

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

Vacant Parcel
1465 Northwest 60th Street
Miami, Florida 33142

Prepared for

City of Miami
Department of Housing and Community Development
14 Northeast 1st Avenue
Miami, Florida 33132

Prepared by

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

Project Number: HA24-7013C

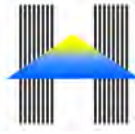
June 19, 2024

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June 19, 2024

Ms. Dollila Pinkhasov
City of Miami
Department of Housing and Community Development
14 Northeast 1st Avenue
Miami, Florida 33132

RE: Report of Phase I Environmental Site Assessment
Vacant Parcel
1465 Northwest 60th Street
Miami, Florida 33142
Project Number HA24-7013C

Dear Ms. Pinkhasov,

As authorized, Hydrologic Associates U.S.A., Inc., (HAI) has completed the Phase I Environmental Site Assessment (ESA) at the above referenced subject property. The attached report documents the results of the assessment and our recommendations. This report is intended for the use of City of Miami Department of Housing and Community Development 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 inspection 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.

Sincerely,

Hydrologic Associates USA, Inc.

James T. Miller, P.E.
Project Manager

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1.0 SUMMARY

Hydrologic Associates USA, Inc. (HAI) was contracted by Ms. Dollila Pinkhasov of City of Miami Department of Housing and Community Development to conduct a Phase I Environmental Site Assessment of the subject property located at 1465 Northwest 60th Street, Miami, Florida 33142 (Parcel ID: 01-3114-035-1642) (Section 14, Township 53S, Range 41E). The subject property is located in a generally residential area of Northwest Miami, Florida. Refer to Appendix 8.1, Figure 1 attached to this report for the Site Location Plan. 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-1527-21 and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312).

Phase I ESA

The site inspection was conducted by HAI on June 13, 2024, to assess the environmental condition of the subject property. The subject property consists of a vacant parcel of property 5,300 square feet in size. The subject property was undeveloped at the time of the visit. No storm drains were observed at the subject property. No pad-mounted electrical transformers were observed at the subject property. No large quantities of solid waste were present at the time of inspection. No monitoring wells were observed at the subject property.

No Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs) or indications of other underground structures that would be considered a recognized environmental condition were noted on the subject property. No evidence of stressed vegetation, unnatural fill areas, ponds, or lagoons was noted on-site during our site visit. No obvious signs of contamination were noted at the subject property. Additionally, no evidence for the potential of vapor-phase contaminants from on-site sources to intrude into the subject property was observed during the site visit.

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

There are off-site facilities identified with soil and/or groundwater contamination within a one-mile radius of the subject property. Based on the regulatory information reviewed; and the distance and/or direction of these listed facilities from the subject property, they are not considered a recognized environmental condition (REC). Additionally, no evidence for the potential of vapor-phase contaminants from off-site sources to intrude into the subject property was observed during the site visit.

HAI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property 1465 Northwest 60th Street, Miami, Florida 33142 (Parcel ID: 01-3114-035-1642) (Section 14, Township 53S, Range 41E). Any exceptions to, or deletions from, this practice are described in Section 7 of this report. This assessment has revealed no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historic Recognized Environmental Condition (HREC), de minimis conditions and/or significant data gaps in connection with the subject property. Therefore, no additional assessment is recommended at this time.

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 property. Our services were provided in an agreement with Ms. Dollila Pinkhasov of City of Miami Department of Housing and Community Development as permission to proceed. The Phase I ESA follows the ASTM standards E 1527-21 Standard Practice for Environmental Site Assessments and the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312).

The purpose of this Phase I ESA was to identify Recognized Environmental Conditions (RECs) associated with the subject property. RECs are defined in ASTM Designation E 1527-21 as 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 a recognized environmental condition.

Other RECs defined in ASTM E 1527-21 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 property. HAI has no financial interest, or any other interest in the subject property.

2.3 User – Provided Information

The client was provided a User Questionnaire regarding the subject property in accordance with ASTM Designation E 1527-21 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 property, and to qualify for one of the three LLP's under CERCLA as required by ASTM Designation E 1527-21. The client indicated that they were not aware of any environmental liens or Activity and Use Limitations (AULs) in connection with the subject property; nor did the Client possess any specialized knowledge or experience pertaining to the subject property. 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 located 1465 Northwest 60th Street, Miami, Florida 33142 (Parcel ID: 01-3114-035-1642) (Section 14, Township 53S, Range 41E). The subject property is located in a generally residential area of Northwest Miami, Florida. Refer to Appendix 8.1, Figure 1 attached to this report for the Site Location Plan. Please refer to the recent aerial photograph (Appendix 8.2, Figure 2). The legal description of the subject property was not available at the time of this report. The following is an abbreviated legal description from the Miami-Dade County Property Appraiser:

14 53 41 ORANGE HGTS PB 14-62 LOT 23 BLK 9 LOT SIZE 50.000 X 106 FAU 01 3114 035
1640

3.2 Site and Vicinity Characteristics

On-Site Inspection:

The site inspection was conducted by HAI on June 13, 2024, to assess the environmental condition of the subject property. The subject property consists of a vacant parcel of property 5,300 square feet in size. The subject property was undeveloped at the time of the visit. No storm drains were observed at the subject property. No pad-mounted electrical transformers were observed at the subject property. No large quantities of solid waste were present at the time of inspection. No monitoring wells were observed at the subject property.

No Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs) or indications of other underground structures that would be considered a recognized environmental condition were noted on the subject property. No evidence of stressed vegetation, unnatural fill areas, ponds, or lagoons was noted on-site during our site visit. No obvious signs of contamination were noted at the subject property. Additionally, no evidence for the potential of vapor-phase contaminants from on-site sources to intrude into the subject property was observed during the site visit.

Off-Site Inspection:

The subject property is located in a generally residential area of Northwest Miami, Florida. A recent aerial photograph (Appendix 8.2, Figure 2) shows the local land use proximal to the subject

property. The following more specifically describes the nearby properties.

North

The north side of the subject property is bordered by a single-family home. Then follows Northwest 61st Street followed by an apartment complex Parkview Gardens.

South

The south side of the subject property is bordered by Northwest 60th Street. The follows a vacant parcel and an extended residential area.

East

The east side of the subject property is bordered by a vacant parcel. Then follow a residential building and an extended residential area.

West

The west side of the subject property is bordered by a vacant parcel. Then follows a single-family home followed by another single-family home, then Northwest 15th Avenue.

3.3 Description of Improvements

The subject property is currently undeveloped and exists as a vacant parcel. Water and sewer services are available in the area of the subject property from the local utility. Power is available in the area of the subject property from the FP&L.

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 property

The subject property is currently undeveloped and exists as a vacant parcel.

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 site were inspected for the years 1940, 1951, 1961, 1968, 1971, 1973, 1985, 1991, 1994, 1998, 1999, 2007, 2010, 2013, 2016, and 2019. City Directories were reviewed for the years 1923 through 2020. United States Topographic Maps were reviewed for 1950, 1962, 1969, 1988, 1990, 1994, 2012, 2015, 2018 and 2021. Sanborn Fire Insurance maps were reviewed from 1951. No pertinent information was obtained from the historical topographic maps or Sanborn maps that would indicate an environmental risk.

1940 The subject property is undeveloped. The parcels abutting the subject property to the north, to the east and to the west are developed with single-family homes. To the north the subject property is bordered by Northwest 60th Street. The general area is being developed as residential.

1951 No significant changes are present to the subject property. The parcels abutting the subject property to the east and west are now developed with single-family homes.

1961 No significant changes are present to the subject property and the surrounding area.

1968 The subject property is now developed with an apartment building. No significant changes are present to the surrounding area.

1971 No significant changes are present to the subject property and the surrounding area.

1973 No significant changes are present to the subject property and the surrounding area.

1985 No significant changes are present to the subject property and the surrounding area.

1991 No significant changes are present to the subject property and the surrounding area.

1994 No significant changes are present to the subject property and the surrounding area.

1998 No significant changes are present to the subject property and the surrounding area.

- 1999 No significant changes are present to the subject property and the surrounding area.
- 2007 The building previously existing at the subject property is now razed. The buildings previously existing on the parcels abutting the subject property to the north, to the east and to the west are now razed.
- 2010 No significant changes are present to the subject property and the surrounding area, except that the parcel abutting the subject property to the north is now developed with a single-family building as it exists today.
- 2013 No significant changes are present to the subject property and the surrounding area.
- 2016 No significant changes are present to the subject property and the surrounding area.
- 2019 No significant changes are present to the subject property and the surrounding area.

City Directories

City Directories for the subject property were reviewed for the years 1923-2020. The subject property has residential listings for the years reviewed.

3.7 Current Uses of Adjoining Properties

The properties adjoining the subject property are developed as follows: The north side of the subject property is bordered by a single-family home. The south side of the subject property is bordered by Northwest 60th Street. The east side of the subject property is bordered by a vacant parcel. The west side of the subject property is bordered by a vacant parcel.

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-Division of Environmental Resources Management (DERM), 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 1527-21 standard and the EPA's All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). 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 an NPL facility. One NPL facility is listed within a 1.0 mile radius of the subject property. Based on our regulatory review and the distance and/or direction of the listed facility from the subject property, it is not considered a recognized environmental condition (REC).

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 facilities are listed within a 1.0 mile radius of the subject property.

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 SEMS facilities are listed within a 0.50 mile radius of the subject property.

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 SEMS-Archive facilities are listed within a 0.25 mile radius of the subject property.

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 property.

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-TSD facility. No RCRA-TSD facilities are listed within a 0.50 mile radius of the subject property.

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 waste.

The subject property is not listed as a RCRA Generator facility. One Very Small Quantity Generator facility (VSQG) is listed within a 0.25 mile radius of the subject property. No violations reported. Based on our regulatory review and the distance and/or direction of the listed facility from the subject property, it is not considered a recognized environmental condition (REC). No Small Quantity Generator facilities (SQG) or Large Quantity Generator facilities (LQG) are listed within a 0.25 mile radius of the subject property.

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. Five RCRA Non-Gen facilities are listed within a 0.25 mile radius of the subject property. Violations are reported for the facility Greenwich Air Services Inc at Northwest 62nd Terrace, Miami, Florida 33147. Based on our regulatory review and the distance and/or direction of the listed facilities from the subject property, they are not considered a recognized environmental condition (REC).

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.

No Federal Institutional Control or Engineering Controls are listed for the subject property. No Federal Institutional Control or Engineering Controls are listed within a 0.5 mile radius of the subject property.

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.

The subject property is not listed as an ERNS facility. No ERNS sites are listed within a 0.125 mile radius of the subject property.

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 facility. No State or Tribal CERCLIS-Equivalent facilities are listed on EDR Report.

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. No SWLF facilities are listed within a 0.50 mile radius of the subject property.

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. No AST facilities are listed within a 0.25-mile radius of the subject property.

State and Tribal Leaking Aboveground Storage Tank (LAST) List

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

The subject property is not listed as a LAST facility. One LAST facility is listed within a one-quarter mile radius of the subject property. Based on our regulatory review and the distance and/or direction of the listed facility from the subject property, 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 Underground Storage Tanks (USTs) site. Five UST facilities are listed within a 0.25 mile radius of the subject property. Based on our regulatory review and the distance and/or direction of the listed facilities from the subject property, they are 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. Ten FL LUST facilities are listed within a 0.5 mile radius of the subject property. Of the ten listed facilities, four are remediated or require no cleanup and six are undergoing remediation. Based on our regulatory review and the distance and/or direction of the listed facilities from the subject property, they are 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 0.25 mile radius of the subject property.

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 property.

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 0.5 mile radius of the subject property.

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 Institutional Control or Engineering Controls are listed for the subject property. No State Institutional Control or Engineering Controls are listed within a 0.5 mile radius of the subject property.

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 FL Voluntary Cleanup Sites are listed within a 0.25 mile radius of the subject property.

State and Tribal Brownfields Sites

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

The subject property is located within the Miami EZ Expansion Brownfields Area. The subject property is not listed as a Brownfields site. Two additional Brownfields Areas are listed within a 0.50 mile radius of the subject property: Miami Brownfields Area and Model City Brownfields Area. Two Brownfields sites are listed within a 0.50 mile radius of the subject property: Gipson Service Station at 1501 NW 62nd Street (at a 0.218 mile radius of the subject property) and Former Shamrock Supreme Gas Station at 6200 NW 17th Avenue (at a 0.244 mile radius of the subject property). Based on our regulatory review and the distance and/or direction of the listed facility from the subject property, it is not considered a recognized environmental condition (REC).

C. County Records

The subject property is not identified in the EDR. Three HWS sites and two Industrial Waste (IW) sites are listed within a 0.25 mile radius of the subject property. Eleven facilities awaiting

funding for cleanup (FL DWM CONTAM) and one Responsible Party are listed within a 0.5 mile radius of the subject property. Based on the distance and/or direction of the listed facilities from the subject property, they are 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 plant facilities are listed within a one-mile radius of the subject property.

EDR Historical Auto Stations

The subject property is not listed as a historical auto station. Three historical auto stations are listed within a 0.125 mile radius of the subject property. Based on the distance and/or direction of the listed facilities from the subject property, they are not considered a recognized environmental condition (REC).

EDR Historical Cleaners

The subject property is not listed as a historical cleaner. Six historical cleaner facilities are listed within a 0.125 mile radius of the subject property. Based on the distance and/or direction of the listed facilities from the subject property, they are not considered a recognized environmental condition (REC).

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 on the subject property. 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 property, a drive-by reconnaissance of the site (if possible), and the review of available information from governmental agencies regarding the facility. One orphan site is listed: Biscayne Aquifer at 58th Street. Based on the distance and/or direction of the listed facility from the subject property, it is not considered a recognized environmental condition (REC).

4.2 Potential for Vapor Migration

HAI evaluated the potential of vapor-phase contaminants from on-site or off-site sources to migrate and possibly intrude into the subject 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, historical and/or current Vapor Intrusion Concerns were not identified for the subject property. Based upon this information, HAI believes that further assessment is not warranted at this time for the subject property.

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.

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 nine feet National Geodetic Vertical Datum (NGVD). Storm water generated on-site infiltrates to the subsurface in green areas.

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 than 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 to 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 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. The subject property is not located within the influence zone of a Miami-Dade County Public Drinking Water Wellfield Protection Area. This portion of the Biscayne Aquifer is probably not affected by saltwater intrusion. Groundwater flow direction is likely southeast.

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 property. No hazardous wastes were stored or generated on the subject property.

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 property.

5.3 Storage Tanks

No underground storage tanks (USTs), aboveground storage tanks (AST) or other mechanical structures that would be considered a recognized environmental condition were noted on the subject property.

5.4 Indication of PCB's

No pad-mounted electrical transformers are noted at the subject property.

5.5 Indication of Solid Waste Disposal

No large quantities of solid waste were observed in the area of the subject property.

5.6 Source of Potable Water

Information obtained during this assessment indicated that potable water is available in the area of the subject property by the local municipal utility.

5.7 Sewage Disposal System

Information obtained during this assessment indicated that sanitary sewer services is available in the area of the subject property by the local municipal utility.

5.8 Storm Water Runoff

No Storm water catch basins were noted on subject site. Stormwater infiltrates into the subsurface in green areas on the subject property. It is anticipated that storm water from the adjacent properties would infiltrate into the subsurface in unpaved areas and/or move as sheet flow across paved and other impervious surfaces into their off-site storm drains. Ground surface at adjacent properties was relatively flat and storm water runoff from these properties appeared to have a low potential to impact the subject site.

5.9 Spills, Incidents, or Violations

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

5.10 Source of Fuel for Heating and Cooling

No source of fuel for heating or cooling was noted on the subject property.

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 property.

5.14 Oil/Water Separators

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

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

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

5.16 Evidence of Surface Impoundments or Holding Ponds

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

5.17 Evidence of Air Emissions or Wastewater Discharges

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

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

No evidence of monitor wells, piezometers, or other surface monitoring devices were observed at the subject property.

5.19 Evidence of Environmental Assessment or Remedial Activities

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

5.20 Evidence of Leachate or Seeps

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

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 property.

5.22 Evidence of Chemical Spills or Releases

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

5.23 Evidence of Groundwater or Surface Water Contamination

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

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 property.

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 property.

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 property.

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

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

5.28 Evidence of On-Site Railroad Activity

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

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 into 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 as part of this assessment as no buildings exist on the subject property.

