

ATTACHMENT 7

Phase 1 Environmental Assessments

VOLGER-WILLIAMS
FARRINGTON

**PHASE I ENVIRONMENTAL INVESTIGATION
FOR PROPERTY LOCATED AT
7 XX W. SISTRUNK BOULEVARD
FORT LAUDERDALE, BROWARD COUNTY,
FLORIDA**

PREPARED FOR:

CITY OF FORT LAUDERDALE

APRIL 2000

M.P. BROWN & ASSOCIATES, INC.

*Environmental Consulting & Services
Geologists, Engineers, Drillers & Contractors
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TABLE OF CONTENTS

0 INTRODUCTION	1
0 PHASE I ENVIRONMENTAL INVESTIGATION	3
General Site Description	3
2 WORK PERFORMED	5
2.2.1 Site Inspection	5
3 ENVIRONMENTAL REGULATORY FILE REVIEW	7
2.3.1 Site Review	8
2.3.2 Adjacent Site Review	8
2.3.3 Past Land Use	9
0 CONCLUSIONS	10
0 RECOMMENDATIONS	11

LIST OF FIGURES

Figure 1 Site Location Map, Property Located at 7XX W. Sistrunk Boulevard,
Fort Lauderdale, Broward County, Florida 4

Figure 2 Site Plan Map, Property Located at 7XX W. Sistrunk Boulevard, Fort
Lauderdale, Broward County, Florida 6

LIST OF ATTACHMENTS

- Attachment A Topographic Map
- Attachment B Inspection Photographs
- Attachment C List of Nearby Facilities
- Attachment D USEPA Computer List
- Attachment E Aerial Photographs

1.0 INTRODUCTION

M.P. Brown & Associates, Inc. initiated a Phase I Environmental Investigation at the property located at 7XX W. Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida on April 25, 2000, (Figure 1). The purpose of this investigation was to document the environmental concerns observed on the subject property and where appropriate, the associated risks to the environment. Although this assessment may not disclose all potential environmental liabilities, every reasonable attempt has been made and due diligence has been exercised in identifying all areas of environmental concern.

The following specific work tasks were completed as described in our proposal dated Monday, May 1, 2000.

- Task 1. Conduct a physical on-site inspection of the property to determine if potential contamination may have occurred during any prior or current facility practices and note any environmental violations of Federal, State and local regulations.
- Task 2. Determine if the site or surroundings contiguous sites are being investigated or is listed for environmental actions or have environmental permits by examining the Broward County, Department of Planning and Environmental Protection (DPPEP), the Florida Department of Environmental Protection (FDEP) files: also, current listings for the following files will be reviewed: United States Environmental Protection Agency (USEPA), Comprehensive

Environmental Response Compensation and liability Act (CERCLIS); Facility Index System (FINDS); Resource Conservation Recovery Act (RCRA); Treat, Store, and Disposal Facilities (TSD); National Priority Listing (NPL); and Emergency Response Notification System (ERNS).

Task 3. Determine past land use practices of which could caused environmental impacts to the property site. Historical environmental impacts to the property will be found by utilizing existing information including historic aerial photographs, fire/insurance maps and other available information.

Task 4. A written report sealed by a Professional Geologist will be prepared containing all the data and our conclusions whether the property should be construed to be an environmental concern. The report will present all specific potential problems related to soil or groundwater impacts and recommendations as needed.

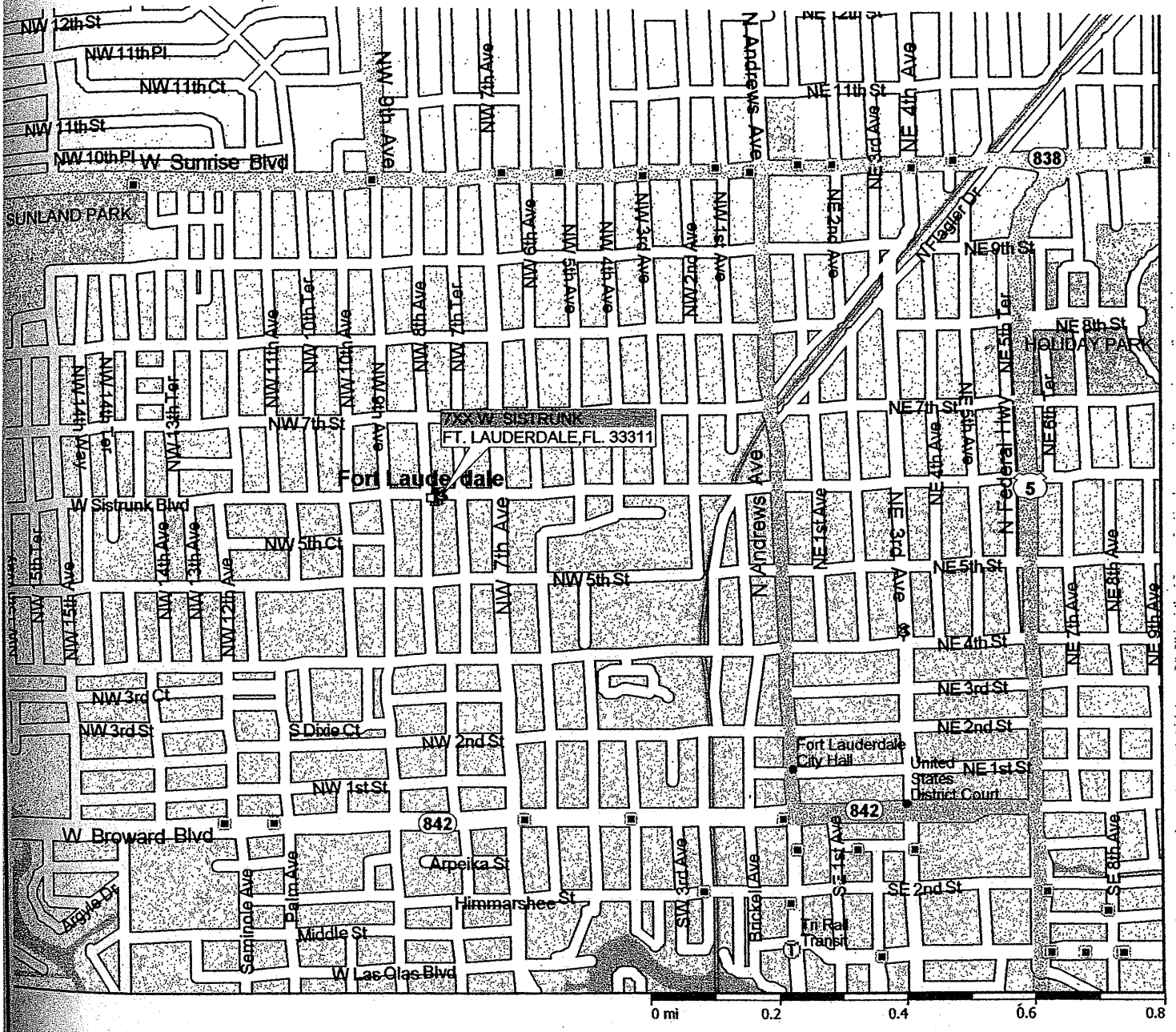
2.0 PHASE I ENVIRONMENTAL INVESTIGATION

2.1 General Site Description

The subject property is located at 7XX W. Sistrunk, Fort Lauderdale, Broward County, Florida in Section 3 Township 50 South, Range 42 East. The general area (odd number addresses) are serviced by water and sewer according to the City of Fort Lauderdale and the (even number addresses) have water and no sewer.

The subject property is relatively flat with an elevation of approximately seven (7) feet above mean sea level (msl); USGS Topographic Map, Fort Lauderdale, North, Florida. Attachment A contains a copy of the topographic map. Onsite, surface water drainage is essentially towards offsite storm drains. The New River is located approximately 7,480 feet west of the property site.

The subject property and surrounding area is comprised of vacant areas made up of grassy vegetated areas, single to two (2) story businesses and residential houses.



