated at 810 Southwest 69th Avenue from at least 1987 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Frank/Maritza Auto repair/AB service center: According to historical City Directories, a body shop operated at 820 Southwest 69th Avenue from at least 1968 through 2004/2005. This facility is not considered a *recognized environmental condition or a vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Al Springer/Seabird roofing: According to the regulatory files reviewed and City Directories a roofing company operated at 890-900 Southwest 69th Avenue from at least 1972 through 2004/2005. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition* and is further discussed in **Section 5.0**.
- Farina's Radiator: According to historical City Directories, a body shop was listed at 918 Southwest 69th Avenue in 1987. This facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section** 5.0.
- Plastic Factory/Oscar Paint & Body: According to historical City Directories, a plastic factory was listed at 940 Southwest 69th Avenue in 1958. A body shop was listed at this location from 1972 through 2002/2003. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Viva Liz: According to historical City Directories, a body shop was listed at 994 Southwest 69th Avenue from 1963 through 2004/2005. This facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Dyplast: According to historical City Directories, this facility was listed at 1020 Southwest 69th Avenue from 1976 through 1987. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 3



1958	6940 Southwest 12 th Street	Biscayne Tank Manufacturer
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GFA reviewed available City Directories for the subject property vicinity. Based on GFA's review, the following sites/facilities of concern were identified:

• Biscayne Tank Manufacturer: According to historical City Directories, a tank factory was listed at 6940 Southwest 12th Street. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for groundwater impacts due to the former activities performed at this facility, Biscayne Tank Manufacturer is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 4-5

Dates Identified	Address	Occupants
1963, 1968, 1987, and 2004/2005	6901 Southwest 24 th Street	Humble Oil Gasoline Station/OK Satellite/Italian Trophy
2004/2005	6961 Southwest 24 th Street	Giralda Drycleaner

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

- Humble Oil Gasoline Station/Ok Satellite Italian Trophy: According to historical City Directories, a body shop/gasoline station was listed at 6901 Southwest 24th Street from 1963 through 2004/2005. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Giralda Drycleaner: According to historical City Directories, this dry-cleaning facility was listed at 6961 Southwest 24th Street in 2004/2005 (western adjoining property). During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 5

Dates Identified	Address	Occupants
1958. 1963, 1972 and 1976	7000 Southwest 24 th Street	Miami Wood Treating Facility
2002/2003 and 2004/2005	7000 Southwest 24 th Street	Brahman/Honda Dealership
1972, 1976. 1987, 2003/2004, 2004/2005 and 2010	2675 Southwest 69 th Court	H&M Auto Repair
1972, 1976. 1987, 2003/2004, 2004/2005 and 2010	2701 Southwest 69 th Court	Cleaning Equipment
2003/2004, 2004/2005 and 20102010	2721 Southwest 69 th Court	Haul-o-way
1987, 2002/2003, 2004/2005/2010	2811 Southwest 70 th Avenue	Target Pest Control

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

- Miami Wood Treating Facility/Brahman/Honda Dealership: According to historical City Directories, wood treating facility operated at 7000 Southwest 24th Street from 1958 through 1976. A dealership was listed at 7000 Southwest 24th Street from 2002/2003 through 2004/2005. These listings are not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- H&M Auto Repair: According to historical City Directories, a body shop was listed at 2675 Southwest 69th Court from 1972 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Cleaning Equipment: According to historical City Directories, an auto repairing facility was listed at 2701 Southwest 69th Court from 1972 through 2010. This facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Haul-o-way: According to historical City Directories, this towing business was listed at 2721 Southwest 69th Court from 2002/2003 through 2010. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Target Pest Control: According to historical City Directories, this pest control facility was listed at 2811 Southwest 70th Avenue from 1987 through 2010. Due to the current

regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 5-6

Dates Identified	Address	Occupants
1968, 1972, 1976 and 1987	6900 Southwest 40 th Street	USPS Ludlam Branch
1958	6891 Southwest 40 th Street	Bird Road Cleaners and Laundry
1963, 1968, 1972, 1976 and 1987	7004 Southwest 40 th Street	Trail Building Supply

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

- USPS Ludlam Branch: According to historical City Directories, a cabinet shop was listed at 6900 Southwest 40th Street in 1958 additionally, USPS was listed in 1987. Due to the proximity to the subject property and the potential for groundwater impacts, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Bird Road Cleaners and Laundry: According to historical City Directories, dry-cleaning facility was listed at 6891 Southwest 40th Street in 1958. This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site and the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Trail Building Supply: According to historical City Directories, this business was listed at 7004 Southwest 40th Street from 1963 through 1987. Due to the current regulatory status; this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 6

Dates Identified	Address	Occupants
2004/2005	4383 Southwest 70 th Court	Coma Cast

1976, 1987, 2003 and 2004/2005	7001 Southwest 46 th Street	Rainbow Towing/Carlos Gonzalez Auto
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GFA reviewed available City Directories for the subject property vicinity. Based on GFA's review, the following sites/facilities of concern were identified:

- Coma Cast: According to historical City Directories, Coma Cast was listed at 4383 Southwest 70th Court in 2004/2005. Due to the proximity to the subject property and the potential for soil and groundwater impacts, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Rainbow Towing/Carlos Gonzalez Auto: According to historical City Directories, these businesses were listed at 7001 Southwest 46th Street from 1976 through 2004/2005. Due to the proximity to the subject property and the potential for groundwater impacts, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 7

Dates Identified	Address	Occupants
2004/2005	6856 Southwest 53 rd Street	Miami-Dade County Senior High

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

 Miami-Dade County Senior High: According to historical City Directories, this school was listed at 6856 Southwest 53rd Street in 2004/2005. This school is reported to be constructed within the boundaries of the former Pepper's Pit dump. This former landfill is considered a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

Zone 10

Dates Identified	Address	Occupants
2010	8040 Southwest 69 th Avenue	Dadeland Collision

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

 Dadeland Collision: According to historical City Directories, this business was listed at 8040 Southwest 69th Avenue in 2010. Due to the lack of documented releases of petroleum hydrocarbons or other substances that can impact the subject property, this facility is not considered a *recognized environmental condition* or a *vapor encroachment condition*. Further information is provided in **Section 5.0**.

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

5.6.3 Additional Record Sources

GFA attempted to obtain Historical Sanborn Maps through Environmental Data Resources, Inc.[®](EDR). Coverage for the subject property vicinity was unavailable. A copy of the Sanborn Map information is included in **Appendix G** of this report.

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

6.0 SITE RECONNAISSANCE INFORMATION

6.1 <u>Methodology and Limiting Conditions</u>

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the property. GFA personnel visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Ms. Mónica Doniro, *M.S.,* and Mr. Jeremy Shockley, Environmental Scientists, performed the site reconnaissance on October 3, 2014. An Environmental Information Questionnaire (EIQ) was completed with information obtained during the site reconnaissance and environmental research conducted during the course of this assessment. Please refer to **Appendix A** for a copy of the completed questionnaire. Digital color photographs were taken during site reconnaissance and are included as **Appendix C**.

Rear portions of several commercial, industrial and residential adjoining properties have extended their boundaries to the east and west sides of the subject property. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Based on the current regulatory status, the interior of several of these properties was not inspected during site reconnaissance. The site inspection was performed by



walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties. Based on the residential use of several properties along the 5-Mile Railroad Corridor, and the lack of documented release of petroleum hydrocarbons in many of the commercial and industrial facilities, the lack of access is not considered a *recognized environmental condition* or a *vapor encroachment condition*.

6.2 General Site Setting

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

6.2.1 Hazardous Substances in Connection with Identified Uses

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

6.2.2 Storage Tanks

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

6.2.3 Odors

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

6.2.4 Pools of Liquid

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

6.2.5 Drums

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

6.2.6 Hazardous Substance and Petroleum Products Containers

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

6.2.7 Unidentified Substance Containers

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

6.2.8 Indications of Polychlorinated Biphenyls (PCBs)

No electrical transformers were observed on the subject property during the site visit.

6.3 <u>Exterior Observations</u>

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

- Several vehicles were parked in bare soil at the rear portion of H&M Auto repairing located at this facility. According to the aerial photographs this facility extended its boundaries into the subject property in 1999. By 2009, this business extended its operations within Zone 5 boundaries. This business is considered a *recognized environmental condition* and a *vapor encroachment condition* and is further discussed in **Section 5.0**.
- One railroad spur was observed in the immediate vicinity of Southwest 12th Street (Zone 2-3). Stained soil was observed within the tacks. According to aerial photographs, this railroad spur has been present at this location from 1971 through the present day. Regulatory files indicated this area was part of a plastic manufacturer (Dyplast) located at 1020 Southwest 69th Avenue. This facility is considered a *recognized environmental condition.* Further information is provided in Section 5.0.

6.4 Interior Observations

Within the scope of this Phase I ESA, accessible common areas used by the occupants or the public (such as lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas (if present), and a representative sample of occupant spaces were visually and physically observed.

Rear portions of several commercial, industrial and residential adjoining properties have extended their boundaries to the east and west sides of the subject property. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Based on the current regulatory status, the interior of several of these properties was not inspected during site reconnaissance. The site inspection was performed by walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties.

7.0 INFORMATION FROM INTERVIEWS

7.1 Interview with Owner

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

7.2 Interview with Site Manager

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

7.3 Interviews with Occupants

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

7.4 Interviews with Local Government Officials

- On September 16, 2014, GFA interviewed Mr. Kevin Slapp from the DERM Environmental Assessment Section regarding the current status of Dyplast. Information provided during this interview is provided in **Section 5.0**.
- On September 19, 2014, GFA interviewed Ms. Cathy Mc. Carthy, from the FDEP Bureau of Water Facilities Regulation, Underground Injection Control Section, to obtain information pertinent to Coral Plaza and Dadeland East.
- On September 22, 2014, GFA interviewed Mr. Steven Brown from the Compliance Assistance Program, FDEP Southeast District Office regarding the current regulatory status of Danville-Findorff facility. Information provided during this interview is provided in **Section 5.0**.
- On September 25, 2014, GFA interviewed Mr. Kevin Slapp from the DERM Environmental Assessment Section regarding the current status of Coma Cast Corporation. Information provided during this interview is provided in **Section 5.0**.

7.5 Interviews with Others

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

8.0 DATA GAPS AND DATA FAILURE

8.1 Data Gaps

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

- 1. Aerial photographs were unavailable for years between 1951 and 1968, for years between 1968 and 1973, for years between 1978 and 1985 and for years between 1985 and 1994.
- 2. City Directories were unavailable for the years between 1976 and 1987 and for the years between 1987 and 2002.
- 3. A Environmental Lien Search was not provided during the course of this Phase I ESA
- 4. The User/Client questionnaire was not returned during the course of this Phase I ESA.

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

8.2 Data Failure

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

9.0 FINDINGS

GFA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Former 5-Mile Railroad Corridor, Miami, Miami-Dade County, Florida.

Any limitations, exceptions, or deletions from this practice are described in **Section 2.4** of this report.

9.1 Vapor Encroachment Conditions

Based on our research and site reconnaissance, the following *vapor encroachment conditions* were identified in connection with the subject property:

Railroad tracks were present at Zone 2-3 from at least 1951 through the present-day and were present from at least 1951 through 2007 in the remaining portions of the site. Due to the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities is considered a *vapor encroachment condition*.

According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the east and west. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *vapor encroachment conditions*:

Zone 2-3

- During the aerial photograph review, one (1) railroad spur was observed south of Southwest 8th Street, from 1968 through 1978. An additional railroad spur was observed north of Southwest 12th Street from 1973 through the present-day (Refer to Figure 2A). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spurs are considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Everglades Lumber, located at 6991 Southwest 8th Street (Refer to Figure 2A): Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *vapor encroachment condition*. Further information is provided in Section 5.0.

- Adrian Service Station/Quesada Auto Repair/EDRYDAI, located at 6900 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and the documented offsite impacts to groundwater towards the subject property, this facility is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Lees Amoco Service Station, located at 6901 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Al Springer Roofing, located at 890 Southwest 69th Avenue (Refer to Figure 2A): Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Auto Elite Collision Team/Oscar Paint and Body Shop/Plastic Manufacturer, located at 940 Southwest 69th Avenue (Refer to Figure 2A): Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents *vapor encroachment condition*. Further information is provided in Section 5.0.
- Dyplast Foam Insulation Industries/Apache Products Company, located at 1020 Southwest 69th Avenue (Refer to Figure 2A): The potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility presents a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Anthony's Paint and Body, located at 820 Southwest 69th Avenue (Refer to Figure 2A): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

Zone 3

 During the aerial photographs review, a shed was observed at the rear portion of the property located at 6940 Southwest 12th Street from at least 1968 through 1978. This shed was located within the site's boundaries. According to historical City Directories, Biscayne Tank Manufacturer was listed at this location in 1958 (Refer to Figure 2B). GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a *vapor encroachment condition*. Further information is provided in Section 5.0.