5.30.2 Radon

A radon survey was not conducted as part of this assessment. Due to the geology of Miami-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 as part of this assessment as no buildings exist on the subject property.

5.30.4 Wetlands

A wetlands survey was not conducted as part of this assessment. No obvious wetland or low-lying areas were noted during the site visit.

5.30.5 Rock mining

The subject property has not been utilized as a rock mining operation. In addition, no rock mining operations were identified within a quarter-mile radius of the site.

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 Ms. Dollila Pinkhasov regarding the on-site operations and history of the subject property.

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

5.30.8 Documentation of Data Gaps

A data gap was encountered when reviewing the aerial photographs. No aerial images were available for the subject property for the years 1974-1984. 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 1527-21 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. However, no relevant information regarding environmental conditions was available.
- The Health Department was contacted. No relevant information regarding environmental conditions was available.

- The Dade County Water and Sewer Authority Department was contacted. It was documented that this area of Miami 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 description 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 property. However, please note that the scope of services did not include a title records search, which under ASTM 1527-21 is the responsibility of the User. The Client was not aware of any environmental liens or AULs associated with the subject property.

5.30.10 Deviations & Additional Services

No deviations from the ASTM Designation E 1527-21 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 Ms. Dollila Pinkhasov of City of Miami Department of Housing and Community Development to conduct a Phase I Environmental Site Assessment of the subject property located at 1465 Northwest 60th Street, Miami, Florida 33142 (Parcel ID: 01-3114-035-1642) (Section 14, Township 53S, Range 41E). The subject property is located in a generally residential area of Northwest Miami, Florida. Refer to Appendix 8.1, Figure 1 attached to this report for the Site Location Plan. 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-1527-21 and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312). 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 was conducted by HAI on June 13, 2024, to assess the environmental condition of the subject property. The subject property consists of a vacant parcel of property 5,300 square feet in size. The subject property was undeveloped at the time of the visit. No storm drains were observed at the subject property. No pad-mounted electrical transformers were observed at the subject property. No large quantities of solid waste were present at the time of inspection. No monitoring wells were observed at the subject property.

No Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs) or indications of other underground structures that would be considered a recognized environmental condition were noted on the subject property. No evidence of stressed vegetation, unnatural fill areas, ponds, or lagoons was noted on-site during our site visit. No obvious signs of contamination were noted at the subject property. Additionally, no evidence for the potential of vapor-phase contaminants from on-site sources to intrude into the subject property was observed during the site visit.

HAI contracted Environmental Data Resources, Inc. (EDR) to compile regulatory information for the subject site and vicinity. Additionally, HAI visited the Miami-Dade County Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) online database and the Florida Department of Environmental Protection (FDEP) online database to obtain and review the regulatory files for the subject site and off-site facilities

identified as Recognized Environmental Conditions (RECs). The subject property is not identified in the EDR report, the Dade County DERM or the FDEP files.

There are off-site facilities identified with soil and/or groundwater contamination within a one-mile radius of the subject property. Based on the regulatory information reviewed; and the distance and/or direction of these listed facilities from the subject property, they are not considered a recognized environmental condition (REC). Additionally, no evidence for the potential of vapor-phase contaminants from off-site sources to intrude into the subject property was observed during the site visit.

HAI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property 1465 Northwest 60th Street, Miami, Florida 33142 (Parcel ID: 01-3114-035-1642) (Section 14, Township 53S, Range 41E). Any exceptions to, or deletions from, this practice are described in Section 7 of this report. This assessment has revealed no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historic Recognized Environmental Condition (HREC), de minimis conditions and/or significant data gaps in connection with the subject property. Therefore, no additional assessment is recommended at this time.

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 1527-21 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. Any additional exceptions to, or deletions from, this practice are described in this report.

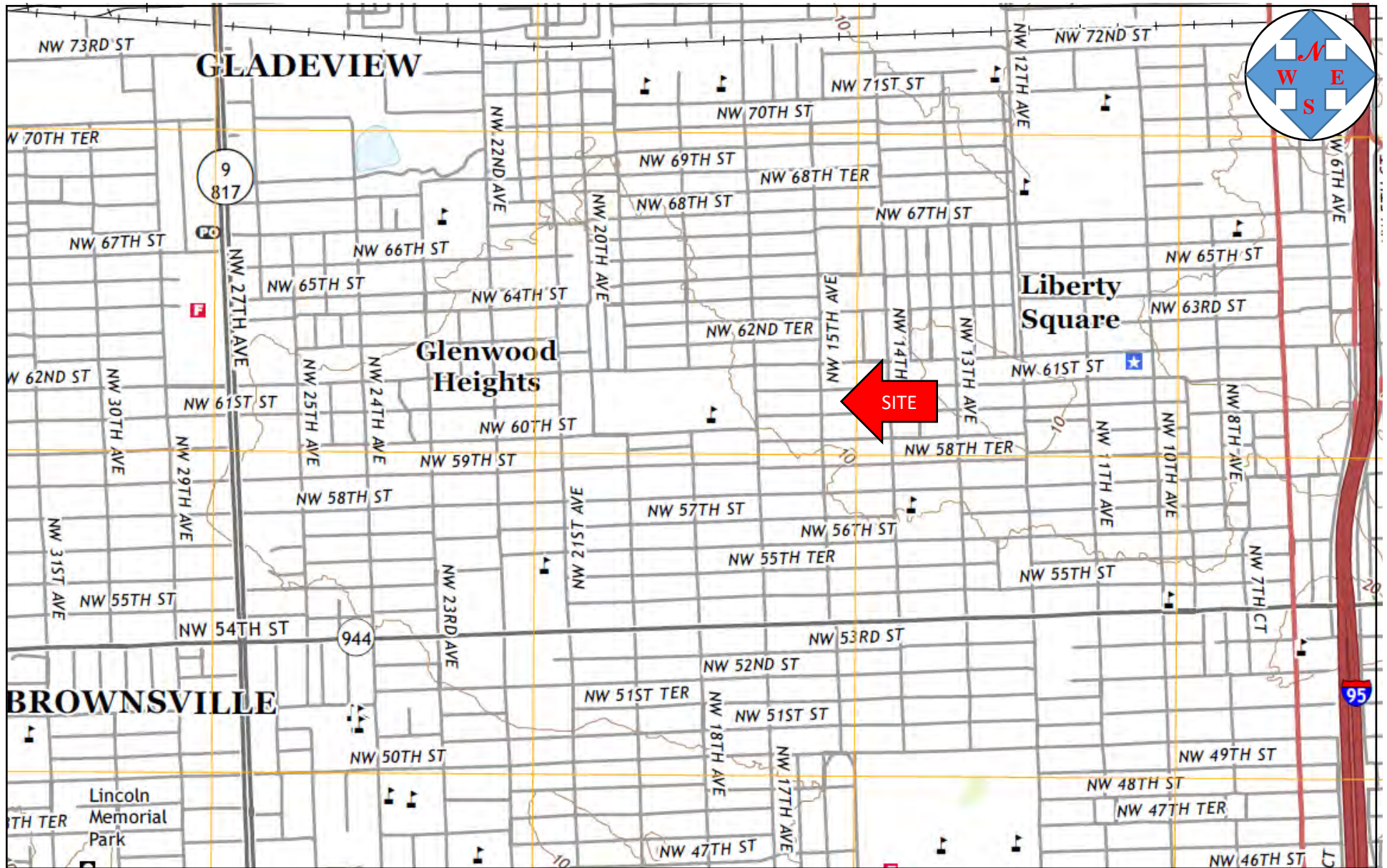
While conducting the tasks and activities necessary to compile the results of this assessment, Hydrologic Associates USA, Inc. (HAI) has exercised reasonable efforts to employ the professional standards applicable in the industry today. Nevertheless, we cannot guarantee that our reviews of land use histories, 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



1465 NW 60th St
 Miami, FL 33142
 HA24-7013C



Hydrologic Associates USA, Inc.
 10406 SW 186 Terrace
 Miami, FL 33157

FIG. 1 2021 USGS Topographic Map –
 Miami Quadrangle
 Florida-Miami-Dade County 7.5-Minute Series



1465 NW 60th ST

Miami, FL 33142

HA24-7013C



Hydrologic Associates USA, Inc.

10406 SW 186 Terrace

Miami, FL 33157

FIG. 2 2023 Miami Dade County Property Appraiser



1. View of west side of subject property looking north



2. View of south side of subject property looking east



3. View across subject property looking north



4. View of east side of subject property looking north



5. View of north side of subject property looking west



6. View across subject property looking south

APPENDIX 8.2

AERIAL PHOTOGRAPHS AND USGS TOPOGRAPHIC MAPS



1465 NW 60th ST

Miami, FL 33142

HA24-7013C



Hydrologic Associates USA, Inc.

10406 SW 186 Terrace

Miami, FL 33157

FIG. 2 2023 Miami Dade County Property Appraiser

1465 NW 60 Street

1465 NW 60 Street

Miami, FL 33142

Inquiry Number: 7679371.6

June 14, 2024

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

06/14/24

Site Name:

1465 NW 60 Street
1465 NW 60 Street
Miami, FL 33142
EDR Inquiry # 7679371.6

Client Name:

Hydrologic Associates USA Inc.
10406 SW 186th Terrace
Miami, FL 33157
Contact: Jeannie Leu



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Acquisition Date: January 01, 1999	USGS/DOQQ
1998	1"=500'	Flight Date: February 24, 1998	FDOT
1994	1"=500'	Acquisition Date: January 15, 1994	USGS/DOQQ
1991	1"=500'	Flight Date: November 13, 1991	FDOT
1985	1"=500'	Flight Date: February 14, 1985	FDOT
1973	1"=500'	Flight Date: December 11, 1973	FDOT
1971	1"=500'	Flight Date: January 27, 1971	FDOT
1968	1"=500'	Flight Date: March 24, 1968	FDOT
1961	1"=500'	Flight Date: October 21, 1961	USGS
1951	1"=500'	Flight Date: May 07, 1951	FDOT
1940	1"=500'	Flight Date: April 14, 1940	U of FL

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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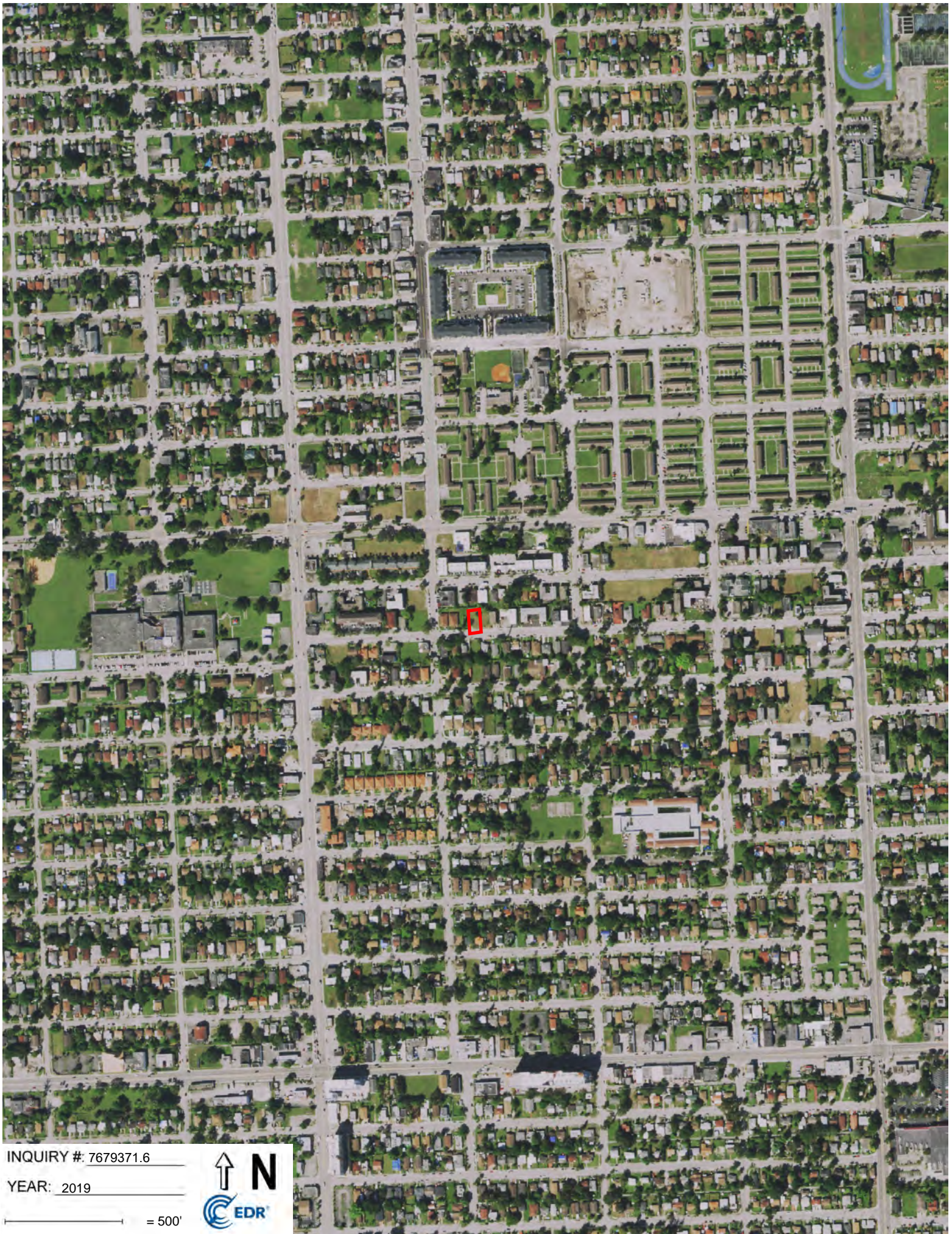
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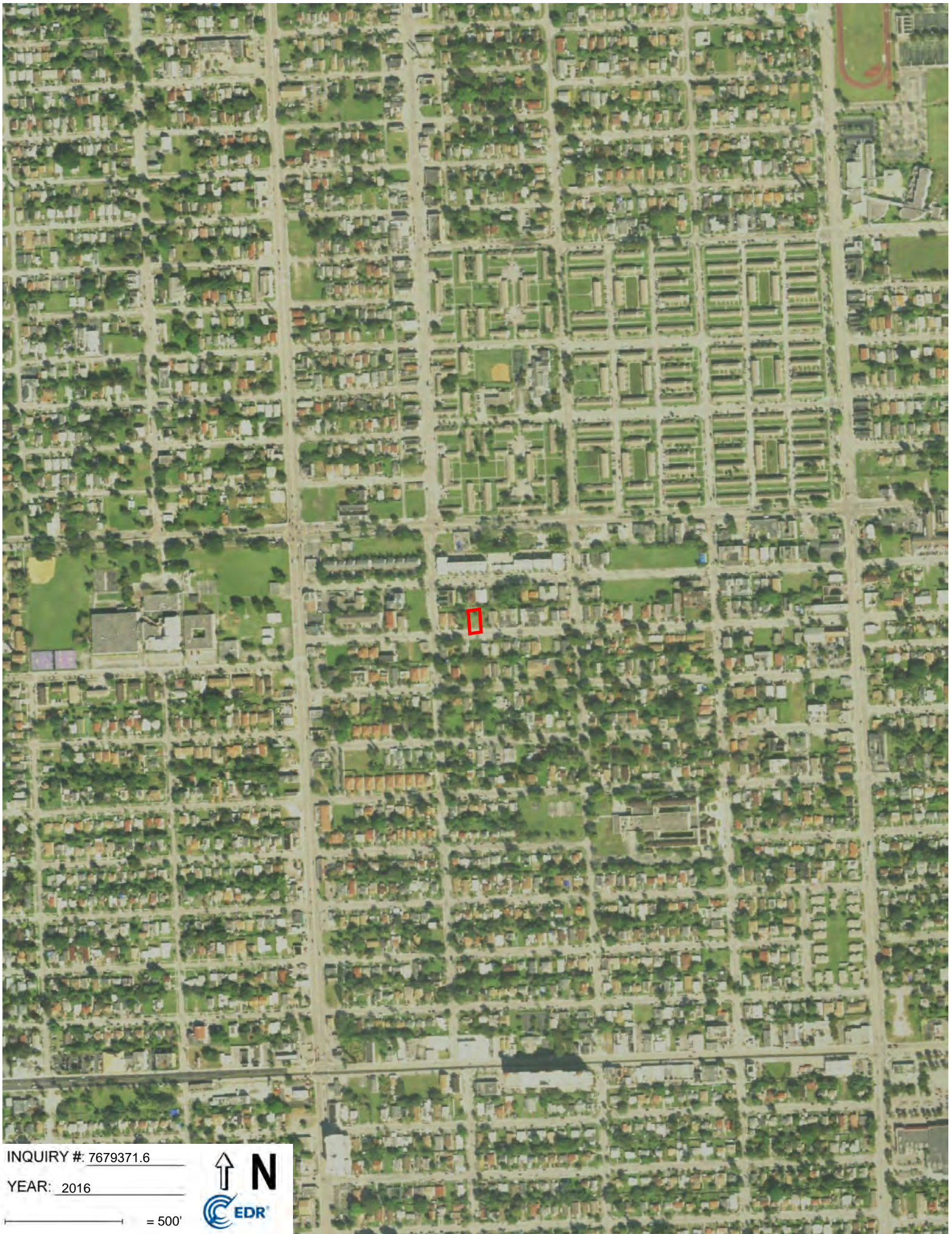