No. 0 Approved by: Bonnie J. Novak, P.G. Prof. # 1291
M.P. Brown & Associates, Inc.
Environmental Consulting & Services
Geologists, Engineers, Drillers & Contractors
 Drawn by: Bonnie J. Novak, P.G. Date: 4/27/00
SITE CITY OF FT. LAUDERDALE, PHASE I
TXX W. SISTRUNK BLVD., FT. LAUDERDALE 33311
SITE PLAN MAP **FIGURE 1**

EXPLANATION

Figure 1 Site Location Map, Property Located at 7XX W. Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida



2.2 WORK PERFORMED

2.2.1 Site Inspection

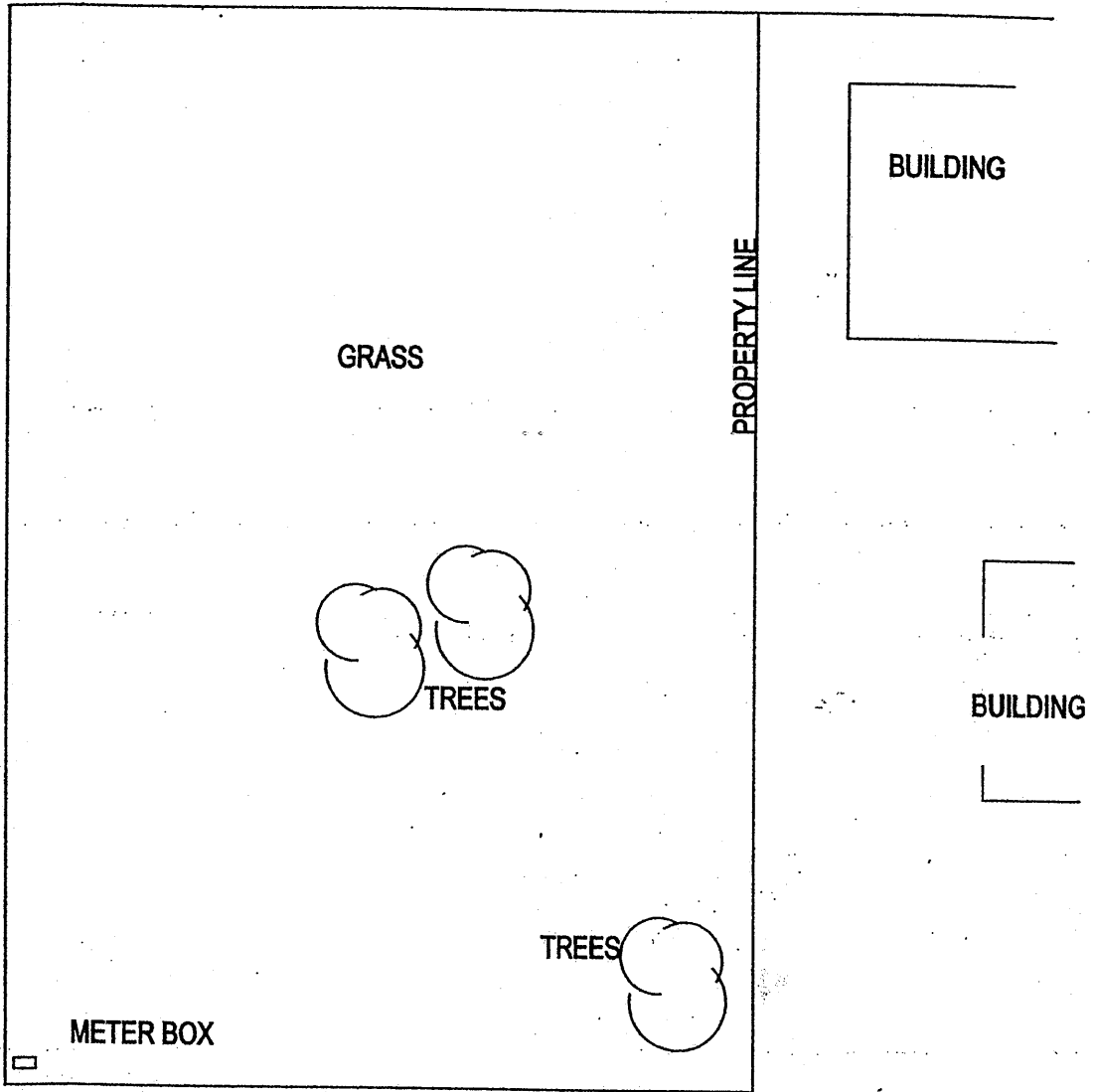
M.P. Brown & Associates, Inc. professional staff member, Bonnie J. Novak, P.G., Sr. Environmental Geologist performed a physical on-site inspection of the property on April 25, 2000. The property is a vacant lot and is bounded to the north by West Sistrunk Boulevard, to the West by NW 8th Avenue, to the south by homes in a residential area and to the East by two (2) buildings of unknown use.

The vacant lot has a grassy setting with trees located to the center of the property and along the south property boundary. A meter box was located on the southwest side of the property. M. P. Brown & Associates has been trying to contact the current owner of the property to ask specific questions and as of this date there has been no response. Attachment B contains photographs taken of the site.

W. SISTRUNK BLVD.



NW 8TH AVE.



NOT TO SCALE

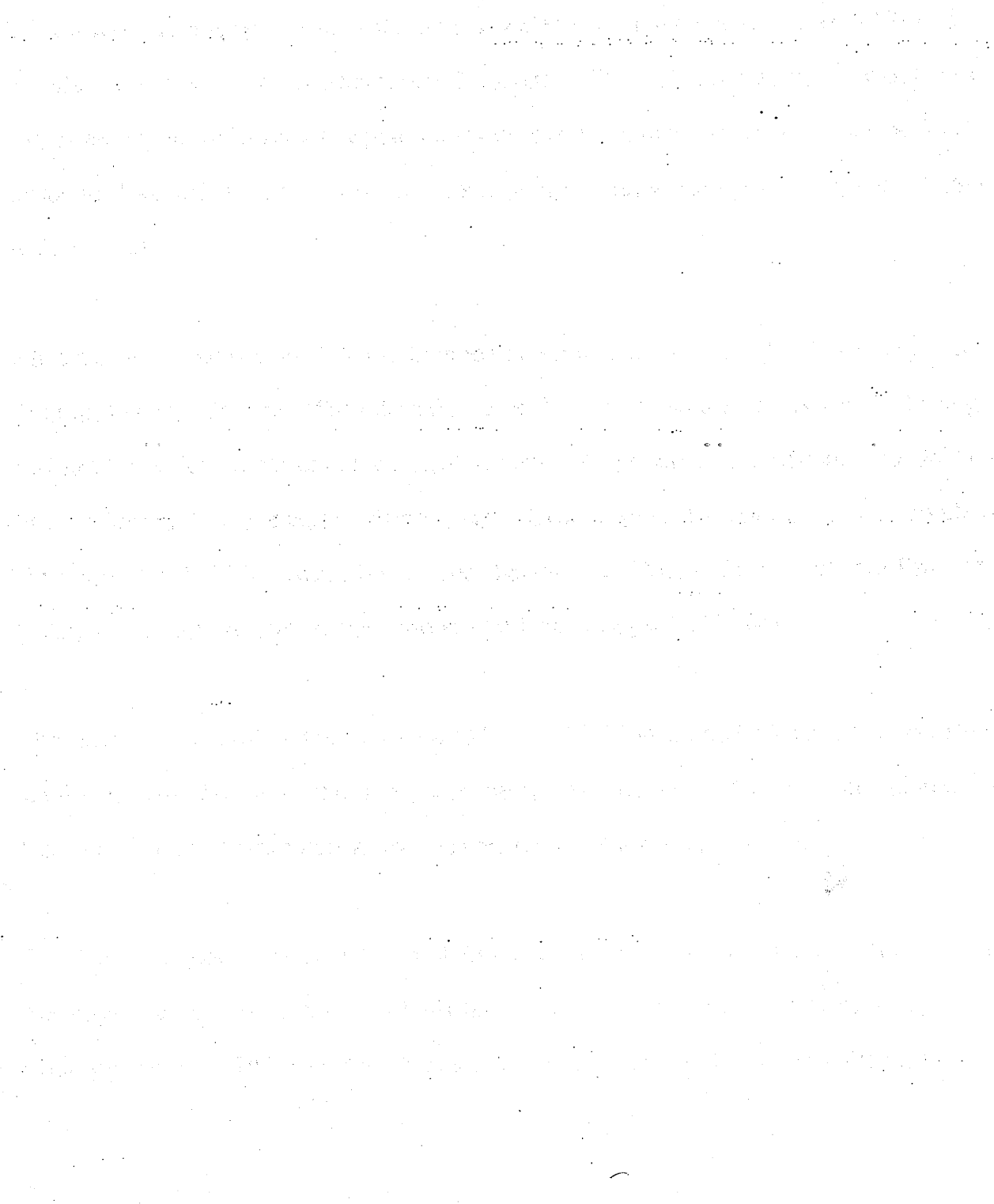
RESIDENTIAL

Rev # 0	Approved by: Bonnie J. Novak, P.G.	Proj # 1291
M.P. Brown & Associates, Inc. <i>Environmental Consulting & Services Geologists, Engineers, Drillers & Contractors</i>		
Drawn by: Bonnie J. Novak, P.G.	Date: 4/27/00	
SITE: CITY OF FT. LAUDERDALE, PHASE I 7XX W. SISTRUNK BLVD., FT. LAUDERDALE 33311		
SITE PLAN MAP		FIGURE 2

EXPLANATION

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Figure 2 Site Plan Map, Property Located at 7XX W. Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida



2.3 Environmental Regulatory File Review

The Broward County Department of Planning and Environmental Protection (BCDPEP) and Florida Department of Environmental Protection (FDEP), computerized search was requested to further identify any potential areas of environmental concern. Files reviewed included hazardous waste management, underground/aboveground storage tanks (USR/ASTs).