Zone 4-5

• A commercial building was observed in the western adjoining property of Zone 4-5 from at least 1973 through the present-day. According to historical City Directories, Giralda dry-cleaning facility was listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *vapor encroachment condition*.

Zone 5

- One (1) railroad spur was observed in the southern portion of Zone 5, north of Southwest 40th Street from 1991 through 2007 during the aerial photographs review. A concrete patch was observed in the vicinity of this former railroad spur from 1985 through the present-day (Refer to Figure 2H). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spur is considered a *vapor encroachment condition*.
- Oxford Building Services/Cleaning Equipment, located at 2701 Southwest 69th Court (Refer to Figure 2F): Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

 H&M Auto Body Repair, located at 2675 Southwest 69th Court (Refer to Figure 2F): Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

Zone 5-6

- Ludlam USPS, located at 6900 Southwest 40th Street (Refer to Figure 2I): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered *vapor encroachment condition.* Further information is provided in Section 5.0.
- Bird Road Cleaners and Laundry: According to historical City Directories, drycleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I). This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site and the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *vapor encroachment condition*.

Zone 6

- Oolite Dump, located at 4811 Southwest 72nd Avenue (Refer to Figure 2K): Due to the proximity to the subject property, the potential for groundwater impacts due to the use of the improper fill material during the operations of the former Oolite Dump represents a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Economy Auto Service, located at 6960 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Baron Better Transmissions/V & W Auto Repair, located at 6958 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

- Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing, located at 7001 Southwest 46th Street (Refer to Figure 2K): Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this business is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Coma Cast Corporation, located at 4383 Southwest 70th Court (Refer to Figure 2J): Due to the proximity of this facility to the subject property and the potential for soil and groundwater impacts, this business is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

Zone 7

- A backfilled area has been observed in the southeastern portion of the present-day man-made lake from at least 1978 (Refer to Figure 2M). Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material in this area represents a *vapor encroachment condition.*
- South Miami Senior High School/Pepper's Pit, located at 6856 Southwest 53th Street (Refer to Figure 2M): Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper materials during the operations of the former Pepper's Pit Dump represents a *vapor encroachment condition*.

Zone 10

- A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed in the 1951 aerial photograph (Refer to Figure 2T). Due to the proximity to the subject property, the potential for groundwater impacts, due to the use of improper fill material in this area represents a *vapor encroachment condition*.
- Dadeland Cleaner, located at 8695 South Dixie Highway (Refer to Figure 2U): Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *vapor encroachment condition*. Further information is provided in Section 5.0.

9.2 <u>Recognized Environmental Conditions</u>

Railroad tracks were present at Zone 2-3 from at least 1951 through the present-day and were present from at least 1951 through 2007 in the remaining portions of the site. Due to

the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities is considered a *recognized environmental condition*.

According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the east and west. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions*. However, the following facilities are considered *recognized environmental conditions*:

Zone 2-3

- During the aerial photograph review, one (1) railroad spur was observed south of Southwest 8th Street, from 1968 through 1978. An additional railroad spur was observed north of Southwest 12th Street from 1973 through the present-day (Refer to Figure 2A). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spurs are considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Everglades Lumber, located at 6991 Southwest 8th Street (Refer to Figure 2A): Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition*. Further information is provided in Section 5.0.
- Adrian Service Station/Quesada Auto Repair/EDRYDAI, located at 6900 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and the documented offsite impacts to groundwater towards the subject property, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Lees Amoco Service Station, located at 6901 Southwest 8th Street (Refer to Figure 2A): Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.

- Al Springer Roofing, located at 890 Southwest 69th Avenue (Refer to Figure 2A): Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Auto Elite Collision Team/Oscar Paint and Body Shop/Plastic Manufacturer, located at 940 Southwest 69th Avenue (Refer to Figure 2A): Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition*. However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *recognized environmental condition*. Further information is provided in Section 5.0.
- Dyplast Foam Insulation Industries/Apache Products Company, located at 1020 Southwest 69th Avenue (Refer to Figure 2A): The potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility presents a *recognized environmental condition*. Further information is provided in Section 5.0.
- Anthony's Paint and Body, located at 820 Southwest 69th Avenue (Refer to Figure 2A): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.

Zone 3

• During the aerial photographs review, a shed was observed at the rear portion of the property located at 6940 Southwest 12th Street from at least 1968 through 1978. This shed was located within the site's boundaries. According to historical City Directories, Biscayne Tank Manufacturer was listed at this location in 1958 (Refer to Figure 2B). GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a *recognized environmental condition*. Further information is provided in Section 5.0.

Zone 4-5

A commercial building was observed in the western adjoining property of Zone 4-5 from at least 1973 through the present-day. According to historical City Directories, Giralda dry-cleaning facility was listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 5

- One (1) railroad spur was observed in the southern portion of Zone 5, north of Southwest 40th Street from 1991 through 2007 during the aerial photographs review. A concrete patch was observed in the vicinity of this former railroad spur from 1985 through the present-day (Refer to Figure 2H). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spur is considered a *recognized environmental condition*.
- Oxford Building Services/Cleaning Equipment, located at 2701 Southwest 69th Court (Refer to Figure 2F): Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- H&M Auto Body Repair, located at 2675 Southwest 69th Court (Refer to Figure 2F): Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a *recognized environmental condition*. Further information is provided in Section 5.0.

Zone 5-6

• Ludlam USPS, located at 6900 Southwest 40th Street (Refer to Figure 2I): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.

• Bird Road Cleaners and Laundry: According to historical City Directories, drycleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I). This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site and the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition*.

Zone 6

- Oolite Dump, located at 4811 Southwest 72nd Avenue (Refer to Figure 2K): Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material during the operations of the former Oolite Dump represents a *recognized environmental condition*. Further information is provided in Section 5.0.
- Economy Auto Service, located at 6960 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Baron Better Transmissions/V & W Auto Repair, located at 6958 Southwest 47th Street (Refer to Figure 2K): Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing, located at 7001 Southwest 46th Street (Refer to Figure 2K): Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this business is considered a *recognized environmental condition*. Further information is provided in Section 5.0.
- Coma Cast Corporation, located at 4383 Southwest 70th Court (Refer to Figure 2J): Due to the proximity of this facility to the subject property and the potential for soil and groundwater impacts, this business is considered a *recognized environmental condition*. Further information is provided in Section 5.0.

Zone 7

- A backfilled area has been observed in the southeastern portion of the present-day man-made lake from at least 1978 (Refer to Figure 2M). Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material in this area represents a *recognized environmental condition*.
- South Miami Senior High School/Pepper's Pit, located at 6856 Southwest 53th Street (Refer to Figure 2M): Due to the proximity to the subject property, the potential for groundwater contamination due to the use of improper fill material during the operations of the former Pepper's Pit Dump represents a *recognized environmental condition*.

Zone 10

- A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed in the 1951 aerial photograph (Refer to Figure 2T). Due to the proximity to the subject property, the potential for groundwater contamination, due to the use of improper materials in this area represents a recognized *environmental condition*.
- Dadeland Cleaner, located at 8695 South Dixie Highway (Refer to Figure 2U): Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *recognized environmental condition*. Further information is provided in Section 5.0.

9.3 Controlled Environmental Conditions

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

9.4 Historical Environmental Conditions

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

9.5 <u>De minimis Conditions</u>

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

10.0 OPINION

Based on the research conducted for this property of commonly known or reasonably ascertainable information, it is the opinion of the environmental professional that the former use of the subject property as a railway and the potential impacts to soil and/or groundwater caused by the properties located along the eastern and western adjoining properties is considered a *recognized environmental condition* and a *vapor encroachment condition*.

11.0 CONCLUSIONS

GFA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Former 5-Mile Railroad Corridor, Miami, Miami-Dade County, Florida. Any exceptions to, or deletions from, this practice are described in **Section 2.4** of this report.

This assessment has revealed the following evidence of recognized environmental conditions and vapor encroachment conditions in connection with the subject property. A summary of recognized environmental conditions and vapor encroachment conditions is provided as Table 1.

Railroad tracks were present at Zone 2-3 from at least 1951 through the present-day and were present from at least 1951 through 2007 in the remaining portions of the site. Due to the long history of industrial and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing and fueling facilities), the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during rail traffic and railroad maintenance activities is considered a *recognized environmental condition and a vapor encroachment condition*.

According to the review of historical aerial photographs, the 5-Mile Railroad Corridor traveled alongside a mixture of commercial / industrial use facilities. The rear portions of several of these properties extended their boundaries to the east and west. Many of these properties are regulated by the Miami-Dade County RER and did not have evidence of illegal dumping or potential sources of contamination that can potentially impact the subject property in their respective regulatory files. Therefore, these onsite structures are not considered *recognized environmental conditions* or *vapor encroachment conditions* and *vapor encroachment conditions*:

Zone 2-3

GFA

- During the aerial photograph review, one (1) railroad spur was observed south of Southwest 8th Street from 1968 through 1978. An additional railroad spur was observed north of Southwest 12th Street from 1973 through the present-day (Refer to Figure 2A). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spurs are considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Everglades Lumber, located at 6991 Southwest 8th Street (Refer to Figure 2A): According to information obtained in the database files, this facility received a Notice of Violation (NOV) from Miami-Dade County Department of Environmental Resources Management (DERM) in October of 1991. The NOV indicated uncontrolled discharges industrial waste were observed in onsite storm water drainage system. Remedial actions and monitoring activities were conducted from 1993 through 1996, however, no regulatory closure documentation was available in the regulatory files. Due to the proximity of this facility to the subject property and the potential for PCEimpacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in Section 5.0.
- Adrian Service Station/Quesada Auto Repair/EDRYDAI, located at 6900 Southwest 8th Street (Refer to Figure 2A): According to a Tank Closure Assessment Report (TCAR) dated August 7, 1991, two (2) 2,000-gallon-capacity-USTs were removed from this facility in July of 1991. The TCAR depicted the USTs approximately 50 feet east of the subject property. Petroleum impacts were identified in the excavation area. A Contamination Assessment report dated February, 1993 indicated groundwater impacts were reported to the north and west (towards the subject property) in the area where the two (2) USTs were removed. A Storage Tank Registration form dated March 19, 1998 indicated one (1) 2,000-gallon-capacity existing UST was removed and three (3) 10,000-gallon-capacity gasoline USTs were installed in 1998. No soil or groundwater quality was available regarding the UST removal. Due to the proximity to the subject property, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Lees Amoco Service Station, located at 6901 Southwest 8th Street (Refer to Figure 2A): According to EDR, this facility is listed on the Historical Auto Repair database and operated at this location from approximately 1954 through 1964. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no files were available for review. During the aerial photograph review GFA observed what appears to be a gasoline station (approximately 100-feet east of the subject property) in the 1951

aerial photograph. Due to the proximity to the subject property and potential for groundwater impacts, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.