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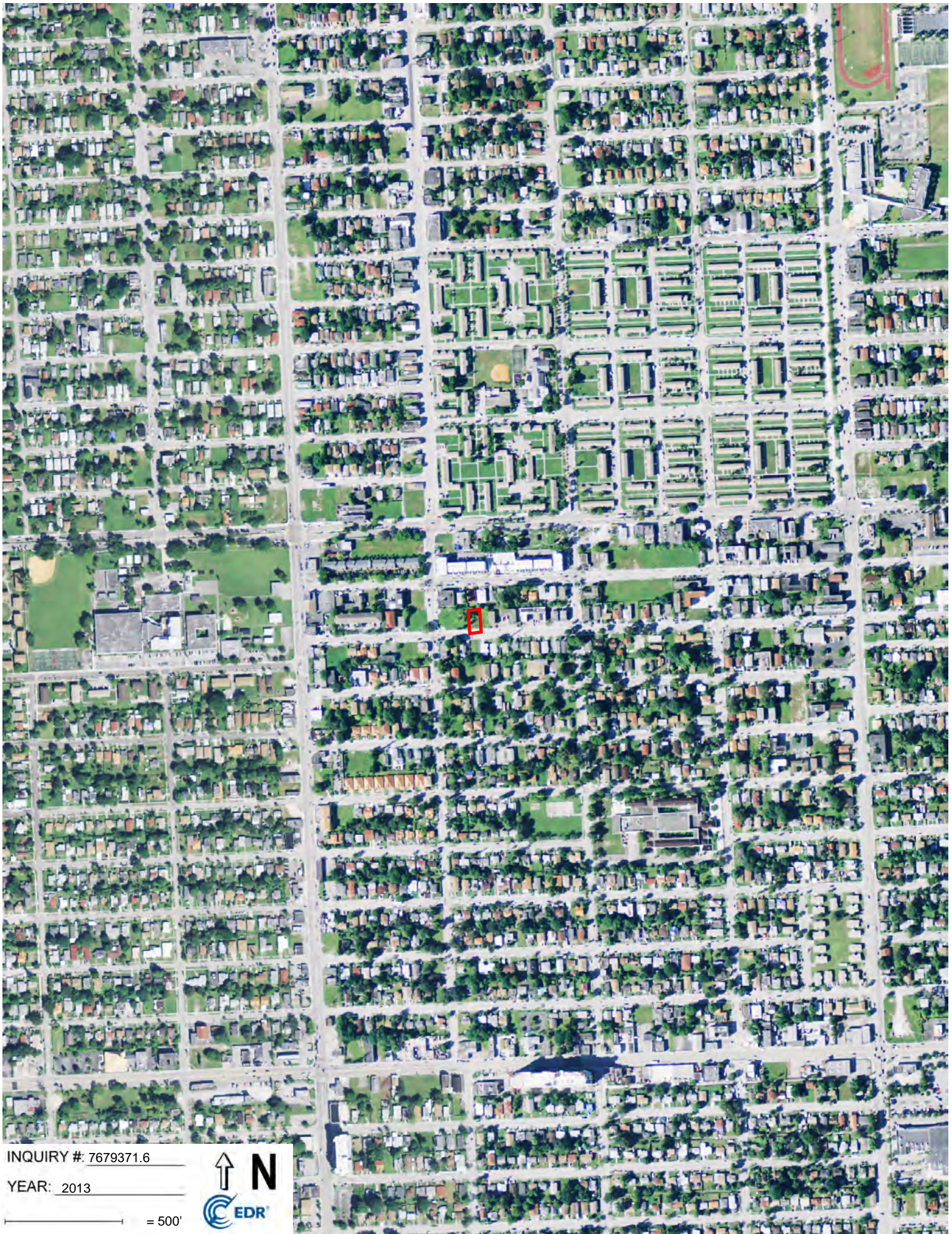


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YEAR: 2016

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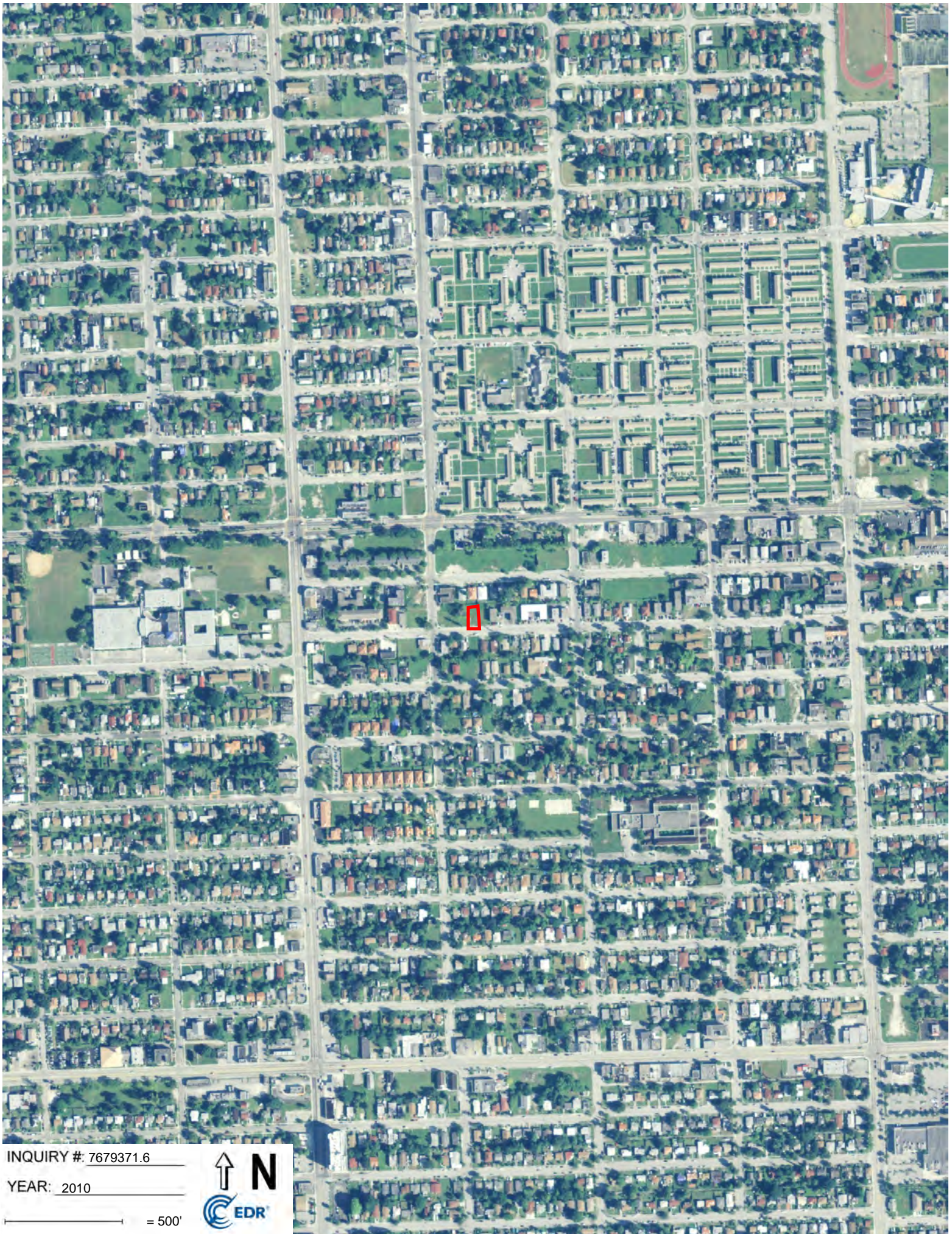


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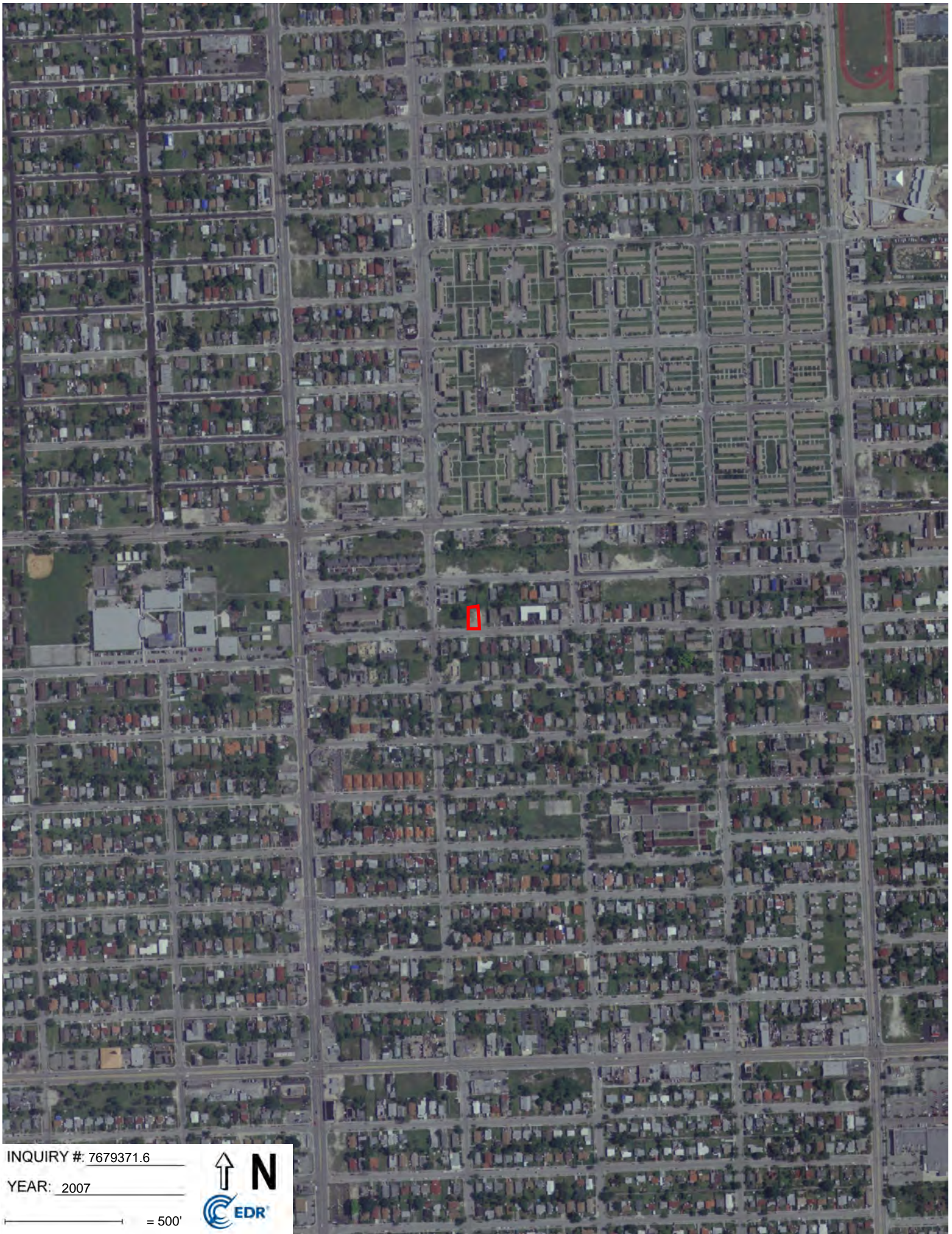


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— = 500'





INQUIRY #: 7679371.6

YEAR: 2007

— = 500'





INQUIRY #: 7679371.6

YEAR: 1999

— = 500'





INQUIRY #: 7679371.6

YEAR: 1998

— = 500'





INQUIRY #: 7679371.6

YEAR: 1994

— = 500'





INQUIRY #: 7679371.6

YEAR: 1991

— = 500'





INQUIRY #: 7679371.6

YEAR: 1985

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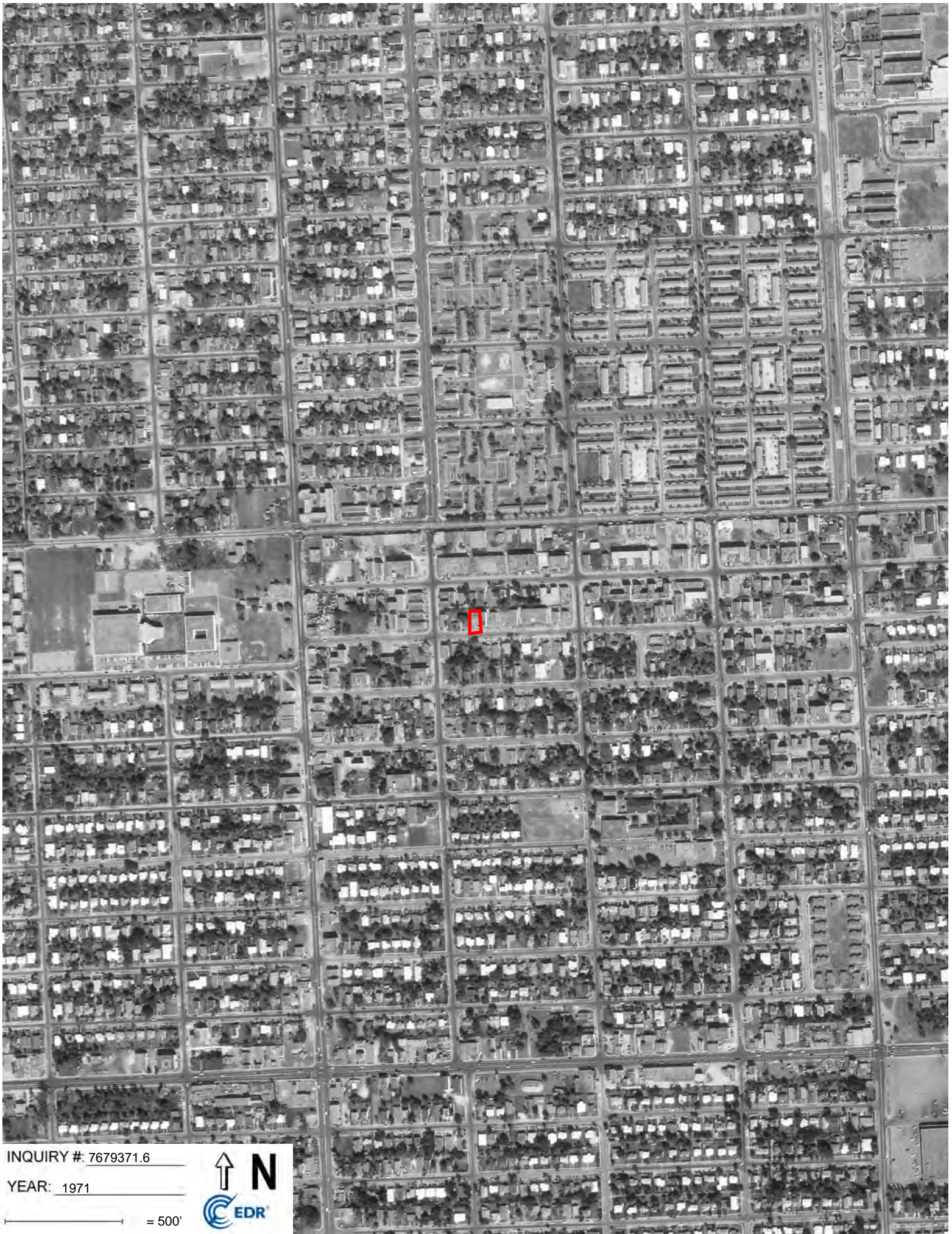