Records of the United States Environmental Protection Agency (USEPA), registered through the Freedom of Information Act (FOIA) program, was also reviewed. Listings reviewed included Comprehensive Environmental Response Compensation and Liability Information System (CERLIS); Facility Index System (FINDS); Resource Conservation Recovery Act (RCRA); Treat, Store, and Disposal Facilities (TSDF); National Priorities Listing (NPL); and Emergency Response Notification System (ERNS).

The file reviews conducted at the Broward County DPEP included facilities adjacent to and within the near vicinity of the subject property. The computer files search included all facilities within approximately a one (1) mile radius of the subject property.

The FDEP computer search has not been received. After reviewed, if there is any environmental concerns the client will be notified. Attachment B contains a list of the nearby facilities and their addresses and a copy of the current map showing their locations.

2.3.1 Site Review

The environmental regulatory review of the various divisions researched did not disclose of any permits, inspection on ay reports that would indicate an environmental concern.

2.3.2 Adjacent Site Review

The regulatory file review included adjacent and nearby properties and facility operations of potential environmental concern. According to the Broward County DPEP there are six (6) facilities located within a 1/4 mile radius with a Hazardous Waste Licence; they include:

- Bob' Speed Products
702 NW 6th Avenue
HM00242-99
- John's Cages Auto Marine
724 NW 6th Avenue
HM00870-99
- Brothers Towing
747 NW 6th Avenue
HM00243-98
- Pride Auto Salvage
629 NW 7th Avenue
HM016139
- Sunside Auto Salvage
640 NW 7th Avenue
HM9912816
- Terrys Auto Supply
611 NE 6th Avenue

Based on the files reviewed, County Inspections indicated facilities are in compliance and that the facilities are on septic tank.

The USEPA files revealed there are three (3) sites located within a 1/4 mile radius; they include:

- Atlantic Litho Print Inc.
735 NW 7th Terrace
FLD982108284
Hazardous Waste Handler
- Buds Bumper
629 NW 7th Avenue
FLD0029068022
Hazardous Waste Handler
Active or Archived Super Fund Report
- Terry's Auto Supply
611 NW 6th Avenue
000009124990
Hazardous Waste Handler

Attachment D contains a map and listed USEPA facilities by zip code.

2.3.3 Past Land Use

Aerial photographs from 1965 to 1995 indicated the subject property was vacant with no environmental concerns, Attachment E contains a copy of the 1995 aerial photographs.

3.0 CONCLUSIONS

M.P. Brown & Associates, Inc., on April 25, 2000 initiated a Phase I Environmental Investigation at the property located at 7XX W. Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida.

The general area is serviced for water and sewer from the City of Fort Lauderdale. There are sites still using septic tanks.

Currently, the property is vacant and was vacant as far back as 1963 with no apparent environmental concerns. Attempts have been made to contact the property owner to ask specific questions with no success to date.

The environmental file review indicated the property had no files or violations recorded at the Broward County DPEP or the USEPA. According to the County files there are six (6) facilities with hazardous materials licences in the vicinity of the property with the Broward County BDEP no violations were noted. According to the USEPA files there are three (3) sites listed as hazardous waste handlers. One site, Buds Bumper apparently has a file with the EPA under "Active or Archived Superfund Reports". The site would be located at least 212 yards northeast of the subject property. No other additional information was available. Based on the observations and documents reviewed during the Phase I Environmental Investigation, M.P. Brown & Associates, Inc., concluded that there are no indications of major environmental concerns at the subject property. Although, the use of the concrete slab found on the property may be needed to confirm that no underground structures, i.e., septic tanks, or drainfields or UST's are located on the property.



Evans Environmental & Geosciences

ADDENDUM

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

FOR

**13 LOT PROPERTY
NW 7TH TERRACE & NW 6TH STREET
FORT LAUDERDALE, FLORIDA**

Prepared For:

**The Urban Group Inc.
1424 South Andrews Avenue, Suite 200
Fort Lauderdale, FL 33316**

Prepared by:

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**May 2003
Project No.: 2003-0569**

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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 - INTRODUCTION	1
1.1 PURPOSE	1
1.2 DETAILED SCOPE OF WORK	1
1.3 SIGNIFICANT ASSUMPTIONS	2
1.4 LIMITATIONS & EXCEPTIONS	3
1.5 SPECIAL TERMS & CONDITIONS	3
1.6 USER RELIANCE	3
1.7 USER-PROVIDED INFORMATION	3
2.0 - GENERAL ENVIRONMENTAL SETTING	4
2.1 AREA SETTING	4
2.2 SOIL TYPE	4
2.3 HYDROGEOLOGY	4
2.4 GROUNDWATER PROTECTION AREAS	5
3.0 - SITE RECONNAISSANCE	6
Physical Description of Property	6
Summary of Site Reconnaissance Findings	7
4.0 - INTERVIEWS	8
5.0 - HISTORICAL REVIEW	9
5.1 CITY DIRECTORIES	9
5.2 SANBORN FIRE INSURANCE MAPS	11
5.3 HISTORICAL AERIAL PHOTOGRAPHS	11
5.4 BUILDING PLAN REVIEW	12
5.5 PRIOR ASSESSMENT USAGE	13
5.6 SUMMARY OF PAST USE OF THE PROPERTY	13
5.6 SUMMARY OF PAST USE OF THE ADJOINING PROPERTIES	13
6.0 - ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW	14
6.1 SUMMARY OF DATABASE RESEARCH FOR THE PROPERTY	15
6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTY ..	15
6.3 ORPHAN SITES	17
7.0 - FINDINGS & OPINIONS	18
8.0 - CONCLUSIONS	20

SECTION 1.0 INTRODUCTION

1.1 PURPOSE

Evans Environmental and Geosciences (EE&G) was retained by the The Urban Group, the Client, to perform a Phase I Environmental Site Assessment (ESA) for the U-Shaped Property located at NW 7th Terrace and NW 6th Street (also known as Sistrunk Boulevard), in Fort Lauderdale, Broward County, Florida (hereafter referred to as the "Property").

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify Recognized Environmental Conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify, recognized environmental conditions.
- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:
 - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.
 - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.
 - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

- Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.
- EE&G obtained and reviewed reasonably ascertainable of standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:
 - Applicable regulatory files held by the Broward County Department of Planning and Environmental Protection (DPEP), which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).
 - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.
 - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential recognized environmental conditions. These sources included (at a minimum) city directories, aerial photographs, and fire insurance maps, which were reviewed at approximately 5-year intervals.
 - EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential recognized environmental conditions in connection with the *Property*.
 - EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if recognized environmental conditions were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries. The Client, and third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed thereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was provided a User Form to complete regarding the *Property*. For a copy of the form, refer to **Appendix A**. This Phase I ESA was required for due diligence associated with a real estate transaction.

The Client was unaware of any environmental liens or activity and use limitations in connection with the *Property*. The Client has no knowledge of a significantly reduced purchase price due to environmental conditions associated with the *Property*.

SECTION 2.0 GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a residential/commercial district characterized by surrounding properties which were observed to be residential and commercial. According to the Fort Lauderdale North, Florida Quadrangle, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the *Property* was located in an area characterized by relatively flat topography, with an elevation of approximately 5 to 10 feet above mean sea level. Refer to **Figure B1, Appendix B**, for the portion of the USGS Topographic Map depicting the location of the *Property*.