- Al Springer Roofing, located at 890 Southwest 69th Avenue (Refer to Figure 2A): • According to a Contamination Assessment Report (CAR) dated June 15, 1993, this facility removed one (1) 4,000-gallon-capacity unleaded gasoline UST and two (2) 1,000-gallon-capacity diesel-fuel USTs in 1991. According to the report, the USTs were located in the northeastern corner of this facility (approximately 100-feet east of the subject property). According to the report, groundwater samples collected from the excavation area confirmed the release of gasoline above the regulatory standards. A Discharge Notification Form was filed in March of 1991 to document this release. According to a Correspondence Letter dated October 9, 1991, this facility was found eligible for state-funding to cleanup the release under the Abandoned Tank Restoration Program (ATRP). The latest priority score assigned to this facility was 9. Due to the proximity to the subject property and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a recognized environmental condition and a vapor encroachment condition.
- Auto Elite Collision Team/Oscar Paint and Body Shop/Plastic Manufacturer, located at 940 Southwest 69th Avenue (Refer to Figure 2A): During the aerial photographs review, a shed within the subject property's boundaries was observed at the rear portion of this facility from at least 1968 through the present-day. According to historical City Directories, a plastic factory operated at this facility in 1958. A body shop (Oscar Paint and Body) was listed from 1972 through 2002/2003. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014 regarding the former plastic factory. No files were available for review. Due to the current regulatory status, Oscar Paint & Body was not considered a *recognized environmental condition.* However, due to the lack of regulatory information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property, this former plastic factory presents a *recognized environmental condition* and a *vapor encroachment condition*.
- Dyplast Foam Insulation Industries/Apache Products Company, located at 1020 Southwest 69th Avenue (Refer to Figure 2A): During the aerial photograph review, a large building was observed along the southern boundary of Zone 2-3 from 1973 through 2007. Additionally, stained soil within the tracks was observed in the vicinity of the railroad spur related to this former facility. Regulatory files documented a release of chemicals within the subject property's premises in 1970s. This release was closed by DERM in 2002. However, limited information was available regarding

the extent of the impacts and the remedial actions taken to address it. Additionally, the regulatory files indicated a pipe located in the rear portion of the facility discharges waste water to the ground. However, no information is available regarding actions taken to address the impacts of this discharge. Based on the past use of this facility, it is likely that limited quantities of petroleum products and solvents were maintained at this building for at least thirty-six years. As a result, the potential impacts to soil and groundwater due to the improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored in this portion of the subject property presents a *recognized environmental condition* and a *vapor encroachment condition*.

Anthony's Paint and Body, located at 820 Southwest 69th Avenue (Refer to Figure 2A): According to the regulatory files, on March 15, 1993 DERM found evidence of industrial waste discharged in a storm drain soakage pit located in the eastern portion of this facility, approximately 100 feet east of the subject property. However, limited information was available regarding the extent of the impacts and the remedial actions taken to address it. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons discharged to a storm drain soakage pit, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 3

• During the aerial photographs review, a shed was observed at the rear portion of the property located at 6940 Southwest 12th Street from at least 1968 through 1978. This shed was located within the site's boundaries. According to historical City Directories, Biscayne Tank Manufacturer was listed at this location in 1958 (Refer to Figure 2B). GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the potential for undocumented incidents, improper disposal and/or uncontrolled releases of fuels, solvents and other chemical substances stored at this facility, Biscayne Tank Manufacturer presents a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 4-5

• A commercial building was observed in the western adjoining property of Zone 4-5 from at least 1973 through the present-day. According to historical City Directories, Giralda dry-cleaning facility was listed in this plaza in the 2004/2005 City Directory. During the site reconnaissance, Super Cleaners was observed at this location. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and

Miami-Dade County RER databases in September of 2014. However, no regulatory information was available for review. Due to the proximity to the site, the lack of regulatory permit and inspections regarding the handling of chlorinated solvents and based on the past/current use of this western adjoining dry-cleaning facility, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 5

- One (1) railroad spur was observed in the southern portion of Zone 5, north of Southwest 40th Street from 1991 through 2007 during the aerial photographs review. A concrete patch was observed in the vicinity of this former railroad spur from 1985 through the present-day (Refer to Figure 2H). Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks and spills during railroad spur maintenance activities and cargo loading/unloading activities, the former industrial railroad spur is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Oxford Building Services/Cleaning Equipment, located at 2701 Southwest 69th Court (Refer to Figure 2F): According to regulatory files, this facility removed two (2) 10,000-gallon-capacity gasoline USTs in March of 1991. The USTs were located in the central portion of this facility, approximately 100-feet west of the subject property. According to a Discharge Notification Form dated March 14, 1991, groundwater impacts with gasoline were detected during the tank removal. No further information was available for review regarding this release of petroleum hydrocarbons. According to the results of a groundwater sample collected from a soakage pit located in the eastern portion of this facility in 1991, 1,1,1trichloroethane was reported at a concentration that exceeded the regulatory No further enforcement was required to address this reported standards. concentration. No detections were reported in the following year's inspection. According to inspection reports conducted on July 7, 2002 and January 7, 2014, this facility operates a septic tank that has not been located for sampling. Due to the potential impacts to groundwater with petroleum hydrocarbons and chlorinated solvents and due to the proximity to the subject property, this facility is considered a recognized environmental condition and a vapor encroachment condition.
- H&M Auto Body Repair, located at 2675 Southwest 69th Court (Refer to Figure 2F): According to an inspection report dated May 5, 1995, this facility operates as an automobile paint and body shop which discharges its waste water to a septic tank located approximately 150 feet west of the subject property. The inspection report indicates that the open ground area located in the eastern portion of the facility (subject property) is used to park vehicles. A warning notice dated May 10, 2005 indicated that industrial discharges from a hand sink are connected to a storm drain

located 15-feet west of the subject property. The warning notice also indicates that industrial waste discharges were identified in the septic tank. Samples collected from the septic tank reported concentrations of Volatile Organic Compounds, and metals above the regulatory standards. An undated inspection report indicated a car wash operated along the furthest northeast corner of this facility (subject property). An inspection report dated April 20, 2011 indicated the waste water generated by the carwash area is discharged to the eastern storm drain and to open ground. Soil samples were collected from this area; however, the results were not available for review. The report also indicated that discharges to the open ground from one hand sink were observed (the sink is approximately 82 feet west of the site). According to Correspondence letters dated September 22 and 29, 2011 the storm drain was pumped out and soils were removed from the site. However, no quantity of soils disposed offsite was documented. Due to the proximity of this facility to the subject property, the documented impacts to soil and groundwater at this facility that can potentially migrate towards the site, H&M Auto Body Repair is considered a recognized environmental condition and a vapor encroachment condition.

Zone 5-6

- Ludlam USPS, located at 6900 Southwest 40th Street (Refer to Figure 2I): According to an undated Underground Storage Facility Operating Permit and a property survey dated October 16, 1986, this facility installed one (1) 2,000-gallon-capacity UST in 1955. According to the form, the UST was located in the southeastern corner of the building (approximately 130-feet east of the subject property). An inspection report dated June 28, 1991 indicated that the tank was removed. Impacted soils were reported in the excavation area. The report indicated that groundwater in the excavation did not appear to be contaminated. However, no soil groundwater quality or data was available for review. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Bird Road Cleaners and Laundry: According to historical City Directories, drycleaning facility was listed at 6891 Southwest 40th Street in 1958 (Refer to Figure 2I). This facility is approximately 200-feet east of the subject property. GFA performed a regulatory file search for this facility listing on the FDEP OCULUS and Miami-Dade County RER databases in September of 2014. Due to the proximity to the site and the lack of regulatory permit and inspections regarding the handling of chlorinated solvents, the potential impacts to the groundwater beneath the subject property is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 6

Oolite Dump, located at 4811 Southwest 72nd Avenue (Refer to Figure 2K): According to a Site Screening Evaluation report dated August 19, 1985 the Oolite Dump is located between Southwest 72nd Avenue and Southwest 71st Avenue and between Southwest 44th Street and Southwest 47th Street. The closest boundary of the landfill is located approximately 250 feet west of the subject property. The report indicates this dump was formerly a body of water known as Merry Lake. The lake was approximately 14 acres and was used as a landfill between 1969 and 1971. Filling material included trash and construction debris. The Site Screening Evaluation Report indicated soil and groundwater samples were collected from this site in 1985 to evaluate the conditions of the former dump. Additionally, a sediment sample was collected from the lake located in the western adjoining property of Zone 7. Laboratory analytical results revealed impacts of metals, cyanide, pesticides, volatile organic compounds and pesticides in the samples collected in the southeastern corner of the former dump and in the sediment sample collect from the eastern boundary of the existing lake located in the western adjoining property. Due to the proximity to the subject property, the potential for groundwater impacts due to the use of improper fill material during the operations of the former Oolite Dump represents a recognized environmental condition and a vapor encroachment condition.

Economy Auto Service, located at 6960 Southwest 47th Street (Refer to Figure 2K): According to a complaint report dated October 4, 1985 and inspection reports dated December 9, 1987 and April 11, 1988, dumping of waste material was observed in a 12' hole in the ground located in the back of this facility. According to an inspection report dated April 22, 1988, the contaminated soil was removed. DERM advised the business owner to gradually dispose the soil along with trash. Regulatory files available did not contain any maps depicting the location of the hole or groundwater and soil quality data related to this issue. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.

 Baron Better Transmissions/V & W Auto Repair, located at 6958 Southwest 47th Street (Refer to Figure 2K): According to a Notice to Correct a Waste Dumping Violation Form dated October 3, 1989, contaminated soil was found in the alley behind this facility. According to a Waste Dumping Violation form dated February 25, 1992 evidence of waste oil dumping was observed in open ground at the east of this facility (towards the subject property). Regulatory files available did not contain any maps depicting the location of the release or groundwater and soil quality data related to this issue. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum hydrocarbons, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.



- Carlos Gonzalez Auto Repair/Bird-Miller Realty/Rainbow Towing, located at 7001 Southwest 46th Street (Refer to Figure 2K): An inspection report dated December 16, 1992 indicated that evidence of uncontrolled spills leading to a storm drain/soakage pit located approximately 30 feet west of the subject property was observed. A correspondence letter dated November 3, 1993, indicated groundwater samples collected from a monitoring well installed in the vicinity of the soakage pit reported the presence of chlorinated solvents above the regulatory standards. No further information was available for review. Due to the proximity of this facility to the subject property and the potential for groundwater impacts, this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.
- Coma Cast Corporation, located at 4383 Southwest 70th Court (Refer to Figure 2J): According to a proposal for site investigation dated October 22, 1985, this facility was being evaluated for possible soil and groundwater contamination due to improper disposal of petroleum-based waste product, east of the facility within the FEC premises (between the railroad tracks). According to the proposal, the affected area was approximately 30 yards long. Limited information was available regarding the remedial actions taken to address these impacts. According to a tank registration form dated November 27, 1997; this facility maintained one (1) 4,000gallon-capacity UST. According to the form, the tank was removed from this facility in 1997. No further information was available for review. Due to the contiguous location of this property and the potential for soil and groundwater impacts this listing is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 7

- A backfilled area has been observed in the southeastern portion of the present-day man-made lake from at least 1978 (Refer to Figure 2M). Due to the proximity to the subject property, the potential groundwater contamination due to the use of improper material in this area represents a *recognized environmental condition* and a *vapor encroachment condition*.
- South Miami Senior High School/Pepper's Pit, located at 6856 Southwest 53th Street (Refer to Figure 2M): According to a Residual Effects of Former Solid Waste Sites in Dade County dated July 15, 1983 Pepper's Pit is located east and west of the southern boundary of Zone 7. According to the report, a former lake located in this area was filled with trash. A Limited Phase II Environmental Site Assessment was prepared in 2002, to address the potential impacts of the landfill at the school. Soil stratigraphy confirmed the presence of construction debris in the form of red clay brick, concrete, glass, porcelain and wood to a depth in the 6-10 depth interval. One (1) soil sample and three (3) groundwater samples were collected from the western



portion of the South Miami Senior High School (ranging approximately 500-800 feet east of the subject property) for analysis of Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and Total Recoverable Hydrocarbons (TRPH). Laboratory analytical results indicated that all analytes were below the regulatory standards. According to a correspondence letter dated April 29, 2004, no further assessment was required for the school. Due to the proximity to the subject property, the potential for groundwater contamination due to the use of improper materials during the operations of former Pepper's Pit Dump represents a *recognized environmental condition* and a *vapor encroachment condition*.