INQUIRY # 7679371.6

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INQUIRY #: 7679371.6

YEAR: 1971

— = 500'





INQUIRY # 7679371.6

YEAR: 1968

— = 500'





INQUIRY #: 7679371.6

YEAR: 1961

— = 500'





INQUIRY #: 7679371.6

YEAR: 1951

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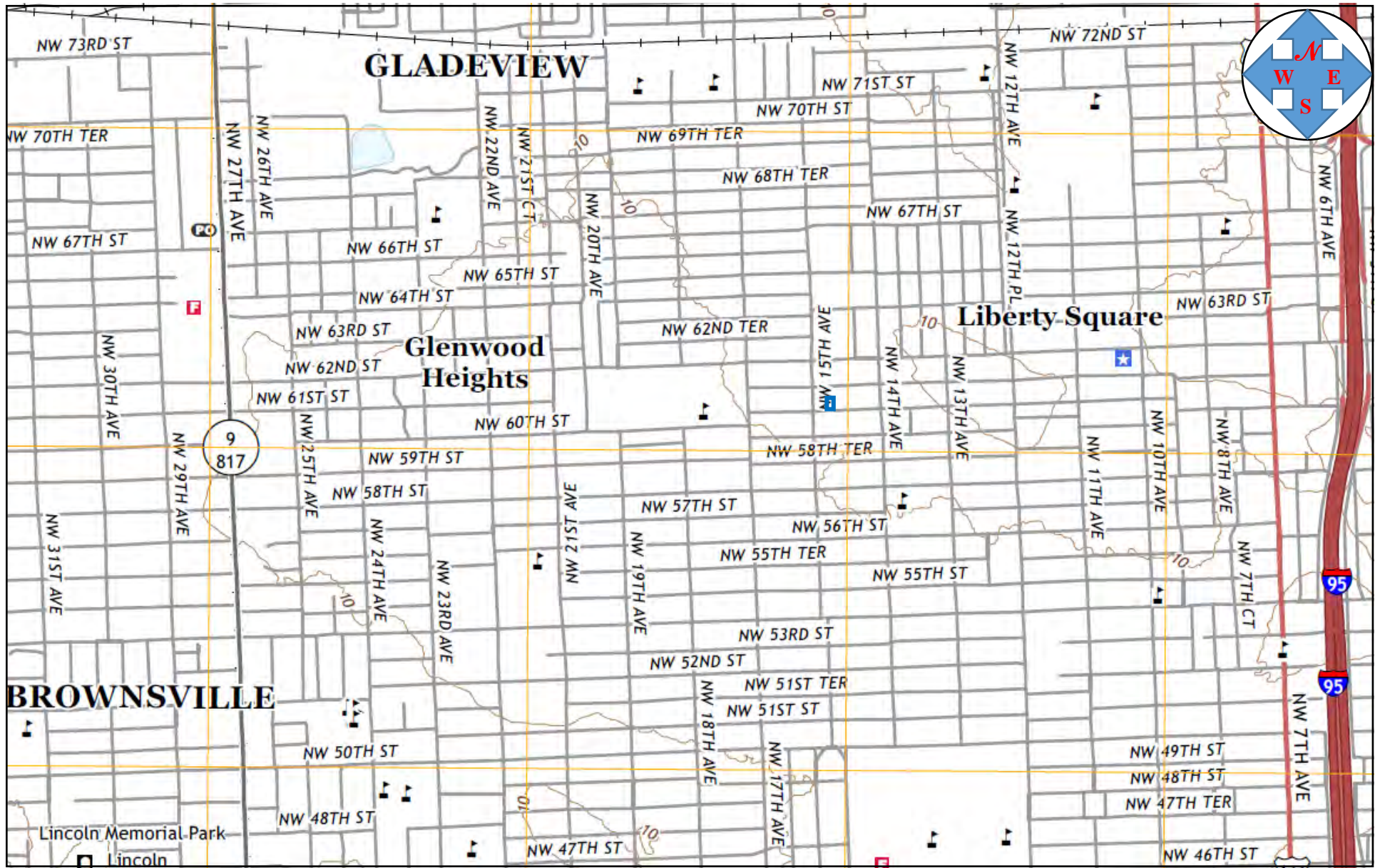


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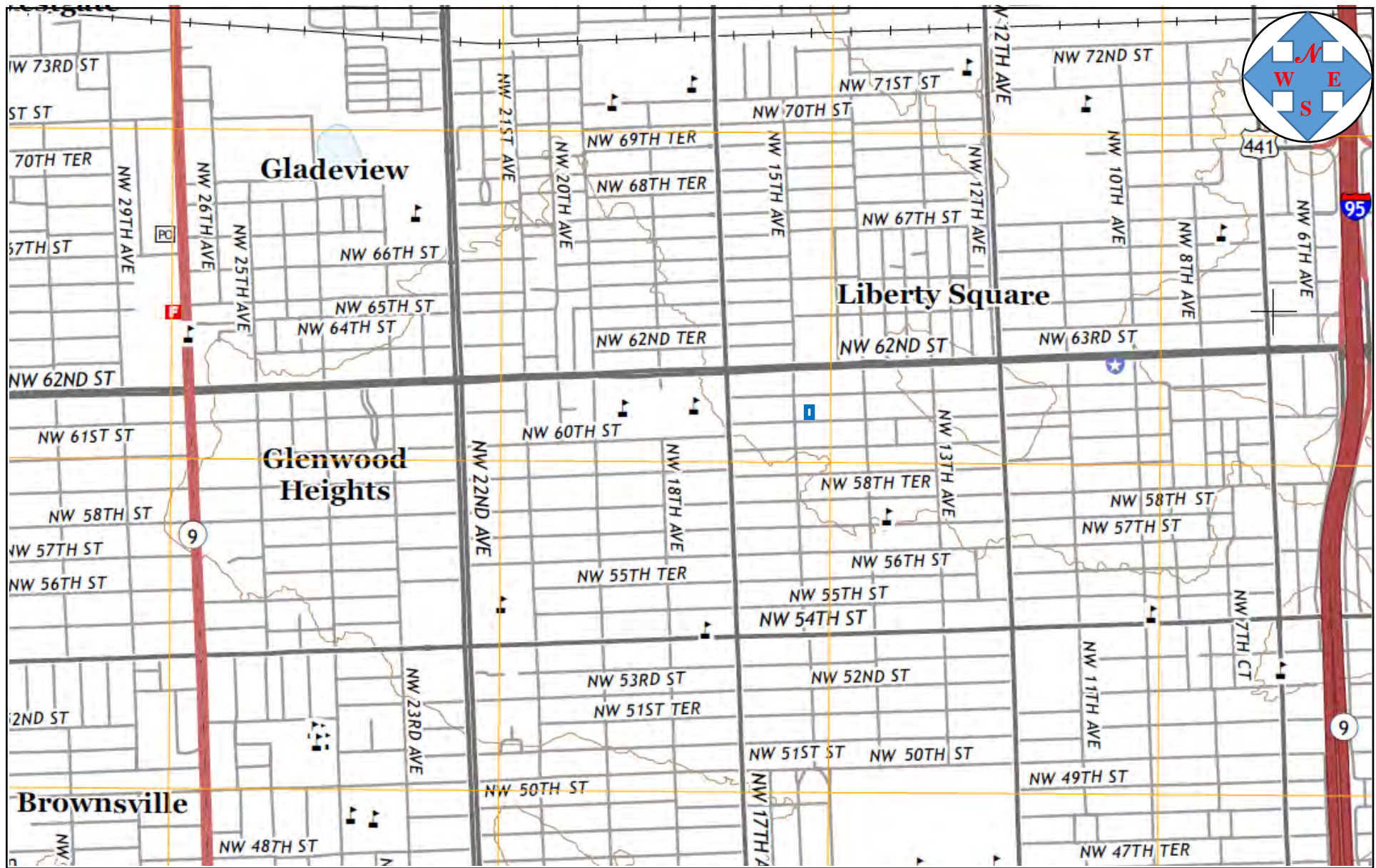


1465 NW 60th ST
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Hydrologic Associates USA, Inc.
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2018 USGS Topographic Map



1465 NW 60th St
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Hydrologic Associates USA, Inc.
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 Miami, FL 33157

2015 USGS Topographic Map



1465 NW 60th ST
 Miami, FL 33142
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Hydrologic Associates USA, Inc.

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2012 USGS Topographic Map



1465 NW 60th ST
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Hydrologic Associates USA, Inc.
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1994 USGS Topographic Map



1465 NW 60th ST
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Hydrologic Associates USA, Inc.

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1990 USGS Topographic Map



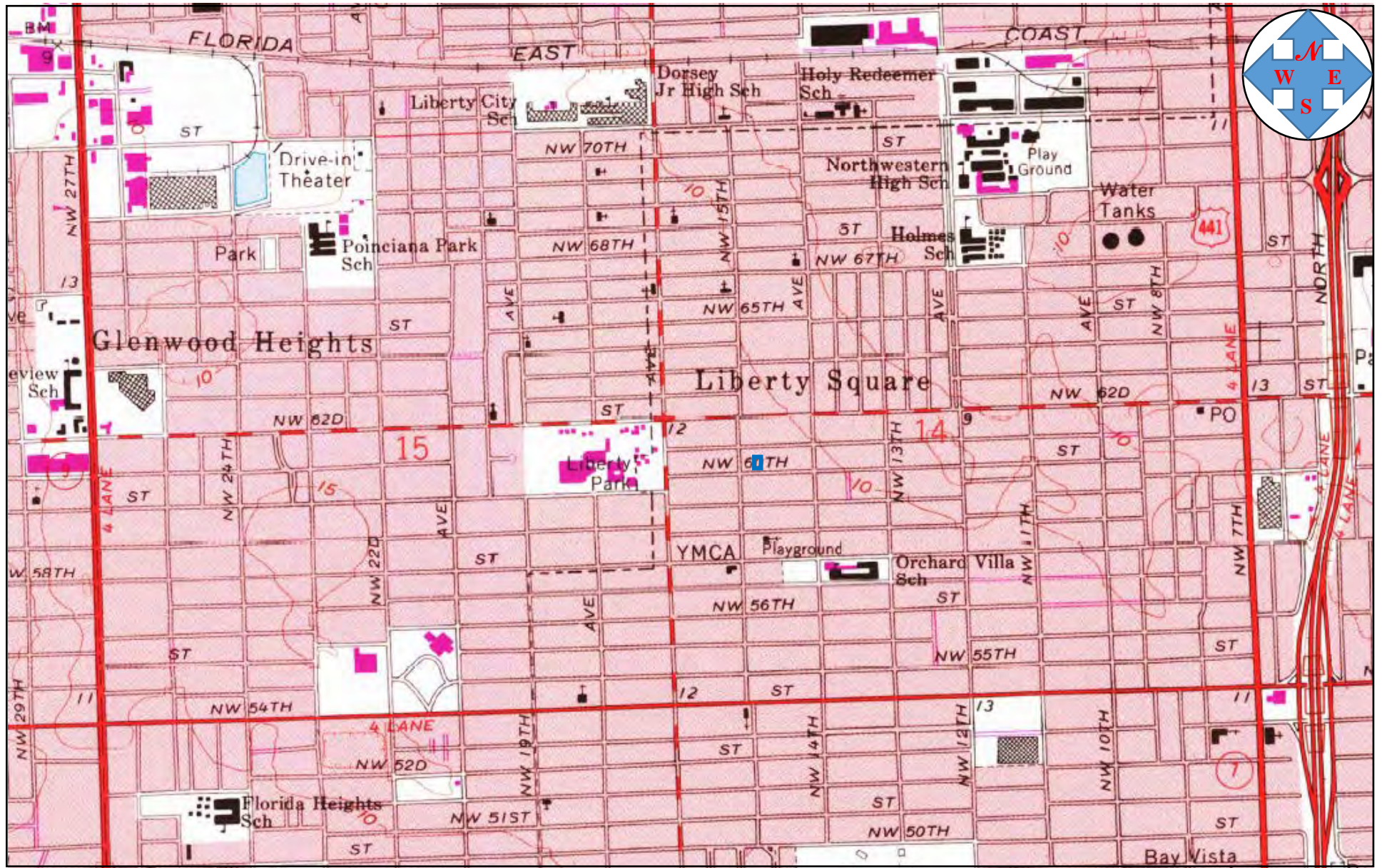
1465 NW 60th St
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 HA24-7013C




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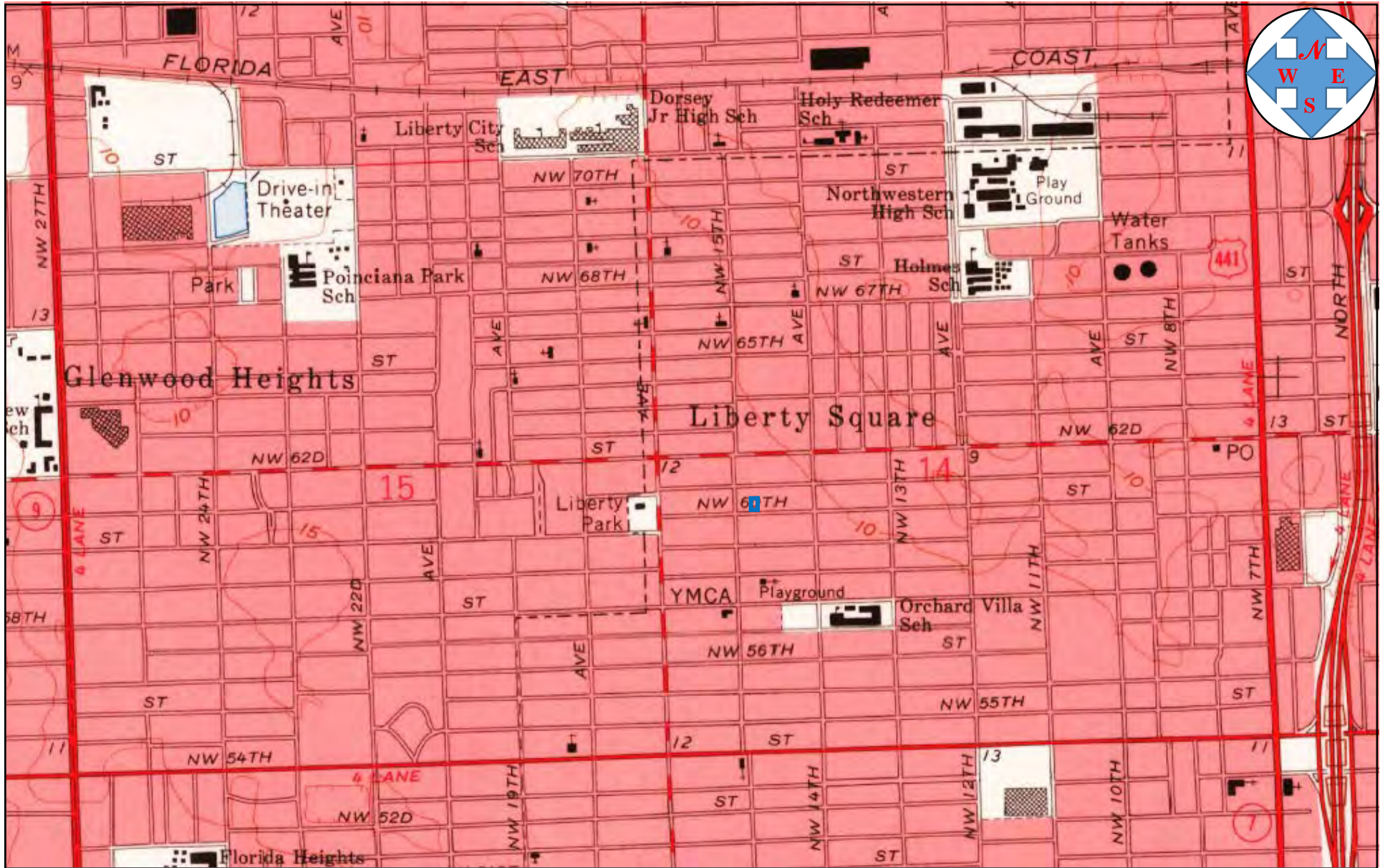
1988 USGS Topographic Map