2.2 SOIL TYPE

According to the Soil Survey of Broward County Florida published by the United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area has been classified as Immokalee-Urban land complex. The Soil Conservation Service estimates that 40% - 70% of this type of soil has been covered by urban development (i.e. airports, parking lots, buildings, etc.) such that natural soils remain unobservable and 20% - 45% of the complex is open land, such as lawns and vacant lots. Included within this complex are small areas of Basinger, Pompano, Margate, and Hallandale soils. Refer to **Figure B2, Appendix B**, for the portion of the Broward County Soil Survey Map depicting the location of the *Property*.

2.3 HYDROGEOLOGY

The regional geologic framework of Broward County consists of Holocene age sediments of peats, muck, and marl overlying Pleistocene age limestones and shelly sands. The most distinguishing physiographic feature is the Atlantic Coastal Ridge. This topographic feature parallels the mainland coastline in Broward County. The ridge is primarily composed of Miami Oolite, an oolitic limestone. Beneath the ridge in the eastern portion, the Miami Oolite is underlain by the Anastasia Formation, and in the west by the Fort Thompson Formation. Both the Fort Thompson and Anastasia Formations are composed of highly permeable limestones. The combination of the Fort Thompson, Anastasia, and Miami Limestones comprises the unconfined surficial aquifer, the Biscayne Aquifer.

The depth of the water table and the thickness of the aquifer may vary by location and by season. The water table ranges from approximately 0 to 12 feet below land surface in Broward County. Although the general flow direction of the Biscayne Aquifer is southeasterly, local groundwater flow direction may vary, due to the topography, site drainage features, the pumping rate of a nearby water well, and/or other factors.

2.4 GROUNDWATER PROTECTION AREAS

Groundwater is the primary drinking water source of South Florida. The *Property* was located in an area underlain by the Biscayne Aquifer. The water quality of the Biscayne Aquifer is classified as G-II according to Chapter 62-550 F.A.C. (less than 10,000 mg/L of total dissolved solids), suitable for potable well water consumption. The Biscayne Aquifer is especially susceptible because: 1) it is an unconfined aquifer (interconnected with the surficial aquifer), 2) it is highly permeable, and 3) it is located in a densely populated area. Spillage or discharge may have a direct impact to the quality of the groundwater. The *Property* was located approximately 3.15 miles northeast of the nearest wellfield protection area when located on the Broward County Wellfield Protection Map dated January 2002. Refer to **Figure B3, Appendix B**, for the portion of the Broward County Wellfield Protection Map depicting the location of the *Property*.

**SECTION 3.0
SITE RECONNAISSANCE**

A site reconnaissance was conducted on May 19, 2003, by Ms. Audrey Courchesne of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. EE&G was not able to access the interior of the vacant commercial building located at the *Property*. Refer to **Figure B1, Appendix B**, for a portion of the USGS topographic map depicting the location of the *Property*. Refer to **Figure B4, Appendix B**, for site sketches of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	13 Lot Property
Address or Physical Location:	In the vicinity of NW 7 th Terrace and NW 6 th Street, extending from NW 7 th Terrace to NW 8 th Avenue along the south side of NW 6 th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort Lauderdale, Florida (Refer to Appendix A for legal descriptions of location).
Section/Township/Range	Section 3, Township 50 South, Range 42 East
Description of Site:	A parcel of land consisting of 13 lots, excluding to lots within the boundaries of the parcel.
Description of Current Use:	The <i>Property</i> was vacant, except for a commercial building located at the east side of the <i>Property</i> , at 545 NW 7 th Terrace and a billboard that was located near the corner of NW 8 th Avenue and NW 6 th Street. The commercial building was not in use at the current time.
Northern Adjoining Property:	NW 6 th Street, beyond which was a medical center and a commercial building with an appliance store.
Southern Adjoining Property:	A vacant lot on the east side and a single-family residence to the west side.
Eastern Adjoining Property:	NW 7 th Terrace, followed by vacant land.
Western Adjoining Property:	NW 8 th Avenue, followed by two single-family residences and three vacant lots.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Mechanical/Hydraulic Lifts	No
Petroleum Products	No
Underground/Aboveground Storage Tanks	No
Hot Water System	No
Potential PCB-Containing Equipment	Yes
Solid Waste	Yes
Storm Water Drainage	Yes
Waste Water	No
Wells	No
Lint Trap	No
Pits, Ponds & Lagoons	No
Floor Drains	No
Sanitary Sewer/Septic System	Yes
Heating/Cooling System	No
Stains or Corrosion	No
Drains and Sumps	No
Stained Soil	No
Stressed Vegetation and Odors	No
Pools of Liquid	No
Oil/Water Separator/Grease Trap	No
Unidentified Structures	No
Drums or Containers	No

Potential PCB-Containing Equipment: Electrical transformers constructed before 1974 may contain PCBs. Two onsite pole-mounted transformers were observed in the easement, on the east side of the *Property*, north of the vacant commercial building. EE&G was unable to directly inspect the transformers, however, no signs of leaks or stains were observed in the vicinity of the transformers.

Solid Waste: The building at the *Property* was unoccupied so no solid waste was being generated at the site. Miscellaneous trash and debris was observed throughout the *Property*.

Storm Water Drainage: Stormwater drained through direct infiltration at unpaved areas of the *Property*.

Sanitary Sewer/Septic System: According to the City of Fort Lauderdale website (www.ci.fort-lauderdale.fl.us), the vacant commercial building located at the 545 NW 7th Terrace was connected to the sanitary sewer in approximately 1994.

**SECTION 4.0
INTERVIEWS**

A *Property* owner or person knowledgeable with the history and current operating practices of the facilities located at the *Property* was not made available to EE&G. Therefore, an interview was not completed for the *Property*.

SECTION 5.0 HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City Directories are reference books published annually for most major metropolitan areas. These publications contain listings of businesses and landowners by address and name. The City Directories are useful in determining the historical use and/or occupant(s) of a given property. Polk's Fort Lauderdale City Directories and Bresser's Fort Lauderdale Cross-Index Directory were available at the Broward County Public Library for the years 1936 through 2001. EE&G reviewed City Directories for the years 1936-37, 1940-41, 1948-49, 1952-53, 1956-57, 1961, 1965, 1973, 1979, 1983, 1987, 1992, 1997, and 2002-03. Copies of the City Directories are presented in **Appendix D**. The findings are summarized in **Table 1**.

TABLE 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1936-37	Residences	Drennan's Cash Store	NL	NL	NL
1940-41	NC	NC	NL	NL	Residences
1948-49	NC	Drennan's Cash Store, Auto Repair (735 NW 6 th St.)	Residences	Residences	NC
1952-53	NC	Drennan's Food Store, Auto Repair (731 NW 6 th St.), Little Palace Lunches	NC	NC	NC
1956-57	NC	Drennan's Food Store, Auto Body & Fender (731 NW 6 th St.)	NC	NC	NC
1961	NC	Used Furniture, Auto Body & Fender (731 NW 6 th St.)	NC	NC	NC
1965	NC	Little Palace Restaurant, Used Clothing	NC	NC	NC
1973	NC	Little Palace Restaurant, Jones' Appliances (733 NW 6 th St.), Miracle Revival Fellowship Center	NC	NC	NC
1979	NC	Little Palace Restaurant, Jones' Appliance (733 NW 6 th St.)	NC	NC	NC
1983	Retirement Home, Residences, BI-Ads Inc. (545 NW 7 th Ter.)	Jones' Appliance (733 NW 6 th St.), Frederick's Catering & Deli	NL	NC	NC
1987	Retirement Home, Residences, BI-Ads Inc./Prestige Printing/Westside Gazette (545 NW 7 th Ter.)	NC	NL	NC	NC
1992	BI-Ads (545 NW 7 th Ter.), Residences	Jones' Appliance (733 NW 6 th St.)	NL	NL	NC
1997	NC	Ft. Lauderdale Medical Providers, Jones' Appliance (733 NW 6 th St.)	NL	NL	NC
2002	BI-Ads (545 NW 7 th Ter.)	NC	NL	NL	NC

NL = Not listed in the City Directory.
 NC = Signifies no significant change from the prior City Directory that was reviewed.
 Bold = Signifies a property of potential environmental concern.