Zone 10

- A pond located approximately 300 feet south of Southwest 80th Street and 50-feet east of the subject property is observed in the 1951 aerial photograph (Refer to Figure 2T). Due to the proximity to the subject property, the potential for soil and groundwater contamination, due to the potential use of hazardous materials in this area represents a *recognized environmental condition* and a *vapor encroachment condition*.
- Dadeland Cleaner, located at 8695 South Dixie Highway (Refer to Figure 2U): According to a Site Screening Report Form dated April 3, 1996, this facility operated as dry-cleaning facility from August of 1982 through January of 1992. The form also indicated that soil and groundwater impacts with chlorinated solvents were reported in the western portion of this facility, approximately 370-feet east of the site. The report concluded that based on the elevated levels of chlorinated solvents reported in monitoring wells installed in the western boundary of this site (approximately 200feet east of the site), offsite migration was a concern. According to a May 22, 1996 Correspondence Letter, this facility was found eligible for state administrated cleanup under the Dry-cleaning Solvent Program with a priority score of 90. No further information was available for review. Due to the potential for impacts with chlorinated solvents to the subject property, this facility is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Further assessment is recommended

12.0 DEVIATIONS

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

13.0 ADDITIONAL SERVICES

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

14.0 REFERENCES

- 1. ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13): 1916 Race Street, Philadelphia 19103.
- 2. Environmental Data Resources (EDR[®]), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.
- 3. *Miami-Dade County Wellfield Map*. Miami-Dade County Department of Planning and Environmental Protection. Updated 2006.
- 4. *Geologic Map of Florida*: U.S. Geologic Survey State of Florida; Center for Environmental & Natural Resources. 1981.
- 5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.
- 6. Soil Survey of Miami-Dade County Florida: U.S. Department of Agriculture, Soil Conservation Service. Issued 1986.
- 7. Florida Department of Environmental Protection (FDEP), Bureau of Survey and Mapping: Land Boundary Information System (LABINS) Data Download Map. [Online] <u>http://data.labins.org/2003/</u>.
- 8. Natural Resources Conservation Service: Web Soil Survey. [Online] <u>http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx.</u>
- 9. Google Earth. 2014. [Online] <u>http://earth.google.com/download-earth.html</u>.

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes of Key Environmental Professionals

Steven A. Snyder Environmental Department Manager

> **Mónica Doniro**, *M.S.* Environmental Scientist



ENVIRONMENTAL DEPARTMENT MANAGER

Steven A. Snyder

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

Education

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

Experience

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

Certifications and Qualifications

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

Additional Services

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

ENVIRONMENTAL SCIENTIST

Mónica Doniro M.S.

Ms. Mónica Doniro is an Environmental Professional with over five years of experience developing conclusions regarding the environmental statuses of over one hundred properties across Central and South Florida. Ms. Doniro's experience includes the interpretation of environmental laboratory data from numerous assessment projects which involve impacts from petroleum hydrocarbons, chlorinated solvents, metals and pesticides Additionally, Ms. Doniro specializes in the preparation and review of Phase I & II Environmental Site Assessments of different type of properties, including undeveloped parcels, residential properties, industrial facilities and commercial sites with multiple tenants.

<u>Education</u>

- M.S., Environmental Policy and Management, University of Denver, Colorado
- B.S., Environmental Engineering, Pontifical Bolivarian University, Colombia

Experience

- GFA International, Delray Beach, FL: Environmental Scientist
- EE&G, Miami Lakes, FL: Staff Scientist
- United Nations Forum on Forest (UNFF), New York, NY: Intern
- Genapure Analytical Services/US Biosystems, Boca Raton, FL: Project Manager

Additional Services

- Interpretation of environmental laboratory data
- Remedial Action and Pilot Study Implementation
- Natural Attenuation Monitoring.
- Field Sampling procedures.
- Stormwater effluent monitoring, data analysis and reporting.
- Surfacewater sampling, data analysis, and reporting.
- Sediment sampling, data analysis, and reporting.
- Initial remedial action and coordination of hazardous waste cleanup and disposal.
- Experienced in a variety of drilling methods including Geoprobe[®] direct-push technology and hollow-stem auger.

TABLE 1

Summary of Recognized Environmental Conditions and Vapor Encroachment Conditions



TABLE 1: Summary of recognized environmental conditions and vapor encroachment conditions						
Zone	Site Name	Address	Figure	Description		
Entire Property	Property use	Entire Property	2A-2U	Railroad tracks have been present at Zone 2-3 from at least 1951 through the present-day and were present from at least 1951 through 2007 in and commercial land use within the entire 5-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing, fue soil and groundwater impacts exist due to undocumented incidents and an accumulation over time of drips, leaks and spills, during rail traffic and environmental condition and a vapor encroachment condition.		
Zone 2-3	Everglades Lumber	6991 Southwest 8 th Street	2A	According to information obtained in the database files, this facility received a Notice of Violation (NOV) from Miami-Dade County Department of uncontrolled discharges industrial waste to an onsite storm water drainage system. Remedial actions and monitoring activities were conducted to was available in the regulatory files. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater recognized environmental condition and a vapor encroachment condition. Further information is provided in Section 5.0 .		
	Quesada Auto Repair	6900 Southwest 8 th Street		According to a Tank Closure Assessment Report (TCAR) dated August 7,1991, two (2) 2,000-gallon-capacity-USTs were removed from this faci area. A Contamination Assessment report dated February, 1993 indicated offsite groundwater impacts were reported to the north and west (tow removed. A Storage Tank Registration form dated March 19, 1998 indicated one (1) 2,000-gallon-capacity existing UST was removed and three or groundwater quality was available regarding the UST removal. Due to the proximity to the subject property and the documented offsite impace a recognized environmental conditionand a vapor encroachment condition. Further information is provided in Section 5.0 .		
	Lees Amoco Service Station	6901 Southwest 8 th Street		According to EDR, this facility is listed on the Historical Auto Repair database and operated at this location from approximately 1954 through 1960 OCULUS and Miami Dade County RER databases in September of 2014. However, no files were available for review. During the aerial photograph (approximately 100-feet east of the subject property) in the 1951 aerial photograph. Due to the proximity to the subject property and potential for <i>environmental condition</i> and a <i>vapor encroachment condition</i> . Further information is provided in Section 5.0 .		
	Al Springer Roofing	890 Southwest 69 th Avenue		According to a Contamination Assessment Report (CAR) dated June 15, 1993, this facility removed one (1) 4,000-gallon-capacity unleaded gase According to the report, the USTs were located in the northeastern corner of this facility (approximately 100-feet east of the subject property). The area confirmed the release of gasoline above the regulatory standards. Therefore a Discharge Notification Form was filed in March of 1991. According to the potential for state-funding for cleanup the release under the Abandoned Tank Restoration Program (ATRP). The latest priority score as and the potential for groundwater impacts due to the documented release of petroleum hydrocarbons, this facility is considered a <i>recognized environmentation</i> is provided in Section 5.0 .		
	Oscar Paint and Body Shop /Plastic factory	940 Southwest 69 th Avenue		A shed within the subject property's boundaries was observed at the rear portion of this facility from at least 1968 through the present-day. According facility in 1958. A body shop (Oscar paint and body) was listed from 1972 through 2002/2003. GFA performed a file search for this facility listing September of 2014. Due to the current regulatory status, Oscar Paint & Body was not considered a <i>recognized environmental condition</i> or a <i>vap</i> information regarding the plastic factory, and the potential for undocumented incidents, improper disposal and/or uncontrolled release of fuels, subject property, this former plastic factory presents a <i>recognized environmental condition and a vapor encroachment condition</i> . Further information		
	Dyplast	1020 Southwest 69 th Avenue		During the aerial photograph review, a large building was observed along the southern boundary of Zone 2-3 from 1973 through 2007. Regulator premises in 1970s. This release was closed by DERM in 2002. However limited information was available regarding the extent of the impacts ar files indicated a pipe located in the rear portion of the facility discharged waste water to the ground. However, no information is available regarding past use of this facility, it is likely that limited quantities of petroleum products and solvents were maintained at this building for at least thirty six y the improper disposal and/or uncontrolled release of fuels, solvents and other chemical substances stored in this portion of the subject property pencroachment condition. Further information is provided in Section 5.0 .		
	Anthony's Paint and Body	810 Southwest 69 th Avenue		According to the regulatory files, on March 15, 1993 DERM found evidence of discharged industrial waste on a storm drain soakage pit located is subject property. However limited information was available regarding the extent of the impacts and the remedial actions taken to address it. Du groundwater beneath the site by the release of petroleum hydrocarbons this facility is considered a <i>recognized environmental condition</i> and a <i>va</i> 5.0 .		
	Industrial spur	Zone 2-3		During the aerial photograph review, two (2) spurs leading to the industrial/commercial properties located in the eastern adjoining portion were or respectively. Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumulation over time of drips, leaks loading/unloading activities, the former industrial spurs are considered a <i>recognized environmental condition</i> and a <i>vapor encroachment condition</i> .		

in the remaining portions of the site. Due to the long history of industrial fueling facilities lumber milling and warehouse distribution), the potential for and railroad maintenance activities is considered a *recognized*

t of Environmental Resources Management (DERM) in October of 1991 for ed from 1993 through 1996, however no regulatory closure documentation ter to migrate beneath the subject property, this listing represents a

acility in July of 1991. Petroleum impacts were identified in the excavation owards the subject property) in the area where the two (2) USTs were ee (3) 10,000-gallon capacity gasoline USTs were installed in 1998. No soil pacts to groundwater towards the subject property, this facility is considered

1964. GFA performed a file search for this facility listing on the FDEP ograph review GFA observed what appears to be a gasoline station for groundwater impacts, this facility is considered a *recognized*

asoline UST and two (2) 1,000-gallon-capacity diesel-fuel USTs in 1991. The CAR indicated, groundwater samples collected from the excavation according to a Correspondence Letter dated October 9, 1991, this facility assigned to this facility was 9. Due to the proximity to the subject property *environmental condition* and a *vapor encroachment condition*. Further

ccording to historical City Directories, a plastic factory operated at this ng on the FDEP OCULUS and Miami Dade County RER databases in *vapor encroachment condition* However, due to the lack of regulatory s, solvents and other chemical substances stored in this portion of the rmation is provided in **Section 5.0**.

atory files documented a release of chemicals within the subject property's s and the remedial actions taken to address it. Additionally, the regulatory arding actions taken to address the impacts of this discharge. Based on the six years. As a result, the potential impacts to soil and groundwater due to rty presents a *recognized environmental condition and a vapor*

ed in the eastern portion o this facility, approximately 100 feet east of the Due to the contiguous location of this facility, the potential for impacts to *vapor encroachment condition.* Further information is provided in **Section**

e observed from 1968 through 1978 and from 1973 through the present-day, aks and spills, during spur maintenance activities and cargo i*ition.*