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1969 USGS Topographic Map

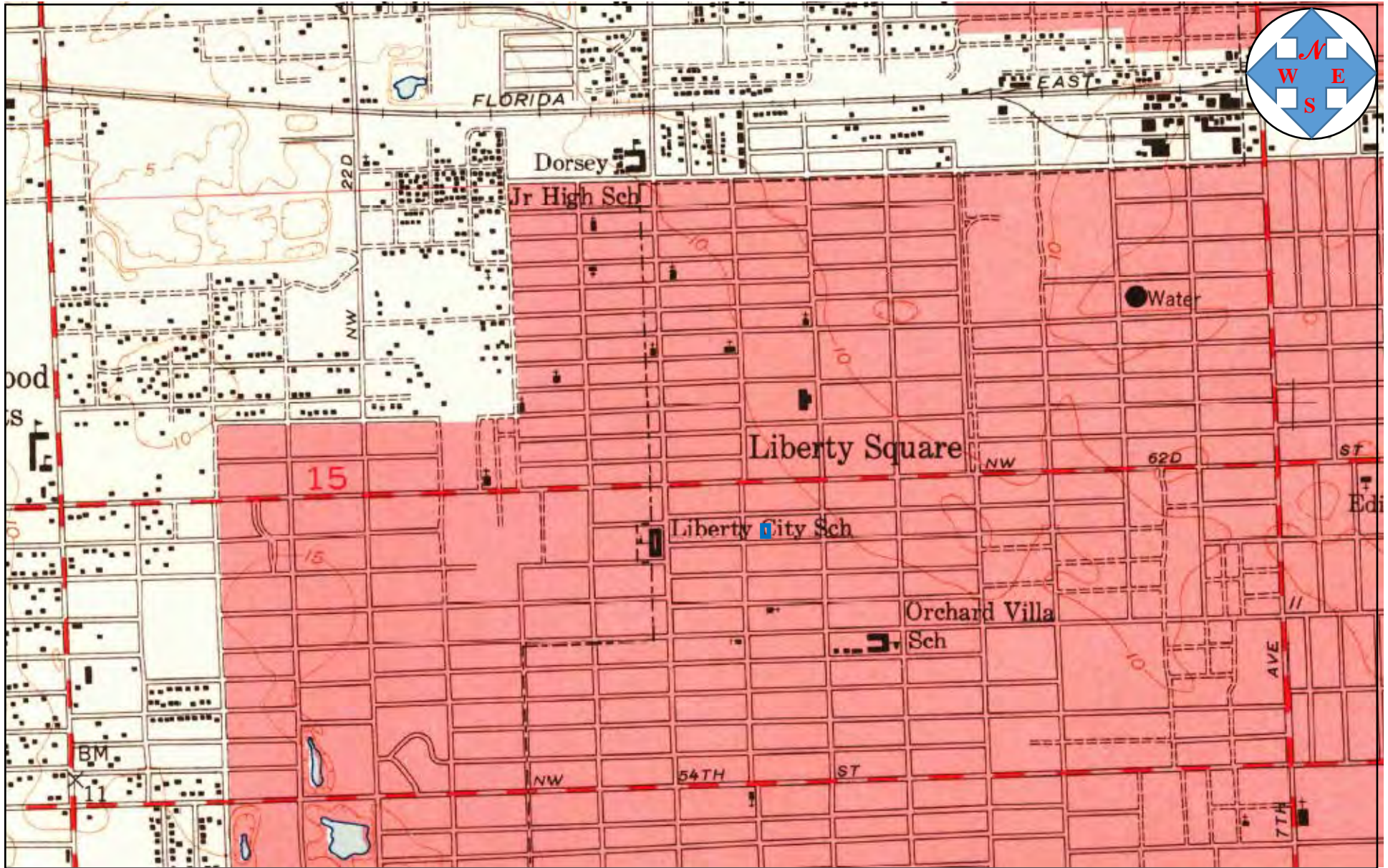


1465 NW 60th ST
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Hydrologic Associates USA, Inc.
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1962 USGS Topographic Map



1465 NW 60th ST
 Miami, FL 33142
 HA24-7013C



Hydrologic Associates USA, Inc.
 10406 SW 186 Terrace
 Miami, FL 33157

1950 USGS Topographic Map

APPENDIX 8.3
EDR SEARCH REPORT

1465 NW 60 Street
1465 NW 60 Street
Miami, FL 33142

Inquiry Number: 7674067.17s
June 06, 2024

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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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 (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1465 NW 60 STREET
MIAMI, FL 33142

COORDINATES

Latitude (North): 25.8305480 - 25° 49' 49.97"
Longitude (West): 80.2222160 - 80° 13' 19.97"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 577953.1
UTM Y (Meters): 2856987.0
Elevation: 9 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: 20191120
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
1465 NW 60 STREET
MIAMI, FL 33142

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	MIAMI EZ EXPANSION A		BROWNFIELDS	Same	1 ft.
Reg	MIAMI AREA		BROWNFIELDS	Same	1833, 0.347, East
Reg	MODEL CITYBROWNSVIL		BROWNFIELDS	Same	970, 0.184, West
Reg	CONTINENTAL CLEANERS	798 NORTHWEST 62ND S	NPL, SEMS, RCRA-VSQG, US ENG CONTROLS, US INST...	Same	3871, 0.733, East
A1	SOUL CLEANERS	1430 NW 62D ST	EDR Hist Cleaner	Higher	447, 0.085, NNE
A2	MACKS QUALITY CLEANE	1426 NW 62D ST	EDR Hist Cleaner	Higher	475, 0.090, NE
B3	LOWTHER NATHANIEL (C	1515 NW 62D	EDR Hist Cleaner	Higher	577, 0.109, NW
A4	ALBERT MOSE	1400 NW 62D ST	EDR Hist Auto	Higher	599, 0.113, NE
A5	FOUNDATION FOR SICKL	1394 NW 62 ST	Miami-Dade Co. HWS	Higher	600, 0.114, NE
B6	PRATT JEREMIAH M (C)	1535 NW 62D	EDR Hist Cleaner	Higher	628, 0.119, NW
A7	PYES AUTO SERVICE	1394 NW 62D	EDR Hist Auto	Higher	631, 0.120, NE
B8	HARRYS CLEANERS	1604 NW 62D ST	EDR Hist Cleaner	Higher	632, 0.120, NW
A9	PYES AUTOMOBILE SERV	1394 NW 62D ST	EDR Hist Auto	Higher	639, 0.121, NE
B10	AETNA DRY CLEANERS	1612 NW 62D ST	EDR Hist Cleaner	Higher	660, 0.125, NW
B11	GIPSON SERVICE STATI	1501 NW 62 ST	UST	Higher	722, 0.137, NW
B12	GIPSONS SERVICE STAT	1501 NW 62ND ST	LUST, UST, DWM CONTAM	Higher	722, 0.137, NW
B13	GIPSONS SERVICE STAT	1501 NW 62ND ST	UST FINDER, UST FINDER RELEASE	Higher	722, 0.137, NW
B14	GIPSON SERVICE STATI	1501 NW 62 STREET	US BROWNFIELDS, FINDS	Higher	722, 0.137, NW
15	AARON FREEDMAN	6003 NW 17 AVE	Miami-Dade Co. GTO, Miami-Dade IW, Enforcement	Higher	783, 0.148, West
C16	METRO DADE COUNTY LI	6306 NW 14TH CT # 11	RCRA NonGen / NLR	Higher	908, 0.172, NNE
D17	UNION 76 SERVICE	6200 NW 17 AVE	Miami-Dade Co. HWS	Higher	1002, 0.190, WNW
C18	LIBERTY SQUARE REDEV	1415 NW 63RD ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	1020, 0.193, NNE
E19	THE AMERICAN SOCIETY	1320 NW 62 ST	Miami-Dade IW	Higher	1028, 0.195, ENE
D20	UNION 76 SERVICE	6200 NW 17 AVE	UST	Higher	1058, 0.200, WNW
D21	FORMER SHAMROCK SUPR	6200 NW 17TH AVE	US BROWNFIELDS, FINDS	Higher	1058, 0.200, WNW
D22	SUPREME STATION	6200 NW 17TH AVE	LUST, UST, CLEANUP SITES, DWM CONTAM	Higher	1058, 0.200, WNW
D23	SUPREME STATION	6200 NW 17TH AVE	UST FINDER, UST FINDER RELEASE	Higher	1058, 0.200, WNW
E24	PHCD-FORMER LIBERTY	1312 NW 62 ST	Miami-Dade Co. HWS	Higher	1133, 0.215, ENE
F25	METRO DADE COUNTY LI	1374 NW 63RD ST # 39	RCRA NonGen / NLR	Higher	1145, 0.217, NE
F26	METRO DADE COUNTY LI	1374 NW 63RD ST # 37	RCRA NonGen / NLR	Higher	1145, 0.217, NE
27	GREENWICH AIR SERVIC	1750 NW 62ND TER	RCRA NonGen / NLR	Higher	1308, 0.248, WNW
G28	DADE COUNTY DREW CHA	1775 NW 60TH ST	RCRA-VSQG	Higher	1315, 0.249, West
G29	DCPS-C.R. DREW ELEME	1775 NW 60 ST	UST	Higher	1315, 0.249, West
30	DADE CNTY SCHOOL BD-	UNKNOWN	LUST, TANKS, DWM CONTAM	Higher	1367, 0.259, WSW
H31	DADE CNTY SCHOOL BD	5720 NW 13TH AVE	UST FINDER RELEASE	Higher	1491, 0.282, SE
H32	DADE CNTY SCHOOL BD	5720 NW 13TH AVE	LUST, UST, DWM CONTAM	Higher	1491, 0.282, SE
G33	M-DCPS CHARLES R. DR	1801 NW 60TH ST	UST FINDER, UST FINDER RELEASE	Higher	1518, 0.287, West
G34	M-DCPS CHARLES R. DR	1801 NW 60TH ST	LUST, LAST, UST, AST, CLEANUP SITES, DWM CONTAM,...	Higher	1518, 0.287, West
I35	5600 INC	5600 NW 17TH AVE	LUST, UST, CLEANUP SITES, DWM CONTAM	Higher	1538, 0.291, SSW

MAPPED SITES SUMMARY

Target Property Address:
 1465 NW 60 STREET
 MIAMI, FL 33142

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I36	5600 INC	5600 NW 17TH AVE	UST FINDER, UST FINDER RELEASE	Higher	1538, 0.291, SSW
J37	STAR #1224	1199 NW 62ND ST	UST FINDER, UST FINDER RELEASE	Lower	1993, 0.377, ENE
J38	STAR #1224	1199 NW 62ND ST	LUST, UST, CLEANUP SITES, DWM CONTAM	Lower	1993, 0.377, ENE
J39	FORMER STAR GAS STAT	1199 NW 62 STREET	US BROWNFIELDS, FINDS	Lower	1993, 0.377, ENE
K40	SUNSHINE #472	1701 NW 54TH ST	LUST, UST, DWM CONTAM, Financial Assurance	Higher	2253, 0.427, SSW
K41	SUNSHINE #511	1701 NW 54TH ST	UST FINDER, UST FINDER RELEASE	Higher	2253, 0.427, SSW
K42	BP-COLEMAN	5329 NW 17TH AVE	LUST, UST, CLEANUP SITES, DWM CONTAM, Financial...	Higher	2351, 0.445, SSW
K43	BP-COLEMAN	5329 NW 17TH AVE	UST FINDER, UST FINDER RELEASE	Higher	2351, 0.445, SSW
K44	CITY OF MIAMI - MODE	5329 NW 17TH AVE	DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Higher	2351, 0.445, SSW
L45	SPOTLESS CLEANERS	1085 NW 62ND ST	LUST, UST, Miami-Dade Co. SPILL, RCRA NonGen /...	Lower	2628, 0.498, ENE
L46	SPOTLESS CLEANERS &	1085 NW 62ND ST	UST FINDER, UST FINDER RELEASE	Lower	2628, 0.498, ENE
47	MIAMI COLD STORAGE P		FUDS	Lower	4419, 0.837, NE

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 NPL (Superfund) sites

NPL: A review of the NPL list, as provided by EDR, and dated 02/29/2024 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CONTINENTAL CLEANERS</i> Cerclis ID: 410384 EPA Id: FLD982130098	<i>798 NORTHWEST 62ND S</i>	<i>E 1/2 - 1 (0.733 mi.)</i>	<i>0</i>	<i>9</i>

Lists of Federal RCRA generators

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 12/04/2023 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DADE COUNTY DREW CHA EPA ID:: FLR000000968	1775 NW 60TH ST	W 1/8 - 1/4 (0.249 mi.)	G28	16

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, and dated 01/22/2024 has revealed that there are

EXECUTIVE SUMMARY

10 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GIPSONS SERVICE STAT Facility Status: CLOSED Facility-Site Id: 9101074 Discharge Cleanup Status: SRCR - SRCR COMPLETE	1501 NW 62ND ST	NW 1/8 - 1/4 (0.137 mi.)	B12	12
SUPREME STATION Facility Status: CLOSED Facility-Site Id: 8732522 Discharge Cleanup Status: RA - RA ONGOING	6200 NW 17TH AVE	WNW 1/8 - 1/4 (0.200 mi.)	D22	15
DADE CNTY SCHOOL BD- Facility Status: CLOSED Facility-Site Id: 9047410 Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED	UNKNOWN	WSW 1/4 - 1/2 (0.259 mi.)	30	17
DADE CNTY SCHOOL BD Facility Status: CLOSED Facility-Site Id: 8943725 Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED	5720 NW 13TH AVE	SE 1/4 - 1/2 (0.282 mi.)	H32	17
M-DCPS CHARLES R. DR Facility Status: OPEN Facility-Site Id: 8943308 Discharge Cleanup Status: SA - SA ONGOING	1801 NW 60TH ST	W 1/4 - 1/2 (0.287 mi.)	G34	18
5600 INC Facility Status: CLOSED Facility-Site Id: 9201193 Discharge Cleanup Status: RA - RA ONGOING	5600 NW 17TH AVE	SSW 1/4 - 1/2 (0.291 mi.)	I35	19
SUNSHINE #472 Facility Status: OPEN Facility-Site Id: 8505672 Discharge Cleanup Status: SRCR - SRCR COMPLETE	1701 NW 54TH ST	SSW 1/4 - 1/2 (0.427 mi.)	K40	20
BP-COLEMAN Facility Status: CLOSED Facility-Site Id: 8732717 Discharge Cleanup Status: SA - SA ONGOING Discharge Cleanup Status: RA - RA ONGOING	5329 NW 17TH AVE	SSW 1/4 - 1/2 (0.445 mi.)	K42	21
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAR #1224 Facility Status: CLOSED Facility-Site Id: 8506094 Discharge Cleanup Status: RA - RA ONGOING	1199 NW 62ND ST	ENE 1/4 - 1/2 (0.377 mi.)	J38	20
SPOTLESS CLEANERS Facility Status: CLOSED Facility-Site Id: 9201891 Discharge Cleanup Status: SA - SA ONGOING	1085 NW 62ND ST	ENE 1/4 - 1/2 (0.498 mi.)	L45	22

EXECUTIVE SUMMARY

LAST: A review of the LAST list, as provided by EDR, and dated 01/22/2024 has revealed that there is 1 LAST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
M-DCPS CHARLES R. DR Facility-Site Id: 8943308	1801 NW 60TH ST	W 1/4 - 1/2 (0.287 mi.)	G34	18

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GIPSON SERVICE STATI Database: Miami-Dade Co. Tanks, Date of Government Version: 04/05/2023 Facility ID: 7702	1501 NW 62 ST	NW 1/8 - 1/4 (0.137 mi.)	B11	12
GIPSONS SERVICE STAT Database: UST, Date of Government Version: 02/13/2024 Facility Status: CLOSED Tank Status: B-Removed from Site Facility-Site Id: 9101074	1501 NW 62ND ST	NW 1/8 - 1/4 (0.137 mi.)	B12	12
UNION 76 SERVICE Database: Miami-Dade Co. Tanks, Date of Government Version: 04/05/2023 Facility ID: 8173	6200 NW 17 AVE	WNW 1/8 - 1/4 (0.200 mi.)	D20	15
SUPREME STATION Database: UST, Date of Government Version: 02/13/2024 Facility Status: CLOSED Tank Status: B-Removed from Site Facility-Site Id: 8732522	6200 NW 17TH AVE	WNW 1/8 - 1/4 (0.200 mi.)	D22	15
DCPS-C.R. DREW ELEME Database: Miami-Dade Co. Tanks, Date of Government Version: 04/05/2023 Facility ID: 9041	1775 NW 60 ST	W 1/8 - 1/4 (0.249 mi.)	G29	17