5.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. The maps, used for insurance purposes, indicate structures by name, type of construction and address. EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding areas. Sanborn Maps were available for the *Property* and adjoining properties for the years 1928, 1950, and 1968. Refer to **Appendix E** for copies of available Sanborn maps. The findings are summarized in **Table 2**.

TABLE 2

SUMMARY OF SANBORN MAPS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1928	Six dwellings & one flat	NA	Vacant	Vacant	Two dwellings
1950	Seven dwellings	NA	One dwelling	Three dwellings	Three dwellings
1968	Three dwellings	NA	One duplex	One dwelling	Two dwellings and one duplex

Bold = Signifies a property of potential environmental concern.
 NA = Signifies a property for which no Sanborn maps were available.

In addition to the adjoining properties, the following facilities of concern were identified in the city directories for the surrounding properties.

- Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the *Property*), was identified in the 1952-53, 1956-57, and 1961 city directories.

No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities pose a potential environmental concern to this parcel, and are considered RECs.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 3, Township 50 South, Range 42 East were available at the Broward County Engineering Department. EE&G reviewed aerial photographs of the *Property* for the years 1963, 1967, 1971, 1976, 1980, 1984, 1990, 1995, and 2000. Aerial maps reviewed utilized a scale of approximately 1 inch equals 300-feet. Copies of the 1963, 1980, and 2000 aerial photographs are presented in **Appendix F**. The findings are summarized in **Table 3**.

TABLE 3
SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1963	One residential building on east side and five residential buildings on west side	Two commercial buildings	One residential building on west side and vacant on east side	Two residential buildings	Four residential buildings
1967	One residential building on east side and vacant on west side	NC	Residential building on west side and residential building on east side	NC	Five residential buildings
1971	Two residential buildings on east side and vacant on west side	NC	NC	NC	NC
1976	NC	NC	NC	Northern building razed, now one residential building	NC
1980	NC	NC	East side vacant and residential building on west side	NC	NC
1984	NC	NC	NC	NC	NC
1987	NC	NC	NC	NC	Four residential buildings
1990	NC	NC	NC	Vacant	NC
1995	NC	NC	NC	NC	Three residential buildings
2000	NC	NC	NC	NC	Two residential buildings

5.4 BUILDING PLAN REVIEW

A review of historical building plans and records was completed by EE&G on May 20, 2003 at the City of Fort Lauderdale Building Services Department, to identify locations of septic tanks and drainfields and . These records were reviewed for facilities except for residences, which are not considered to be RECs, even when connected to a septic system. The findings of the building plan review are summarized below. Refer to **Appendix G** for excerpts from the building plan review.

- A four unit apartment building was located at 549 NW 7th Terrace. Four water heaters were located inside the building. No sign of an underground storage tank (UST) was observed during the building plan review. The septic tank and drainfield were located at the south side of the property.
- A residence was located at 545 NW 7th Terrace. In 1982, a request for a change of zoning from residential to commercial (printing facility) was submitted. The location of the septic tank and drainfield was not observed during the building plan review.
- A duplex was located at 538 NW 8th Avenue. Two water heaters were located inside the building. The septic tank and drainfield were located at the south side of the property.

5.5 PRIOR ASSESSMENT USAGE

The client did not provide previous assessment reports concerning the *Property* to EE&G.

5.6 SUMMARY OF PAST USE OF THE PROPERTY

The *Property* was developed with residences prior to 1928. Residences occupied the *Property* until approximately 2001, when the last residence was razed. The residence located at 545 NW 7th Terrace was converted into a printing facility in approximately 1983. This facility was closed in approximately 2001 and the building has remained vacant since that time. At the time of site reconnaissance, the *Property* was vacant, except for a vacant commercial building located at 545 NW 7th Terrace.

5.7 SUMMARY OF PAST USE OF THE SURROUNDING PROPERTIES

North: The northern adjoining property was developed prior to 1936, with a commercial building. A second commercial building was constructed at the property in approximately 1948. These commercial buildings have remained at the property since development and have been occupied by various facilities, including a cash store, a food store, auto repair, used furniture, restaurant, appliance store, and a medical office.

- **South:** The southern adjoining property was developed with residences in approximately 1948. The western side of the property has been residential since its development. The eastern side of the property has been vacant since approximately 1980, when the residence was razed.
- **East:** The eastern adjoining property was developed with residences in approximately 1948. Residence occupied this property until approximately 1992. The eastern adjoining property has been vacant since that time.
- **West:** The western adjoining property was developed with residences prior to 1928 and has been occupied by residences since that time.

SECTION 6.0 ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and the Broward County Department of Planning and Environmental Protection (DPEP). These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *May 8, 2003 EDR Radius Map Report*, which is provided in **Appendix H**. EE&G reviewed the following files at the DPEP on May 19, 2003.

Federal Database (EPA)	Search Radius from <i>Property</i>	Date Released by Government
National Priorities List (NPL)	1.0-Mile Radius	01/29/03
Corrective Action Report (CORRACTS)	1.0-Mile Radius	01/15/03
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	03/19/03
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	03/19/03
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius	09/09/02
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/31/99
Emergency Response Notification System (ERNS)	Limited to the <i>Property</i>	12/31/01
PCB Activity Database System (PADS)	Limited to the <i>Property</i>	12/12/02
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the <i>Property</i>	01/14/03
Hazardous Materials Information Reporting System (HMIRS)	Limited to the <i>Property</i>	11/30/02
Toxic Chemical Release System (TRIS)	Limited to the <i>Property</i>	12/31/00
Toxic Substance Control Act (TSCA)	Limited to the <i>Property</i>	12/31/98

State Database (FDEP)	Search Radius from <i>Property</i>	Date Released by Government
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	03/10/03
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	01/07/03
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	01/02/03
Florida's Registered USTs & ASTs	0.25-Mile Radius	01/02/03
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	01/02/03
Wastewater Facility Regulation Database	Limited to the <i>Property</i>	03/13/03
Local Database (DNRP)*	Search Radius from <i>Property</i>	Date Released by Government
DNRP Underground Storage Tanks (USTs)	0.25-Mile Radius	12/01/02
DNRP Inventory Report on Contaminated Locations (EDIEAR)	0.5-Mile Radius	12/01/02
DNRP Hazardous Material Sites (HM)	0.25-Mile Radius	12/01/02
DNRP Notice of Violation Sites (NOV)	0.25-Mile Radius	12/01/02

*The DNRP is the former name of the Department of Planning and Environmental Protection (DPEP)

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), the *Property* was not identified on any of the environmental databases reviewed. However, a file was maintained at the DPEP for the Westside Gazette, located on 545 NW 7th Terrace served as a printing facility from approximately 1983 until 2001. This facility was reportedly connected to a septic tank until 1994. Waste generated at the facility included photographic waste and ink. An August 1995 inspection reported that waste ink was reused and photographic waste was removed by a waste hauler. A June 1996 inspection reported that blanket wash was utilized at the facility and was stored in a 55-gallon drum inside the building. Inspections completed in March and October 2001 observed that this facility was no longer in operation. Due to the fact this printing facility operated at the *Property* while connected to a septic tank, this facility is a REC.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the flat topography, relatively flat hydraulic gradient, and relatively high natural biodegradation/attenuation capabilities in South Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), six surrounding facilities were identified within the search distances, which could pose potential environmental concern to the *Property*.