TABLE 1: Summary of recognized environmental conditions and vapor encroachment conditions					
Zone	Site Name	Address	Figure	Description	
Zone 3	Biscayne Tank Manufacturer	6940 Southwest 24 th Street	2В	During the aerial photographs review, a shed was observed at the rear portion of the property located at 6940 Southwest 12 th Street from at least According to historical City Directories, Biscayne Tank Manufacturer was listed at this location in 1958. GFA performed a file search for this faci databases in September of 2014. However no regulatory information was available for review. Due to the potential for undocumented incidents other chemical substances stored in this portion of the subject property, this former business presents a <i>recognized environmental condition</i> and	
Zone 4-5	Giralda Dry cleaner	6901 Southwest 24 th Street	2E	A commercial building was observed in the western portion of Zone 4-5 from at least 1973 through the present-day during the aerial photograph was listed in this plaza in the 2004/2005 City Directory. GFA performed a file search for this facility listing on the FDEP OCULUS and Miami Da information was available for review. Due to the potential for groundwater impacts due to the activities performed at this facility, this former dry a vapor encroachment condition.	
Zone 5	Oxford Building Services/Cleaning Equipment	2701 Southwest 69 th Court		According regulatory files, this facility removed two (2) 10,000-gallon-capacity gasoline USTs in March of 1991. The USTs were located in the oppoperty. According to a Discharge Notification Form dated March 14, 1991, groundwater impacts with gasoline were detected during the tank release of petroleum hydrocarbons. According to the results of a groundwater sample collected from a soakage pit located in the eastern portion concentration that exceeded the regulatory standards. No further enforcement was observed to address this reported concentration. No detect inspection reports conducted on July 7, 2002 and January 7, 2014, this facility operates a septic tank that has not been located for sampling. D and chlorinated solvents and due to the proximity to the subject property, this facility is considered a <i>recognized environmental condition</i> and a 5.0 .	
	H&M Auto Body Repair	2675 Southwest 69 th Court	2F	According to an inspection report dated May 5, 1995, this facility operates as a an automobile paint and body shop which discharges its waste we property. The inspection report indicates that the open ground area located in eastern portion of the facility (subject property) is used to park we discharges from a hand sink are connected to a storm drain located 15-feet west of the subject property. The warning notice also indicates that approximately 100-feet from the subject property. Samples collected from the septic tank reported concentrations of Volatile Organic Compount report indicated a car wash operated along the furthest northeast corner of this facility (subject property). An inspection report dated April 20, 20 discharged to the eastern storm drain and to open ground. Soil samples were collected from this area; however the results were not available f from one hand sink were observed (the sink is approximately 82 feet west of the site). According to a Correspondence letters dated September from the site. However, no quantity of soils disposed offsite was documented. Due to the proximity of this facility to the subject property, the documental provide the site, H&M Auto Body Repair is considered a <i>recognized environmental condition</i> and a <i>vapor encroachment con</i>	
	Industrial spur	Southern portion of Zone 5, approximately 250 feet north of Southwest 40 th Street	2H	One (1) spur was observed in the southern portion of Zone 5, north of Southwest 40 th Street from 1985 through 2007 during the aerial photographic spur from 1991 through the present-day. Due to the potential for soil and groundwater impacts due to undocumented incidents and an accumu activities and cargo loading/unloading activities, the former industrial spur is considered a <i>recognized environmental condition</i> and a <i>vapor encry</i>	
Zone 5-6	UPS Ludlam	6900 Southwest 40 th Street	21	According to an undated Underground Storage Facility Operating Permit and a property survey dated October 16, 1986, this facility installed on According to the form, the UST was located in the southeastern corner of the building (approximately 130-feet east of the subject property). An removed. Impacted soils were reported in the excavation area. The report indicated that groundwater in the excavation did not appeared to be for review. Due to the contiguous location of this facility, the potential for impacts to groundwater beneath the site by the release of petroleum h condition and a vapor encroachment condition. Further information is provided in Section 5.0 .	
	Bird Road Cleaners and Laundry	6891 Southwest 40 th Street	P19	According to historical City Directories, Bird Road Cleaners and Laundry was listed at 6891 Southwest 40 th Street in 1958. This facility is appro search for this facility listing on the FDEP OCULUS and Miami Dade County RER databases in September of 2014. However no regulatory info impacts due to the former activities performed at this facility, this dry-cleaning facility is considered a <i>recognized environmental condition</i> and a	
	Coma Cast Corporation	4383 Southwest 70 th Court	2J	According to a proposal for site investigation dated October 22, 1985, this facility was being evaluated for possible soil and groundwater contam of the facility within the FEC premises (between the railroad tracks). According to the proposal, the affected area was approximately 30 yards taken to address these impacts. According to a tank registration form dated November 27, 1997; this facility maintained one (1) 4,000-gallon-ca facility in 1997. No further information was available for review. Due to the contiguous location of this property and the potential for soil and gro <i>condition</i> and a <i>vapor encroachment condition</i> . Further information is provided in Section 5.0 .	
Zone 6	Oolite Dump	4811 Southwest 72 nd Avenue	2К	According to a Site Screening Evaluation report dated August 19, 1985 the Oolite Dump is located between Southwest 72 rd Avenue and Southwest Street. The closest boundary of the landfill is located approximately 250 feet west of the subject property. The report indicates this dump was for approximately 14 acres and was used as a landfill between 1969 and 1971. Filling material included trash and construction debris. The Site Sci collected from this site to evaluate the conditions of the former dump in 1985. Additionally, a sediment sample was collected from the lake locate results revealed impacts of metals; cyanide, pesticides, volatile organic compounds and pesticides in the samples collected in the southeastern eastern boundary of the existing lake located in the western adjoining property. Due to the proximity to the potential for soil and groundwater control the backfilling activities, the former Oolite Dump represents a <i>recognized environmental condition</i> and a <i>vapor encroachment condition</i> . Further	
	Economy Auto Service	6960 Southwest 47 th Street		According to a complaint report dated October 4, 1985 and inspection reports dated December 9, 1987 and April 11, 1988, dumping of waste r facility. According to an inspection report dated April 22, 1988, the contaminated soil was removed. DERM advised the business owner to grac contain any maps depicting the location of the hole nor groundwater or soil quality data related to this issue. Due to the contiguous location of the release of petroleum hydrocarbons this listing is considered a <i>recognized environmental condition and a vapor encroachment condition</i> . Further	

east 1968 through 1978. This shed was located within the site's boundaries. acility listing on the FDEP OCULUS and Miami Dade County RER nts, improper disposal and/or uncontrolled release of fuels, solvents and and a *vapor encroachment condition.*

phs review. According to historical City Directories, Giralda Drycleaning Dade County RER databases in September of 2014. However no regulatory dry-cleaning facility is considered a *recognized environmental condition* and

e central portion of this facility, approximately 100-feet west of the subject hk removal. No further information was available for review regarding this tion of this facility in 1991, 1,1,1-trichloroethane was reported at a ections were reported in the following year's inspection. According to Due to the potential impacts to groundwater with petroleum hydrocarbons a *vapor encroachment conditon*. Further information in provided in **Section**

e water to a septic tank located approximately 150 feet west of the subject vehicles. A warning notice dated May 10, 2005 indicated that industrial nat industrial waste discharges were identified in the septic tank located unds, and metals above the regulatory standards. An undated inspection 2011 indicated the waste water generated by the carwash area is e for review. The report also indicated that discharges to the open ground er 22 and 29, 2011 the storm drain was pumped out and soils were removed documented impacts to soil and groundwater at this facility that can *condition.* Further information is provided in **Section 5.0**.

raphs review. A concrete patch was observed in the vicinity of this former nulation over time of drips, leaks and spills, during spur maintenance incroachment condition.

one (1) 2,000-gallon Capacity Underground Storage Tank (UST) in 1955. In inspection report dated June 28, 1991 indicated that the tank was be contaminated. However, no soil groundwater quality or data was available n hydrocarbons, this facility is considered a *recognized environmental*

roximately 200-feet east of the subject property. GFA performed a file nformation was available for review. Due to the potential for groundwater a *vapor encroachment condition.*

amination due to improper disposal of petroleum-based waste product, east Is long. Limited information was available regarding the remedial actions -capacity UST. According to the form, the tank was removed from this groundwater impacts this listing is considered a *recognized environmental*

thwest 71st Avenue and between Southwest 44th Street and Southwest 47th s formerly a body of water known as Merry Lake. The lake was Screening Evaluation Report indicated soil and groundwater samples were cated in the western adjoining property of Zone 7. Laboratory analytical ern corner of the former dump and in the sediment sample collect from the contamination and due to the potential use of hazardous materials during her information is provided in **Section 5.0**.

e material was observed in a 12' hole in the ground located in the back of this radually dispose the soil along with trash. Regulatory files available did not f this facility, the potential for impacts to groundwater beneath the site by the ner information is provided in **Section 5.0**.

	TABLE 1: Summary of recognized environmental conditions and vapor encroachment conditions			
Zone	Site Name	Address	Figure	Description
Zone 6	Baron Better Transmissions	6958 Southwest 47 th Street	2К	According to a Notice to Correct a Waste Dumping Violation Form dated October 3, 1989, contaminated soil was found in the alley behind this fa 1992 evidence of waste oil dumping was observed in open ground at the east of this facility (towards the subject property). Regulatory files avail groundwater or soil quality data related to this issue. Due to the contiguous location of this facility, the potential for impacts to groundwater benea considered a recognized environmental condition. Further information is provided in Section 5.0 .
	Carlos Gonzalez Auto Repair	7001 Southwest 46 th Street		An inspection report dated December 16, 1992 indicated that evidence of uncontrolled spills leading to a storm drain/soakage pit located approx correspondence letter dated November 3, 1993 indicated groundwater samples collected from a monitoring well installed in the vicinity of the so regulatory standards. No further information was available for review. Due to the proximity of this facility to the subject property and the potentia <i>environmental condition</i> and a <i>vapor encroachment condition</i> . Further information is provided in Section 5.0 .
	Backfilled area	Southwestern corner of manmade lake located in the western adjoining property		A backfilled area has been observed in the in the southeastern portion of the present-day man-made lake from at least 1978. Due to the proxin contamination, due to the potential use of hazardous materials during the backfilling activities, this backfilled area represents a recognized environment of the proxing the backfilling activities.
Zone 7	South Miami Senior High School/Pepper's pit	6856 Southwest 53 th Street	2M	According to a Residual Effects of Former Solid Waste Sites in Dade County dated July 15, 1983 Pepper's Pit is located east and west of the so located in this area was filled with trash. A Limited Phase II Environmental Site Assessment was prepared in 2002, to address the potential important stratigraphy confirmed the presence of construction debris in the form of red clay brick, concrete, glass, porcelain and wood to a depth in the 6-1 were collected from the western portion of the South Miami Senior High School (ranging approximately 500-800 feet east of the subject property Organic Compounds (SVOCs) and Total Recoverable Hydrocarbons (TRPH). Laboratory analytical results indicated that all analytes were below April 29, 2004, no further assessment was required for the school Due to the proximity to the subject property, the potential for soil and groundw during the backfilling activities, the former Pepper's pit Dump represents a <i>recognized environmental condition</i> and a <i>vapor encroachment condi</i>
Zone 10	Pond	A pond located approximately 300 feet south of Southwest 80 th Street and 50-feet east of the subject property	2Т	A pond located approximately 300 feet south of Southwest 80 th Street and 50-feet east of the subject property was observed in the 1951 aerial pl soil and groundwater contamination, due to the potential use of hazardous materials during the backfilling activities, this backfilled area represen <i>condition.</i>
	Dadelane Cleaner	8695 South Dixie Highway	2U	According to a Site Screening Report Form dated April 3, 1996, this facility operated as dry-cleaning facility from August of 1982 through Januar with chlorinated solvents were reported in the western portion of this facility, approximately 370-feet east of the site. The report concluded that be wells installed in the western boundary of this site (approximately 200-feet east of the site), offsite migration was a concern. According to a May administrated cleanup under the Dry-cleaning Solvent Program with a priority score of 90. No further information was available for review. Due to property, this facility is considered a <i>recognized environmental condition</i> and a <i>vapor encroachment condition</i> . Further information is provided in

s facility. According to a Waste Dumping Violation form dated February 25, railable did not contain any maps depicting the location of the release nor neath the site by the release of petroleum hydrocarbons, this listing is

oximately 30 feet west of the subject property was observed. A soakage pit indicated the presence of chlorinated solvents above the tial for groundwater impacts, this facility is considered a *recognized*

ximity to the subject property, the potential for soil and groundwater vironmental condition and a vapor encroachment condition.

southern boundary of Zone 7. According to the report, a former lake mpacts of the landfill at the South Miami Senior High School. Soil 6-10 depth interval. One (1) soil sample and three (3) groundwater samples erty) for analysis of Volatile Organic Compounds (VOCs), Semi-Volatile low the regulatory standards. According to a correspondence letter dated indwater contamination, due to the potential use of hazardous materials *ndition.* Further information is provided in **Section 5.0**.

I photograph. Due to the proximity to the subject property, the potential for ents a recognized *environmental condition* and a *vapor encroachment*

ary of 1992. The form also indicated that soil and groundwater impacts t based on the elevated levels of chlorinated solvents reported in monitoring ay 22, 1996 correspondence letter, this facility was found eligible for state e to the potential for impacts with chlorinated solvents to the subject d in **Section 5.0**.

