HYDROLOGIC ASSOCIATES U.S.A., INC.
ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of the property identified as

Undeveloped Parcel
Southwest Corner of the Intersection of
Southwest 328th Street and the Florida Turnpike
Homestead, Florida 33034

Prepared for:

Bravo & Partners
2645 Douglas Road, Suite 301
Miami, Florida 33133

Prepared by

Hydrologic Associates U.S.A., Inc.
10406 Southwest 186th Terrace
Miami, Florida 33157

Project Number HA22-6140

March 15, 2022

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March 15, 2022

Mr. Armando Bravo
Bravo & Partners
2645 Douglas Road, Suite 301
Miami, Florida 33133

RE: **Report of Phase I Environmental Site Assessment**
Undeveloped Parcel
Southwest Corner of the Intersection of
Southwest 328th Street and the Florida Turnpike
Homestead, Florida 33034

Dear Mr. Bravo,

As authorized, Hydrologic Associates U.S.A., Inc., (HAI) has completed the Phase I Environmental Site Assessment (ESA) for the above referenced subject site. The attached report documents the results of the assessment and our recommendations. This report is intended for the use of Bravo & Partners and should not be relied upon by any other parties without the express written consent of HAI. The report is based on the dates of the site work and should not be relied upon at substantially later dates. The discovery of any additional information concerning the environmental conditions at the site should be reported to us for our review so that we can reassess potential environmental impacts and modify our recommendations, if necessary.

We appreciate the opportunity of assisting you with this assessment. If there are any questions, or when we may be of further service to you, please do not hesitate to contact our Miami office.

Sincerely,

Hydrologic Associates USA, Inc.

James T. Miller, P.E.
President

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1.0 SUMMARY

Hydrologic Associates USA, Inc. (HAI) was contracted by Mr. Armando Bravo of Bravo & Partners to conduct a Phase I Environmental Site Assessment (ESA) for the property located at the Southwest Corner of the Intersection of Southwest 328th Street and the Florida Turnpike Extension, Homestead, Florida 33034 (Folio 10-7919-001-0011) (Section 19, Township 57S, Range 39E). The site is located in a mixed agricultural/residential area of Homestead, Florida; please refer to the recent aerial photograph (Appendix 8.2, Figure 2). The assessment included visual observations of the subject property and adjacent properties, reviews of historical land use and regulatory records/database listings. The ESA was performed in accordance with the ASTM standard E-1527-13 and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). This report also incorporates the requirements outlined in the ASTM standard E-1527-21.

Phase I ESA

The site inspection occurred February 1, 2022, to assess the environmental conditions of the subject property. The subject property is an undeveloped and vacant parcel of property 116,835 square feet in areal extent. The subject property has recently been farmed. No storm drains were noted onsite. No electric transformers were noted on the property. No large quantities of solid waste were noted in this location.

No visual indications of current Underground Storage Tanks (UST), Aboveground Storage Tanks, surface staining, stressed vegetation or unidentified materials were observed on the subject site. In addition, no noxious liquids were observed on the subject site. Furthermore, no pits, unnatural fill areas, ponds, lagoons, or stressed vegetation were observed on the subject site. Lastly, HAI did not observe the presence of sumps, floor drains or other underground structures that would be considered a concern. No evidence for the potential of vapor-phase contaminants from off-site sources to intrude onto the subject property was observed during the site visit.

Based upon our review of aerial photographs, historically, the subject site and surrounding properties were used for agricultural purposes. Pursuant to the DERM guidance procedures for former agricultural sites in Miami-Dade County (August 2021), additional assessment may be warranted prior to redevelopment of the subject site.

HAI contracted Environmental Data Resources, Inc. (EDR) to compile regulatory information for the subject property and vicinity. Additionally, HAI visited the Dade County DERM online database and the Florida Department of Environmental Protection (FDEP) online database to obtain

and review the regulatory files for the subject property and off-site facilities identified as Recognized Environmental Conditions (RECs). The site was not listed.

At the client's request, DERM staff conducted an environmental assessment of the subject site by reviewing photographic aerials, USDA soil maps, Miami-Dade Comprehensive Development Master Plan (CDMP), Department records and an on-site inspection. The purpose of the assessment was solely to determine if a Miami-Dade County Class IV Permit for work in wetlands would be required for the subject site. A Class IV Permit with appropriate mitigation must be obtained prior to commencement of any work in areas identified as wetlands according to Chapter 24-5 of the Code of Miami-Dade County, referencing subsection 373.019 (25) Florida Statutes (F.S.) and subsection 62-340.200 (19), Florida Administrative Code (F.A.C.). The assessment revealed that the subject property contains wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit with appropriate mitigation is required for any work on site. A copy of the DERM Binding Letter of Interpretation BLP-20220005 is included in Appendix 8.7.

There are off-site facilities identified with soil and/or groundwater contamination within a one-mile radius of the subject site. Based on the regulatory information reviewed and the distance and/or direction of this listed facility from the subject property if releases occurred at this site, they would not be expected to impact the subject site.

This assessment revealed one recognized environmental condition (REC) with respect to the historical agricultural land use on the subject site and surrounding properties. Additional testing will be required by DERM as part of the redevelopment plan review process. In addition, according to the DERM Binding Letter of Interpretation BLP-20220005 the subject property contains wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit with appropriate mitigation is required for any work on site.

This summary is presented for convenience only. While the summary is an integral part of the report, it should not be used in lieu of reading the entire report including the appendices.

2.0 INTRODUCTION

2.1 Purpose

The purpose of a Phase I ESA is to identify, to the extent feasible pursuant to the processes described herein, recognized environmental impairment in connection with the subject site. Our services were provided in an agreement with Mr. Armando Bravo of Bravo & Partners as permission to proceed. The Phase I ESA follows the ASTM standards E 1527-13 Standard Practice for Environmental Site Assessments and the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312).

Recognized Environmental Conditions (RECs) are defined in ASTM Designation E 1527-13 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. De minimis conditions are not recognized environmental conditions.

Other RECs defined in ASTM E 1527-13 are Historical REC (HRECs) and Controlled RECs (CRECs). HRECs are defined as *condition*—a past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *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 (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

CRECs are RECs resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action 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 (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

2.2 Special Terms and Conditions

There were no special terms or conditions other than those listed in this Assessment. Refer to Section 7.0 of this report for our limitations. HAI is not affiliated with the property owner, tenants,

or the buyer and seller of the subject site. HAI has no financial interest, or any other interest in the subject site.

2.3 User – Provided Information

The client was provided a User Questionnaire regarding the subject property in accordance with ASTM Designation E 1527-13 and the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). Refer to Appendix 8.6 for a copy of the information provided by the Client. The Client requested this Phase I ESA to fulfill due diligence requirements associated with the real estate transaction of the subject site, and to qualify for one of the three LLP's under CERCLA as required by ASTM Designation E 1527-13. The client indicated that they were not aware of any environmental liens or Activity and Use Limitations (AULs) in connection with the subject site; nor did the Client possess any specialized knowledge or experience pertaining to the subject site. Furthermore, the Client had no knowledge of a significantly reduced purchase price due to environmental conditions associated with the subject property and/or adjoining properties. A search of land title records was not included as part of the scope of activities for this Phase I ESA, and one was not provided by the Client.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is an undeveloped parcel which has been used as agricultural land and is located at the Southwest Corner of the Intersection of Southwest 328th Street and the Florida Turnpike Extension, Homestead, Florida 33034 (Folio 10-7919-001-0011) (Section 19, Township 57S, Range 39E). The site is located in a mixed agricultural/residential area of Homestead, Florida; please refer to the recent aerial photograph (Appendix 8.2, Figure 2). A legal description of the subject property was not available at the time of this assessment; the following is an abbreviated legal description from the Dade County Property Appraiser.

3.2 Site and Vicinity Characteristics

On-Site Inspection:

The site inspection occurred February 1, 2022, to assess the environmental conditions of the subject property. The subject property is an undeveloped and vacant parcel of property 116,835 square feet in areal extent. The subject property has recently been farmed. No storm drains were noted onsite. No electric transformers were noted on the property. No large quantities of solid waste were noted in this location.

No visual indications of current Underground Storage Tanks (UST), Aboveground Storage Tanks, surface staining, stressed vegetation or unidentified materials were observed on the subject site. In addition, no noxious liquids were observed on the subject site. Furthermore, no pits, unnatural fill areas, ponds, lagoons, or stressed vegetation were observed on the subject site. Lastly, HAI did not observe the presence of sumps, floor drains or other underground structures that would be considered a concern. No evidence for the potential of vapor-phase contaminants from off-site sources to intrude onto the subject property was observed during the site visit.

Off-Site Inspection:

The subject property is located at the southwest Corner of the Intersection of Southwest 328th Street and the Florida Turnpike Extension in a mixed agricultural/residential area of Homestead. A recent aerial photograph (Appendix 8.2, Figure 2) shows the local land use proximal to the subject site. The following more specifically describes the nearby properties.

North

The north side of the subject property is bordered by Southwest 328th Street. Across Southwest 328th Street is agricultural property.

South

The south side of the subject property is bordered by the Florida Turnpike Extension. Further south is a residential area.

East

The east side of the subject property is bordered by the Florida Turnpike Extension. Further east is a residential area.

West

The west side of the subject property is bordered by two agricultural parcels then BJ's Grocery Store followed by Southeast 6th Avenue then agricultural property.

3.3 Description of Improvements

The subject property consists of an undeveloped vacant agricultural parcel of property. Water and sewer services are available along Southwest 328th Street. FP&L provides power to the area.

3.4 Information Regarding Environmental Liens

No knowledge of environmental liens recorded against the subject property was reported to HAI.

3.5 Current Uses of the Subject Site

The subject property consists of an undeveloped agricultural parcel of property.

3.6 Past Uses of the Subject Property and Adjoining Properties

A review of aerial photographs and city directories were used to determine past uses of the subject site. Aerial photographs of the subject property were inspected for the years 1938, 1944, 1968, 1971, 1973, 1978, 1985, 1991, 1994, 1999, 2002, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2020, and 2021. City directories inspected for the years 1957 through 2017. No listings were noted for the subject property or abutting properties as they were always agricultural. No abutting properties which would indicate RECs were listed. No Sanborn Maps were available for the site.

1938 The subject property and surrounding area is farmed in row crops.

1944 No significant changes to the subject property or the surrounding area.

1968 No significant changes to the subject property or the surrounding area. Southwest 328th Street exists but appears to be a dirt road.

1971 No significant changes to the subject property or the surrounding area.

1973 No significant changes to the subject property or the surrounding area except the Florida Turnpike Extension is being constructed.

1978 No significant changes to the subject property or the surrounding area except development is occurring to the southeast and northwest of the subject property.

1985 No significant changes to the subject property or the surrounding area except development continues in the area.

1991 No significant changes to the subject property or the surrounding area.

1994 No significant changes to the subject property or the surrounding area.

1999 No significant changes to the subject property or the surrounding area.

2002 No significant changes to the subject property and the surrounding area.

2005 No significant changes to the subject property or the surrounding area except a structure has been built several parcels west of the subject site.

2007 No significant changes to the subject property or the surrounding area.

2009 No significant changes to the subject property or the surrounding area.

2011 No significant changes to the subject property or the surrounding area.

2013 No significant changes to the subject property or the surrounding area.

2015 No significant changes to the subject property or the surrounding area.

2017 No significant changes to the subject property or the surrounding area.

2020 No significant changes to the subject property or the surrounding area.

2021 No significant changes to the subject property or the surrounding area.

3.7 Current Uses of Adjoining Properties

The north side of the subject property is bordered by Southwest 248th Street, the south side of the subject property is bordered by the Florida Turnpike Extension, the east side of the subject property is bordered by the Florida Turnpike Extension and the west side of the subject property is bordered by agricultural land.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources Federal, State and County

HAI contracted Environmental Data Resources, Inc. (EDR) to compile regulatory information for the subject property and vicinity from documentation provided by the Miami-Dade County Department of Regulatory and Economic Resources, the Florida Department of Environmental Protection (FDEP) and the United States Environmental Protection Agency (EPA). The review was intended to aid in identifying contaminated sites within a one-mile radius of the site. This review was conducted using the suggested search radii in accordance with the ASTM 1527-13 standard and the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). This report also incorporates the requirements outlined in the ASTM standard E-1527-21. The EDR report is included in Appendix 8.3. The following is a summary of the report.

A. United States EPA (Environmental Protection Agency)

Federal National Priorities List (NPL)

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The subject property is not listed as a NPL facility. No NPL sites are listed within a 1.0 mile radius of the subject site.

Federal Delisted NPL Sites

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA's priority list.

The subject property is not listed as a Delisted NPL facility. No Delisted NPL sites are listed within a 0.50 mile radius of the subject site.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The subject property is not listed as a CERCLIS facility. No CERCLIS (SEMS) sites are listed within a 0.50 mile radius of the subject site.

Federal CERCLIS-NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The subject property is not listed as a CERCLIS-NFRAP facility. No CERCLIS-NFRAP sites are listed within a 0.50 mile radius of the subject site.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage, and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store, or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment, storage, or disposal facilities subject to corrective action under RCRA.

The subject property is not listed as a RCRA CORRACTS TSD facility. No RCRA CORRACTS TSD facilities are listed within a 1.0 mile radius of the subject site.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store, or dispose of hazardous waste.

The subject property is not listed as a RCRA Non-Corrects TSD facility. No RCRA Non-Corracts TSD facilities are listed within a 0.50 mile radius of the subject site.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous wastes.

The subject property is not listed as a RCRA Generator facility. No Large Quantity Generators (LQG) or Very Small Quantity Generators (VSQGs) are listed within a 0.25 mile radius of the

subject site. One Small Quantity Generator (SQG) facility is listed within a 0.25 mile radius of the subject site. Based on the regulatory status, distance and/or direction of these facilities from the subject site, they are not considered recognized environmental conditions (RECs).

Federal RCRA Non-Generator List

The RCRA-Non Gen database is a compilation by the EPA of reporting facilities that do not presently treat, store, or dispose of hazardous waste.

The subject property is not listed as a RCRA-Non Gen facility. No RCRA-Non Gen facilities are listed within a 0.25 mile radius of the subject site.

Federal Institutional Control/Engineering Control Registries

The Federal Institutional Control/Engineering registries is a database used to record institutional controls, land use restrictions, and engineering control requirements on contaminated properties.

The subject property is not listed as a Federal Institutional Control or Federal Engineering Control site. No Federal Institutional Control or Federal Engineering Control sites are listed within a 0.5 mile radius of the subject site.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNs sites are listed.

B. State Records - Florida Department of Environmental Protection (FDEP)

State and Tribal CERCLIS-Equivalent List

The State and Tribal CERCLIS-equivalent list sites that the state environmental regulatory agency has or plans to investigate because the sites are or potentially are contaminated, and therefore, present a possible threat to the human health and the environment.

The subject property is not listed as a State or Tribal CERCLIS site. No State or Tribal CERCLIS sites are listed within a 0.50 mile radius of the subject site.

State and Tribal Solid Waste/Landfill Facilities (SWLF)

Databases of Solid Waste/Landfill facilities are maintained by either the state, county, or local environmental regulatory agency.

The subject property is not listed as a SWLF facility. One SWLF facility is listed within a 0.50 mile radius of the subject site. This site stores used tires for recycling. This site is considered non-REC.

State and Tribal Aboveground Storage Tank (AST) List

This is a database of facilities that maintain ASTs. This list is typically maintained by either the state, county, or local environmental regulatory agency.

The subject property is not listed as an AST facility. One AST facility is listed within a 0.25 mile radius of the subject site. Based on the distance and/or direction of this listed facility from the subject site, it is not considered a recognized environmental condition (REC).

State and Tribal Underground Storage Tank (UST) List

This is a database of facilities that maintain underground storage tanks. This list is typically maintained by either the state, county, or local environmental regulatory agency.

The subject property is not listed as an UST facility. Two UST facilities are listed within a 0.25 mile radius of the subject site. Based on our regulatory review and the distance and/or direction of these listed facilities from the subject site, they not considered a recognized environmental condition (REC).

State and Tribal Leaking Underground Storage Tank (LUST) List

This is a database of facilities that have reported leaks of hazardous substances from underground storage tanks. This list is typically maintained by either the state, county, or local environmental regulatory agency.

The subject property is not listed as a LUST facility. Two LUST facilities are listed within a 0.5 mile radius of the subject site. Both of these sites have been remediated and have had their SRCR approved by the FDEP. Based on our regulatory review and the distance and/or direction of these listed facilities from the subject site, they not considered a recognized environmental condition (REC).

State DRYCLEANERS List

This database, maintained by the FDEP, provides information about permitted dry cleaner facilities.

The subject property is not listed as a DRYCLEANERS facility. No DRYCLEANERS facilities are listed within a 0.5 mile radius of the subject site.

State PRIORITYCLEANERS List

This is a priority ranking list of dry-cleaning facilities with documented contamination that are eligible for the state-funded cleanup under the Dry Cleaning Solvent Program.

The subject property is not listed as a PRIORITYCLEANERS facility. No PRIORITYCLEANERS facilities are listed within a 0.5 mile radius of the subject site.