- **Pro Parts / JD International**, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*) was identified on the AST database. This facility began operation at the property in May 1999. This facility served as a used automotive parts dealer. Wastes generated at the facility included waste oil, gasoline, and oily rags. An inspection in May 2001 observed that hazardous materials were no longer stored at the property. No violations were reportedly observed for this facility. Due to the lack of violations reported by the DPEP, this facility does not appear to pose a significant environmental concern to the *Property*.
- **Daly's Towing**, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*) operated at this facility from at least March 1988 until May 1999. One 550-gallon AST with secondary containment was located outside for the storage of diesel fuel and one 550-gallon AST was located inside the building for the storage of waste oil. In September 1994, a warning notice was issued for improper storage of three 55-gallon drums of waste oil. In May 1999, this business moved from the property and removed the 550-gallon AST located outside to store diesel fuel. No discharges were reported at the facility. Due to the lack of reported discharges, this facility does not appear to pose a significant environmental concern to the *Property*.
- **Broward County Board of County Commissioners Site**, located at NW 7th Avenue & NW 6th Street (approximately 190 feet from the *Property*), was identified on the UST and LUST databases. In September 1990 during the removal of the 550-gallon UST utilized for the storage of vehicular fuels from the property, petroleum impacted soil and groundwater was observed in the excavation. No records of remedial activities were observed in the file following the tank removal. In August 1992, a discharge reporting form was completed for a discharge of kerosene during road improvements. In July 1999, this property was issued a petroleum cleanup score of 10. No records of remedial activities were reported for this property following the discharge. Due to the distance from the *Property* and the small quantity of fuel stored at the facility, this facility is not considered to be a REC.
- **Moses Car Care**, located at 605 NW 7th Avenue (approximately 200 feet northeast of the *Property*), was identified on the UST, EDI EAR and LUST databases. In May 1987 three 10,000-gallon USTs were removed from the property, during which a fuel spill occurred. Groundwater samples collected from the vicinity of the excavation in May 1987. Concentrations of Benzene, Ethyl Benzene, and Xylene were above Groundwater Cleanup Target Levels (GCTLs). In January 1988, this facility was placed into the Early Detection Incentive (EDI) program. No remedial activities were reported for this facility. Due to the lack of remedial activities and analytical data, this facility is a REC.

- **Texaco**, located at 825 NW 6th Street (approximately 225 feet northwest of the *Property*) was identified on the LUST, UST, and EDIEAR databases. The file indicated that this property served as a service station for approximately 27 years from 1957-1983. In November 1988, this facility was determined by the FDER to be eligible for the State cleanup portion of the Early Detection Incentive Program (EDI). Two 3,000-gallon USTs utilized for the storage of unleaded gasoline, one 3,000-gallon UST utilized for the storage of leaded gasoline, one 2,000-gallon UST utilized for the storage of diesel fuel, and one 550-gallon UST for the storage of waste oil were removed from the property in December 1989. This facility was connected to a septic tank. No groundwater or soil analytical data was observed during the file review to document subsurface conditions. Due to the lack of analytical data to assess subsurface conditions, this facility could pose a potential environmental concern to the *Property*, and is a REC.
- **Gemini Auto Service**, located at 617 NW 7th Avenue (approximately 300 feet northeast of the *Property*), was identified on the HM database. This facility served as an automotive repair facility. According to an August 1999 inspection, waste generated at this facility included oil and parts cleaner. In July 2002, a 55-gallon drum for the storage of used oil was observed to be stored outside, without secondary containment. A reinspection in November 2002, this drum was observed to be moved into the building at the facility. This facility was connected to a septic tank. Due to the small quantity of hazardous materials and petroleum products utilized at the facility and the distance from the *Property*, this facility is not considered to be a REC.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. A total of 41 orphan sites were identified on the *EDR Radius Map Report* (refer to **Appendix H**), and EE&G attempted to further assess these facilities. However, due to their apparent distances from the *Property*, these facilities do not appear to be RECs.

SECTION 7.0 FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was first developed with residences prior to 1928.
- According to the City of Ft. Lauderdale website (www.ci.fort-lauderdale.fl.us), the building at 545 NW 7th Terrace of the *Property* was connected to the sanitary sewer in approximately 1994.
- A printing facility occupied the *Property* at 545 NW 7th Terrace from approximately 1983 until 2001. This facility was connected to a septic tank until approximately 1994. Hazardous wastes generated during printing may have been discharged to the onsite septic system. Due to the fact this printing facility operated at the *Property* while connected to a septic tank, this facility is a REC.
- Surrounding properties have historically been utilized as residential and commercial facilities, including but not limited to: restaurants, a medical center, an auto repair facility, a food store, a furniture store, and an appliance store.
- Pro Parts / JD International, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*), served as a used automotive parts dealer. This facility opened at the property in May 1999. Wastes generated at the facility included waste oil, gasoline, and oily rags. No violations were reportedly observed for this facility. This facility does not appear to pose a significant environmental concern to the *Property*.
- Daly's Towing, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*), operated at this facility from at least March 1988 until May 1999. One 550-gallon AST within secondary containment was located outside for the storage of diesel fuel and one 550-gallon AST was located inside the building for the storage of waste oil. No discharges were reported at the facility. This facility does not appear to pose a significant environmental concern to the *Property*.
- Broward County Board of County Commissioners Site, located at NW 7th Avenue & NW 6th Street (approximately 190 feet northeast of the *Property*), had a 550-gallon UST removed from the in September 1990. Petroleum impacted soil and groundwater was observed in the excavation. In August 1992, a discharge reporting form was completed for a discharge of kerosene during road improvements. No records of remedial activities were reported for this property. This facility does not appear to pose a significant environmental concern to the *Property*.

- Moses Car Care, located at 605 NW 7th Avenue (approximately 200 feet northeast of the *Property*), had three 10,000-gallon USTs removed in May 1987, during which a fuel spill occurred. In January 1988, this facility was placed into the Early Detection Incentive (EDI) program. No remedial activities were reported for this facility. This facility is a REC.
- Texaco, located at 825 NW 6th Street (approximately 225 feet northwest of the *Property*), operated as a service station for approximately 27 years from 1957-1983. In November 1988, this facility was determined by the FDER to be eligible for State cleanup portion of the Early Detection Incentive Program (EDI). Two 3,000-gallon USTs utilized for the storage of unleaded gasoline, one 3,000-gallon UST utilized for the storage of leaded gasoline, one 2,000-gallon UST utilized for the storage of diesel fuel, and one 550-gallon UST for the storage of waste oil were removed from the property in December 1989. This facility was connected to a septic tank. No groundwater or soil analytical data was observed during the file review to document subsurface conditions. This facility is a REC.
- Gemini Auto Service, located at 617 NW 7th Avenue (approximately 300 feet northeast of the *Property*), operated as an automotive repair facility. According to an August 1999 inspection, waste generated at this facility included oil and parts cleaner. This facility was connected to a septic tank. This facility does not appear to pose a significant environmental concern to the *Property*.
- The following facilities of concern were identified in the city directories for the surrounding properties.
 - Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the *Property*), was identified in the 1952-53, 1956-57, and 1961 city directories.

No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities could pose a potential environmental concern to this parcel, and are considered RECs.

SECTION 8.0 CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice Designation E 1527-00 for the property located in the vicinity of NW 7th Terrace and NW 6th Street, extending from NW 7th Terrace to NW 8th Avenue along the south side of NW 6th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort at NW 7 Terrace to NW 8th Avenue along the south side of NW 6th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort Lauderdale, Florida (Refer to **Appendix A** for legal descriptions of location.) Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. This Phase I ESA has identified no RECs in connection with the *Property*, except for the following.