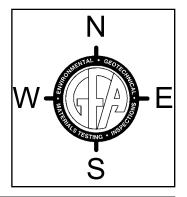
FIGURES

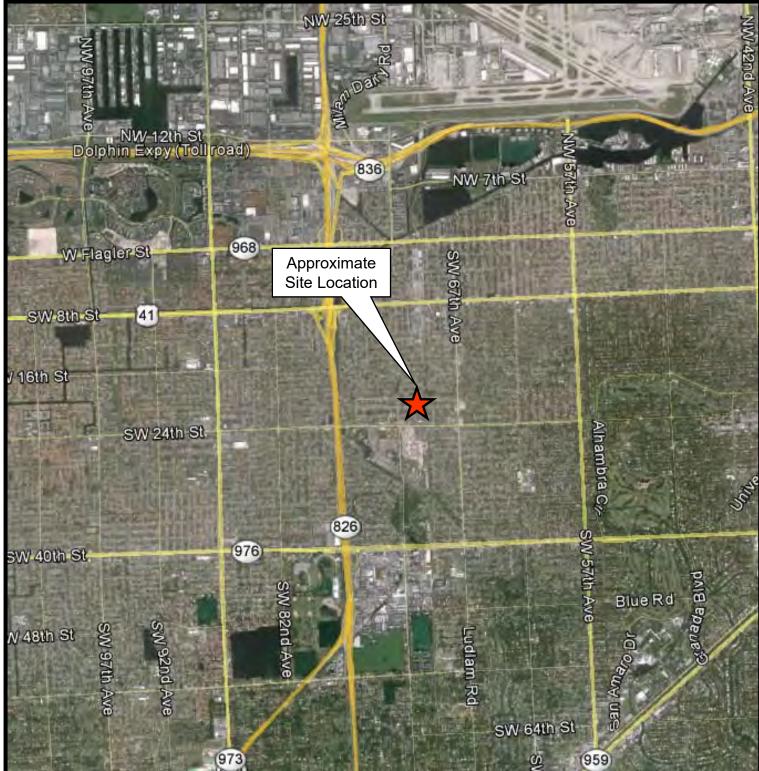
Figure 1: Site Location Map Figure 2: Site Sketch (Zone 2-3) Figure 2B: Site Sketch (Zone 3 North) Figure 2I: Site Sketch (Zone 3 South) **Figure 2D:** Site Sketch (Zone 4) Figure 2E: Site Sketch (Zone 4-5) **Figure 2F:** Site Sketch (Zone 5 North) Figure 2G: Site Sketch (Zone 5 Central) **Figure 2H:** Site Sketch (Zone 5 South) Figure 2I: Site Sketch (Zone 5-6) **Figure 2J:** Site Sketch (Zone 6 North) **Figure 2K:** Site Sketch (Zone 6 South) **Figure 2L:** Site Sketch (Zone 7 North) **Figure 2M**: Site Sketch (Zone 7 South) **Figure 2N:** Site Sketch (Zone 8 North) **Figure 20:** Site Sketch (Zone 8 Central-A) **Figure 2P:** Site Sketch (Zone 8 Central-B) **Figure 2Q:** Site Sketch (Zone 8 South) **Figure 2R:** Site Sketch (Zone 9 North) **Figure 2S:** Site Sketch (Zone 9 South) **Figure 2T:** Site Sketch (Zone 10 North) Figure 2U: Site Sketch (Zone 10 South) Figure 3: Topographic Map Figure 4: 1951 Aerial Photograph Figure 5: 1968 Aerial Photograph Figure 6: 1978 Aerial Photograph Figure 7: 1985 Aerial Photograph Figure 8: 1994 Aerial Photograph Figure 9: 2014 Aerial Photograph

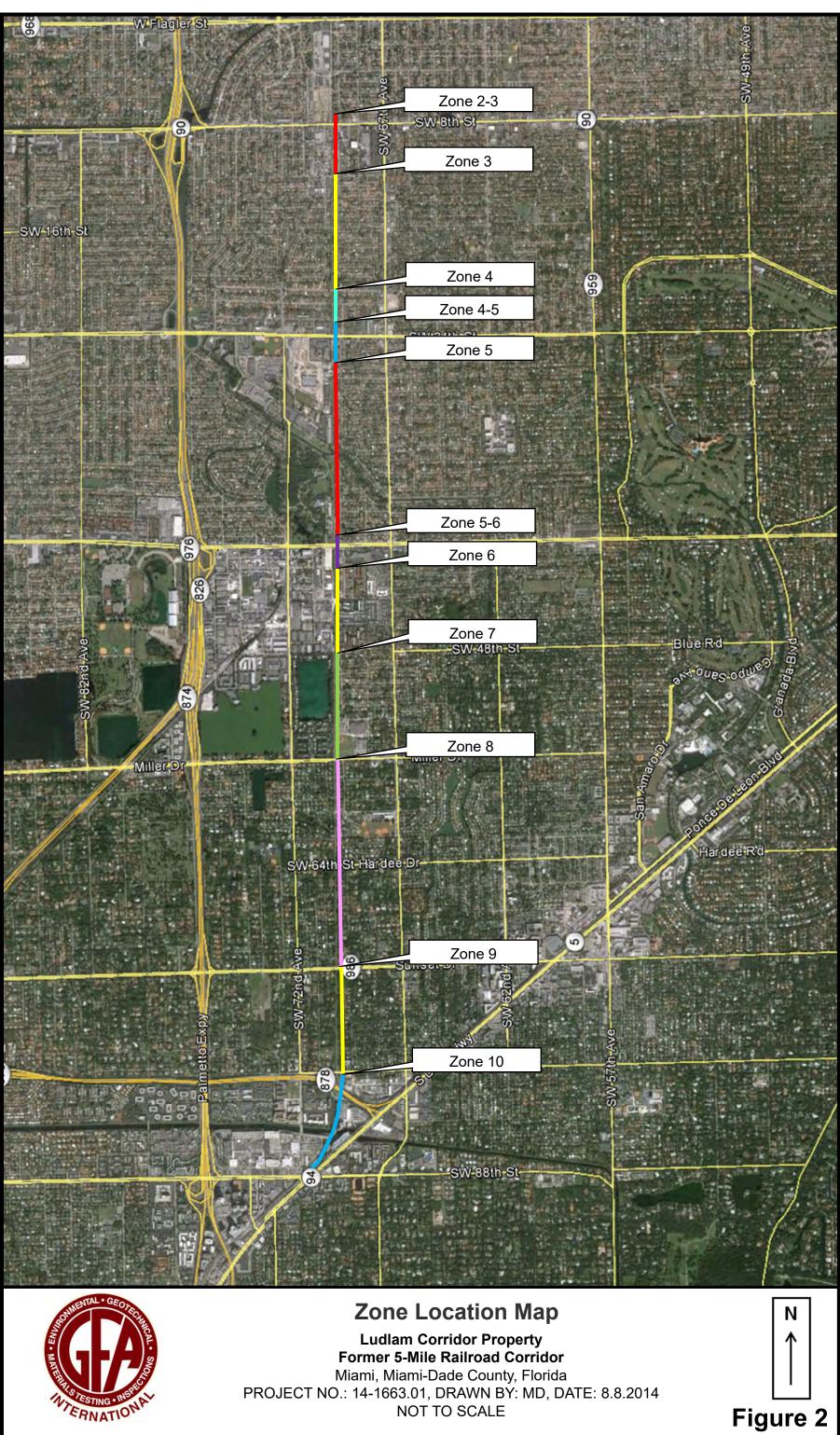


FIGURE 1: SITE LOCATION MAP

Ludlam Corridor Property Former 5-Mile Railroad Corridor Miami, Miami-Dade County, Florida





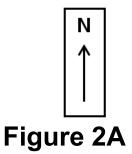


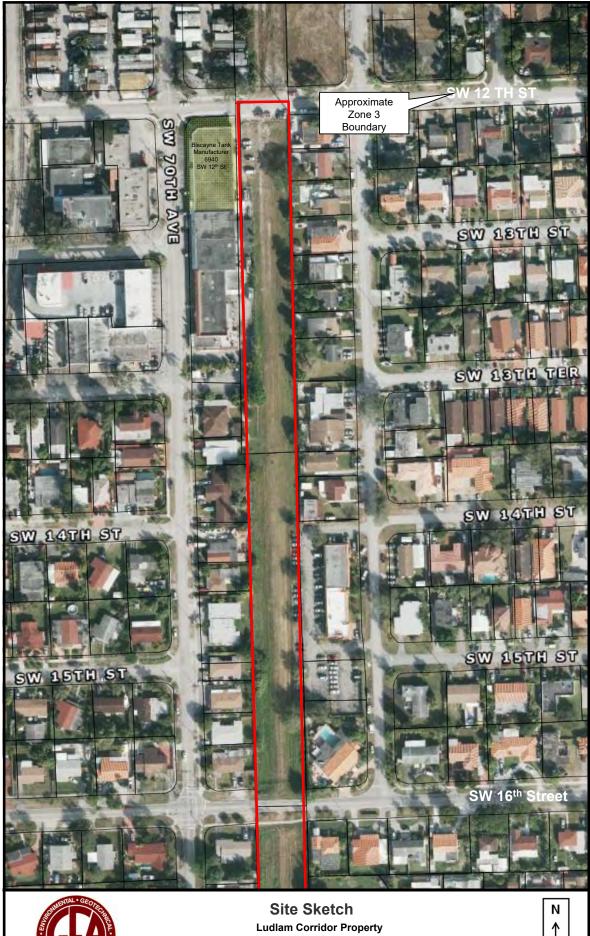




Site Sketch

Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 2-3 Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01, DRAWN BY: MD, DATE: 8.8.2014 SCALE:1"= 120'





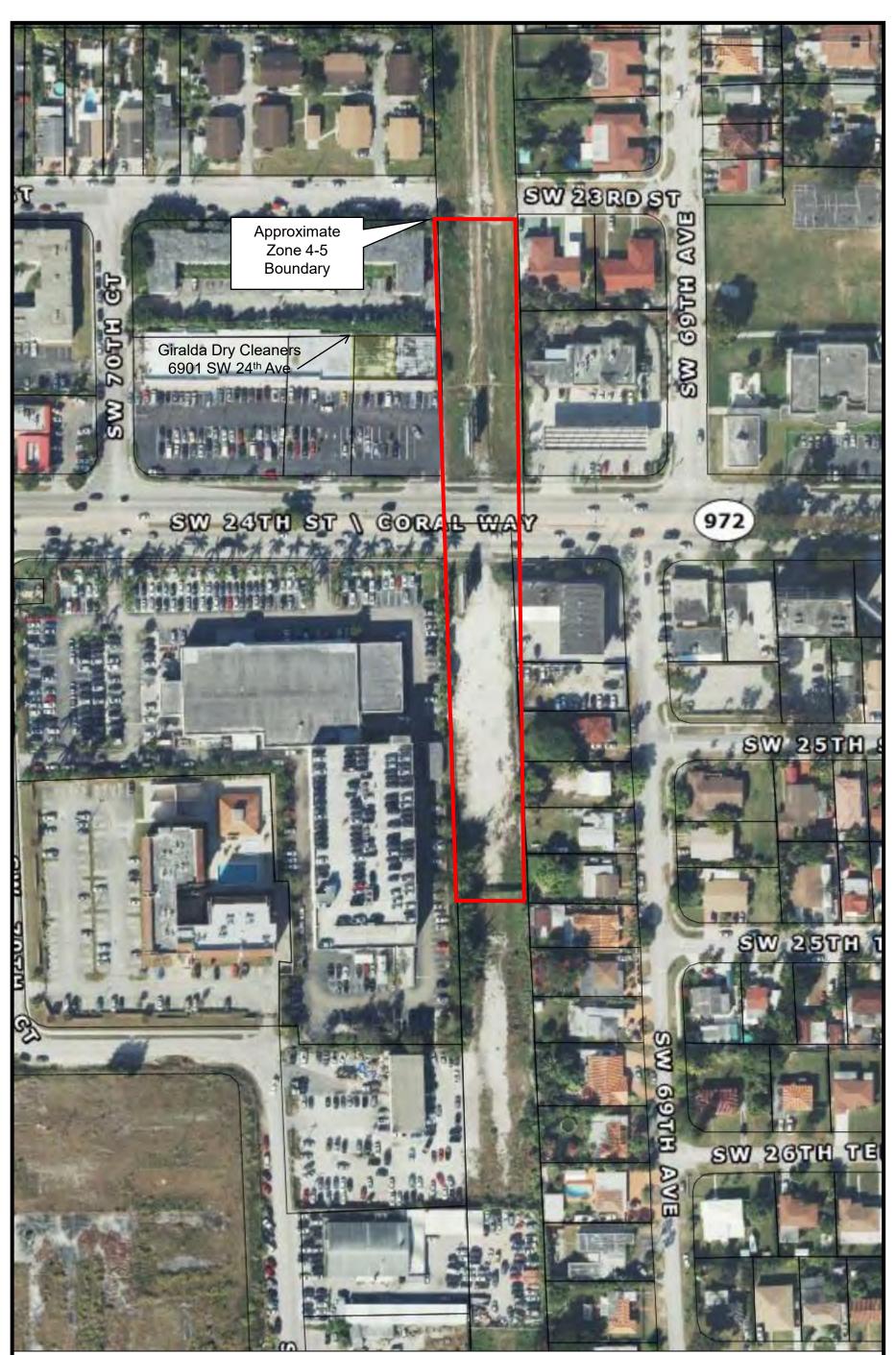


Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 3 (North) Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014 SCALE:1"= 120'