Facility Index System/Facility Registry System (FINDS) List

Finds contains both facility information and "pointers" to other sources that contain more detail.

The subject property is not listed as a FINDS facility. No FINDS facilities are listed within a one-eighth mile radius of the subject site.

State and Tribal Institutional Control/Engineering Control Registries

This is a database maintained by either the state, county, or local environmental regulatory agency which records institutional controls, land use restrictions, and engineering control requirements on contaminated properties.

No State or Tribal Institutional Control or Engineering Controls are listed for the subject site. No State and Tribal Institutional Control facilities are listed within a 0.5 mile radius of the subject site.

State and Tribal Voluntary Cleanup Sites

This is a database maintained by either the state, county, or local environmental regulatory agency which lists Voluntary Cleanup Sites.

The subject property is not listed as a Voluntary Cleanup Site. No Voluntary Cleanup Sites are listed within a 0.50 mile radius of the subject site.

State and Tribal Brownfield Sites

This is a database maintained by either the state, county, or local environmental regulatory agency which lists Brownfield Sites. Brownfield Sites are generally abandoned, underutilized commercial and/or industrial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination.

The site is not listed as a Brownfields Site or located in a Brownfields Area. No Brownfields Areas or sites are located within one-half mile of the subject site.

C. County Records

The subject property is not identified in the Miami-Dade County Records. One Hazardous Waste Generator (HW GEN) is listed within 0.25 miles of the subject site. Based on our regulatory review and the distance and/or direction of this listed facility from the subject site, it is not considered a recognized environmental condition (REC).

D. EDR Proprietary Records

Manufactured Gas Plants

The subject property is not listed as a manufactured gas plant. No manufactured gas plants are listed within a 1.0 mile radius of the subject site.

EDR Historical Auto Stations

The subject property is not listed as a historical auto site. No historical auto sites are listed within a 0.125 mile radius of the subject site.

Historical Cleaners

The subject property is not listed as a historical cleaner. No historical cleaners are listed within 0.125 miles of the subject site.

E. Orphan Summary

Although exact locations of orphan sites are frequently unknown, HAI attempts to evaluate whether activities conducted by these properties have the potential to cause an environmental

impact the subject site. Such evaluations consist of attempting to map out the orphan site, reviewing street names in an effort to learn whether the street on which the site is located lies within the radius of the subject site, a drive-by reconnaissance of the site (if possible), and the review of available information from governmental agencies regarding the facility. No orphan sites are listed.

4.2 Potential for Vapor Migration

HAI evaluated the potential of vapor-phase contaminants from on-site or off-site sources to migrate under the existing property. The evaluation was based upon the available regulatory information obtained from the EDR report and reviewed from the county, state, and federal environmental agency databases as described in Section 4.1. Based upon the findings described in Section 4.1 of this report, no historical or current Vapor Intrusion Concerns were identified for the subject property from on-site or off-site sources. Based upon this information, HAI does not believe that further assessment of Vapor Intrusion is warranted at this time for the subject site.

4.3 Physical Setting Source

A consideration of surface and subsurface drainage is of interest because they provide an indication of the direction that contaminants, if present, could be transported. HAI reviewed the following information in regard to the hydrogeology of the site and surrounding area:

Wellfield Protection Area Map for Miami-Dade County, provided by the Metropolitan Miami-Dade County Department of Environmental Resources Management, revised in September 2008.

U.S. Geological Survey (USGS) maps, Dade County, Florida, 7.5-minute series, dated 2020.

A review of a United States Geological Survey (USGS) topographic map of the area indicates that the site and surrounding area are generally flat with surface elevations of approximately three to five feet National Geodetic Vertical Datum (NGVD). Storm water generated on-site infiltrates directly into the aquifer in green areas as no development or storm drains exist onsite.

4.4 Geology

The sediments of south Florida are dominated by limestone and dolostone. The study area is underlain by at least 11,800 feet of these carbonate sediments. Only the section of rocks normally

encountered when water wells are drilled, generally to a depth of less than 200 feet, is considered in the following discussion of geology.

The Hawthorn Group (undifferentiated) consists of interbedded sand, silt, clay, dolostone, and limestone. All of the lithological components are interbedded and intermixed. This group is intermixed throughout with phosphate, generally in the form of sand-sized grains. In this study area the top of the group consists of sand and clay and forms the base of the Biscayne aquifer. The lower part of the group consists of soft or hard, sandy, phosphatic dolostone or limestone. The group attains a thickness of more than 900 feet in the study area. The upper part of the group acts as a confining unit for the Floridan aquifer system, which yields water to flowing wells in the study area but is not used because the water is saline. In some areas the Hawthorn Group is overlain by a thin layer of limy sand containing scattered phosphate grains and small quantities of shell material. This bed is probably equivalent to the Tamiami Formation, but not much information is available concerning this formation in this study area. Where it occurs in the study area, it probably forms the base of the Biscayne aquifer. The Caloosahatchee Formation may occur as scattered remnants as much as 25 feet thick in the study area, but little definite information is available concerning the occurrence of this formation in the area. The formation consists of shells, sand, and some limestone and sandstone.

The Fort Thompson Formation, which consists of interbedded limestone, sand, and shells, is one of the most productive units within the Biscayne aquifer. It averages 50 to 70 feet in thickness and thickens to the east. It typically consists of alternating freshwater and marine sediments, which generally are permeable. The limestone beds in the Fort Thompson Formation can be cavernous and interconnected, thus providing channels through which water can flow.

The Anastasia Formation, a sandy, shelly limestone unit, extends along the Atlantic coast more 150 miles to the north of this study area. Although it does not occur at the surface anywhere in the survey area, it forms a major part of the Biscayne aquifer in coastal areas, where it is much as 120 feet thick. This unit typically has beds of marine limestone, consisting mainly of cemented whole and broken shells (coquina). These beds are extremely permeable. Because they are relatively close to the surface and in close proximity to the ocean, however, the water contained in them can be saline.

Key Largo Limestone merges laterally with the Anastasia Formation and with Miami Limestone in the southern and east-central parts of the survey area. This formation is at the surface throughout the upper keys, but in this survey area it is generally below the surface. It consists of hard limestone

derived from coral, algae, and some shells. It is as much as 60 feet thick in the survey area. It is essentially a fossil reef, which formed during a period of higher Pleistocene sea level. It typically is very porous and is a very prolific water-producing part of the Biscayne aquifer.

Miami Limestone is at or near the surface in almost all of the survey area. This formation is a soft, oolitic limestone that is generally less than 40 feet thick. It characteristically contains large quantities of ooliths, which are small, spherical particles formed when calcite or aragonite was deposited in concentric layers around a nucleus of some type. Miami Limestone is considered to be a part of the Biscayne aquifer. It is a good source of water, although it yields less water than the underlying formations and does so less easily. (Excerpted from NRCS Soil Survey, Dade County, Florida).

4.5 Hydrology

The Biscayne aquifer of the surficial aquifer system provides copious quantities of water to wells in the study area. It extends from the surficial material near or at the surface to a depth of almost 200 feet in the northeast corner of the county. The base of the aquifer is generally considered to be the deepest porous limestone bed in the section above the relatively impermeable sand, silt, and clay of the Hawthorn Group or "tight" sand in the Tamiami Formation. The water in the aquifer begins as rainfall, which percolates into the sand or limestone at the surface and flows by gravity below the water table, where it can be tapped by wells. Most wells that are not municipal or commercial are less than 100 feet deep and have casing that extends from the surface to below the water table. Many commercial or municipal wells are 100 to 200 feet deep. The lower parts of all the wells are left uncased in the limestone or shell beds. The water is derived from these beds. The formations that make up the Biscayne aquifer are identified in Section 4.4 Geology. The Biscayne Aquifer is developed as the main source of potable drinking water in the South Florida area. It is anticipated that the groundwater level at the site is mainly subject to seasonal rainfall and control elevations in drainage canals. The site is not located in any Dade County Wellfield Protection Zone.

5.0 INFORMATION FROM SITE RECONNAISSANCE

5.1 Hazardous Substances in Connection with Identified Uses

No quantities of hazardous substances or petroleum products are generated or stored on the subject site.

5.2 Hazardous Substance Containers and Unidentified Substance Containers

No hazardous substance or petroleum product containers and/or unidentified substance containers (i.e., drums) were located on the subject site.

5.3 Storage Tanks

No indications of underground storage tanks (UST), Above Ground Storage Tanks (AST's) or other mechanical structures that would be considered a recognized environmental condition were noted on the subject site.

5.4 Indication of PCB's

No electrical or hydraulic equipment were noted on-site during the site visit.

5.5 Indication of Solid Waste Disposal

No large quantities of solid waste were observed on the subject site.

5.6 Source of Potable Water

Information obtained during this assessment indicated that potable water is provided in the area by the local utility.

5.7 Sewage Disposal System

Information obtained during this assessment indicated that sewerage disposal is provided in the area by the local utility.

5.8 Storm Water Runoff

Stormwater catch basins were not observed on the property. Stormwater infiltrates into the aquifer in green areas onsite.

5.9 Spills, Incidents, or Violations

No spills, incidents, or violations were noted for the subject site.

5.10 Source of Fuel for Heating and Cooling

No source of fuel for heating or cooling was noted on the subject property as it is undeveloped.

5.11 Floor Drains, Sumps, or Suspect Odors

No floor drains or sumps were observed at the subject property. No suspect odors indicating hazardous wastes and/or petroleum products had been discharged at the subject property were noticed during the site visit.

5.12 Stains, Corrosion, or Stressed Vegetation

No obvious indications of stains on surfaces (i.e., pavement, grassed areas, etc.) or corrosion of piping were observed during the site visit to indicate the subject property had been impacted by hazardous materials or petroleum products. No obvious signs of the presence of stressed vegetation were observed during the site visit to indicate the subject property had been impacted by hazardous materials or petroleum products.

5.13 Pits or Lagoons

No pits (used for the disposal of hazardous wastes) or lagoons were observed on the subject site.

5.14 Oil/Water Separators

No evidence of oil/water separators was observed at the subject site.

5.15 Evidence of Landfill, Dumping, Disturbed Soils, Direct Burial Activity, Injection Wells, or other Disposal Activities

No evidence of landfilling, dumping, disturbed soils, direct burial activity, injection wells, or other disposal activities was observed at the subject site.

5.16 Evidence of Surface Impoundments or Holding Ponds

No evidence of surface impoundments or holding ponds (used to temporally store hazardous waste) was observed at the subject site.

5.17 Evidence of Air Emissions or Wastewater Discharges

No evidence of air emissions or wastewater discharges was observed at the subject site.

5.18 Evidence of Monitoring Wells, Piezometers, or other Surface Monitoring Devices

No Evidence of Monitoring Wells, Piezometers or other Surface Monitoring Devices were noted on the subject site.

5.19 Assessment or Remedial Activities

No evidence of environmental assessment or remediation activities was observed at the subject site.

5.20 Evidence of Leachate or Seeps

No evidence of leachate or seeps was observed at the subject site.

5.21 Evidence of Areas of Chemically Distressed, Discolored, or Stained Vegetation

No evidence of areas of chemically distressed, discolored, or stained vegetation was observed at the subject site.

5.22 Evidence of Chemical Spills or Releases

No evidence of chemical spills or releases was observed at the subject site.

5.23 Evidence of Groundwater or Surface Water Contamination

No evidence of groundwater or surface water contamination was observed at the subject site.

5.24 Evidence of Oil or Gas Well Exploration, Abstraction, or Refinery Activities

No evidence of oil or gas well exploration, abstraction, or refinery activities was observed at the subject site.

5.25 Evidence of Farm Waste Concerns such as Feed Lot Spoils or Manure Stockpiles

No evidence of farm waste concerns such as feed lot spoils or manure stockpiles was observed at the subject site.

5.26 Evidence of Prolonged Use or Misapplication of Pesticides, Herbicides, Soil Conditioners, or Fertilizers

No evidence of prolonged use or misapplication of pesticides, herbicides, soil conditioners, or fertilizers was observed at the subject site.

5.27 Evidence of Discharges, Leachate, Migration, or Runoff of Potential Contaminants from an Off-Site Source onto the Subject site

No evidence of discharges, leachate, migration, or runoff potential contaminants from an off-site source onto the subject property was observed at the subject site.

5.28 Evidence of On-Site Railroad Activity

No evidence of on-site railroad activity was observed at the subject site.

5.29 Evidence of Potential Vapor Migration

No evidence for the potential of vapor-phase contaminants from on-site sources to migrate and possibly intrude under the subject property was observed during the site visit.

5.30 Other Conditions of Concern

5.30.1 Asbestos

An asbestos survey was not conducted for the subject property as the site is undeveloped.

5.30.2 Radon

A radon survey was not conducted as part of this assessment. Due to the geology of Dade County, the subject property is located in Zone 2 (Moderate Potential (between 2 and 4 pCi/L) of the EPA Radon Map.

5.30.3 Lead Paint

A lead based paint survey was not conducted for the subject property as the site is undeveloped.

5.30.4 Wetlands

A wetlands survey was not conducted as part of this assessment. At the client's request, DERM staff conducted an environmental assessment of the subject site by reviewing photographic aerials, USDA soil maps, Miami-Dade Comprehensive Development Master Plan (CDMP), Department records and an on-site inspection. The purpose of the assessment was solely to determine if a Miami-Dade County Class IV Permit for work in wetlands would be required for the subject site. A Class IV Permit with appropriate mitigation must be obtained prior to commencement of any work in areas identified as wetlands according to Chapter 24-5 of the Code of Miami-Dade County, referencing subsection 373.019 (25) Florida Statutes (F.S.) and subsection 62-340.200 (19), Florida Administrative Code (F.A.C.). The assessment revealed that the subject property contains wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit with appropriate mitigation is required for any work on site. A copy of the DERM Binding Letter of Interpretation BLP-20220005 is included in Appendix 8.7.

5.30.5 Rock Mining

The subject property has not been used as a rock mining operation.

5.30.6 Previously Conducted Phase I ESA Report

HAI was not provided with a previously conducted Phase I ESA.

5.30.7 Interview with Property Key Site Contact

HAI interviewed Mr. Armando Bravo regarding the on-site operations and history of the subject site.

- Mr. Bravo was unaware of chemicals or hazardous substances spilled at the subject site.
- Mr. Bravo was unaware of any current past notices of violation regarding the subject site.
- Mr. Bravo was unaware of any recognized environmental conditions associated with the subject site, adjoining or surrounding properties.
- Mr. Bravo was unaware of any USTs on the subject property.

5.30.8 Documentation of Data Gaps

A data gap was encountered when reviewing aerial photographs between 1945 and 1967. However, HAI provided sufficient information to meet the objective of developing the history of previous uses for the subject property and surrounding areas.

In accordance with ASTM E 1527-13 and EPA "AAI Rule", a reasonable attempt was made to interview at least one staff member of any one of the following types of local government agencies.

- The Fire Department (emergency services) was contacted by James T. Miller. However, no relevant information regarding environmental conditions was available.

- The Health Department was contacted and confirmed that the Miami-Dade County DERM regulates industrial and commercial sites in this area of South Florida.
- The DERM was contacted by James T. Miller regarding environmental problems with the subject property or surrounding area.
- The South Florida Water Management District (SFWMD) was not contacted. No surface water bodies were present on or adjacent to the site.
- Homestead Utilities Department was contacted. It was documented that this area of Homestead is supplied by water and sewer services.

5.30.9 Environmental Liens, Activity and Use Limitations (AUL)

AULs are one indication of a past or present release of a hazardous substance or petroleum products. AULs are legal or physical descriptions on the use of, or access to, a site or facility: to reduce and/or eliminate potential exposure to hazardous substances or petroleum products to soil or groundwater on the subject property to prevent activities that could interfere with the effectiveness of a response action or cleanup activity.

Based on the review of the FDEP Institutional Controls/Engineering Controls (IC/EC) Registry, no evidence of AULs was found for the subject site. However, please note that the scope of services did not include a title records search, which under ASTM 1527-13 is the responsibility of the User. The Client was not aware of any environmental liens or AULs associated with the subject site.

5.30.10 Deviations & Additional Services

No deviations from the ASTM Designation E 1527-13 or the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312) were required to complete this Phase I ESA.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Hydrologic Associates USA, Inc. (HAI) was contracted by Mr. Armando Bravo of Bravo & Partners to conduct a Phase I Environmental Site Assessment (ESA) for the property located at the Southwest Corner of the Intersection of Southwest 328th Street and the Florida Turnpike Extension, Homestead, Florida 33034 (Folio 10-7919-001-0011) (Section 19, Township 57S, Range 39E). The site is located in a mixed agricultural/residential area of Homestead, Florida; please refer to the recent aerial photograph (Appendix 8.2, Figure 2). The assessment included visual observations of the subject property and adjacent properties, reviews of historical land use and regulatory records/database listings. The ESA was performed in accordance with the ASTM standard E-1527-13 and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). This report also incorporates the requirements outlined in the ASTM standard E-1527-21. Any exceptions to or deletions from the Standard Practice are described and itemized in the following section of this Report.