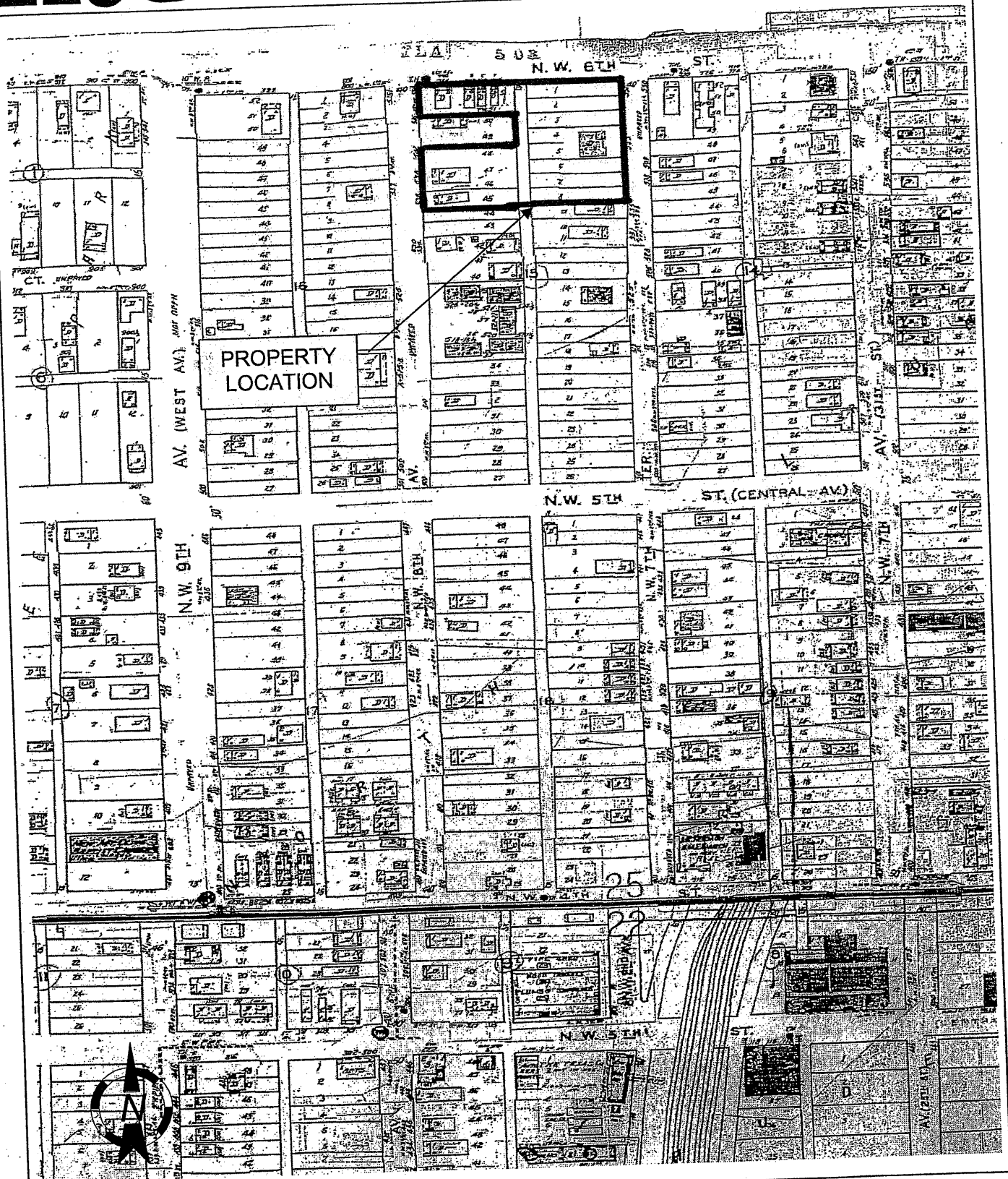
- A printing facility formerly occupied the Property at 545 NW 7th Terrace and was connected to a septic system.
- Moses Car Care, located at 605 NW 7th Avenue, maintained three 10,000-gallon USTs and no analytical data was observed for the facility.
- Texaco, located at 825 NW 6th Street, operated as a service station for approximately 27 years from 1957-1983 and no analytical data was observed for the facility.
- The following facilities of concern were identified in the city directories for the surrounding properties.
 - Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the Property), was identified in the 1952-53, 1956-57, and 1961 city directories.

No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities could pose a potential environmental concern to this parcel, and are considered RECs.

SECTION 9.0 RECOMMENDATIONS

EE&G recommends that further assessment be conducted at 545 NW 7th Terrace of the *Property* to assess for impacts to the subsurface from potential discharges to the onsite septic system and at the north side of the *Property* to assess for potential impacts from off-site facilities.

APPENDIX B
PROPERTY LOCATION AND SITE MAPS



13 LOT PROPERTY
NW 7TH TER. & NW 6TH ST.
FT. LAUDERDALE, FLORIDA
Project #: 2003-1359

1950 SANBORN

FIGURE
F2

April 10, 2003

Mr. Steven A. Harrison, P.G., Sr. Technical Advisor
Evans Environmental & Geosciences
14505 Commerce Way, Suite 400
Miami Lakes, Florida 33016

RE: PHASE ONE ENVIRONMENTAL SURVEY

Dear Mr. Harrison:

Please prepare a price proposal for a Phase I Environmental Survey report. The survey should be a single report that will encompass fourteen lots with six owners. The acquisition is on the south side of NW 6 Street, and you have been provided with a map identifying all lots listed below. Property owners and abridged legal descriptions are listed on following table:

Parcel No.	Legal Description Lot/Block	Parcel Location	Owner Name
2-1	North Lauderdale 1-48D 1/15	SW corner of NW 7 th Terrace & NW 6 th Street	Drennan Properties
2-2	North Lauderdale 1-48D 2 & 3/15	16' S of the SW corner of NW 7 th Terrace & NW 6 th Street	Chase Manhattan Mtge.
2-3	North Lauderdale 1-48D 4 & 5/15	545 NW 7 Terrace	Bi-Ads & West Gazette
2-4	North Lauderdale 1-48D 6, 7 & 8/15	100' S of the SW corner of NW 7 th Terrace & NW 6 th Street	Rappaport, Ada
2-5	North Lauderdale 1-48D 51 & 52/15	SE corner of NW 8 th Avenue & NW 6 th Street (Outdoor Advertising Billboard on site)	Ford, Samuel & Jerutha
2-6	North Lauderdale 1-48D 45-48/15	80' S of the SE corner of NW 8 th Avenue & NW 6 th Street	White Mary f/k/a Young, Mary

This project is a priority of the CRA. Please provide a time frame for completion of the report within your proposal. If you have any questions please call me at (954) 522-6226, extension 177.

Sincerely,

THE URBAN GROUP, INC.

Barry S. Lazarus
Project Manager





**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
OF
VACANT PROPERTY
SE CORNER of NW 8th AVENUE & SISTRUCK BLVD.
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
OCTOBER 16, 2006**

Submitted to:
City of Fort Lauderdale
Community Redevelopment Agency
101 NE Third Avenue, Suite 300
Fort Lauderdale, Florida 33301

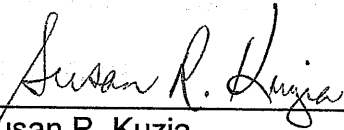
Submitted by:
Sphere Environmental Services, LLC.
10001 NW 50th Street, Suite 110
Sunrise, Florida 33351

ENVIRONMENTAL PROFESSIONAL CERTIFICATION

This Phase I ESA of the subject property located at the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Florida has been prepared in accordance with the Professional Services Agreement between Sphere and The City of Fort Lauderdale, Community Redevelopment Agency dated September 21, 2006..

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312.

We have 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.



Susan R. Kuzia
Senior Project Manager



Steven A. Harrison, P.G.
Director, Environmental Services

10/16/06

Date

EXECUTIVE SUMMARY

Sphere Environmental Services, LLC. (Sphere) has completed the Phase I Environmental Site Assessment (ESA) on behalf of The City of Fort Lauderdale, Community Redevelopment Agency (User), for the property located at the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Florida (Subject Property). The Phase I ESA was completed in conformance with the scope and limitations of *ASTM Standard Practice E1527-05* and the All Appropriate Inquiry (AAI) Final Rule (40 Code of Federal Register (CFR) Part 312. AAI provided the requirements for conducting the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA (Comprehensive Environmental Response, Compensation and Liability Act of 1980), 42 USC § 9601 (35) (B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the Landowner Liability Protections (LLPs) to CERCLA liability (42 USC §9601(35)(A) & (B), § 9607 (b)(3), §9607(q); and § 9607(r)), assuming compliance with other elements of the defense". Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

The Phase I ESA was completed in accordance with the agreed upon scope of services as detailed in the Professional Services Agreement between the City of Fort Lauderdale and Sphere dated September 21, 2006.

PURPOSE

The Phase I ESA was performed to assess for the potential presence of recognized environmental conditions (RECs) that may have resulted from the usage of regulated substances at the subject property or surrounding properties. ASTM E1527-05 incorporated the requirements of AAI to enable the User to fulfill one (1) of the requirements of the Superfund Law, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), to qualify for the "innocent landowner" defense set forth at 42 U.S.C. § 9601(35)(B). The standard fulfills the practice of "appropriate inquiry into the previous ownership and uses of property consistent with good commercial or customary practice", as required by the Superfund law. While AAI is limited to hazardous substances, ASTM 1527-05 incorporates petroleum products into the scope of services as commercial transactions are often faced with potential liabilities resulting from the use, storage, disposal, or release of petroleum products. Current practice does not require an exhaustive search for existing or potential sources of contamination; rather, the standard requires a search of readily accessible information within a reasonable time at a reasonable cost to identify recognized environmental conditions. This assessment fulfills these requirements.