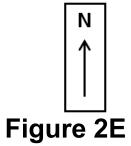


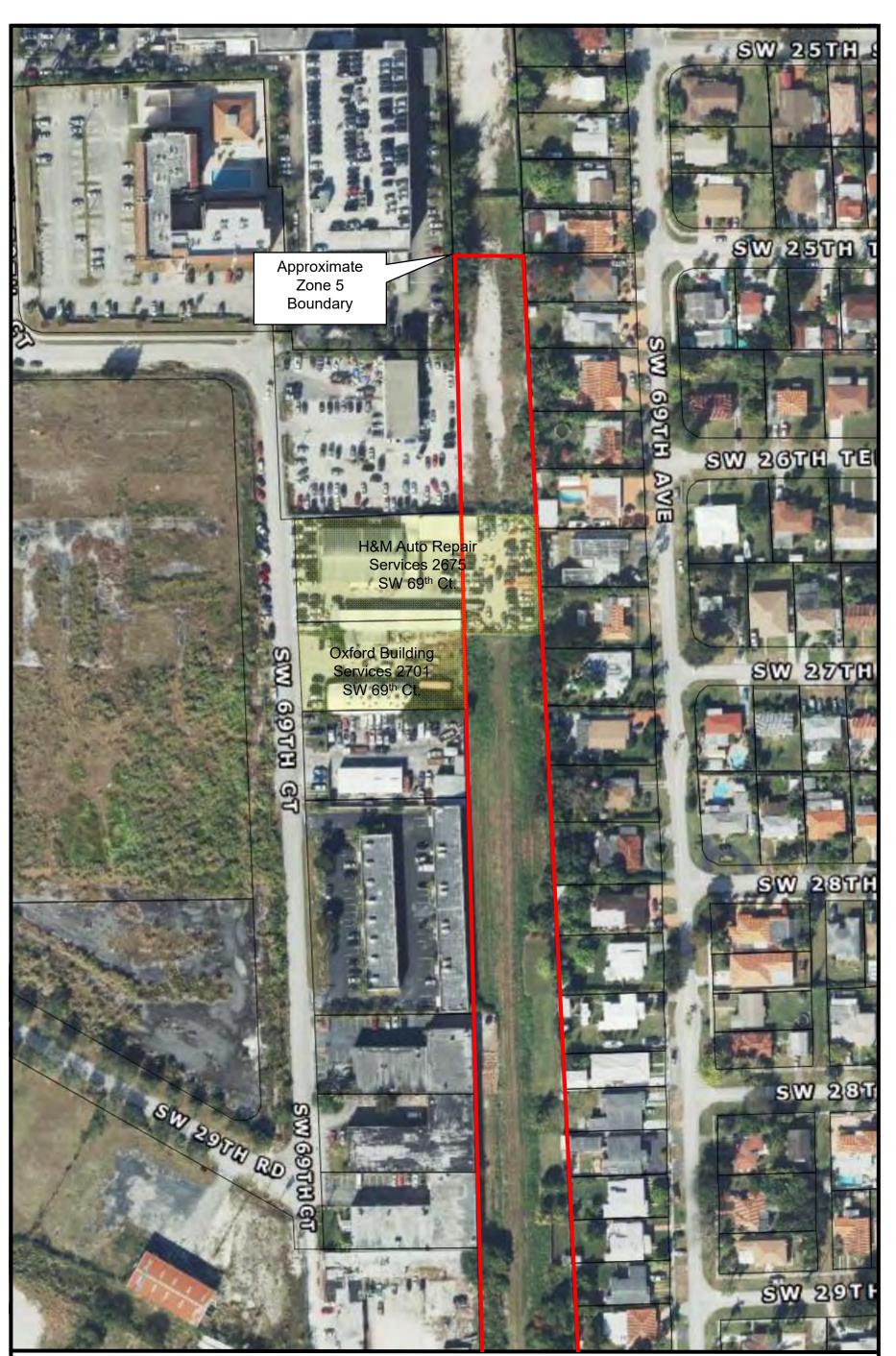




Site Sketch

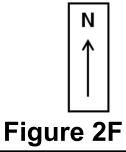
Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 4-5 Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014 SCALE:1"= 120'







Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 5 (North) Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014 SCALE:1"= 120'





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Site Sketch

Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 5 (Central) Ν

Figure 2G

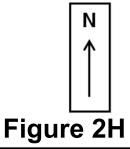
Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014

SCALE:1"= 120'





Ludlam Corridor Property Former 5-Mile Railroad Corridor 5 (South)



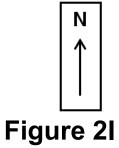


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Site Sketch

Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 5-6 Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014 SCALE:1"= 120'





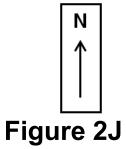
THE RESTING MONTH

Site Sketch

Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 6 (North)

Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014

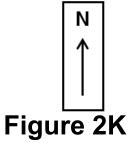
SCALE:1"= 120'

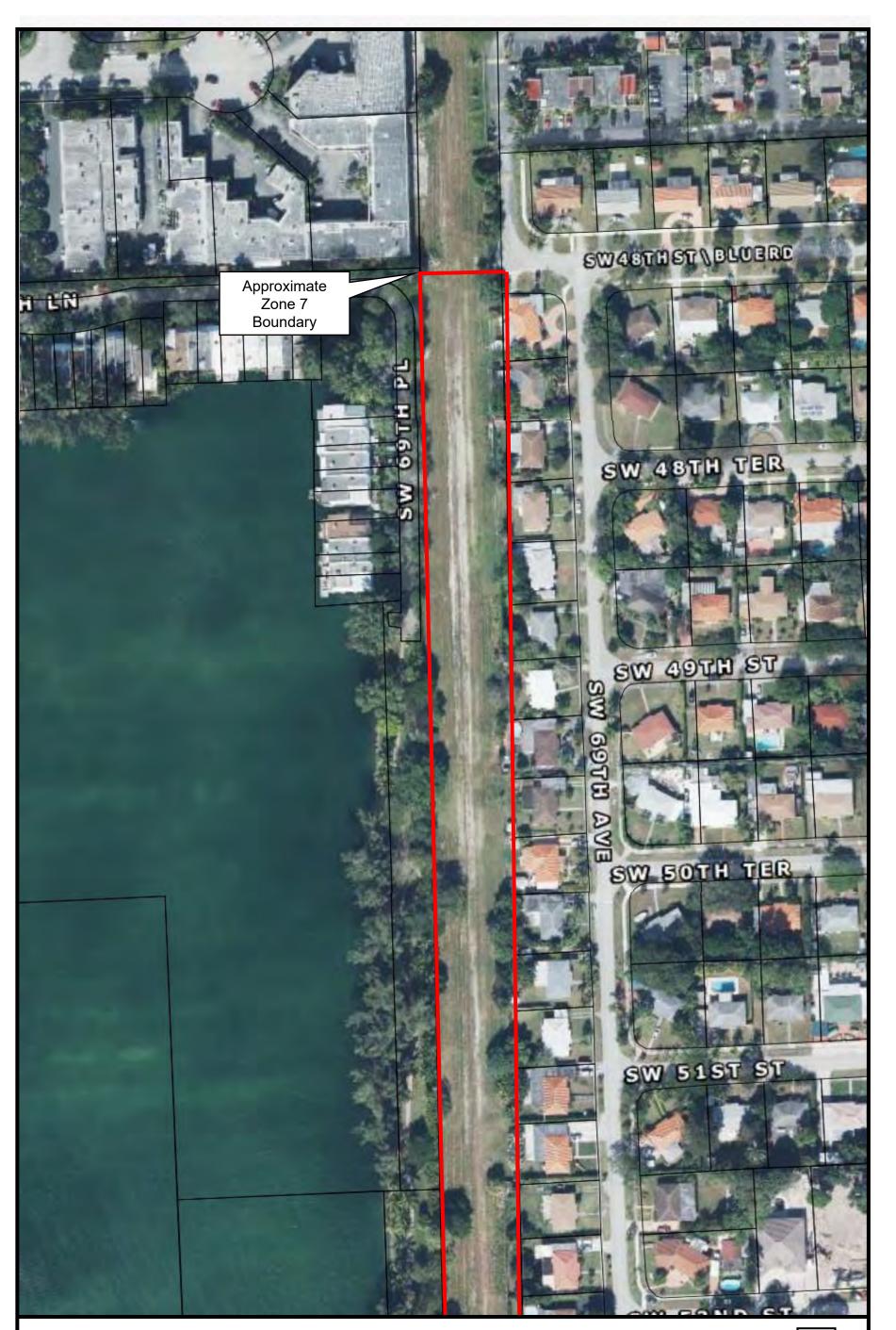






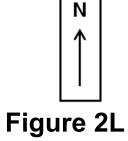
Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 6 (South)

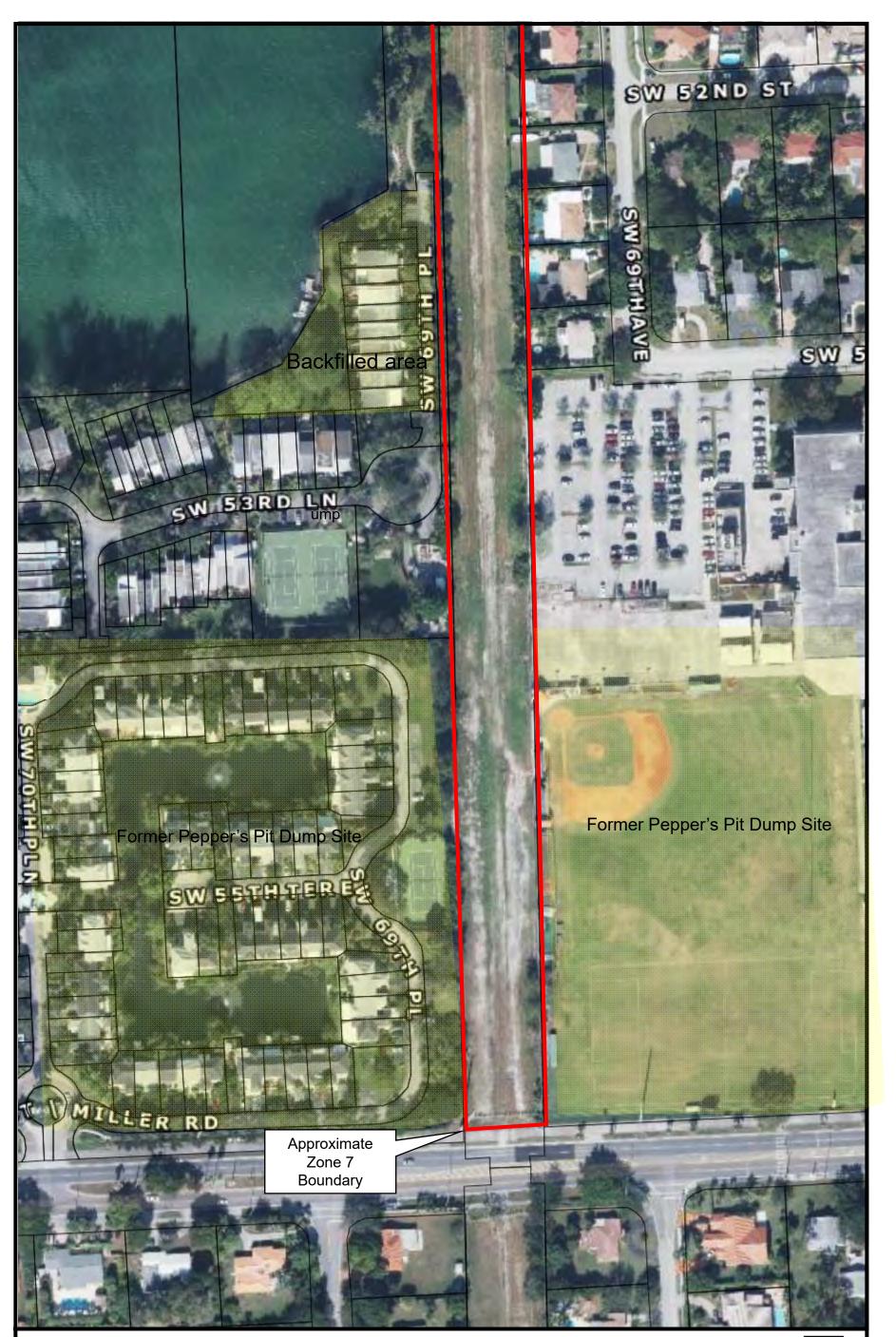






Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 7 (North)