Lists of state and tribal brownfield sites

BROWNFIELDS: A review of the BROWNFIELDS list, as provided by EDR, has revealed that there are 3 BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIAMI EZ EXPANSION A Database: BROWNFIELDS AREAS, Date of Government Version: 12/07/2023		0 - 1/8 (0.000 mi.)	0	9
MIAMI AREA Database: BROWNFIELDS AREAS, Date of Government Version: 12/07/2023		E 1/4 - 1/2 (0.347 mi.)	0	9
MODEL CITY\BROWNSVIL Database: BROWNFIELDS AREAS, Date of Government Version: 12/07/2023		W 1/8 - 1/4 (0.184 mi.)	0	9

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/11/2024 has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GIPSON SERVICE STATI Cleanup Completion Date: 7/1/2009	1501 NW 62 STREET	NW 1/8 - 1/4 (0.137 mi.)	B14	13
FORMER SHAMROCK SUPR	6200 NW 17TH AVE	WNW 1/8 - 1/4 (0.200 mi.)	D21	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER STAR GAS STAT	1199 NW 62 STREET	ENE 1/4 - 1/2 (0.377 mi.)	J39	20

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/04/2023 has revealed that there are 5 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
METRO DADE COUNTY LI EPA ID:: FLD984230748	6306 NW 14TH CT # 11	NNE 1/8 - 1/4 (0.172 mi.)	C16	14
LIBERTY SQUARE REDEV EPA ID:: FL0000935726	1415 NW 63RD ST	NNE 1/8 - 1/4 (0.193 mi.)	C18	14
METRO DADE COUNTY LI EPA ID:: FLD984253450	1374 NW 63RD ST # 39	NE 1/8 - 1/4 (0.217 mi.)	F25	16
METRO DADE COUNTY LI EPA ID:: FLD984253443	1374 NW 63RD ST # 37	NE 1/8 - 1/4 (0.217 mi.)	F26	16
GREENWICH AIR SERVIC EPA ID:: FLD072246853	1750 NW 62ND TER	WNW 1/8 - 1/4 (0.248 mi.)	27	16

FUDS: A review of the FUDS list, as provided by EDR, and dated 01/30/2024 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIAMI COLD STORAGE P		NE 1/2 - 1 (0.837 mi.)	47	23

EXECUTIVE SUMMARY

ROD: A review of the ROD list, as provided by EDR, and dated 02/29/2024 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONTINENTAL CLEANERS EPA ID:: FLD982130098	798 NORTHWEST 62ND S	E 1/2 - 1 (0.733 mi.)	0	9

Miami-Dade Co. HWS: A review of the Miami-Dade Co. HWS list, as provided by EDR, and dated 02/21/2024 has revealed that there are 3 Miami-Dade Co. HWS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOUNDATION FOR SICKL Facility ID: 2019012214534020	1394 NW 62 ST	NE 0 - 1/8 (0.114 mi.)	A5	11
UNION 76 SERVICE Facility ID: 2005042013452360	6200 NW 17 AVE	WNW 1/8 - 1/4 (0.190 mi.)	D17	14
PHCD-FORMER LIBERTY Facility ID: 2014111313115720	1312 NW 62 ST	ENE 1/8 - 1/4 (0.215 mi.)	E24	16

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AARON FREEDMAN Database: Miami-Dade Co. IW5, Date of Government Version: 02/21/2024 Permit Status: PERMIT NO LONGER NEEDED/CLOSED/WITHDRAWN Facility ID: 1999091111255610	6003 NW 17 AVE	W 1/8 - 1/4 (0.148 mi.)	15	13
THE AMERICAN SOCIETY Database: Miami-Dade Co. IW5, Date of Government Version: 02/21/2024 Permit Status: PERMIT ISSUED Facility ID: 2018011611034220	1320 NW 62 ST	ENE 1/8 - 1/4 (0.195 mi.)	E19	14

DWM CONTAM: A review of the DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there are 11 DWM CONTAM sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GIPSONS SERVICE STAT Program Site Id: 9101074	1501 NW 62ND ST	NW 1/8 - 1/4 (0.137 mi.)	B12	12
SUPREME STATION Program Site Id: 8732522	6200 NW 17TH AVE	WNW 1/8 - 1/4 (0.200 mi.)	D22	15
DADE CNTY SCHOOL BD- Program Site Id: 9047410	UNKNOWN	WSW 1/4 - 1/2 (0.259 mi.)	30	17
DADE CNTY SCHOOL BD	5720 NW 13TH AVE	SE 1/4 - 1/2 (0.282 mi.)	H32	17

EXECUTIVE SUMMARY

Program Site Id: 8943725				
M-DCPS CHARLES R. DR	1801 NW 60TH ST	W 1/4 - 1/2 (0.287 mi.)	G34	18
Program Site Id: 8943308				
5600 INC	5600 NW 17TH AVE	SSW 1/4 - 1/2 (0.291 mi.)	I35	19
Program Site Id: 9201193				
SUNSHINE #472	1701 NW 54TH ST	SSW 1/4 - 1/2 (0.427 mi.)	K40	20
Program Site Id: 8505672				
BP-COLEMAN	5329 NW 17TH AVE	SSW 1/4 - 1/2 (0.445 mi.)	K42	21
Program Site Id: 8732717				
CITY OF MIAMI - MODE	5329 NW 17TH AVE	SSW 1/4 - 1/2 (0.445 mi.)	K44	22
Program Site Id: ERIC_15243				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAR #1224	1199 NW 62ND ST	ENE 1/4 - 1/2 (0.377 mi.)	J38	20
Program Site Id: 8506094				
SPOTLESS CLEANERS	1085 NW 62ND ST	ENE 1/4 - 1/2 (0.498 mi.)	L45	22
Program Site Id: 9201891				

RESP PARTY: A review of the RESP PARTY list, as provided by EDR, and dated 12/19/2023 has revealed that there is 1 RESP PARTY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF MIAMI - MODE	5329 NW 17TH AVE	SSW 1/4 - 1/2 (0.445 mi.)	K44	22
Site Status: CLOSED				

UST FINDER RELEASE: A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 9 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GIPSONS SERVICE STAT	1501 NW 62ND ST	NW 1/8 - 1/4 (0.137 mi.)	B13	13
SUPREME STATION	6200 NW 17TH AVE	WNW 1/8 - 1/4 (0.200 mi.)	D23	15
DADE CNTY SCHOOL BD	5720 NW 13TH AVE	SE 1/4 - 1/2 (0.282 mi.)	H31	17
M-DCPS CHARLES R. DR	1801 NW 60TH ST	W 1/4 - 1/2 (0.287 mi.)	G33	18
5600 INC	5600 NW 17TH AVE	SSW 1/4 - 1/2 (0.291 mi.)	I36	19
SUNSHINE #511	1701 NW 54TH ST	SSW 1/4 - 1/2 (0.427 mi.)	K41	21
BP-COLEMAN	5329 NW 17TH AVE	SSW 1/4 - 1/2 (0.445 mi.)	K43	22
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAR #1224	1199 NW 62ND ST	ENE 1/4 - 1/2 (0.377 mi.)	J37	19
SPOTLESS CLEANERS &	1085 NW 62ND ST	ENE 1/4 - 1/2 (0.498 mi.)	L46	23

EXECUTIVE SUMMARY

UST FINDER: A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GIPSONS SERVICE STAT</i>	<i>1501 NW 62ND ST</i>	<i>NW 1/8 - 1/4 (0.137 mi.)</i>	<i>B13</i>	<i>13</i>
<i>SUPREME STATION</i>	<i>6200 NW 17TH AVE</i>	<i>WNW 1/8 - 1/4 (0.200 mi.)</i>	<i>D23</i>	<i>15</i>

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALBERT MOSE	1400 NW 62D ST	NE 0 - 1/8 (0.113 mi.)	A4	11
PYES AUTO SERVICE	1394 NW 62D	NE 0 - 1/8 (0.120 mi.)	A7	12
PYES AUTOMOBILE SERV	1394 NW 62D ST	NE 0 - 1/8 (0.121 mi.)	A9	12

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 6 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

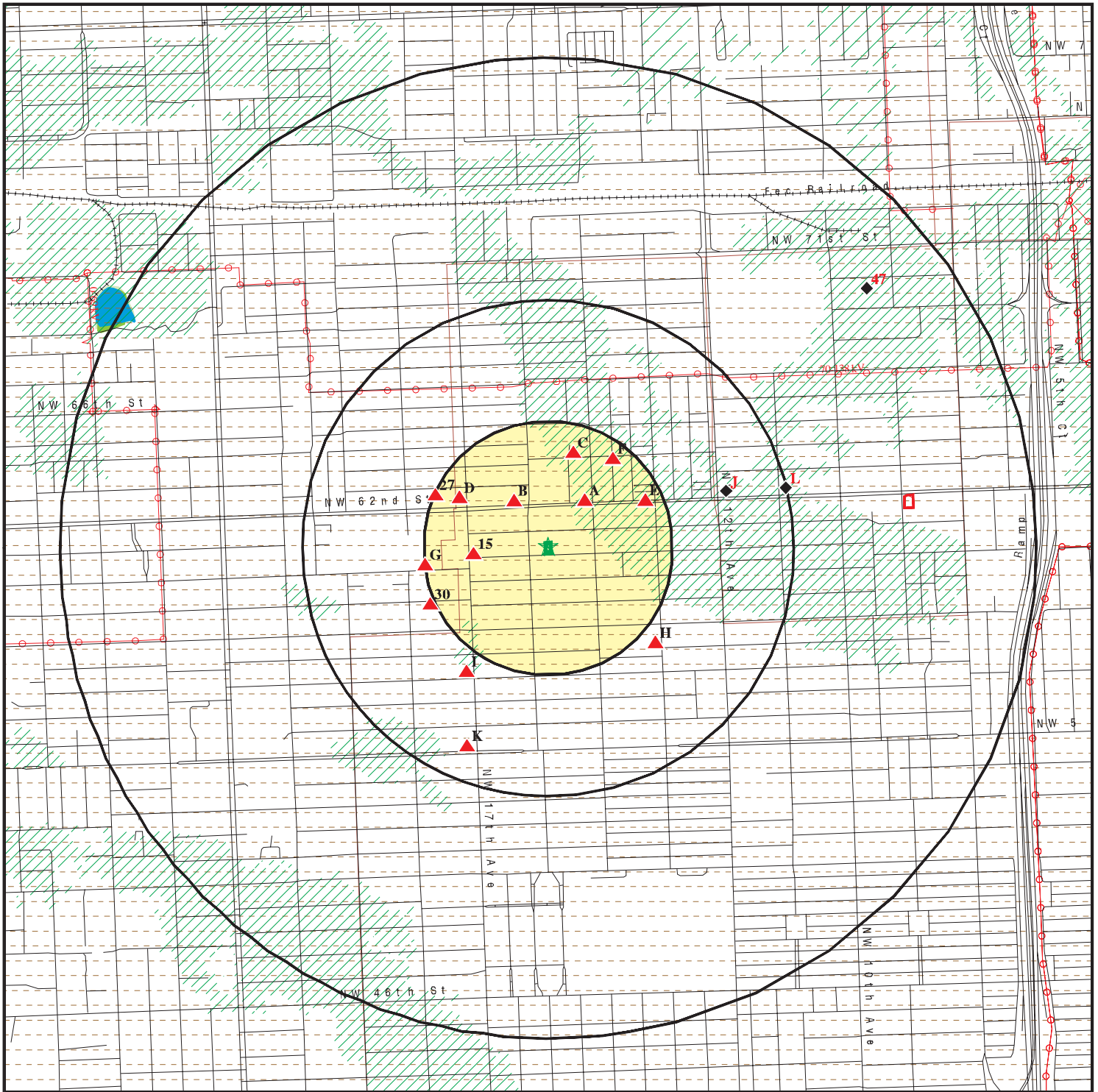
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUL CLEANERS	1430 NW 62D ST	NNE 0 - 1/8 (0.085 mi.)	A1	11
MACKS QUALITY CLEANERS	1426 NW 62D ST	NE 0 - 1/8 (0.090 mi.)	A2	11
LOWTHER NATHANIEL (C)	1515 NW 62D	NW 0 - 1/8 (0.109 mi.)	B3	11
PRATT JEREMIAH M (C)	1535 NW 62D	NW 0 - 1/8 (0.119 mi.)	B6	11
HARRYS CLEANERS	1604 NW 62D ST	NW 0 - 1/8 (0.120 mi.)	B8	12
AETNA DRY CLEANERS	1612 NW 62D ST	NW 0 - 1/8 (0.125 mi.)	B10	12

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MIAMI	S100888864	BISCAYNE AQUIFER:58TH ST	58TH ST		FI Sites

OVERVIEW MAP - 7674067.17S



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

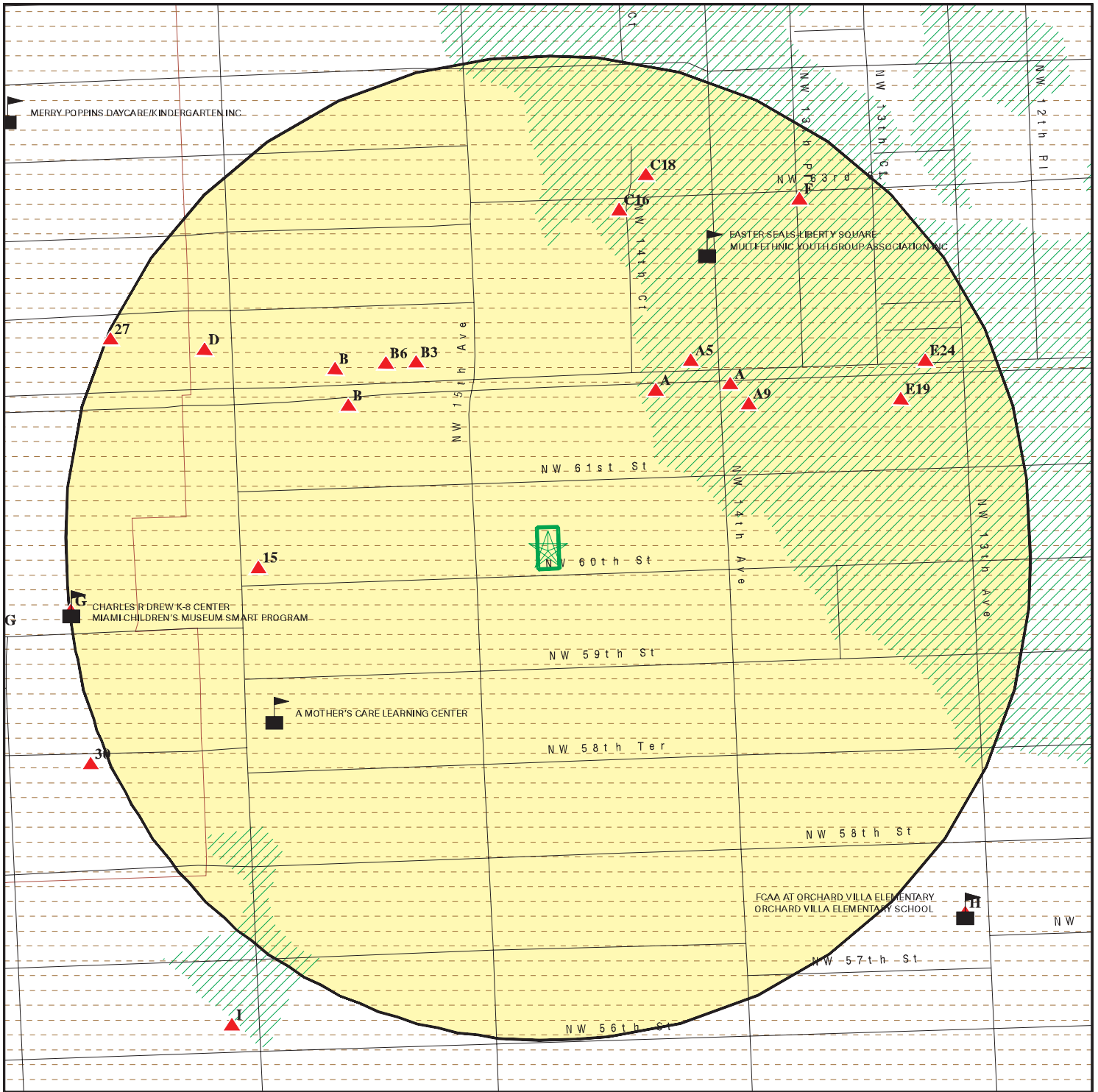
FL Brownfield








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: 1465 NW 60 Street
 ADDRESS: 1465 NW 60 Street
 Miami FL 33142
 LAT/LONG: 25.830548 / 80.222216

CLIENT: Hydrologic Associates USA Inc.
 CONTACT: Jeannie Leu
 INQUIRY #: 7674067.17s
 DATE: June 06, 2024 1:11 pm

DETAIL MAP - 7674067.17S



-  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
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  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.