6.1 Opinions and Findings

The site inspection occurred February 1, 2022, to assess the environmental conditions of the subject property. The subject property is an undeveloped and vacant parcel of property 116,835 square feet in areal extent. The subject property has recently been farmed. No storm drains were noted onsite. No electric transformers were noted on the property. No large quantities of solid waste were noted in this location.

No visual indications of current Underground Storage Tanks (UST), Aboveground Storage Tanks, surface staining, stressed vegetation or unidentified materials were observed on the subject site. In addition, no noxious liquids were observed on the subject site. Furthermore, no pits, unnatural fill areas, ponds, lagoons, or stressed vegetation were observed on the subject site. Lastly, HAI did not observe the presence of sumps, floor drains or other underground structures that would be considered a concern. No evidence for the potential of vapor-phase contaminants from off-site sources to intrude onto the subject property was observed during the site visit.

Based upon our review of aerial photographs, historically, the subject site and surrounding properties were used for agricultural purposes. Pursuant to the DERM guidance procedures for former agricultural sites in Miami-Dade County (August 2021), additional assessment may be warranted prior to redevelopment of the subject site.

HAI contracted Environmental Data Resources, Inc. (EDR) to compile regulatory information for the subject property and vicinity. Additionally, HAI visited the Dade County DERM online database and the Florida Department of Environmental Protection (FDEP) online database to obtain and review the regulatory files for the subject property and off-site facilities identified as Recognized Environmental Conditions (RECs). The site was not listed.

At the client's request, DERM staff conducted an environmental assessment of the subject site by reviewing photographic aerials, USDA soil maps, Miami-Dade Comprehensive Development Master Plan (CDMP), Department records and an on-site inspection. The purpose of the assessment was solely to determine if a Miami-Dade County Class IV Permit for work in wetlands would be required for the subject site. A Class IV Permit with appropriate mitigation must be obtained prior to commencement of any work in areas identified as wetlands according to Chapter 24-5 of the Code of Miami-Dade County, referencing subsection 373.019 (25) Florida Statutes (F.S.) and subsection 62-340.200 (19), Florida Administrative Code (F.A.C.). The assessment revealed that the subject property contains wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit with appropriate mitigation is required for any work on site. A copy of the DERM Binding Letter of Interpretation BLP-20220005 is included in Appendix 8.7.

There are off-site facilities identified with soil and/or groundwater contamination within a one-mile radius of the subject site. Based on the regulatory information reviewed and the distance and/or direction of this listed facility from the subject property if releases occurred at this site, they would not be expected to impact the subject site.

This assessment revealed one recognized environmental condition (REC) with respect to the historical agricultural land use on the subject site and surrounding properties. Additional testing will be required by DERM as part of the redevelopment plan review process. In addition, according to the DERM Binding Letter of Interpretation BLP-20220005 the subject property contains wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit with appropriate mitigation is required for any work on site.

7.0 LIMITATIONS

7.1 Limitations and Exceptions of Assessment

Document searches and site visit(s) were conducted as part of the assessment. This assessment follows ASTM standards E 1527-13 Standard Practice for Environmental Site Assessments and the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). This report also incorporates the requirements outlined in the ASTM standard E-1527-21. Not included in this report are assessments for Asbestos, Wetlands or Radon. An inspection of the specific units was not conducted as the owner was not available to provide access. Any additional exceptions to, or deletions from, this practice are described in this report.

While conducting the tasks and activities necessary to compile the results of this assessment, Hydrologic Associates USA, Inc. (HAI) has exercised reasonable efforts to employ the professional standards applicable in the industry today. Nevertheless, we cannot guarantee that our reviews of land use histories, interviews, etc. will necessarily yield complete or usable information or that this preliminary evaluation of the site conditions will reveal all possible sources of contamination.

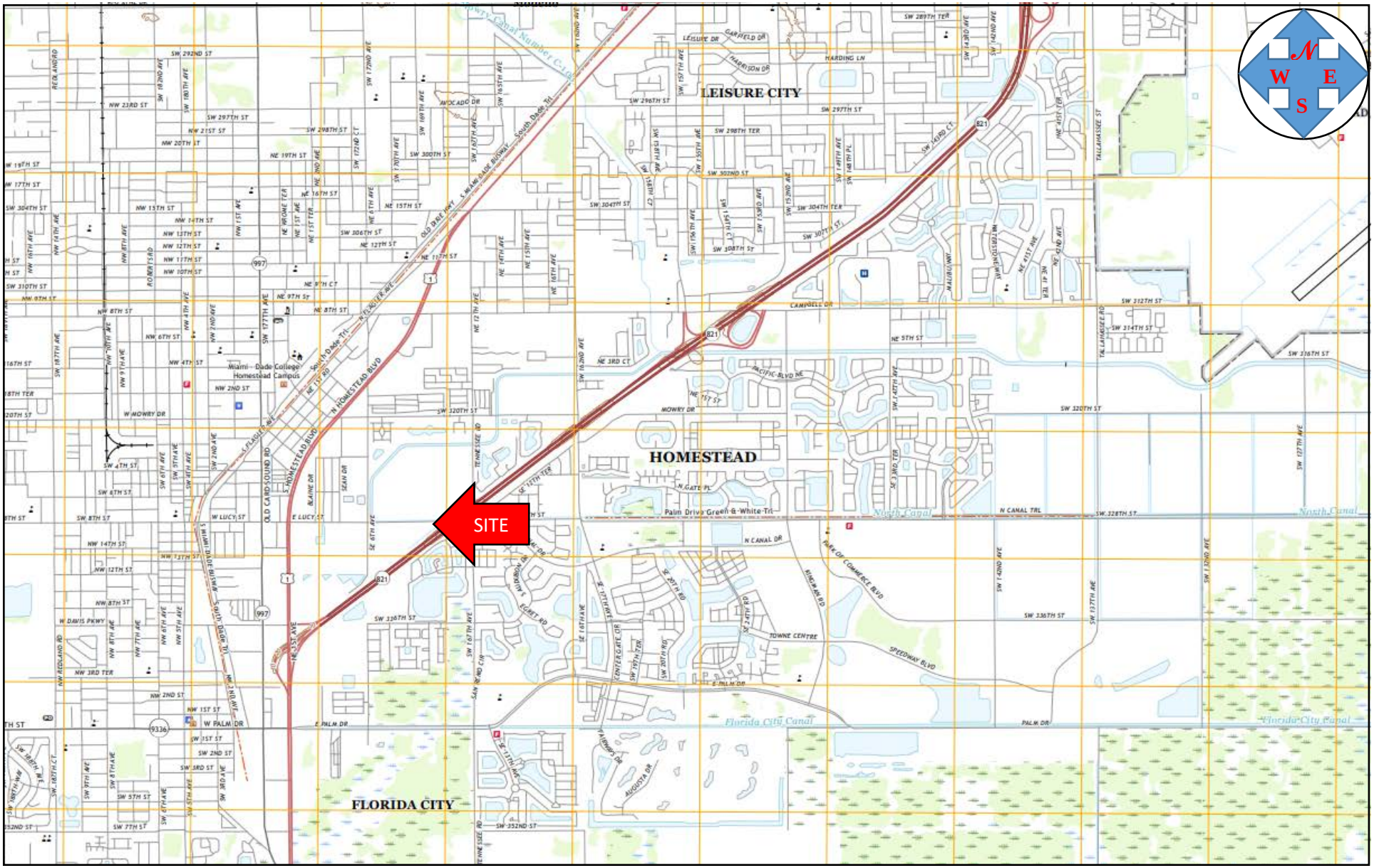
HAI makes no warranties, expressed or implied, including without limitations, warranties as to merchantability or fitness for a particular purpose. HAI further assumes no risk or liability for loss of earnest monies or deposits involved in the purchase or sale of property due to delays in execution of the project nor do we assume any risks for existing conditions on the site.

7.2 Limiting Conditions and Methodology Used

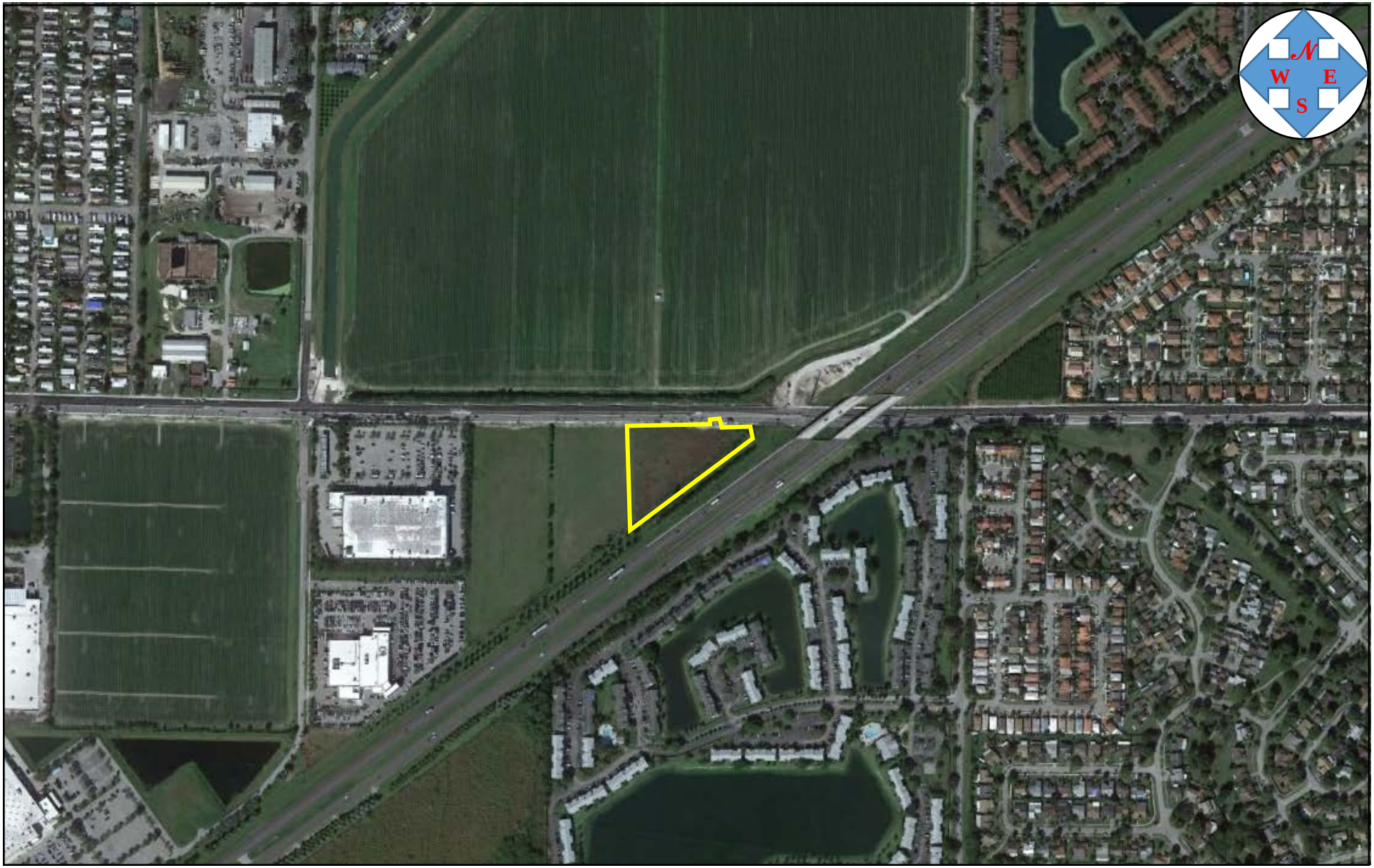
HAI performed a non-intrusive site visit, document search, and conducted interviews for this assessment. HAI has not conducted any sub-surface investigations or collected or analyzed any soil, surface, or ground-water samples as part of this assessment. Due to these and other limitations, this assessment will include the application of judgment to scientific principles. Certain results or recommendations of this work may be based on subjective interpretations. There can be no assurance that definitive or desired results will be obtained or that they are supportive of any given course of action. The information provided under this report shall not be construed as legal advice. Refer to the Appendix 8.4 for the Qualifications of Environmental Professionals Participating in the ESA.

APPENDIX 8.1

FIGURES/PHOTOGRAPHS



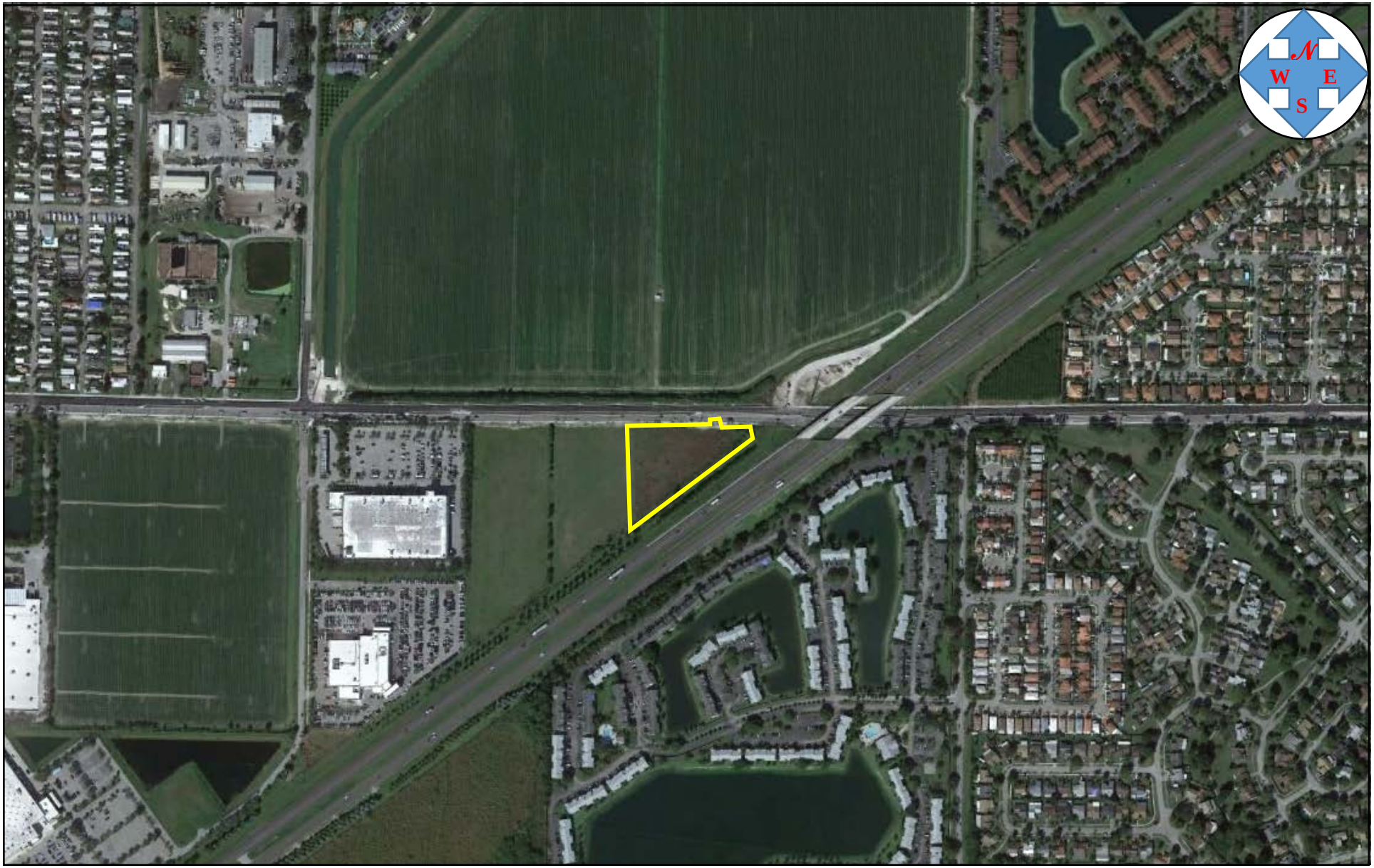
Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	FIG. 1 2021 USGS Topographic Map – Homestead Quadrangle Florida-Miami-Dade County 7.5-Minute Series