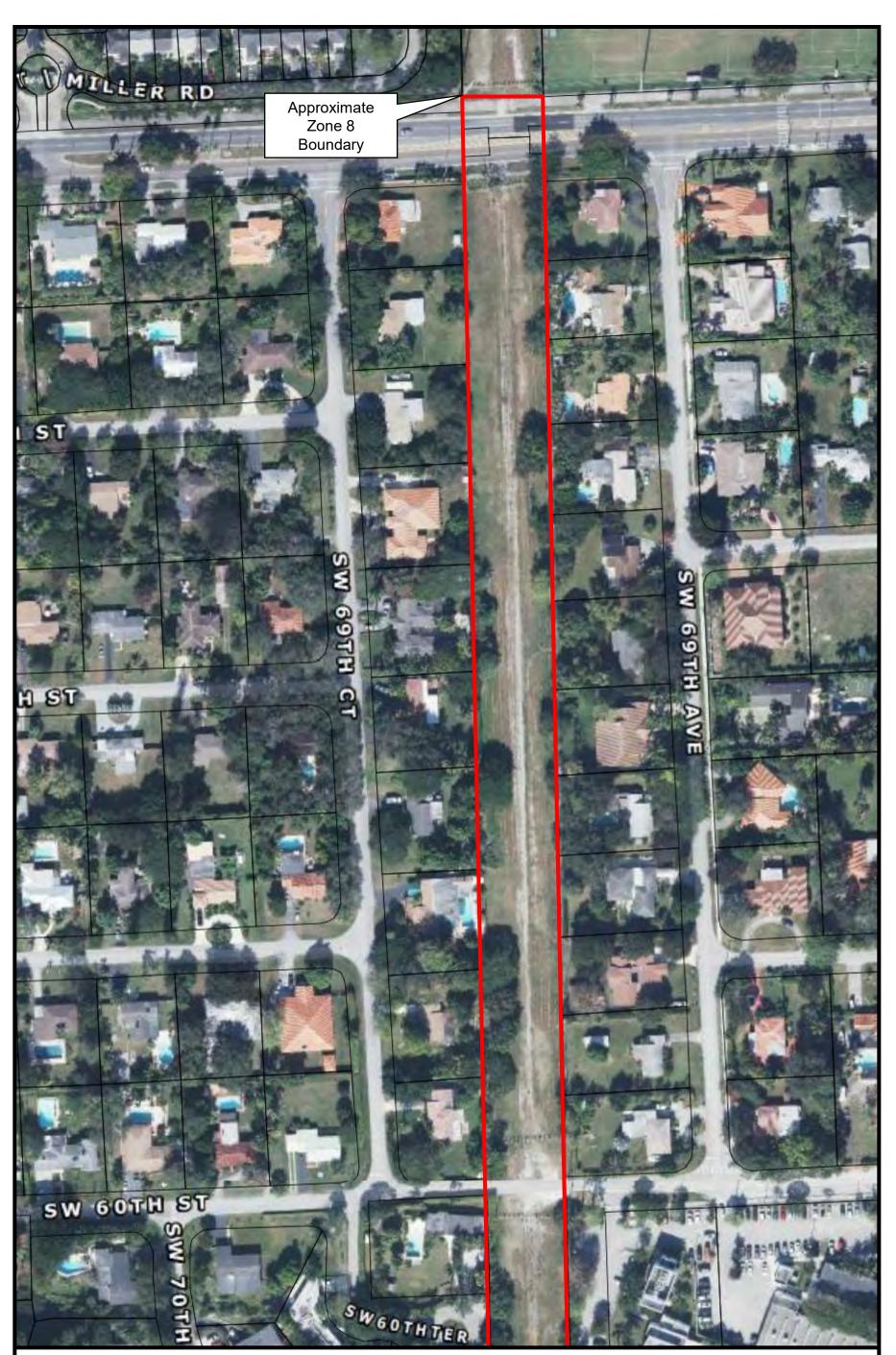


Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 7 (South) Ν

Figure 2M

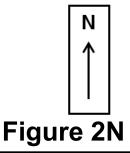
Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014

SCALE:1"= 120'





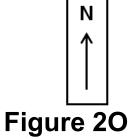
Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 8 (North)

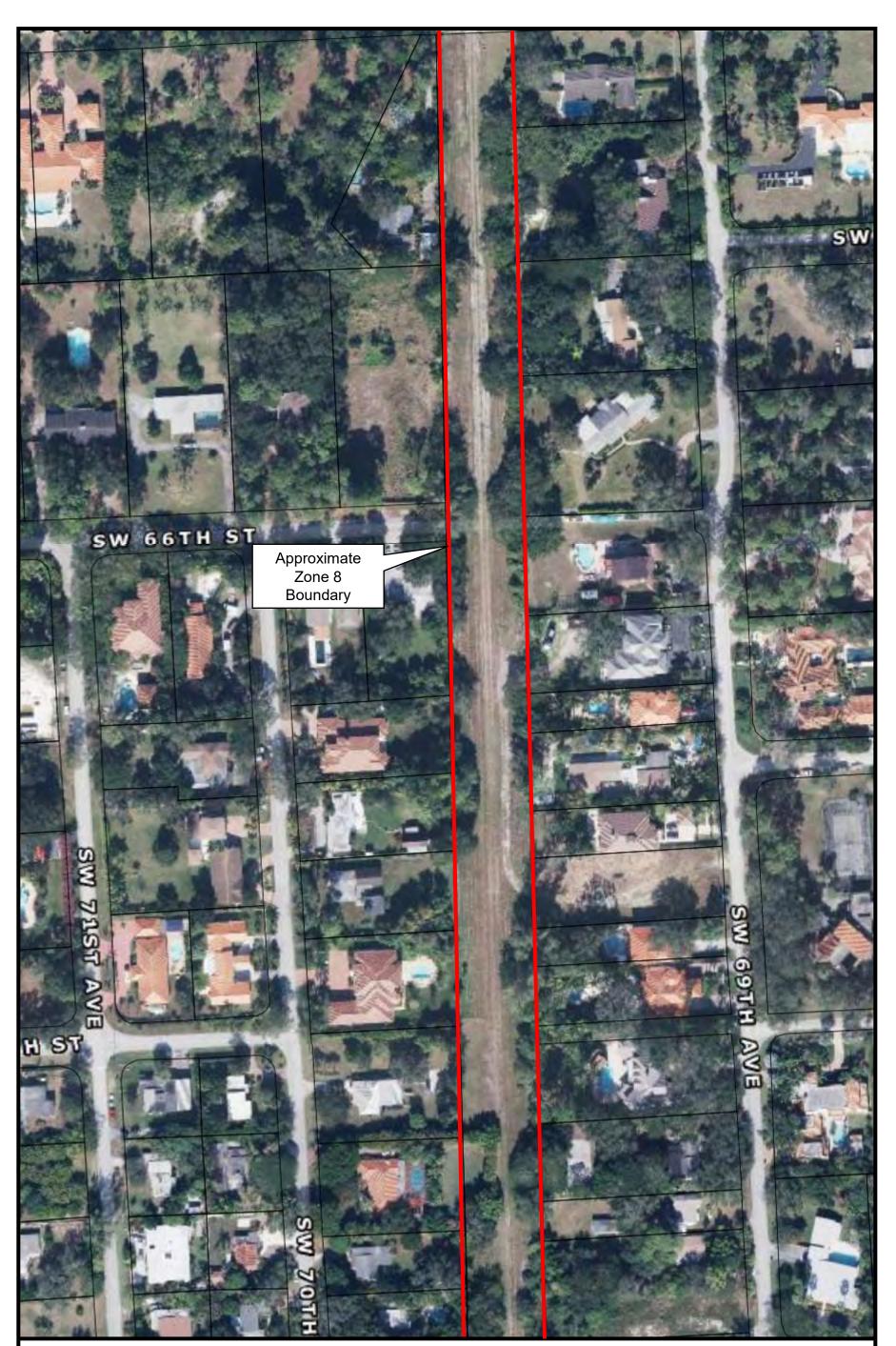






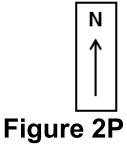
Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 8 (Central-A)







Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 8 (Central-B)







Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 8 (South)

Miami, Miami-Dade County, Florida PROJECT NO.: 14-1663.01 , DRAWN BY: MD, DATE: 8.8.2014 SCALE:1"= 120'

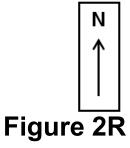
Figure 2Q

Ν





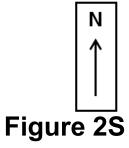
Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 9 (North)

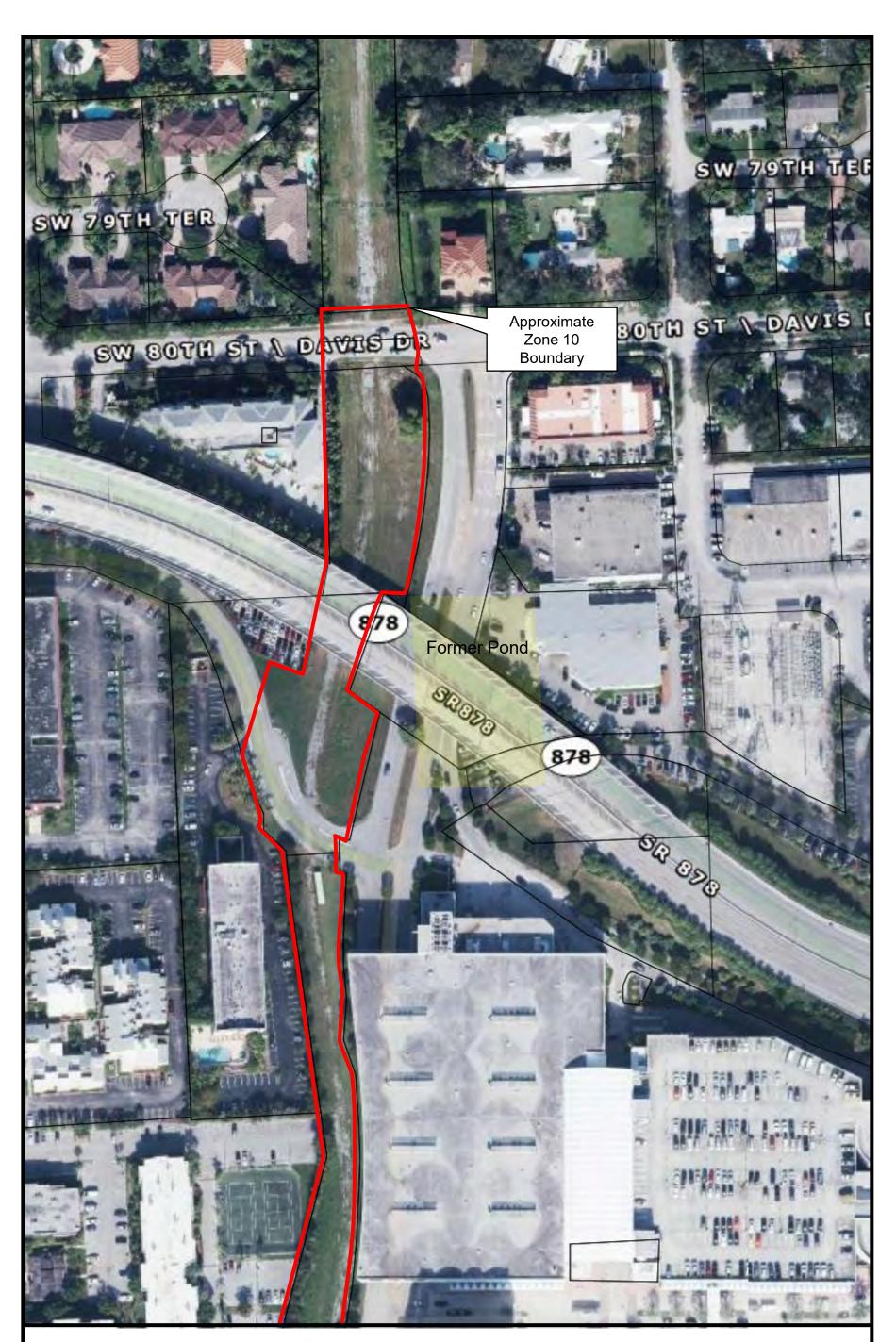






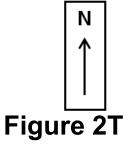
Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 9 (South)







Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 10 (North)







Ludlam Corridor Property Former 5-Mile Railroad Corridor Zone 10 (South)