<p>SITE NAME: 1465 NW 60 Street ADDRESS: 1465 NW 60 Street Miami FL 33142 LAT/LONG: 25.830548 / 80.222216</p>	<p>CLIENT: Hydrologic Associates USA Inc. CONTACT: Jeannie Leu INQUIRY #: 7674067.17s DATE: June 06, 2024 1:14 pm</p>
--	--

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								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
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
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	2	8	NR	NR	10

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	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	5	NR	NR	NR	5
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		1	1	1	NR	NR	3
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	2	1	NR	NR	3
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
Miami-Dade Co. SPILL	0.001		0	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 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	5	NR	NR	NR	5
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	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	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	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
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	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
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
CLEANUP SITES	0.001		0	NR	NR	NR	NR	0
Miami-Dade Co. AP	0.001		0	NR	NR	NR	NR	0
Miami-Dade Co. GTO	0.001		0	NR	NR	NR	NR	0
Miami-Dade Co. MOP	0.001		0	NR	NR	NR	NR	0
Miami-Dade Co. MRE	0.001		0	NR	NR	NR	NR	0
Miami-Dade Co. HWS	0.250		1	2	NR	NR	NR	3
Miami-Dade IW	0.250		0	2	NR	NR	NR	2
Miami-Dade Co. IWP	0.001		0	NR	NR	NR	NR	0
DADE CO LW	0.001		0	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	2	9	NR	NR	11
Enforcement	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HAZ WASTE	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	1	NR	NR	1
SOLCP	0.001		0	NR	NR	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
DADE CO AW	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	2	7	NR	NR	9
ERIC WASTE CLEANUP	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		0	2	NR	NR	NR	2

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		6	NR	NR	NR	NR	6

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals -- 0 11 26 28 3 0 68

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

< 1/8 1 ft.	<p>MIAMI EZ EXPANSION AREA</p> <p>MIAMI, FL</p> <p>Click here for full text details</p>	<p>BROWNFIELDS</p>	<p>S106953489 N/A</p>
----------------	---	---------------------------	----------------------------------

East 1/4-1/2 1833 ft.	<p>MIAMI AREA</p> <p>MIAMI, FL</p> <p>Click here for full text details</p>	<p>BROWNFIELDS</p>	<p>S105590745 N/A</p>
-----------------------------	--	---------------------------	----------------------------------

West 1/8-1/4 970 ft.	<p>MODEL CITY\BROWNSVILLE AREA</p> <p>MIAMI, FL</p> <p>Click here for full text details</p>	<p>BROWNFIELDS</p>	<p>S105590733 N/A</p>
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<p>NPL Region East 1/2-1 3871 ft.</p>	<p>CONTINENTAL CLEANERS 798 NORTHWEST 62ND STREET MIAMI, FL 33150</p> <p>Click here for full text details</p>	<p>NPL SEMS RCRA-VSQQ US ENG CONTROLS US INST CONTROLS Miami-Dade Co. SPILL EPA WATCH LIST ROD FINDS ECHO CLEANUP SITES Miami-Dade Co. AP DRYCLEANERS DWM CONTAM RESP PARTY SITE INV SITES ERIC WASTE CLEANUP</p>	<p>1000412546 FLD982130098</p>
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NPL
Cerclis ID: 410384
EPA Id FLD982130098

SEMS
Site ID 0410384
EPA Id FLD982130098

RCRA-VSQQ
EPA Id FLD982130098

US ENG CONTROLS
EPA ID: FLD982130098
EPA ID: FLD982130098

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONTINENTAL CLEANERS (Continued)

1000412546

US INST CONTROLS

EPA ID: FLD982130098

Miami-Dade Co. SPILL

Facility ID 004612

EPA WATCH LIST

Facility ID FLD982130098

ROD

EPA ID: FLD982130098

FINDS

Registry ID: 110007082511

ECHO

Registry ID 110007082511

CLEANUP SITES

DEP Cleanup Site Key 79728638
DEP Cleanup Site Key 79728449
DEP Cleanup Site Key 79728450

Miami-Dade Co. AP

Permit Status PERMIT NO LONGER NEEDED/CLOSED/WITHDRAWN
Facility Id 2005011010223940

DRYCLEANERS

Facility-Site Id 9500275
Facility Status Removed from Site

DWM CONTAM

Program Site Id ERIC_4313
Program Site Id ERIC_3954

RESP PARTY

Site Status CLOSED

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 NNE < 1/8 0.085 mi. 447 ft.	SOUL CLEANERS 1430 NW 62D ST MIAMI, FL Click here for full text details	EDR Hist Cleaner	1009168397 N/A
Relative: Higher	<hr/>		
A2 NE < 1/8 0.090 mi. 475 ft.	MACKS QUALITY CLEANERS 1426 NW 62D ST MIAMI, FL Click here for full text details	EDR Hist Cleaner	1009167459 N/A
Relative: Higher	<hr/>		
B3 NW < 1/8 0.109 mi. 577 ft.	LOWTHER NATHANIEL (C) 1515 NW 62D MIAMI, FL Click here for full text details	EDR Hist Cleaner	1009166410 N/A
Relative: Higher	<hr/>		
A4 NE < 1/8 0.113 mi. 599 ft.	ALBERT MOSE 1400 NW 62D ST MIAMI, FL Click here for full text details	EDR Hist Auto	1009054749 N/A
Relative: Higher	<hr/>		
A5 NE < 1/8 0.114 mi. 600 ft.	FOUNDATION FOR SICKLE CELL DISEASE RESEARCH 1394 NW 62 ST MIAMI DADE (County), FL Click here for full text details	Miami-Dade Co. HWS	S123647319 N/A
Relative: Higher	Miami-Dade Co. HWS Facility ID 2019012214534020	<hr/>	
B6 NW < 1/8 0.119 mi. 628 ft.	PRATT JEREMIAH M (C) 1535 NW 62D MIAMI, FL Click here for full text details	EDR Hist Cleaner	1009166869 N/A
Relative: Higher	<hr/>		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A7 NE < 1/8 0.120 mi. 631 ft.	PYES AUTO SERVICE 1394 NW 62D MIAMI, FL Click here for full text details	EDR Hist Auto	1009055588 N/A
Relative: Higher			
B8 NW < 1/8 0.120 mi. 632 ft.	HARRYS CLEANERS 1604 NW 62D ST MIAMI, FL Click here for full text details	EDR Hist Cleaner	1009167176 N/A
Relative: Higher			
A9 NE < 1/8 0.121 mi. 639 ft.	PYES AUTOMOBILE SERVICE 1394 NW 62D ST MIAMI, FL Click here for full text details	EDR Hist Auto	1009053889 N/A
Relative: Higher			
B10 NW < 1/8 0.125 mi. 660 ft.	AETNA DRY CLEANERS 1612 NW 62D ST MIAMI, FL Click here for full text details	EDR Hist Cleaner	1009167236 N/A
Relative: Higher			
B11 NW 1/8-1/4 0.137 mi. 722 ft.	GIPSON SERVICE STATION 1501 NW 62 ST MIAMI, FL 33147 Click here for full text details	UST	U004432602 N/A
Relative: Higher	UST Facility ID 7702		
B12 NW 1/8-1/4 0.137 mi. 722 ft.	GIPSONS SERVICE STATION 1501 NW 62ND ST MIAMI, FL 33147 Click here for full text details	LUST UST DWM CONTAM	U003742770 N/A
Relative: Higher	LUST Facility Status CLOSED		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GIPSONS SERVICE STATION (Continued)

U003742770

Facility-Site Id 9101074
Discharge Cleanup Status SRCR - SRCR COMPLETE

[Click here for Florida Oculus](#)

UST

Facility Status CLOSED
Facility-Site Id 9101074

DWM CONTAM

Program Site Id 9101074

B13
NW
1/8-1/4
0.137 mi.
722 ft.

GIPSONS SERVICE STATION
1501 NW 62ND ST
MIAMI, FL 33147

UST FINDER 1028246016
UST FINDER RELEASE N/A

[Click here for full text details](#)

Relative:
Higher

B14
NW
1/8-1/4
0.137 mi.
722 ft.

GIPSON SERVICE STATION
1501 NW 62 STREET
MIAMI, FL 33147

US BROWNFIELDS 1016354131
FINDS N/A

[Click here for full text details](#)

Relative:
Higher

US BROWNFIELDS
Cleanup Completion Date 7/1/2009

FINDS

Registry ID: 110040720609

15
West
1/8-1/4
0.148 mi.
783 ft.

AARON FREEDMAN
6003 NW 17 AVE
MIAMI, FL 33142

Miami-Dade Co. GTO S103832951
Miami-Dade IW N/A
Enforcement

[Click here for full text details](#)

Relative:
Higher

Miami-Dade Co. GTO
Facility Id 2010102010471590
Permit Status NEW FACILITY , NEVER HAD A PERMIT

Miami-Dade IW

Permit Status PERMIT NO LONGER NEEDED/CLOSED/WITHDRAWN
Facility ID 1999091111255610

Enforcement

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AARON FREEDMAN (Continued)

S103832951

Facility Status Closed
 Folio Num 131140352150

C16 METRO DADE COUNTY LIBERTY SQUARE HUD
NNE 6306 NW 14TH CT # 112
 1/8-1/4 MIAMI, FL 33147
 0.172 mi.
 908 ft.

RCRA NonGen / NLR 1000502902
FLD984230748

[Click here for full text details](#)

Relative:
 Higher

RCRA NonGen / NLR
 EPA Id FLD984230748

D17 UNION 76 SERVICE
WNW 6200 NW 17 AVE
 1/8-1/4 MIAMI DADE (County), FL
 0.190 mi.
 1002 ft.

Miami-Dade Co. HWS S109354251
N/A

[Click here for full text details](#)

Relative:
 Higher

Miami-Dade Co. HWS
 Facility ID 2005042013452360

C18 LIBERTY SQUARE REDEVELOPMENT PHASE 4
NNE 1415 NW 63RD ST
 1/8-1/4 MIAMI, FL 33147
 0.193 mi.
 1020 ft.

RCRA NonGen / NLR 1000978680
FINDS FL0000935726
ECHO

[Click here for full text details](#)

Relative:
 Higher

RCRA NonGen / NLR
 EPA Id FL0000935726

FINDS

Registry ID: 110071157804
 Registry ID: 110008317259

ECHO

Registry ID 110008317259

E19 THE AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY
ENE 1320 NW 62 ST
 1/8-1/4 MIAMI, FL 33147
 0.195 mi.
 1028 ft.

Miami-Dade IW S121509175
N/A

[Click here for full text details](#)

Relative:
 Higher

Miami-Dade IW
 Permit Status PERMIT ISSUED
 Facility ID 2018011611034220

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D20 WNW 1/8-1/4 0.200 mi. 1058 ft.	UNION 76 SERVICE 6200 NW 17 AVE MIAMI, FL 33147 Click here for full text details	UST	U004433069 N/A
Relative: Higher	UST Facility ID 8173		
D21 WNW 1/8-1/4 0.200 mi. 1058 ft.	FORMER SHAMROCK SUPREME GAS STATION 6200 NW 17TH AVE MIAMI, FL 33130 Click here for full text details	US BROWNFIELDS FINDS	1015927477 N/A
Relative: Higher	FINDS Registry ID: 110054146303		
D22 WNW 1/8-1/4 0.200 mi. 1058 ft.	SUPREME STATION 6200 NW 17TH AVE MIAMI, FL 33147 Click here for full text details	LUST UST CLEANUP SITES DWM CONTAM	U003744468 N/A
Relative: Higher	LUST Facility Status CLOSED Facility-Site Id 8732522 Discharge Cleanup Status RA - RA ONGOING Click here for Florida Oculus UST Facility Status CLOSED Facility-Site Id 8732522 CLEANUP SITES DEP Cleanup Site Key 79723140 DWM CONTAM Program Site Id 8732522		
D23 WNW 1/8-1/4 0.200 mi. 1058 ft.	SUPREME STATION 6200 NW 17TH AVE MIAMI, FL 33147 Click here for full text details	UST FINDER UST FINDER RELEASE	1028237267 N/A
Relative: Higher			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E24 ENE 1/8-1/4 0.215 mi. 1133 ft.	PHCD-FORMER LIBERTY CITY HEALTH CENTER BUILDING (# 1312 NW 62 ST MIAMI DADE (County), FL	Miami-Dade Co. HWS	S120693251 N/A
Relative: Higher	Click here for full text details Miami-Dade Co. HWS Facility ID 2014111313115720		
F25 NE 1/8-1/4 0.217 mi. 1145 ft.	METRO DADE COUNTY LIBERTY SQUARE HUD 1374 NW 63RD ST # 399 MIAMI, FL 33147	RCRA NonGen / NLR	1000822319 FLD984253450
Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id FLD984253450		
F26 NE 1/8-1/4 0.217 mi. 1145 ft.	METRO DADE COUNTY LIBERTY SQUARE HUD 1374 NW 63RD ST # 375 MIAMI, FL 33147	RCRA NonGen / NLR	1000822318 FLD984253443
Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id FLD984253443		
27 WNW 1/8-1/4 0.248 mi. 1308 ft.	GREENWICH AIR SERVICES INC 1750 NW 62ND TER MIAMI, FL 33147	RCRA NonGen / NLR	1000208985 FLD072246853
Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id FLD072246853		
G28 West 1/8-1/4 0.249 mi. 1315 ft.	DADE COUNTY DREW CHARLES R ELEMENTARY 1775 NW 60TH ST MIAMI, FL 33142	RCRA-VSQG	1000985596 FLR000000968
Relative: Higher	Click here for full text details RCRA-VSQG EPA Id FLR000000968		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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G29 West 1/8-1/4 0.249 mi. 1315 ft.	DCPS-C.R. DREW ELEMENTARY 1775 NW 60 ST MIAMI, FL 33142	UST	U004434016 N/A
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[Click here for full text details](#)

Relative:
Higher
UST
Facility ID 9041

30 WSW 1/4-1/2 0.259 mi. 1367 ft.	DADE CNTY SCHOOL BD-DREW ELEM UNKNOWN UNKNOWN, FL 33142	LUST TANKS DWM CONTAM	U004147160 N/A
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[Click here for full text details](#)

Relative:
Higher
LUST
 Facility Status CLOSED
 Facility-Site Id 9047410
 Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED

[Click here for Florida Oculus](#)

TANKS
 Facility Status CLOSED
 Facility ID 9047410

DWM CONTAM
 Program Site Id 9047410

H31 SE 1/4-1/2 0.282 mi. 1491 ft.	DADE CNTY SCHOOL BD ORCHARD VILLA ELEM 5720 NW 13TH AVE MIAMI, FL 0	UST FINDER RELEASE	1028959130 N/A
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[Click here for full text details](#)

Relative:
Higher

H32 SE 1/4-1/2 0.282 mi. 1491 ft.	DADE CNTY SCHOOL BD ORCHARD VILLA ELEM 5720 NW 13TH AVE MIAMI, FL 33142	LUST UST DWM CONTAM	U003741977 N/A
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[Click here for full text details](#)

Relative:
Higher
LUST
 Facility Status CLOSED
 Facility-Site Id 8943725
 Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED

[Click here for Florida Oculus](#)

UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DADE CNTY SCHOOL BD ORCHARD VILLA ELEM (Continued)

U003741977

Facility Status CLOSED
Facility-Site Id 8943725

DWM CONTAM

Program Site Id 8943725

G33
West
1/4-1/2
0.287 mi.
1518 ft.