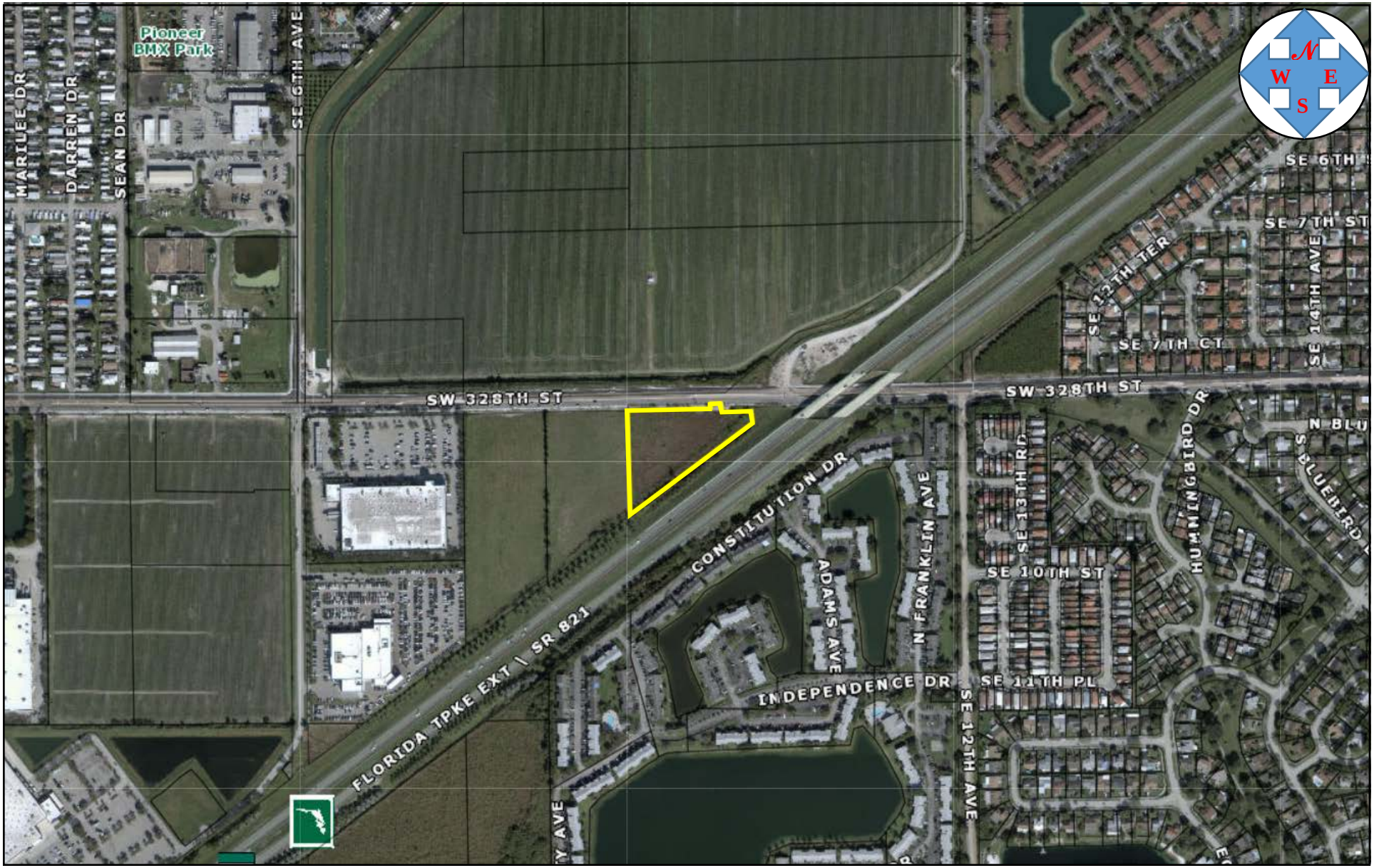
Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	FIG. 2 2021 Google Earth Aerial Photograph

APPENDIX 8.2

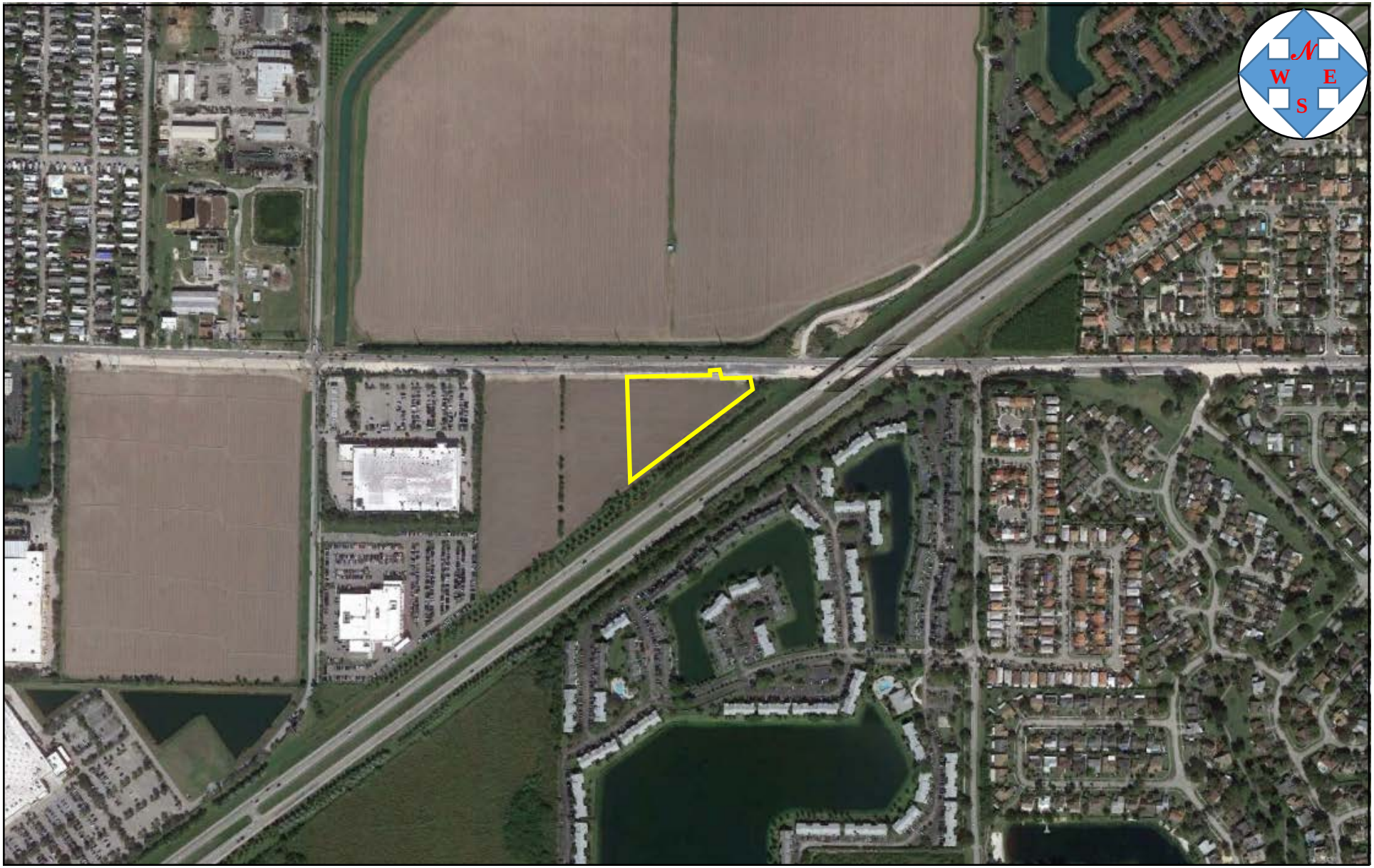
AERIAL PHOTOGRAPHS



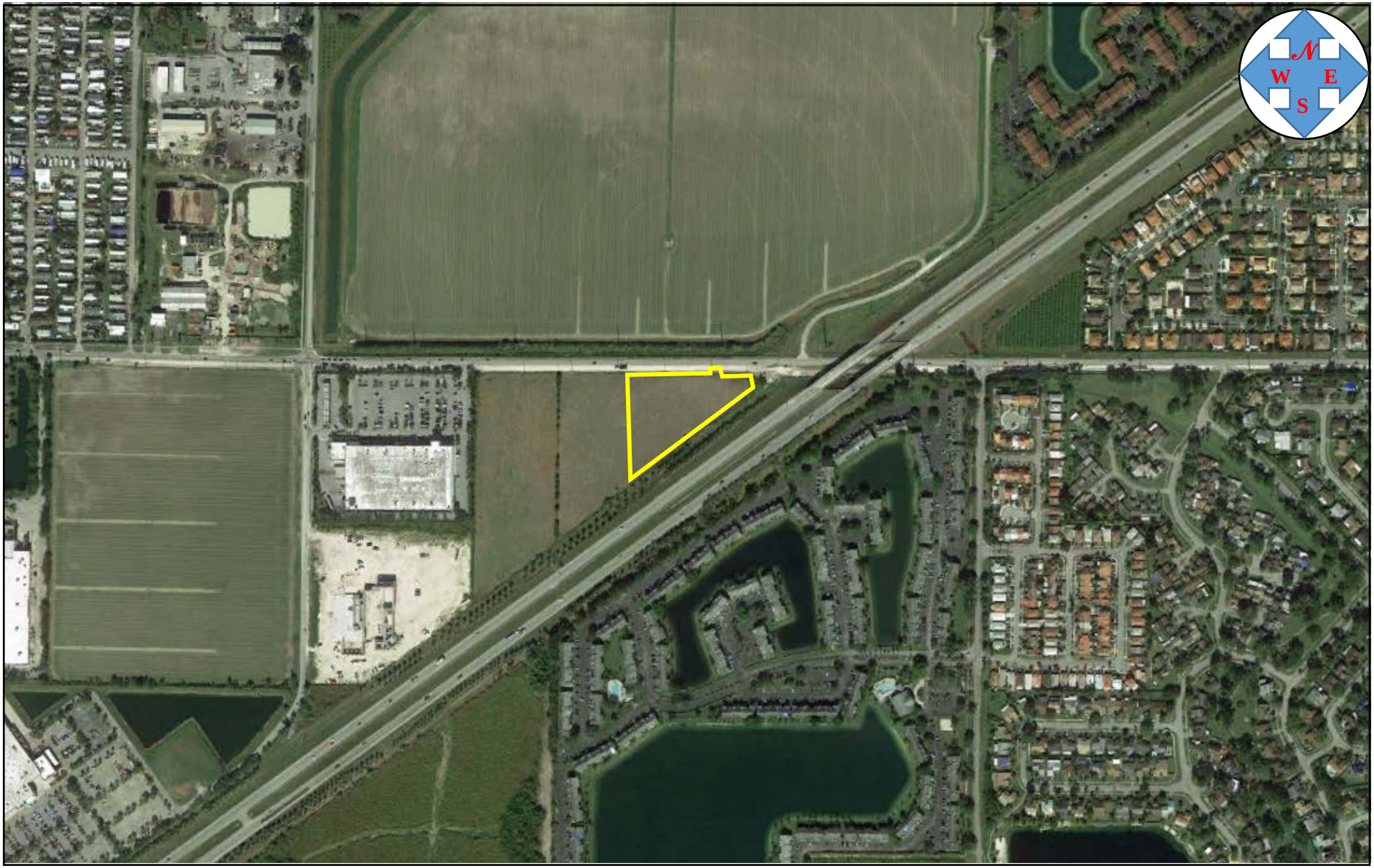
Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	FIG. 2 2021 Google Earth Aerial Photograph



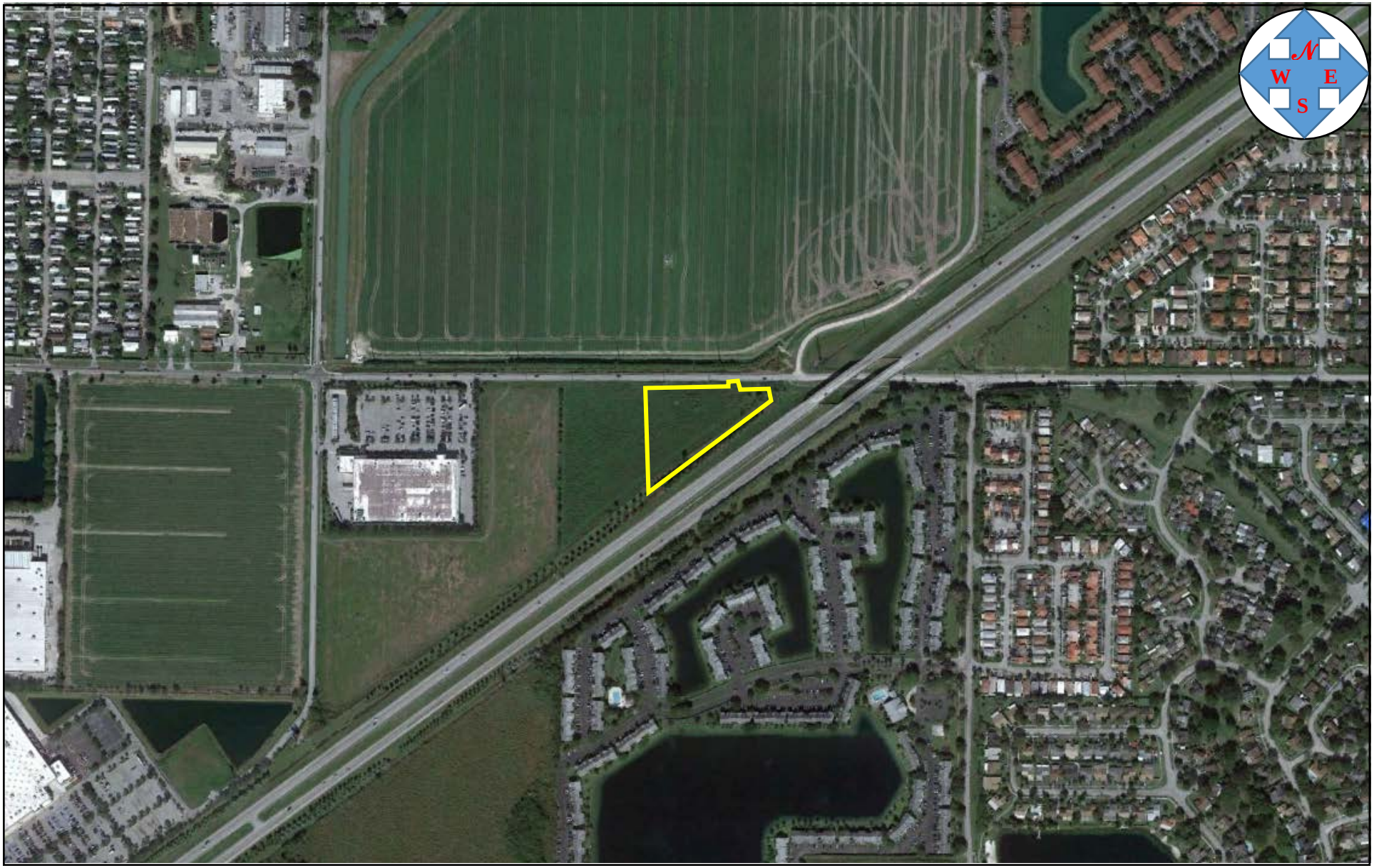
Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	FIG. 3 2021 Miami Dade County Property Appraiser



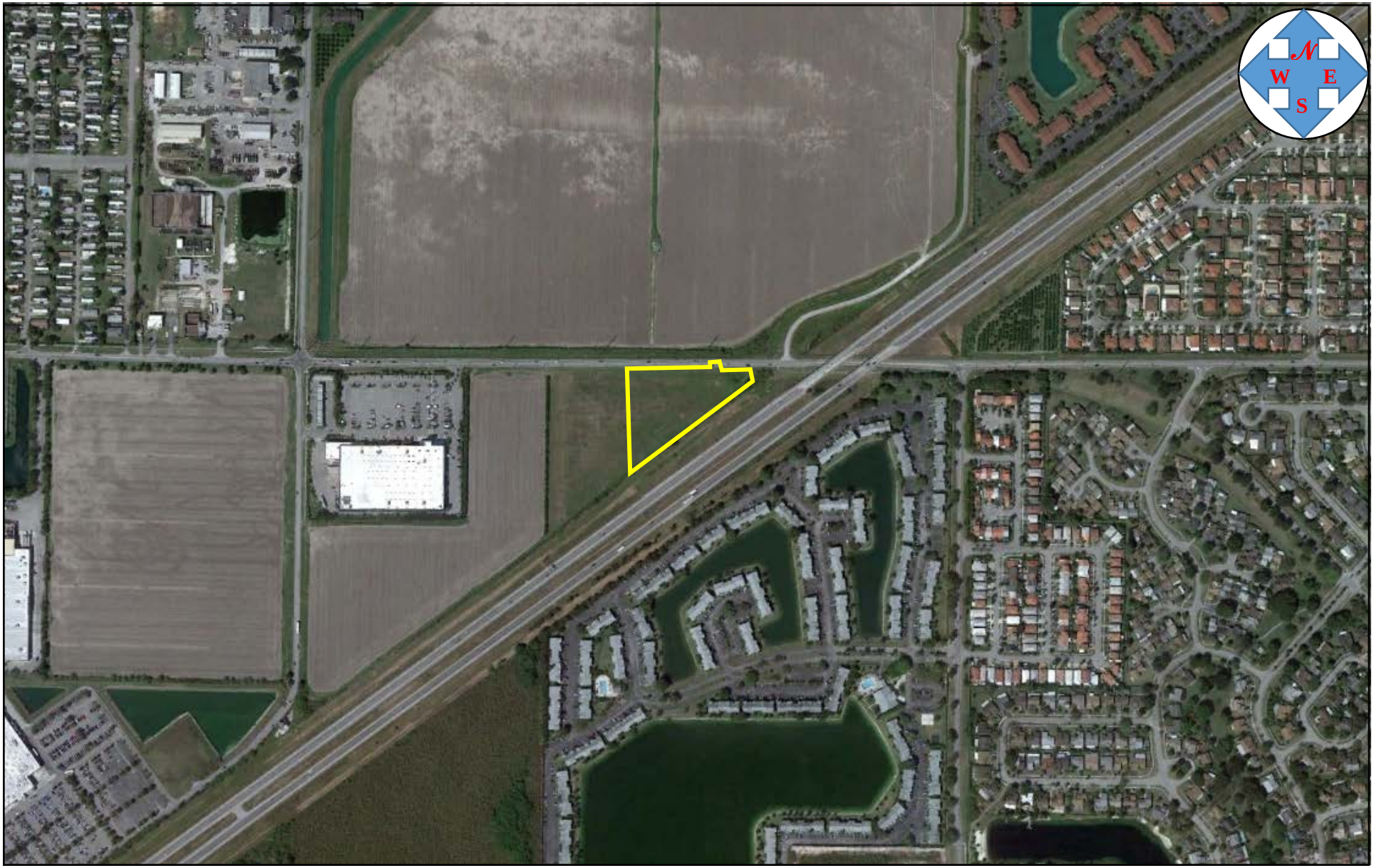
Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2020 Aerial Photograph



Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2017 Aerial Photograph

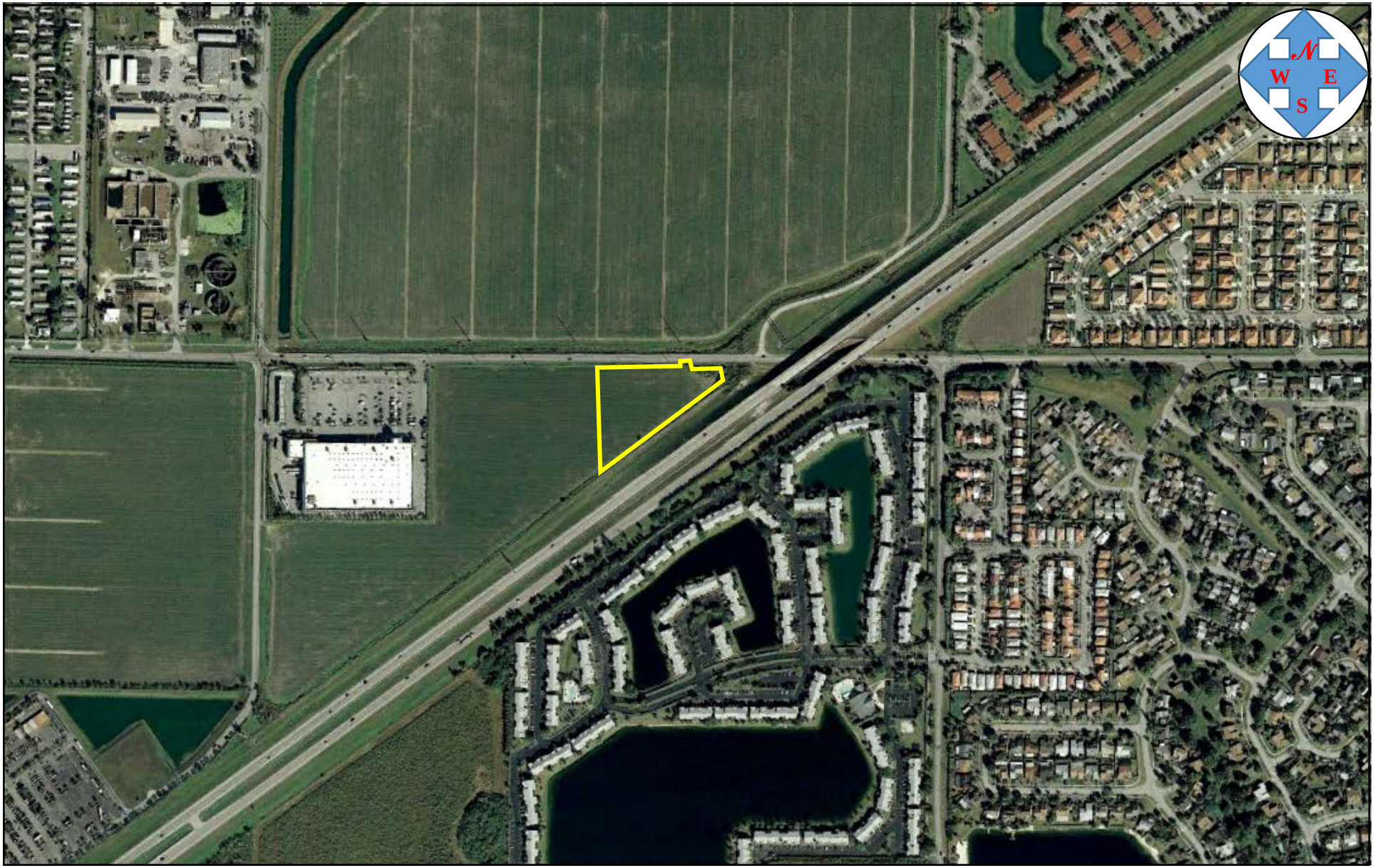


Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2015 Aerial Photograph



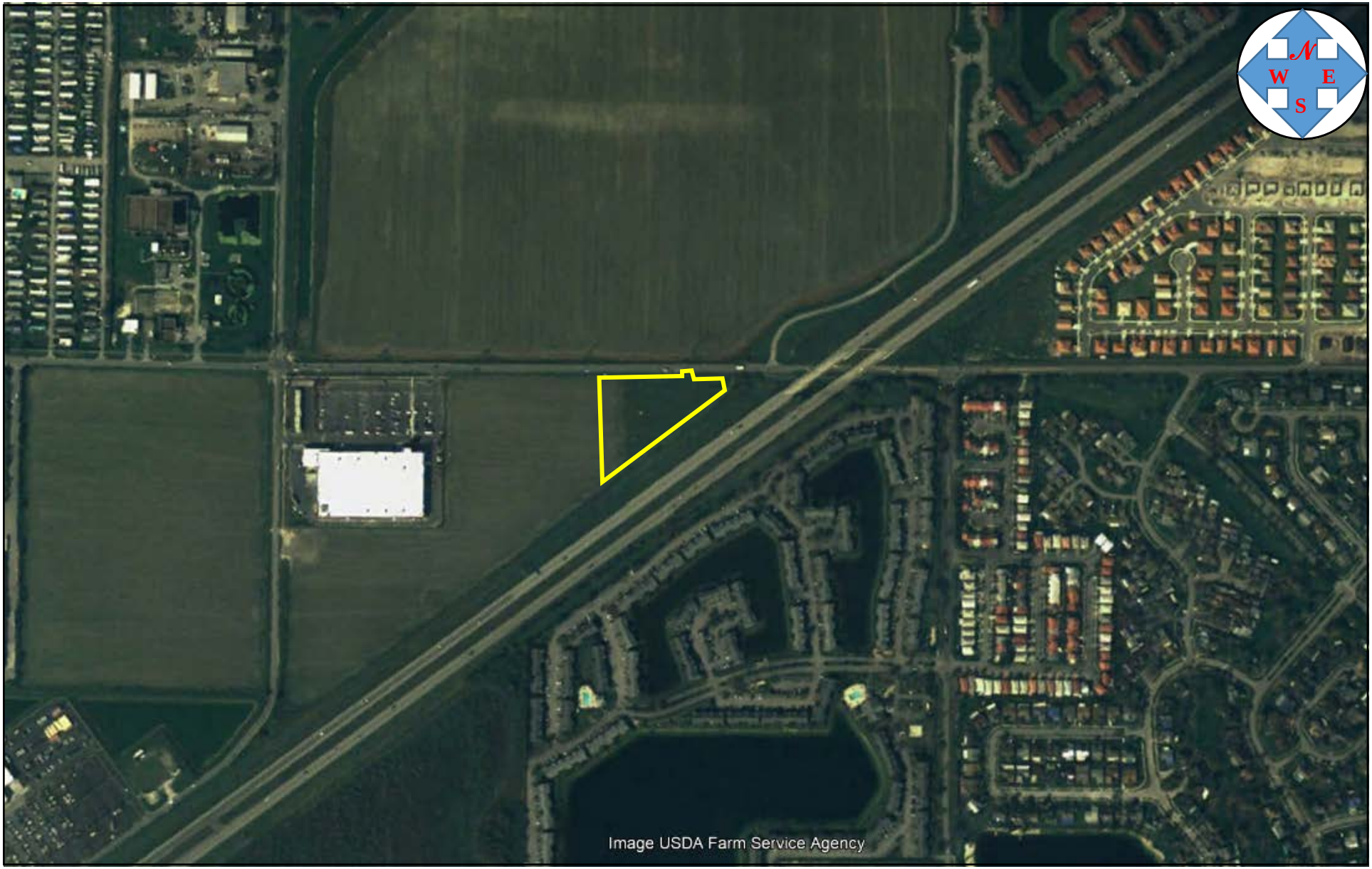
Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	HYDROLOGIC ASSOCIATES **Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2013 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2011 Aerial Photograph



Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2009 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2007 Aerial Photograph



Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2005 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	2002 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1999 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1994 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1991 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1985 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1978 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1973 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1971 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1968 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1944 Aerial Photograph

Vicinity of SW 328 ST & Turnpike Miami, Florida HA22-6140	**Hydrologic Associates USA, Inc.** 10406 SW 186 Terrace Miami, FL 33157	1938 Aerial Photograph

APPENDIX 8.3

EDR SEARCH REPORT

Not Reported
Not Reported
Homestead, FL 33034

Inquiry Number: 6840555.2s
January 31, 2022

EDR Summary Radius Map Report

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

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

NOT REPORTED
HOMESTEAD, FL 33034

COORDINATES

Latitude (North):	25.4619700 - 25ˆ 27' 43.09''
Longitude (West):	80.4643400 - 80ˆ 27' 51.62''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	553850.9
UTM Y (Meters):	2816050.8
Elevation:	3 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20151123
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
NOT REPORTED
HOMESTEAD, FL 33034

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	MDW&S-PUMP STATION #	555 SE 8 ST	UST	Higher	107, 0.020, ESE
A2	BJ'S WHOLESALE CLUB	650 SE 8TH ST	LUST, UST, AST, Financial Assurance, HW GEN	Higher	996, 0.189, West
A3	BJS WHOLESALE CLUB #	650 SE 8TH ST	RCRA-SQG	Higher	996, 0.189, West
B4	HOMESTEAD CITY-MOTOR	548 SE 6TH AVE	LUST, UST	Higher	1511, 0.286, WNW
B5	CITY OF HOMESTEAD SO	548 SE 6TH AVENUE	SWF/LF, Enforcement	Higher	1511, 0.286, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2021 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BJS WHOLESALE CLUB # EPA ID:: FLR000142406	650 SE 8TH ST	W 1/8 - 1/4 (0.189 mi.)	A3	8

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF HOMESTEAD SO	***548 SE 6TH AVENUE***	***WNW 1/4 - 1/2 (0.286 mi.)***	***B5***	***9***
Database: SWF/LF, Date of Government Version: 10/08/2021 Facility-Site Id: 95876 Class Status: INACTIVE (I)				

EXECUTIVE SUMMARY

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, and dated 11/03/2021 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BJ'S WHOLESALE CLUB	***650 SE 8TH ST***	***W 1/8 - 1/4 (0.189 mi.)***	***A2***	***8***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: OPEN Facility-Site Id: 9807174				
HOMESTEAD CITY-MOTOR	***548 SE 6TH AVE***	***WNW 1/4 - 1/2 (0.286 mi.)***	***B4***	***9***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: CLOSED Facility-Site Id: 8629148				

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MDW&S-PUMP STATION #	555 SE 8 ST	ESE 0 - 1/8 (0.020 mi.)	1	8
Database: Miami-Dade Co. Tanks, Date of Government Version: 05/10/2020 Permit Status: FACILITY NO LONGER NEEDS A PERMIT OR CLOSED Facility ID: 199909011840319				
BJ'S WHOLESALE CLUB	***650 SE 8TH ST***	***W 1/8 - 1/4 (0.189 mi.)***	***A2***	***8***
Database: Miami-Dade Co. Tanks, Date of Government Version: 05/10/2020 Database: UST, Date of Government Version: 08/13/2021 Tank Status: U Facility-Site Id: 9807174 Facility Status: OPEN Facility ID: 9807174				

AST: A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BJ'S WHOLESALE CLUB	***650 SE 8TH ST***	***W 1/8 - 1/4 (0.189 mi.)***	***A2***	***8***
Database: AST, Date of Government Version: 08/13/2021 Facility-Site Id: 9807174 Facility Status: OPEN Facility Status: OPEN				

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

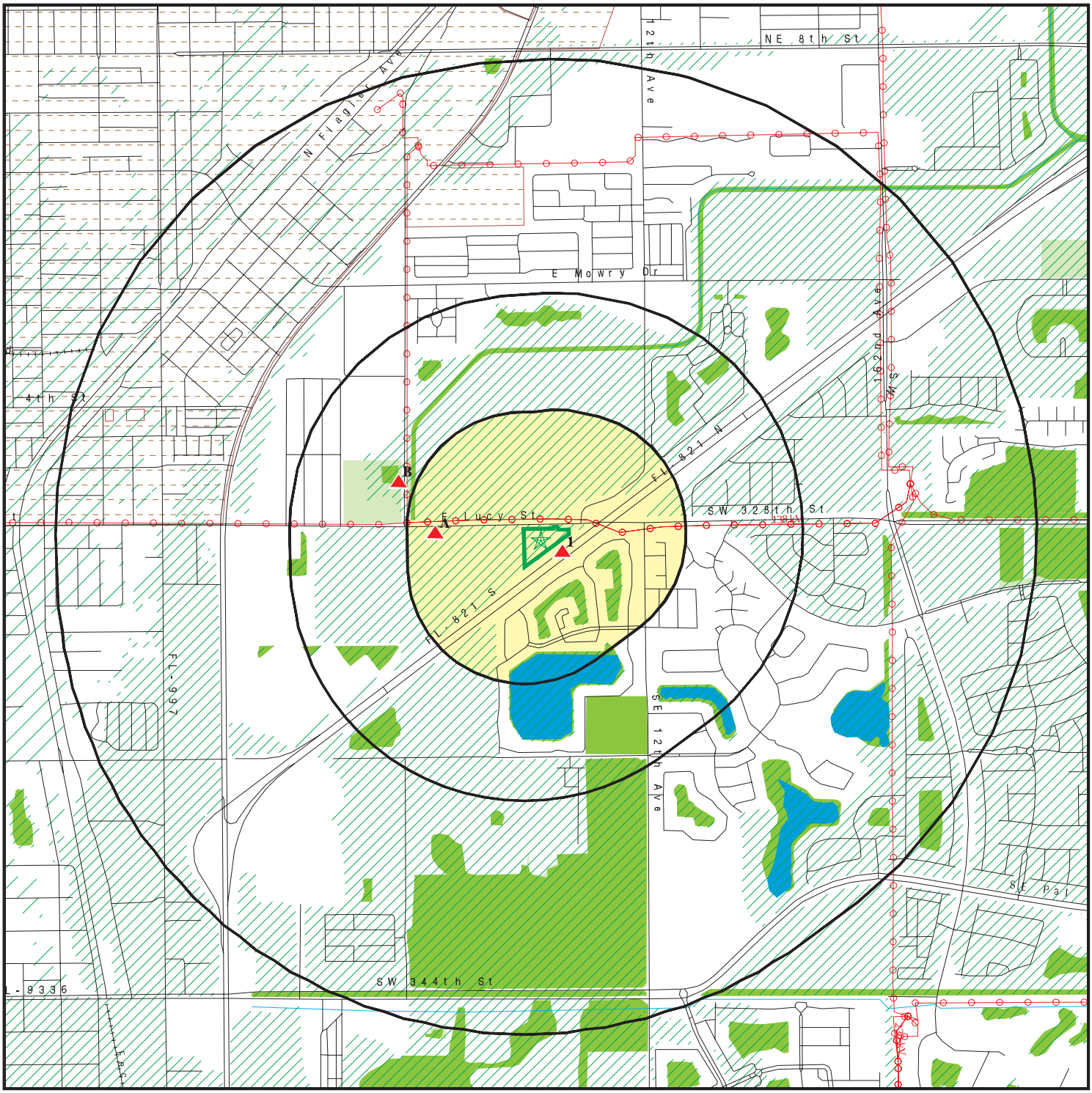
HW GEN: A review of the HW GEN list, as provided by EDR, and dated 08/06/2021 has revealed that there is 1 HW GEN site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BJ'S WHOLESALE CLUB	*650 SE 8TH ST*	*W 1/8 - 1/4 (0.189 mi.)*	*A2*	*8*