M-DCPS CHARLES R. DREW MIDDLE SCHOOL
1801 NW 60TH ST
MIAMI, FL 33142

UST FINDER 1028242821
UST FINDER RELEASE N/A

Relative:
Higher

[Click here for full text details](#)

G34
West
1/4-1/2
0.287 mi.
1518 ft.

M-DCPS CHARLES R. DREW MIDDLE SCHOOL
1801 NW 60TH ST
MIAMI, FL 33142

LUST U003742013
LAST N/A
UST
AST
CLEANUP SITES
DWM CONTAM
Financial Assurance

Relative:
Higher

[Click here for full text details](#)

LUST

Facility Status OPEN
Facility-Site Id 8943308
Discharge Cleanup Status SA - SA ONGOING

[Click here for Florida Oculus](#)

LAST

Facility-Site Id 8943308

[Click here for Florida Oculus](#)

UST

Facility Status OPEN
Facility-Site Id 8943308

AST

Facility Status OPEN
Facility-Site Id 8943308
Facility Status OPEN

CLEANUP SITES

DEP Cleanup Site Key 79727321

DWM CONTAM

Program Site Id 8943308

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

M-DCPS CHARLES R. DREW MIDDLE SCHOOL (Continued)

U003742013

Financial Assurance

Facility Status OPEN
Facility ID 8943308

I35
SSW
1/4-1/2
0.291 mi.
1538 ft.

5600 INC
5600 NW 17TH AVE
MIAMI, FL 33142

LUST
UST
CLEANUP SITES
DWM CONTAM

U003741026
N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Facility Status CLOSED
Facility-Site Id 9201193
Discharge Cleanup Status RA - RA ONGOING

[Click here for Florida Oculus](#)

UST
Facility Status CLOSED
Facility-Site Id 9201193

CLEANUP SITES
DEP Cleanup Site Key 79722947

DWM CONTAM
Program Site Id 9201193

I36
SSW
1/4-1/2
0.291 mi.
1538 ft.

5600 INC
5600 NW 17TH AVE
MIAMI, FL 33142

UST FINDER
UST FINDER RELEASE

1028248343
N/A

[Click here for full text details](#)

Relative:
Higher

J37
ENE
1/4-1/2
0.377 mi.
1993 ft.

STAR #1224
1199 NW 62ND ST
MIAMI, FL 33150

UST FINDER
UST FINDER RELEASE

1028220836
N/A

[Click here for full text details](#)

Relative:
Lower

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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J38 ENE 1/4-1/2 0.377 mi. 1993 ft. Relative: Lower	STAR #1224 1199 NW 62ND ST MIAMI, FL 33150 Click here for full text details LUST Facility Status CLOSED Facility-Site Id 8506094 Discharge Cleanup Status RA - RA ONGOING Click here for Florida Oculus UST Facility Status CLOSED Facility-Site Id 8506094 CLEANUP SITES DEP Cleanup Site Key 79723399 DWM CONTAM Program Site Id 8506094	LUST UST CLEANUP SITES DWM CONTAM	U003744414 N/A
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J39 ENE 1/4-1/2 0.377 mi. 1993 ft. Relative: Lower	FORMER STAR GAS STATION 1199 NW 62 STREET MIAMI, FL 33150 Click here for full text details FINDS Registry ID: 110040316707	US BROWNFIELDS FINDS	1016353396 N/A
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K40 SSW 1/4-1/2 0.427 mi. 2253 ft. Relative: Higher	SUNSHINE #472 1701 NW 54TH ST MIAMI, FL 33142 Click here for full text details LUST Facility Status OPEN Facility-Site Id 8505672 Discharge Cleanup Status SRCR - SRCR COMPLETE Click here for Florida Oculus UST Facility ID 8505672 Facility Status OPEN Facility-Site Id 8505672 DWM CONTAM	LUST UST DWM CONTAM Financial Assurance	U003744206 N/A
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Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUNSHINE #472 (Continued)

U003744206

Program Site Id 8505672

Financial Assurance

Facility Status OPEN
Facility ID 8505672

K41
SSW
1/4-1/2
0.427 mi.
2253 ft.

SUNSHINE #511
1701 NW 54TH ST
MIAMI, FL 33142

UST FINDER 1028220720
UST FINDER RELEASE N/A

[Click here for full text details](#)

Relative:
Higher

K42
SSW
1/4-1/2
0.445 mi.
2351 ft.

BP-COLEMAN
5329 NW 17TH AVE
MIAMI, FL 33142

LUST U003741572
UST N/A
CLEANUP SITES
DWM CONTAM
Financial Assurance

[Click here for full text details](#)

Relative:
Higher

LUST

Facility Status CLOSED
Facility-Site Id 8732717
Discharge Cleanup Status SA - SA ONGOING
Discharge Cleanup Status RA - RA ONGOING

[Click here for Florida Oculus](#)

UST

Facility Status CLOSED
Facility-Site Id 8732717

CLEANUP SITES

DEP Cleanup Site Key 79723122

DWM CONTAM

Program Site Id 8732717

Financial Assurance

Facility Status CLOSED
Facility ID 8732717

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Elevation	Site	Database(s)	EPA ID Number

K43 SSW 1/4-1/2 0.445 mi. 2351 ft. Relative: Higher	BP-COLEMAN 5329 NW 17TH AVE MIAMI, FL 0 Click here for full text details	UST FINDER UST FINDER RELEASE	1028237347 N/A
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K44 SSW 1/4-1/2 0.445 mi. 2351 ft. Relative: Higher	CITY OF MIAMI - MODEL CITY 5329 NW 17TH AVE MIAMI, FL 33142 Click here for full text details DWM CONTAM Program Site Id ERIC_15243 RESP PARTY Site Status CLOSED	DWM CONTAM RESP PARTY ERIC WASTE CLEANUP	S127509490 N/A
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L45 ENE 1/4-1/2 0.498 mi. 2628 ft. Relative: Lower	SPOTLESS CLEANERS 1085 NW 62ND ST MIAMI, FL 33150 Click here for full text details	LUST UST Miami-Dade Co. SPILL RCRA NonGen / NLR FINDS ECHO CLEANUP SITES DWM CONTAM	1000367861 FLD032531881
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LUST
 Facility Status CLOSED
 Facility-Site Id 9201891
 Discharge Cleanup Status SA - SA ONGOING

[Click here for Florida Oculus](#)

UST
 Facility Status CLOSED
 Facility-Site Id 9201891

Miami-Dade Co. SPILL
 Facility ID 002784

RCRA NonGen / NLR
 EPA Id FLD032531881

FINDS
 Registry ID: 110008323661

ECHO

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

SPOTLESS CLEANERS (Continued)

1000367861

Registry ID 110008323661

CLEANUP SITES

DEP Cleanup Site Key 79722900

DWM CONTAM

Program Site Id 9201891

L46
ENE
1/4-1/2
0.498 mi.
2628 ft.

SPOTLESS CLEANERS & LAUNDERS
1085 NW 62ND ST
MIAMI, FL 33150

UST FINDER
UST FINDER RELEASE

1028248840
N/A

Relative:
Lower

[Click here for full text details](#)

47
NE
1/2-1
0.837 mi.
4419 ft.

MIAMI COLD STORAGE PLANT
MIAMI-DADE, FL

FUDS

1024902497
N/A

Relative:
Lower

[Click here for full text details](#)

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	01/22/2024	01/26/2024	04/17/2024
FL	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	Department of Environmental Protection	05/11/2023	05/16/2023	05/31/2023
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	02/12/2024	02/13/2024	05/02/2024
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	02/13/2024	02/14/2024	05/03/2024
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	12/07/2023	12/20/2023	03/11/2024
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	12/20/2023	12/20/2023	03/11/2024
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	10/25/2023	12/20/2023	03/11/2024
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	05/08/2024	05/09/2024	05/16/2024
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	03/11/2024	03/13/2024	06/04/2024
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	03/05/2024	03/07/2024	04/04/2024
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	07/14/2023	10/04/2023	12/20/2023
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	12/20/2023	12/20/2023	03/11/2024
FL	ERIC WASTE CLEANUP	Environmental Restoration Integrated Cleanup Listing	Department of Environmental Protection	12/19/2023	12/19/2023	12/21/2023
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	12/13/2023	12/13/2023	03/07/2024
FL	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Environmental Protection	01/01/2024	01/23/2024	04/08/2024
FL	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Protection	01/11/2024	01/23/2024	04/08/2024
FL	FIN ASSURANCE 3	Financial Assurance Information Listing	Department of Environmental Protection	02/08/2024	02/09/2024	04/26/2024
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	HAZ WASTE	Hazardous Waste Information Listing	Department of Environmental Protection	02/12/2024	02/13/2024	05/06/2024
FL	HW GEN	Hazardous Waste Generators	Department of Environmental Protection	12/13/2023	12/13/2023	03/07/2024
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	12/20/2023	12/20/2023	03/11/2024
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	01/22/2024	01/23/2024	04/08/2024
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	01/22/2024	01/23/2024	04/08/2024
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	03/04/2024	03/06/2024	04/15/2024
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	12/01/2023	02/06/2024	04/26/2024
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	12/19/2023	12/20/2023	03/12/2024
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	05/13/2024	05/14/2024	05/22/2024
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	02/15/2024	02/15/2024	05/06/2024
FL	SOLCP	State-Owned Lands Cleanup Program Listing	Department of Environmental Protection	02/05/2024	02/06/2024	04/26/2024
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	01/03/2024	01/04/2024	03/21/2024
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	01/09/2024	01/10/2024	03/27/2024
FL	SWRCY	Recycling Centers	Department of Environmental Protection	08/17/2023	10/09/2023	12/19/2023
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	02/13/2024	02/14/2024	05/03/2024
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2022	06/07/2023	08/28/2023
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	01/12/2024	01/16/2024	04/03/2024
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	02/13/2024	02/14/2024	05/03/2024
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	02/19/2024	02/21/2024	05/09/2024
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	01/29/2024	01/30/2024	04/17/2024
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	11/28/2023	11/29/2023	12/11/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	12/31/2023	01/03/2024	01/16/2024
US	BRS	Biennial Reporting System	EPANTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2022	11/27/2023	02/22/2024
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	12/31/2023	01/11/2024	01/16/2024
US	CORRACTS	Corrective Action Report	EPA	12/04/2023	12/06/2023	12/12/2023
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	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	02/29/2024	03/01/2024	03/27/2024
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/17/2023	12/28/2023	03/04/2024
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	12/12/2023	12/13/2023	02/28/2024
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/20/2023	12/20/2023	01/24/2024
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	11/16/2023	11/16/2023	02/13/2024
US	FINDS	Facility Index System/Facility Registry System	EPA	02/09/2024	02/27/2024	05/24/2024
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	01/30/2024	02/13/2024	04/04/2024
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/12/2024	02/13/2024	04/04/2024
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
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	12/12/2023	12/13/2023	02/28/2024
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	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/04/2023	01/17/2024	03/13/2024
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/25/2023	01/17/2024	03/13/2024
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	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/17/2023	01/17/2024	03/13/2024
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/24/2023	01/17/2024	03/13/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/24/2023	01/17/2024	03/13/2024
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	02/29/2024	03/01/2024	03/27/2024
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	02/29/2024	03/01/2024	03/27/2024
US	LUCIS	Land Use Control Information System	Department of the Navy	02/14/2024	02/16/2024	04/04/2024
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	01/02/2024	01/03/2024	01/04/2024
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	01/02/2024	01/16/2024	03/13/2024
US	NPL	National Priority List	EPA	02/29/2024	03/01/2024	03/27/2024
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	03/20/2023	04/04/2023	06/09/2023
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	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	02/29/2024	03/01/2024	03/27/2024
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	12/04/2023	12/06/2023	12/12/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2024	02/08/2024	04/04/2024
US	ROD	Records Of Decision	EPA	02/29/2024	03/01/2024	03/27/2024
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	04/22/2024	05/01/2024	05/24/2024
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/22/2024	05/01/2024	05/24/2024
US	SSTS	Section 7 Tracking Systems	EPA	01/16/2024	01/17/2024	03/27/2024
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2022	11/13/2023	02/07/2024
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
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	03/11/2024	03/12/2024	05/10/2024
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/05/2024	02/21/2024	04/04/2024
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protection Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protection	02/05/2024	02/06/2024	04/25/2024
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	12/31/2019	11/30/2023	12/01/2023
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	12/31/2020	11/30/2021	02/18/2022
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			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St **Acronym** **Full Name** **Government Agency** **Gov Date** **Arvl. Date** **Active Date**

STREET AND ADDRESS INFORMATION

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APPENDIX 8.4

SIGNATURE PAGE AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

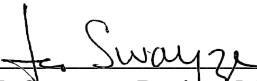
This Phase I Environmental Site Assessment has been prepared by personnel of Hydrologic Associates U.S.A., Inc., in accordance with ASTM Standard Practice E 1527-21 and the Environmental Protection Agency's (EPA) All Appropriate Inquiry Rule "AAI Rule" (40 CFR 312).

Field Survey Conducted by:



Leo J. Swayze, Project Manager

Prepared By:



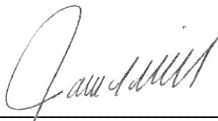
Leo J. Swayze, Project Manager

Reviewed By:

Environmental Professional Certification:

I declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in § 312.10 of 40 .F.R. § 312” and 12.14.2. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all the appropriate inquiries in conformance with the standards.

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. This report also incorporates the requirements outlined in the ASTM standard E-1527-21.



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 and NEPA Hud Forms Part 58
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.

- NEPA Hud Forms

St. Elizabeth Gardens (2017) -801 NE 33rd Street – Pompano Beach, FL

St. Andrews Tower 2700 NW 99th Avenue – Coral Springs, FL

Block 45 – 152 NW 8th Street – Miami, FL

Oakmonte Village – 8201 Stirling Road – Davie, FL

Marian Towers – 17505 N. Bay Road – Sunny Isles Beach, FL

Saratoga Crossings West – 1105 W. Dania Beach Blvd. – Dania Beach, FL

Saratoga Crossings East – 705 W. Dania Beach Blvd. – Dania Beach, FL

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 borehole 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.

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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

U.S. Environmental Protection Agency, 1973, Ocean outfalls and other methods of treated wastewater disposal in southeast Florida: Environmental impact statement, Appendix A and B.

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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.

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----- 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.

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----- 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.

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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.

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----- 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.

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*----- 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.

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*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 Proyecto 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.

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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.

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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.

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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

Potential Water Supply, Mogadishu and Biadoa, Somalia, 1993

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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

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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. E1 527.13 standards 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.

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 listing.
 - 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, ASTM standard E-1527-21, 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: CITY OF MIAMI

Client Contact & Phone Numbers(s) Dollila Pinkhasov Tel 305-416-2184

Client Email Address: dpinkhasov@miamigov.com

Client Address: 14 NE 1st Ave, 2nd Fl, Miami, Fl 33132
(Street) (City) (State) (Zip Code)

B. Property Information:

B-1. Subject Property Name/Designation: _____

B-2. Complete and correct address for the property (attach map & legal description if available):
3431 NW 6 AVE (F#01-3125-020-0091, 1544 NW 58 TER (F#01-3114-035-2830), 1465 NW 60 ST(F#01-3114-035-1642), 411 NE 69 ST (F#01-3114-035-2830)

B-3. Please identify the Property Tax Folio ID Number(s): _____

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

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: _____

a) Key Site Manager, with good knowledge of the Property: N/A

b) Current Owner/Operator of the Property: CITY OF MIAMI

c) Past Owner/Operator of the Property: _____

d) Knowledgeable Occupants: _____

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).

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 and ASTM standard E-1527-21 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:

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?

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?

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?

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*?

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?

No Yes (Describe Below)

Attachment No. _____

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

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?

No Yes (Describe or attach information)

Attachment No. _____

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

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?

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 *and* ASTM standard E-1527-21 which do 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 *and* ASTM standard E-1527-21) ?

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: _____

User/Client Name: _____

Date: _____