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 6840555.2S



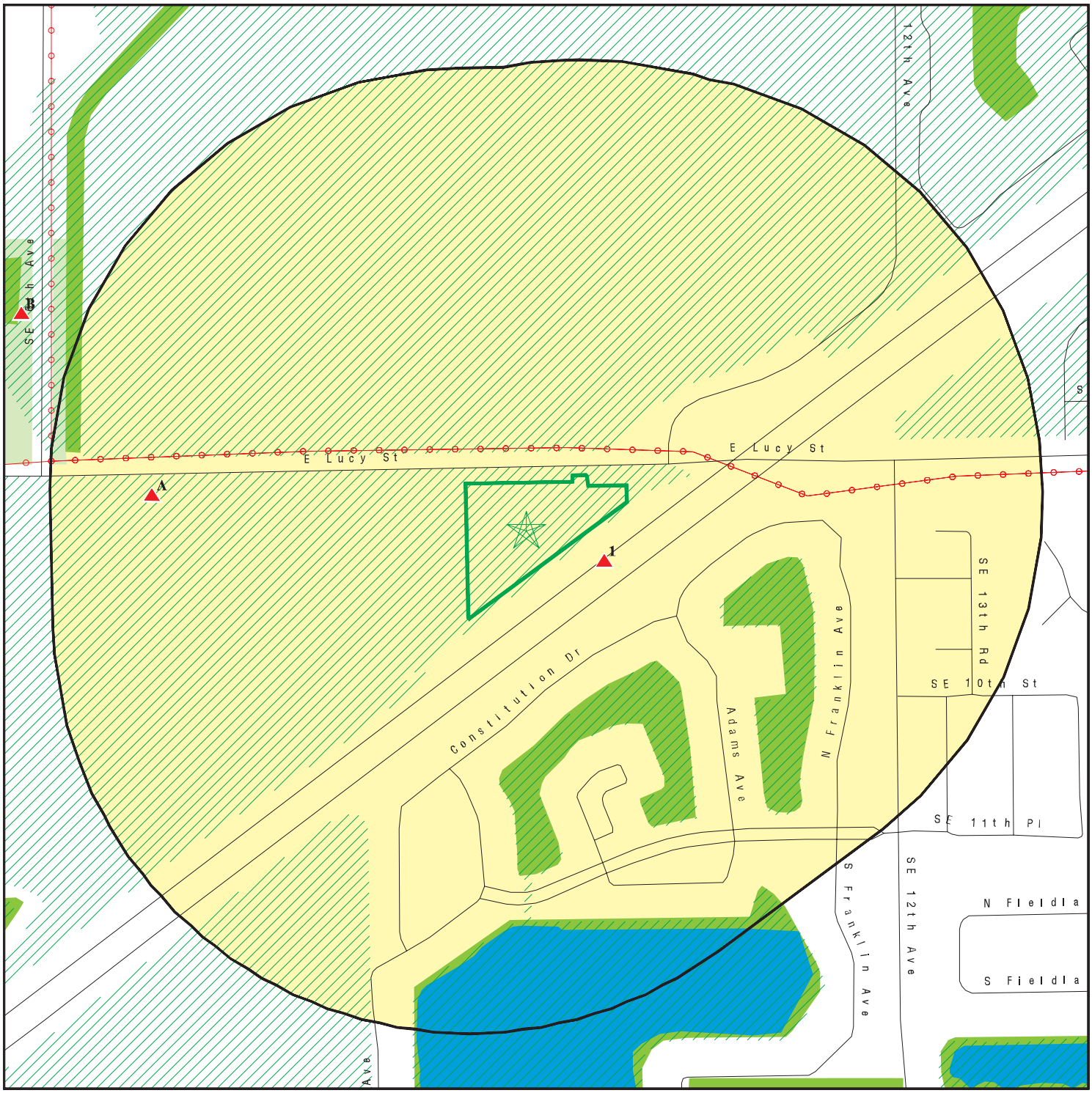
0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Not Reported ADDRESS: Not Reported Homestead FL 33034 LAT/LONG: 25.46197 / 80.46434	CLIENT: Hydrologic Associates USA Inc. CONTACT: Jeannie Leu INQUIRY #: 6840555.2s DATE: January 31, 2022 5:30 pm

DETAIL MAP - 6840555.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Not Reported ADDRESS: Not Reported Homestead FL 33034 LAT/LONG: 25.46197 / 80.46434	CLIENT: Hydrologic Associates USA Inc. CONTACT: Jeannie Leu INQUIRY #: 6840555.2s DATE: January 31, 2022 5:35 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	1	1	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	1	NR	NR	NR	2
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS	TP		NR	NR	NR	NR	NR	0
Miami-Dade Co. SPILL	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
CLEANUP SITES	TP		NR	NR	NR	NR	NR	0
Miami-Dade Co. AP	TP		NR	NR	NR	NR	NR	0
Miami-Dade Co. GTO	TP		NR	NR	NR	NR	NR	0
Miami-Dade Co. MOP	TP		NR	NR	NR	NR	NR	0
Miami-Dade Co. MRE	TP		NR	NR	NR	NR	NR	0
Miami-Dade Co. HWS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Miami-Dade IW	0.250		0	0	NR	NR	NR	0
Miami-Dade Co. IWP	TP		NR	NR	NR	NR	NR	0
DADE CO LW	TP		NR	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	0	NR	NR	0
Enforcement	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	1	NR	NR	NR	1
RESP PARTY	0.500		0	0	0	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DADE CO AW	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	5	2	0	0	8

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
ESE
< 1/8
0.020 mi.
107 ft.

Relative:
Higher

MDW&S-PUMP STATION #691
555 SE 8 ST
FLORIDA CITY, FL 33033

UST **U001347177**
N/A

Click here for full text details

UST
Facility ID 199909011840319
Permit Status FACILITY NO LONGER NEEDS A PERMIT OR CLOSED

A2
West
1/8-1/4
0.189 mi.
996 ft.

Relative:
Higher

BJ'S WHOLESALE CLUB INC
650 SE 8TH ST
HOMESTEAD, FL 33034

LUST **U003993922**
UST **N/A**
AST
Financial Assurance
HW GEN

Click here for full text details

LUST
Facility Status OPEN
Facility-Site Id 9807174
Discharge Cleanup Status SRCR - SRCR COMPLETE

Click here for Florida Oculus

UST
Facility Status OPEN
Facility-Site Id 9807174
Facility ID 9807174

Click here for Florida Oculus

AST
Facility Status OPEN
Facility-Site Id 9807174
Facility Status OPEN

Click here for Florida Oculus

Financial Assurance
Facility Status OPEN
Facility ID 9807174

A3
West
1/8-1/4
0.189 mi.
996 ft.

Relative:
Higher

BJS WHOLESALE CLUB #0170
650 SE 8TH ST
HOMESTEAD, FL 33034

RCRA-SQG **1010562854**
FLR000142406

Click here for full text details

RCRA-SQG
EPA Id FLR000142406

B4
WNW
1/4-1/2
0.286 mi.
1511 ft.

Relative:
Higher

HOMESTEAD CITY-MOTOR POOL DEPT
548 SE 6TH AVE
HOMESTEAD, FL 33030

LUST **U003742933**
UST **N/A**

Click here for full text details

LUST
Facility Status CLOSED
Facility-Site Id 8629148
Discharge Cleanup Status SRCR - SRCR COMPLETE

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UST
Facility Status CLOSED
Facility-Site Id 8629148

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B5
WNW
1/4-1/2
0.286 mi.
1511 ft.

Relative:
Higher

CITY OF HOMESTEAD SOLID WASTE DIVISION
548 SE 6TH AVENUE
HOMESTEAD, FL 33030

SWF/LF **S104512606**
Enforcement **N/A**

Click here for full text details

SWF/LF
Facility-Site Id 95876
Class Status INACTIVE (I)

Click here for Florida Oculus

Enforcement
Facility Status Closed
Folio Num 1079180000210

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	01/26/2021	01/28/2021	02/03/2021
FL	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	Department of Environmental Protection	06/03/2021	06/09/2021	10/28/2021
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	08/11/2021	08/11/2021	11/03/2021
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	08/13/2021	08/13/2021	11/09/2021
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	09/08/2021	09/28/2021	12/17/2021
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	08/24/2021	09/28/2021	12/17/2021
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	04/23/2021	06/24/2021	09/21/2021
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	08/11/2021	08/23/2021	11/15/2021
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	09/09/2021	09/13/2021	12/03/2021
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	10/18/2021	10/19/2021	01/11/2022
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	09/01/2021	09/03/2021	11/24/2021
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	08/10/2021	09/29/2021	12/14/2021
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	09/16/2021	09/17/2021	12/08/2021
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	09/27/2019	01/10/2020	02/11/2020
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	07/12/2021	10/26/2021	01/14/2022
FL	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Protection	10/28/2021	10/29/2021	01/18/2022
FL	Financial Assurance 3	Financial Assurance Information Listing	Department of Environmental Protection	08/12/2021	08/13/2021	11/08/2021
FL	HW GEN	Hazardous Waste Generators	Department of Environmental Protection	08/06/2021	09/21/2021	09/23/2021
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	08/11/2021	09/29/2021	12/14/2021
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	08/06/2021	08/06/2021	10/27/2021
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	11/03/2021	11/05/2021	01/25/2022
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	10/28/2021	10/29/2021	11/09/2021
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	07/14/2021	08/10/2021	11/03/2021
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	08/11/2021	09/28/2021	12/16/2021
FL	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Protection		07/01/2013	12/30/2013
FL	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/10/2014
FL	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Protection		07/01/2013	12/30/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	01/13/2020	02/19/2020	04/28/2020
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	07/24/2021	08/13/2021	11/09/2021
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	10/01/2021	10/01/2021	12/16/2021
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	10/08/2021	10/08/2021	01/03/2022
FL	SWRCY	Recycling Centers	Department of Environmental Protection	12/03/2018	01/15/2019	03/14/2019
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	08/13/2021	08/13/2021	11/09/2021
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2020	06/21/2021	09/14/2021
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	01/20/2022	01/20/2022	01/27/2022
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	08/13/2021	08/13/2021	11/09/2021
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	04/27/2021	05/14/2021	07/27/2021
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	11/01/2021	11/03/2021	01/25/2022
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/14/2021	09/15/2021	12/15/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2019	09/15/2021	12/14/2021
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2019	12/01/2020	02/09/2021
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2021	10/13/2021	01/10/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	CORRACTS	Corrective Action Report	EPA	09/13/2021	09/15/2021	10/12/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	10/20/2021	11/05/2021	11/29/2021
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/01/2022	01/04/2022	01/10/2022
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/13/2021	09/21/2021	12/15/2021
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/29/2021	02/17/2021	03/22/2021
US	FINDS	Facility Index System/Facility Registry System	EPA	05/05/2021	05/18/2021	08/17/2021
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/10/2021	08/17/2021	10/22/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/13/2021	08/13/2021	10/22/2021
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/12/2021	09/13/2021	09/28/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	05/27/2021	06/11/2021	09/07/2021
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	05/27/2021	06/11/2021	09/07/2021
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/20/2021	11/05/2021	11/29/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/20/2021	11/05/2021	11/29/2021
US	LUCIS	Land Use Control Information System	Department of the Navy	07/12/2021	08/06/2021	10/22/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	06/30/2021	07/01/2021	09/28/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/29/2021	08/24/2021	11/19/2021
US	NPL	National Priority List	EPA	10/20/2021	11/05/2021	11/29/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	10/20/2021	11/05/2021	12/15/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/20/2021	11/05/2021	11/29/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RMP	Risk Management Plans	Environmental Protection Agency	10/20/2021	11/05/2021	11/12/2021
US	ROD	Records Of Decision	EPA	10/20/2021	11/05/2021	11/29/2021
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	10/20/2021	11/05/2021	11/29/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/20/2021	11/05/2021	11/29/2021
US	SSTS	Section 7 Tracking Systems	EPA	10/18/2021	10/20/2021	01/10/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/10/2021	06/10/2021	08/17/2021
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	08/23/2021	08/23/2021	11/12/2021
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/13/2021	09/15/2021	09/28/2021
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	08/23/2021	08/23/2021	11/12/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/09/2021	08/24/2021	11/19/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/23/2021	08/10/2021	11/08/2021
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2019	02/11/2021	02/24/2021
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

APPENDIX 8.4

SIGNATURE PAGE AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment has been prepared by personnel of Hydrologic Associates U.S.A., Inc., in accordance with ASTM Standard Practice E 1527-13.

Field Survey Conducted by:

Leo J. Swayze, Project Geologist

Prepared By:

Leo J. Swayze, Project Geologist

Reviewed By:

Environmental Professional Certification:

I declare that, to the best of my professional Knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 Code of Federal Regulations (CFR) 312.

The Environmental Professional who directed this project has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

James T. Miller, P.E.
Project Manager

CURRICULUM VITAE

Name: **James Theodore Miller, P.E.**
Born: 9/25/69
Miami, Florida

Education: Miami Dade Community College
Miami, Florida
AA Building Construction Management, 1988-1990

Florida International University
Miami, Florida
BS Civil Engineering, 1990-1993

Expertise: Environmental Site Assessments
Assessment and Remediation of Contaminated Groundwater
Aboveground/Underground Storage Tank Closures and Assessments.

Certification: Professional Engineer
OSHA 40-hour training

Experience: Consulting Engineer, Miami, Fl 1993-2005
- Intercounty Laboratories, Inc. 1993-1994
- LAW Engineering, Inc. 1994-1997
- Hydrologic Associates USA, Inc. 1997-Current

Participated in:

- Conducting Phase I and Phase II Environmental Property Assessments
- Conducting Aboveground/Underground Storage Tank Closures and Assessments
- Soil and Groundwater Assessment of Contaminated sites
- Design and implementation of contaminant Remediation Systems
- Collection, computation, and analysis of groundwater data throughout the State of Florida
- Collection, computation, and analysis of drinking water data throughout the State of Florida
- Collection, computation, and analysis of soil throughout the State of Florida.

Professional Memberships:

Florida Association of Environmental Professional (FAEP)

CURRICULUM VITAE

Name: **Bradley Gerald Waller**

Born: August 13, 1949
Minneapolis, Minnesota

Education: Gustavus Adolphus College
St. Peter, Minnesota
Magna Cum Laude, 1971
B.A. Biology and Chemistry (Pre Med)

University of Puerto Rico - Mayaguez
Institute of Marine Science
Biological Oceanography, 1971

University of Miami
Institute of Marine Science
Biological Oceanography, 1972-73

University of Miami
Department of Architecture and Engineering
Environmental Engineering, 1974-76

Expertise: Applied Water-Quality Analysis
Geochemistry of Ground Water and Surface Water
Rainfall Chemistry
Project Planning and Management
Technical Report Writing and Review
Hydrologic Effects of Water Management System in South Florida

Experience: **Marine Biologist**
United States Environmental Protection Agency
Lower Florida Estuary Study
Fort Lauderdale, Florida, 1971-72

Participated in:

- Monitoring the effects of sewage effluent on offshore coral reefs
- Monitoring the effects of thermal effluent on shallow bays

Research Hydrologist/Hydrologist
United States Department of the Interior
Geological Survey - Water Resources Division
Miami, Florida, 1972-88

Participated in:

- Determining the chemical and biological characteristics of the Everglades Basin
- Determining the effects of back pumping excess runoff on the shallow marshes in the Everglades
- Basic research on the chemistry of rainfall in South Florida
- Determining the water-quality characteristics of surface water in Broward County
- Determining the hydraulic and water-quality characteristics of Southwest Broward County
- Analyzing the long-term and areal variation in the chemistry of surface water and soil in Everglades National Park
- Planning the East Everglades Resources Planning Project for the U.S. Department of the Interior
- Supervised the technical investigations for the East Everglades Resources Planning Project (everglades National Park Expansion Area).

These investigations included:

- Topographic mapping
- Determination of subsurface geology and aquifer characteristics
- Determination of long-term hydrologic conditions in rainfall, ground water and surface water
- Determination of the effects of land use on ground- and surface- water quality
- Determination of baseline water-quality conditions in ground water, surface water, bulk precipitation and bottom material
- Analysis of surface resistivity and borehold geophysical data to determine contamination of surficial aquifers
- Design and construction of a ground-water quality monitoring network for South Florida that will be utilized to determine existing and optimum wellfield operations
- Determining the effects of septic tank leachate on the ground-water system in Broward County, Florida
- Determining the effects of stormwater runoff on the unsaturated zone, soil profile, and shallow water table in South Florida

- Analysis of the 1980-82 drought on the water supplies in South Florida
- Analysis of the Dennis (1981) and Donna (1960) flood and the effectiveness of the water management system.
- Analysis of current and historical saltwater intrusion in the Biscayne Aquifer
- Determination of agricultural chemical contamination in a shallow, unconfined aquifer: network and well design
- Using Geographic Information Systems to evaluate contamination potential near wellfields and determine optimum water
  Management practices

Principal Hydrologist
Hydrologic Associates U.S.A., Inc.
Miami, Florida, 1988-Present

Project Manager for:

- Projected and present flooding analysis of selected areas in South Florida
- Determination of the hydrologic characteristics of a large agricultural operation in Palm Beach County, Florida
- Environmental analysis of Southwest Broward County, Florida
- Water supply development for the Island of Cozumel, Quintana Roo, Mexico
- Proposed environmental impact of two large residential marinas in Cancun, Mexico
- Conducting and Supervising Phase I and Phase II Environmental Property Assessments
- Analysis of the hydrologic situation in South Dade County and adjacent wetlands.
- Geotechnical Investigations. Guantanamo Naval Base.
- Environmental impact of a destination report in Quintana Roo, Mexico.
- Compliance monitoring for south Dade agriculture packing houses and processing plants.
- Analysis of water levels, discharge and water management in the Northwest Wellfield Area, Dade County and adjacent wetlands.
- Environmental evaluation of a development site on Cozumel.
- Member of technical advisory committee (Hydrology) for the MUNISPORT dump coalition (Superfund site).
- Water Supply development at three sites along the Cancun - Tulum Development corridor
- Geohydrologic analysis of the Miccosukee Indian Reservation
- Hydrologic consulting regarding water supply on Grand Bahama Island
- Geohydrologic analysis of the Big Cypress Swamp Area
- Water supply development, environmental impact statement, and groundwater remediation at a destination resort in Curacao
- Analysis of the water resources of No Name Key and Big Pine Key

- Geohydrology and chemical characteristics of the Tutu Aquifer, St. Thomas U.S. Virgin Islands
- Hydrologic analysis of water levels in the southern Savannahs, Martin County
- Technical consultant to a citizens group reviewing development proposals in Martin County
- Wetland permitting - South Dade and Lake Istokpoga
- Hydrologic consultant to Florida Sugar Cane League, US Sugar Corporation, and Flosun Sugar
- Water Supply Development, Port au Prince, Haiti
- Environmental compliance for South Dade County Agricultural Community
- Hydrologic Consulting for Florida Wetlands Bank
- Hydrologic Consulting for Sunset Lakes, Imagination Farms, Old Cutler Bay, Don Acres, Miccosukee Housing at 40-mile bend, Merrick Park, Monarch Lakes and Sarah Park development sites
- Hydrologic analysis of Ludlam Drain Canal for water control structure design and flooding.
- Bal Harbour Shoppes remediation and site restoration
- Sombrero Golf Club in Marathon, seawater RO Unit (150,000 GPD) with 2 wells
- Hydrogeologic analysis and permitting of No Name Key rock mine
- Flood analysis for Carnival Cruise line building and four hotels on Miami Beach
- Monitoring and analysis of the oil fields in the Big Cypress Swamp National Preserve.
- Hydrologic design of proposal connection of the Key West Salt Ponds to the Atlantic Ocean
- Hydrologic and Water Resource consulting for the Miccosukee Tribe of Indians
- Hydrologic analysis of the water supply for the University of Miami properties
- Hydrologic analysis of the Pond Apple Slough restoration site, Broward County, Florida
- Mathematical analysis of exfiltration trenches used for stormwater disposal in Miami-Dade County (2 sites)
- Compliance monitoring and permitting of seven (7) C and D landfills and materials recycling facilities.
- Expert witness on numerous Federal and State cases involving water management practices, land condemnation, and history of water management in South Florida.
- Supervision of drilling for Broward County Saltfront, Miami Dade County (DERM and WASAD) Saltfront, Palm Beach County Saltfront, Newton/Everglades.
- Wellfield (WASAD), Big Pine Key Freshwater Lens, Key West Botanical Garden (Stock Island) John Pennecamp State Park Injection Wells, Hollywood Salinity barrier injection wells, Corps of Engineer S-332 retention ponds, North Miami saltfront, North Miami Beach wellfield water quality monitoring network and numerous test wells for permitting and siting Class V drainage wells.

Hydrologic Consultant to the Florida DOT
- Krome Avenue, Tamiami Trail, US Highway 1 18-mile stretch, Boca Chica wetland rehabilitation and C-111 redistribution of flow.
- Geohydrologic Evaluation and testing at the FPL Turkey Point proposed nuclear reactor sites 6 and 7.

Water Supply Development in the Bahamas
- Nassau Blue Hills and Windsor Wellfields
- Bahamas Electricity Corporation – Blue Hills Power Plant
- Chub Cay
- Exuma – Georgetown and Emerald Bay
- Bimini
- Great Stirrup Cay, Berry Islands
- Great Guana Cay, Abaco
- West End, Grand Bahama

Additional Experience:
- Lecturer in "Environmental remote sensing and photogrammetry" at the University of Miami, Department of Civil Engineering, 1978-83
- Detailed to U.S. Geological Survey headquarters to write supplemental 208 project proposal for Department of the Interior, National park Service, 9/76-10/76
- Testified as expert witness for U.S. Attorney's Office on water flow, water levels, water quality, and water quantity in the Everglades Basin (three cases), 1982-83
- Technical Advisor to the Governor's "Save the Everglades" Committee; a group of scientific, lay, and management leaders assigned to make recommendations to the Governor on restoring and maintaining the resources in the Everglades, 1985-86
- Southern Everglades Technical Advisory Committee (SETAC); oversees and coordinates multidiscipline technical studies in the southern Everglades; reports directly to Governor's Cabinet members, 1985-87
- Broward County Water Supply Advisory Board; advises County Commission on water-supply needs for the county, especially new municipal well fields, 1984-86
- Work Plan Steering Committee for the East Everglades Resources Planning Project; committee members reviewed and directed multidiscipline interagency technical studies in the east Everglades, 1977-81
- Vice Chair of Miami-Dade County Flooding Task Force 1999-Present
- Member of the Technical advisory committee (hydrology) for the Governor's Commission for Sustainable South Florida

BIBLIOGRAPHY

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Waller, B.G., 1975, Distribution of nitrogen and phosphorus in the conservation areas in South Florida from July 1972 to June 1973: U.S. Geological Survey Water-Resources Investigations 75-5, 33 p.

Waller, B.G., and Earle, J.E., 1975, Chemical and biological quality in a part of the Everglades, southeastern Florida: U.S. Geological Survey Water-Resources Investigations 75-76, 156 p.

Waller, B.G., Miller, W.L., and Beaven, T.R., 1975, Water-quality data for canals in eastern Broward County, Florida, 1969-74: U.S. Geological Survey Open-File Report FL-75009, 59 p.
McPherson, B.F., Waller, B.G., and Mattraw, H.C., Jr., 1976, Nitrogen and phosphorus uptake in the Everglades conservation areas, Florida, with special reference to the effects of backpumping runoff: U.S. Geological Survey Water-Resources Investigations 76-29, 120 p.

U.S. Geological Survey, Water Resources Division, 1976, Water-quality management in the Everglades National park east boundary area: Administrative Report for the National Park Service, October 1976, 151 p.

Waller, B.G., 1976, Analysis of selected benthic communities in the Everglades with references to their physical and chemical environment: U.S. Geological Survey Water-Resources Investigations 76-28, 33 p.

----- 1978, Effects of land use and water management on water quality in the western South New River Canal Basin, 1974-75: U.S. Geological Survey Water-Resources Investigations 78-30, 56 p.

Schneider, J.J., and Waller, B.G., 1980, Summary of hydrologic data for the east Everglades: U.S. Geological Survey Open-File Report 80-1292, 73 p.

Waller, B.G., 1981a, Water-quality data for selected stations in the east Everglades, Dade County, Florida: U.S. Geological Survey Open-File Report 81-821, 77 p.

------ 1981b, Effects of land use on surface-water quality in the east Everglades, Dade County, Florida: U.S. Geological Survey Water-Resources Investigations 81-59, 37 p.

Waller, B.G., 1982a, Areal extent of a plum of mineralized water near a flowing artesian well in Dade County, Florida: U.S. Geological Survey Water-Resources Investigations 82-20, 20 p.

------ 1982b, Water-quality characteristics of Everglades National Park, 1959-77, with reference to the effects of water management: U.S. Geological Survey Water-Resources Investigations 82-34, 51 p.

------ 1982c, Effects of land use on ground-water quality in the east Everglades, Dade County, Florida, 1978-79: U.S. Geological Survey Water-Resources Investigations 82-4093, 67 p.

Waller, B.G., and Miller, W.L., 1982, Assessment of water quality in canals of eastern Broward

County, Florida, 1969-74: U.S. Geological Survey Water-Resources Investigations 82-3, 70 p.

Waller, B.G., Klein, Howard, Lefkoff, L.J., 1984, Attenuation of stormwater contaminants from highway runoff within unsaturated limestone, Dade County, Florida: U.S. Geological Survey Water-Resources Investigations Report 84-4083, 12 p.

Klein, Howard, and Waller, B.G., 1985, Synopsis of saltwater intrusion in Dade County, Florida, through 1984: U.S. Geological Survey Water-Resources Investigations Report 85-4101, 1 sheet.

Waller, B.G., 1985, Drought of 1980-82 in southeast Florida with comparison to the droughts of 1961-62 and 1970-72: U.S. Geological Survey Water-Resources Investigations Report 85-4152, 25 p.

Howie, Barbara, and Waller, B.G., 1986, Chemical effects of highway runoff on the surficial aquifer, Broward County, Florida: U.S. Geological Survey Water-Resources Investigations Report 86-4200, 41 p.

Waller, B.G., 1986a, Saltwater intrusion in a highly transmissive unconfined aquifer: ASCE Proceedings, Water Forum '86, World Water Issues in Evolution, 97-104 p.

------ 1986b, Flood reduction efficiency of the water-management system in Dade County (Miami), Florida: ASCE Proceedings, Water Forum '86, World Water Issues in Evolution, 896-902 p.

Waller, B.G., and Cannon, F.C., 1986, Water-quality data for the ground-water network in eastern Broward County, Florida, 1983-84: U.S. Geological Survey Open-File Report 86-313, 67 p.

Waller, B.G., 1987a, Hydrologic effects of drainage and water management on the wetland ecosystem of South Florida: Proceedings of the International Symposium on the Ecology and Conservation of the Usumacinta - Grijalva Delta: Villahermosa, Tabasco, Mexico, February 1987.

------ 1987b, Effectiveness of the water-management system in reducing flood damage in South Dade County (Miami), Florida: Approved by Director, submitted to ASCE Journal of Hydraulics.

------ 1987c, Saltwater Intrusion in the unconfined Biscayne aquifer, Dade County (Miami), Florida: South Carolina Water Work Symposium Proceedings, Columbia, South Carolina, September 1987.

Waller, B.G., Howie, Barbara, and Causaras, C.R., 1987, Effluent migration from septic tank systems in two different lithologies, Broward County, Florida: U.S. Geological Survey Water-Resources Investigations Report 87-4075, 22 p.

Waller, B.G., and Labowski, J.L., 1987, Leachate migration from a solid waste-disposal facility near Biscayne National Park, South Florida: ASCE Proceedings, Coastal Zone '87.

U.S. Army Corps of Engineers, 1987, Analysis of environmental benefits to Everglades National Park from hydrologic restoration of Shark River Slough: Contributor to Interagency Task Force paper entitled "An assessment of the potential benefits to the vegetation and water resources of

Everglades National Park and the southern Everglades ecosystem associated with the general design memorandum to improve water deliveries to Everglades National Park," May 1987.

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*Waller, B.G., 1978, Water-quality characteristics of Everglades National Park: (abstract) presented at the 14th Annual AWRA Convention, Lake Buena Vista, Florida, October 1978.

*----- 1979a, Effects of agricultural runoff on the quality of water in the Biscayne aquifer--an overview of current projects: (abstract) presented at the Agricultural Nonpoint Pollution Conference, Gainesville, Florida, February 1979.

*----- 1979b, Planning scenarios for a nationally significant wetland--the Everglades, Florida: (abstract) a case study, presented at the 15th Annual AWRA Convention, Las Vegas, Nevada, September 1979.

*----- 1980, Nitrogen and phosphorus uptake in the Everglades water-conservation areas, Florida, with reference to the effects of backpumping excess runoff: (abstract) presented at Symposium of Surface-Water Impoundments (ASCE, AWRA, and AGU), Minneapolis, Minnesota, June 1980.

*----- 1986, Hydrologic effects of Hurricane Donna (1960) and Tropical Storm Dennis (1981) on south Dade County: South Florida ASCE Annual Meeting, West Palm Beach, Florida, September 1986.

*----- 1987, Water resources of South Florida: Water Quality Seminar, Dade County, Florida, May 1987 (invitation only).

*denotes Abstract

HYDROLOGIC ASSOCIATES PUBLICATIONS

- Preliminary analysis of the Hydrologic Situation in the levee 31N/C-111 and Taylor Slough Basin since the late 1970's, South Dade County, Florida
- Environmental Impact Statement for the Mayaluum Project Playa de Carmen, Quintana Roo, Mexico (Plus Appendices) (Manifestación de Impacto Ambiental del Projecto Mayaluum)
- Preliminary analysis of the Hydrologic Situation near the Coulter Property at Northwest 41st Street and Snapper Creek Extension Canal. (Plus Appendices)
- Preliminary analysis of the Hydrologic and Geologic Characteristics of the Miccosukee Indian Reservation, Broward County, Florida (Plus Appendices)
- Water Resources Assessment and Supplemental Water Supply Development for Port au Prince Haiti (Évaluation Des Ressources en Eau et Développement D'un Approvisionnement D'eau Supplémentaire pour Port au Prince Haïti)
- Geohydrology of the Big Cypress Swamp Collier County, Florida (Plus Appendices)
- Summary of the Chemical Characteristics of Precipitation in Florida, 1965-1990, with special reference to Total Phosphorus
- Chronology of the history of water management in South Florida, 1821 to present (with citations)
- Geohydrologic Analysis and Water Quality Data for the Upper Tutu Aquifer, St. Thomas, Virgin Islands (Plus Appendices)
- Analysis of the Hydrologic Situation near the Wetlands Mitigation Bank in Pembroke Pines, Florida 1994
- Current and Proposed Hydrologic Conditions near the Sunset Lakes Development site, 1994
- Simulation of Stormwater Recharge to Groundwater, Miami Lakes, Florida 1998
- Hydrologic Effects of the proposed connection of Saltponds to the Atlantic Ocean, South Roosevelt Boulevard, Key West, Florida, 2000
- Simulation of Stormwater Recharge to Groundwater, International Corporate Park, Miami, Florida 2001
- Hydraulic Analysis of Lake Surprise, Monroe County, FL

TRAINING COURSES

- Advanced Environmental Quality Analysis
- Geochemistry of Ground-Water Systems
- Statistical Analysis of Water Quality Data
- Applications of Geographic Information Systems
- Advanced Technical Report Writing

WORKSHOPS

- Report Writing and Review
- Water-Quality Field Techniques
- Basic Ground-Water Hydraulics
- Ground-Water Geochemistry
- Technical Report Review

CONTINUING EDUCATION, UNIVERSITY OF MIAMI

- Ecology
- Ecological Methods
- Freshwater Phycology
- Limnology
- Regional Planning Processes
- Photogrammetry and Aerial Photo Interpretation
- Remote Sensing of the Environment

ADDITIONAL EDUCATION

- National Water Well Association Environmental Site Assessment, One Day Course

Professional Memberships:

- American Geophysical Union - Hydrology Section
- American Water Resources Association
- National Water Well Association
- International Association of Hydrologic Sciences (IAHS)
- South Florida Association of Environmental Professionals

CURRICULUM VITAE

Name: **Leo James Swayze III**

May 23, 1949
Dover, New Jersey

Education: University of Miami
Coral Gables, Florida
B. Sc. Geology and Chemistry, 1972

University of Miami
Rosenstiel School of Marine and Atmospheric Science
Department of Marine Geology, 1972

First Lieutenant U.S. Army Chemical Corps
Honorable Discharge, 1980

Expertise: Theoretical and applied ground-water hydrology
Digital modeling of ground-water flow and solute transport
Geochemistry of ground-water systems
Assessment and Remediation of contaminated groundwater
Aquifer Performance Testing
Well Drilling

Certification: Registered Professional Geologist, Florida No. 327

Experience: Hydrogeologist
United States Department of the Interior
Geological Survey, Water Resources Division,
Miami, Florida, 1974-88

Participated In

LANDSAT satellite data collection system (DCS) for South Florida including collection, maintenance and analysis.

Hydrologic analysis of the Fahkahatchee Strand, Collier County, Florida

Operational analysis of a shallow injection well for disposal of reject water at the Rock Harbor Reverse-Osmosis water treatment plant, Key Largo, Florida

Feasibility study for the Long Key Reverse-Osmosis water treatment plant, aquifer analysis.

Geophysical and chemical analysis of boreholes in the Floridian Aquifer

Overall supervision of hydrologic investigations in Dade County, Florida, 1977-78

Overall supervision of hydrologic investigations in Palm Beach County, Florida, 1979-82

Project leader, Seepage of water under levees surrounding conservation areas in Dade and Broward Counties.

Project leader, Hydraulic analysis of eastern Palm Beach County, 1985-88

Project leader, Seepage of water from the L-31 Borrow Canal, 1988

Project leader, Hydraulic Analysis of the Everglades Aquifer

Hydrologic Associates, U.S.A., Inc.
Miami, Florida 1988-Current

Project Supervisor For:

Flood analysis and statistical forecasting of high water levels in selected areas of South Florida

Hydrologic analysis of undeveloped agricultural areas in Palm Beach County

Technical consultation on water treatment plant operations in Cozumel, Quintana Roo, Mexico

Feasibility study for the construction of a Reverse-Osmosis plant, well field and distribution system for the Island of Cozumel, Quintana Roo, Mexico

3-Dimensional ground-water flow modeling to determine well placement for aquifer restoration, South Florida

Conducting and Supervising Phase I and Phase II Environmental Site Assessments.

Conducting and Supervising Aquifer Assessment and Remediation of contaminated sites.

Design and construction of effluent treatment systems for the farming industry

Installation of Geologic test holes to determine water supply potential, Aquaductos, San Juan, Puerto Rico.

Aquifer Testing and Consulting, Monserrate.

Aquifer Test Analysis, Deep Injection Wells, Dade County Water and Sewer Authority.

Aquifer Test Analysis, West Wellfield ASR Well, Dade County Water and Sewer Authority.

Aquifer Test Analysis, West Wellfield Biscayne Aquifer Wells, Dade County Water and Sewer.

Imokalee Well Field, Installation of Production Wells, Monitoring Wells, and Aquifer Testing.

City of Hollywood, Installation of two Shallow Injection Wells and Aquifer Testing.

Sombrero Golf Course, Installation of Production Well, Injection Well and Aquifer Testing for a Reverse Osmosis Plant, Marathon, Florida.

Installation of Test Wells and Aquifer Testing, Newton and Everglades Wellfields, Dade County Water and Sewer Authority.

St. Johns Water Management District Well Plugging Project.

Installation of Monitoring Well, Production Well and Aquifer Testing for Reverse Osmosis Plant, Palo Seco Power Plant, San Juan, Puerto Rico.

Hollywood West Wellfield, Installation of 6-24 inch Production Wells and Aquifer Testing, Hollywood, Florida.

Pompano West Wellfield, Installation of Test Well, Observation Wells and Aquifer Testing.

Newton and Everglades Wellfield, Development and Aquifer Testing of New Production Wells.

Installation of Observation Wells, Supply Wells and Aquifer Testing, City of Carolina, Puerto Rico.

Geologic Test Hole for Stormwater Wells, City of Highland Beach, Florida.

BIBLIOGRAPHY

UNITED STATES GEOLOGICAL SURVEY

Swayze, Leo J. and Bancroft, L.A., 1975, The Application of LandSat data from collection latforms and LandSat imagery for fire management, Everglades National Park, Florida:NTIS, 15p.

Swayze, Leo J., and McPherson, B.F., 1977, The effects of the Faka Union canal on water levels in the Fakahatchee Strand, Collier County, Florida. U.S. Geological Survey Water Resources Investigation, 77-61, 19 p.

Swayze, Leo J., 1979, Water-level contour map of the Biscayne Aquifer, Alexander Orr and Southwest well-field areas, Dade County, Florida, October 12, 1978: U.S. Geological Survey Open-File Report 79-1266, 1 p.

Swayze, Leo J., 1980, Altitude of water table and saline-water front, Hialeah-Miami Springs well-field area, Dade County, Florida, October 13, 1978: U.S. Geological Survey Open-File Report 80-8, 1 p.

Swayze, Leo J., 1980, Water-level contour map of the Biscayne Aquifer, Alexander Orr and Southwest well-field areas, Dade County, Florida, May 12, 1978: U.S. Geological Survey Open-File Report 80-221, 1 p.

Swayze, Leo J., 1980, Altitude of water table and saline-water front Hialeah-Miami Springs well-field area, Dade County, Florida, October 5, 1979: U.S. Geological Survey Open-File Report 80-559, 1 p.

Swayze, Leo J., 1980, Altitude of water table and saline-water front Hialeah-Miami Springs well-field area, Dade County, Florida, May 3, 1978: U.S. Geological Survey Open-File Report 80-588, 1 p.

Swayze, Leo J., 1980, Altitude of water table and saline-water front Hialeah-Miami Springs well-field area, Biscayne aquifer, Dade County, Florida, May 12, 1980: U.S. Geological Survey

Open-File Report 80-1211, 1 p.

Swayze, Leo J., 1980, Altitude of water table and chloride concentration at selected wells, Alexander Orr and Southwest well-field areas, Biscayne aquifer, Dade County, Florida, May 9, 1980: U.S. Geological Survey Open-File Report 81-54, 1 p.

Swayze, Leo J., 1981, Altitude of water table, Biscayne Aquifer, Dade County, Florida, April 1978: U.S. Geological Survey Open-File Report 81-225, 1 p.

Swayze, Leo J., 1981, Altitude of water table, Biscayne Aquifer, Dade County, Florida, October 1978: U.S. Geological Survey Open-File Report 81-327, 1 p.

Swayze, Leo J., and McGovern, M., 1981, Lithologic logs and geophysical logs from test drilling in Palm Beach County, Florida, since 1974: U.S. Geological Survey Open-File Report 81-68, 93p.

Swayze, Leo J., 1981, Annotated selected references on natural resources investigations Collier County, Florida: U.S. Geological Survey Open-File Report 81-1184, 45 p.

Swayze, Leo J., and Miller, W.L., 1983, Delineation and description of a zone of higher secondary permeability in the surficial aquifer of Eastern Palm Beach County, Florida: U.S. Geological Survey Water Resources Investigations 83-4249, 48 p.

Swayze, Leo J., 1986, Seepage beneath levee 35B from conservation area 2A: U.S. Geological Survey Water Resources Investigations 87-4280, 22 p.

Swayze, Leo J., Kane R.L., and Stewart, Mark, 1988, Hydraulic Analysis of the Surficial Aquifer, Eastern Palm Beach County, Florida: U.S. Geological Survey Water Resources Investigations, 127 p.

Labowski, J.L., Swayze, L.J., and Howie, B.B., 1988, Hydrology of the Grey Limestone Aquifer near the proposed west wellfield, Dade County, Florida: U.S. Geological Survey Water Resources Investigations, 52 p.

HYDROLOGIC ASSOCIATES U.S.A., INC.

Numerous Reports such as C.A.R.s and R.A.P.s for petroleum and chlorinated hydrocarbon contaminated sites, 1988-2005

Aquifer Characteristics, Tutu Aquifer, United States Virgin Islands, 1991-1994

Aquifer Characteristics, Floridan Aquifer, Miami Dade Water and Sewer Authority 1991-1994

U.S. GEOLOGICAL SURVEY TRAINING COURSES

10/20/75 - 10/24/75	Accelerated course in Fortran IV
01/17/77 - 01/28/77	Modeling of Ground-water Flow
05/09/77 - 05/11/77	Fresh-Water Salt-Water Relationships in Aquifers
02/25/80 - 03/07/80	Chemistry for Ground-Water Solute Transport Models
02/02/81 - 02/06/81	Analytical Methods to Determine Aquifer Properties and to Predict Aquifer Response
08/23/81 - 09/03/82	Modeling Transport of Ground-Water Solutes
01/09/84 - 01/13/84	Ground Water-Surface Water Relationships
06/04/84 - 06/15/84	Finite-Element Modeling of Ground-Water Flow
06/24/84 - 06/28/84	Parameter Estimation Techniques for Ground-Water Flow

U.S. GEOLOGICAL SURVEY WORKSHOPS

02/15/78 - 02/17/78	Achieving Your Potential, Orlando, Florida
12/15/78 - 12/16/78	Ground-Water Modeling Workshop, Miami, Florida
02/27/79 - 02/28/79	Ground-Water Modeling Workshop, Tampa, Florida
06/13/79 - 06/14/79	Report Writing, Shipley, Miami, Florida
01/13/81 - 01/15/81	SAS Statistics
10/28/81 - 10/28/81	Advanced Technical Writing, Shipley, Miami, Florida
10/18/82 - 10/21/82	3-Dimensional Modeling of Ground-Water Flow (McDonald Model), Tampa, Florida
12/10/82 - 12/11/82	Advanced Report Writing, Shipley, Miami, Florida

CONTINUING EDUCATION, UNIVERSITY OF MIAMI

01/01/73 - 05/01/73	Vectors and Matrices
01/03/77 - 05/01/77	Environmental Chemistry

01/03/80 - 05/01/80 Caribbean Geology and Geophysics

ADDITIONAL EDUCATION

01/25/90 - 01/25/90 National Water Well Association Environmental Site Assessment, One Day Course

03/07/91 - 03/07/91 Legal Implication of Conducting Environmental Site Assessments

05/25/91 - 05/25/91 The National Institute for Storage Tank Management 2nd Annual Conference

40 Hour Hazmat Safety Course

Professional Memberships:

National Water Well Association
Miami Geological Society, Treasurer, 1982
South Florida Association of Environmental Professionals
(Board Member)

Committees:

N.W. Wellfield Technical Advisory Committee
West Wellfield Technical Advisory Committee
Munisport Dump Coalition, Technical Advisory Committee

APPENDIX 8.5

SCOPE OF SERVICES

This ESA will be conducted according to A.S.T.M. E1527.13 standards and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312).

Our ESA will include:

1. A visual inspection of the property and the surrounding neighborhood to determine existing and potential sources of environmental contamination.

2. A review of U.S. EPA, Florida State Department of Environmental Regulation, and local County listings and citations for environmental violations and past aquifer reclamation and remediation actions in the surrounding area. This review includes but is not limited to the following listings:

    a. EPA CERCLIS
    b. EPA NPL
    c. EPA RCRA Registration/Permits
    d. EPA Emergency Response Notification System
    e. DEP Petroleum Storage Tank Facilities
    f. DEP Leaking Storage Tank Sites

3. A description of the historic land use to determine possible past sources of contamination, including a review of aerial photography and of past ownership such as title abstract review (if supplied).

4. A description of the geohydrologic setting, which would include ground-water gradients, existing ground-water quality data, any possible upgradient contamination sources and locations of nearby wellfields, and review of available geotechnical data for the site.

5. Inspection of architectural and engineering plans for existing on-site buildings (if available and deemed necessary).

6. A visual reconnaissance will be conducted for asbestos containing materials (A.C.M.'s), Lead based paint, radon potential and wetlands.

7. STANDARD OF PRACTICE: Design professional will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

A written report presenting the results of the ESA for the property will be transmitted to you or to your legal counsel.

APPENDIX 8.6

USER QUESTIONNAIRE

In accordance with the Standard Practice for environmental Site Assessment, per ASTM Designation E 1527-13, and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312) HAI must obtain the following information from the User (Client) prior to performing an Environmental Site Assessment. This information is important to ensure the accuracy of the final deliverable, and identification of potential Recognized Environmental Conditions. This information may be included in the Phase I ESA Summary Report.

A. User/Client Information:

Client Name: Bravo & Partners

Client Contact & Phone Numbers(s): Mr. Armando Bravo

Client Email Address: 3432505@gmail.com

Client Address: 2645 Douglas Road, Suite 301, Miami, Florida 33035
(Street) (City) (State) (Zip Code)

B. Property Information:

B-1. Subject Property Name/Designation: Undeveloped Parcel

B-2. Complete and correct address for the property (attach map & legal description if available): Southwest Corner of Intersection of Southwest 328th Street and the Florida Turnpike, Homestead, Florida 33034

B-3. Please identify the Property Tax Folio ID Number(s): 10-7919-001-0011.

B-4. Please identify the approximate age of on-site structures: NA

B-5. Please identify the following individuals (with phone number and/or email address), who may need to be contacted by HAI to complete the interview Section of the Phase I ESA: NA.

a) Key Site Manager, with good knowledge of the *Property: NA*.

b) Current Owner/Operator of the *Property: NA*

c) Past Owner/Operator of the *Property*: NA

d) Knowledgeable Occupants: NA

B-6. Does the User/Client possess any other knowledge or experience with the Property that may be pertinent to the Environmental Professional (for example, copies of any available prior environmental site assessment reports, documents, etc., concerning the Property and its environmental condition).

[X] No [ ] Yes (If so, please provide HAI with copies of that information)

Describe Information: _____

B-7. Other than the client. Please identify all parties who will rely upon the Phase I ESA report.

C. User/Client Reporting Obligation

The following are a series of questions from ASTM 1527-13 that must be answered in order to qualify for Landowner Liability Protection (LLP) under CERCLA. Please provide an answer to each question or attach pertinent information and identify a number of each attachment.

C-1. Please indicate the reason why a Phase I ESA is required:

[X] User Intends to Purchase the Property

[ ] User Intends to Sell the Property

[ ] User Intends to Lease the Property

[ ] User Intends to Refinance the Property

[ ] User Needs a Loan and Intends to Use Property as Collateral

[ ] Other (Describe below):

C-2. Are you aware of any environmental cleanup liens against the property that are filled or recorded under federal, tribal, state or local law?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

C-3. Are you aware of any *Activity and Use Limitations* (AULs), such as Engineering Controls (e.g. engineered caps, foundations, liners, treatment methods, etc. that may have been installed to prevent direct exposure to affected soil, or used to prevent contamination from migrating to surrounding areas), land use restrictions, or Institutional Controls (e.g. deed restrictions, covenants, and/or administrative measures restricting the use of soils, groundwater, construction, redevelopment, or property use) that are in-place at the site, and/or have been filed or recorded in a registry under federal, tribal, state or local law?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

C-4. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and process used by this type of business?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

C-5. Does the User/Client have actual knowledge that the purchase price of the *Property* has been reduced below comparable properties, due at least in part to environmental conditions associated with the *Property*?

[X] No [ ] Yes (If so, please explain or attach information)

Attachment No. _____

C-6. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example, as User,

(a.) Do you know the past uses of the property?

[X] No [] Yes (Describe Below)

Attachment No. _____

(b.) Do you know of specific chemicals that are present or once were present at the property?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

(c.) Do you know of spills or other chemical releases that have taken place at the property?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

(d.) Do you know of any environmental cleanups that have taken place at the property?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

(e.) As the User of the ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

[X] No [ ] Yes (Describe or attach information)

Attachment No. _____

D. Additional Assessment services:

This Phase I ESA will be performed within requirements of ASTM Designation E 1527-13, which does not include the assessment for other potential *Business Environmental Risks* that may affect the impending commercial property transaction. As such, the User/Client may require an expended scope of services, in addition to the Phase I ESA assessment.

D-1. Does the User/Client require HAI to conduct additional environmental assessment activities (above and beyond the standard Phase I ESA scope, as defined in ASTM Designation E 1527-13)?

[X] No [ ] Yes (If Yes – Please respond to the following questions)

D-2. Please indicate which of the following potential environmental concern(s) that you would like to have HAI assess (HAI will provide a separate proposal to address this request):

[ ] Asbestos – Containing Materials Assessment

[ ] Mold & Mildew Assessment

[ ] Radon Assessment

[ ] Lead – Based Paint Assessment

[ ] Lead in Drinking Water Assessment

[ ] Wetland Assessment

[ ] Regulatory Compliance Audit

[ ] Cultural and Historic Resources Assessment

[ ] Endangered Species Assessment

[ ] Indoor Air Quality or Industrial Hygiene Assessment

[ ] Health and Safety Assessment

[ ] Building Condition Assessment

[ ] Other Environmental and/or Engineering Concerns (please describe):

Authorization:
I am the User, or have been authorized to complete this form on behalf of the User, and have completed it to the best of my knowledge and experience:

Signature: Mr. Armando Bravo

User/Client Name: Mr. Armando Bravo
Bravo & Partners

Date: March 22, 2021

APPENDIX 8.7

DERM BINDING LETTER OF WETLAND DETERMINATION

MIAMI-DADE COUNTY

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912
T 305-372-6567 F 305-372-6407

miamidade.gov

March 14, 2022

Bravo & Partners Realty Inc.
c/o Armando Bravo
5830 SW 73rd St
South Miami, FL 33143

Sent via email:kevin@bravoandpartners.com

Re: Binding Letter of Interpretation BLP-20220005 for the property located at approximately SW 328th Street & The Florida Turnpike, Miami, FL 33176 in Section 19, Township 57, Range 39, Miami-Dade County, Florida 33034 (Folio no. 10-7919-001-0011)

Dear Mr. Bravo:

In response to your request, Departmental staff conducted an environmental assessment of the above-referenced property by reviewing photographic aerials, U.S.D.A. soil maps, Miami-Dade County Comprehensive Development Master Plan (CDMP), Departmental records and an on-site inspection. The purpose of the assessment was solely to determine if a Miami-Dade County Class IV Permit for work in wetlands would be required. A Class IV Permit with appropriate mitigation must be obtained prior to the commencement of any work in areas identified as wetlands according to Chapter 24-5 of the Code of Miami-Dade County, referencing subsection 373.019 (25) Florida Statutes (F.S.) and subsection 62-340.200 (19), Florida Administrative Code (F.A.C.). The landward extent of wetlands is determined by the dominance of plant species, soils and other hydrologic evidence indicative of regular and periodic inundation.

Our environmental assessment revealed that the subject property contains wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit with appropriate mitigation is required for any work on site.

Permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP) and the South Florida Water Management District (SFWMD) may be required for any proposed project(s) at this location. It is the responsibility of the applicant to contact the USACOE, the DEP and the SFWMD.

Because applicable regulations and site conditions are likely to change over time, this letter will only be valid for a period of two (2) years. Please be advised that receipt of this letter does not authorize any work on the subject property. If you have any questions, please contact the Wetlands Resources Section at (305) 372-6585.

Sincerely,

Erika Somoza

Erika Somoza, Biologist II
Wetland Resources Section