CONCLUSIONS

Sphere has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the vacant parcel located the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Broward County, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.5 and 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

On-Site Sources of Potential Concern:

Hazardous substances:	Not Observed or Reported
Petroleum products:	Not Observed or Reported
PCBs:	Not Observed or Reported

Off-Site Sources of Potential Concern:

Hazardous substances:	Not Observed or Reported
Petroleum products:	Reported ¹

There were no additional services provided as part of this Phase I ESA in accordance with ASTM E1527-05.

¹ Several facilities to the northeast and northwest reported petroleum impacts to the soil and groundwater in association with underground storage tank systems. These facilities are enrolled in the Early Detection Incentive Program or the Abandoned Tank Restoration Program with the State of Florida and no information regarding assessment or remediation was available in the accessible regulatory files for review.

TABLE OF CONTENTS

- 1.0 INTRODUCTION 1**
 - 1.2 DETAILED SCOPE OF SERVICES 2
 - 1.3 SIGNIFICANT ASSUMPTIONS 4
 - 1.4 LIMITATIONS & EXCEPTIONS OF ASSESSMENT 4
 - 1.5 LIMITING CONDITIONS AND METHODOLOGY USED 5
 - 1.6 USER RELIANCE 5
- 2.0 USER PROVIDED INFORMATION 6**
 - 2.1 SITE OPERATIONS 6
 - 2.2 REASON FOR PERFORMING PHASE I ESA 6
 - 2.3 CHAIN OF TITLE AND JUDICIAL RECORDS 6
 - 2.4 SPECIALIZED KNOWLEDGE OR EXPERIENCE OF THE USER 6
 - 2.5 ACTUAL KNOWLEDGE OF THE USER 7
 - 2.6 REASON FOR A SIGNIFICANTLY LOWERED PURCHASE PRICE 7
 - 2.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ... 7
- 3.0 SITE DESCRIPTION 8**
 - 3.1 LOCATION AND GENERAL ENVIRONMENTAL SETTING 8
 - 3.1.1 Environmental Land Use Restrictions 8
 - 3.1.2 Site Hydrogeology 8
 - 3.2 PHYSICAL CHARACTERISTICS 11
 - 3.2.1 Site Improvements 11
 - 3.2.2 Utilities 11
 - 3.3 CURRENT OPERATIONS 11
 - 3.3.1 Photographic Documentation 11
 - 3.3.2 ASTs /Piping/Containment 12
 - 3.3.3 USTs/Piping 12
 - 3.3.4 Drums/Containers–Hazardous Substances/Petroleum Products 12
 - 3.3.5 Equipment/Spray Rigs/Paint Booths 12
 - 3.3.6 Floor Drains 12
 - 3.3.7 Septic/Evidence of Prior Use 12
 - 3.3.8 Chemical Storage 12
 - 3.3.9 Waste Storage and Disposal/Frequency 12
 - 3.3.10 Transformers/Capacitors/PCB Equipment 13
 - 3.3.11 Mercury Containing Equipment 13
 - 3.3.12 Supply Wells/Cisterns/Sumps 13
 - 3.3.14 Chemical Smells/Odors 13
 - 3.3.15 Staining/Discolored Soils/Stressed Vegetation 13
 - 3.3.16 Wastewater Discharge/Oil-Water Separator 13
 - 3.3.17 Landfilling/Illegal Dumping/Disturbed Soils 14
 - 3.3.18 Pesticide/Herbicide Applications 14

- 3.3.19 Railroad Spur/Evidence of Former Utilization 14
- 3.3.20 Surface Impoundments/Holding Ponds 14
- 3.3.21 Monitoring Wells 14
- 3.3.22 Spills or Releases 14
- 3.3.23 Other 14
- 4.0 ADJACENT AND SURROUNDING PROPERTIES..... 15**
- 5.0 HISTORICAL REVIEW..... 16**
 - 5.1 CROSS REFERENCE DIRECTORIES 16
 - 5.2 FIRE INSURANCE MAPS 17
 - 5.3 AERIAL PHOTOGRAPHS 17
 - 5.4 ADDITIONAL INTERVIEWS 18
 - 5.5 PRIOR ASSESSMENT USAGE 18
- 6.0 RECORDS SEARCH..... 21**
 - 6.1 ENVIRONMENTAL RECORDS 21
 - 6.1.1 National Priorities List (Superfund) 22
 - 6.1.2 CERCLIS Sites 23
 - 6.1.3 Hazardous Waste Activity 23
 - 6.1.3.1 RCRIS-TSDF Sites 23
 - 6.1.3.2 RCRIS-LQG/SQG Sites 23
 - 6.1.4 ERNS 24
 - 6.1.5 UST/AST 24
 - 6.1.6 LUST 24
 - 6.1.6.1 Texaco Station/Davis Service Center) - 825 NW 6th Street 24
 - 6.1.6.2 Broward County Public Works Department—NW Corner of NW 7 Avenue & Sistrunk Boulevard 25
 - 6.1.6.3 Moses Car Care - 605 NW 7th Avenue 25
 - 6.1.7 FLORIDA SITES 25
 - 6.1.8 HAZ MAT 26
 - 6.1.8.1 Westside Gazette 26
 - 6.1.8 Orphan Sites 26
 - 6.2 FILES AND/OR OTHER RECORDS REVIEWED 26
 - 6.2.1 Building, Planning, and/or Zoning Departments 26
- 7.0 DATA GAPS..... 27**
- 8.0 FINDINGS AND OPINIONS 28**
- 9.0 CONCLUSIONS 30**
- 10.0 DEVIATIONS & ADDITIONAL SERVICES 31**
- 11.0 QUALIFICATIONS OF PHASE I ESA PARTICIPANTS..... 32**

12.0 INFORMATION SOURCES AND DEFINITIONS33

12.1 SITE INSPECTION.....33

12.2 DOCUMENTS REVIEWED.....33

12.3 PERSONS CONTACTED.....33

12.4 DEFINITIONS.....33

APPENDICES

APPENDIX A - PROFESSIONAL SERVICES AGREEMENT

APPENDIX B - USER PROVIDED INFORMATION

APPENDIX C - SITE PHOTOGRAPHS

APPENDIX D - CITY DIRECTORIES

APPENDIX E - SANBORN FIRE INSURANCE MAPS

APPENDIX F - AERIAL PHOTOGRAPHS

APPENDIX G - RECORD OF COMMUNICATION

APPENDIX H - PREVIOUS PHASE II ESA REPORT

APPENDIX I - EDR REPORT

APPENDIX J - BCEPD FILE COPIES

APPENDIX K - CITY OF FORT LAUDERDALE BUILDING SERVICES RECORDS

APPENDIX L - RESUMES OF ENVIRONMENTAL PROFESSIONALS

1.0 INTRODUCTION

Sphere Environmental Services, LLC. (Sphere) was contracted by The City of Fort Lauderdale, Community Redevelopment Agency (the User) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant property located at the SE corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Florida, hereafter referred to as the "subject property". This assessment was performed in conjunction with a pending commercial property transaction in accordance with the All Appropriate Inquiry rule (40CFR Part 312) and the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Phase I ESA) as prepared by the American Society for Testing and Materials and given the designation E1527-05.

1.1 PURPOSE

The Phase I ESA was conducted to assess the subject property for the potential presence of recognized environmental conditions (RECs) with respect to hazardous substances (as defined within Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)) and petroleum products (as defined in ASTM 1527-05) that may have resulted from current or historical operations at the subject property or surrounding properties. This Phase I ESA was prepared to meet the requirements of the *All Appropriate Inquiry* (AAI) rule (40 CFR Part 312) that becomes effective November 1, 2006. It is critical that the Phase I ESA be conducted in accordance with AAI as the information required by the AAI is necessary for the User to qualify for one of the three Landowner Liability Protections, or LLPs: "innocent landowner", "contiguous property owner", or "bona fide prospective purchaser" against CERCLA liability, as set forth at 42 U.S.C. § 9601(35)(B) with respect to the range of contaminants within the scope of CERCLA and its amendments, the Superfund Amendments and Reauthorization Act of 1986 (SARA), the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, and the Small Business Liability Relief and Brownfields Revitalization Act of 2001.

ASTM E1527-05 provides a standardized methodology for performing Phase I ESAs that fulfills the practice of "all appropriate inquiry into the previous ownership and uses of property consistent with good commercial or customary practice", as required by CERCLA.

Current practice does not require an exhaustive search for existing or potential sources of contamination; rather, the standard requires a search of readily accessible information within a reasonable time at a reasonable cost to identify recognized environmental conditions. The term *recognized environmental conditions* (RECs) is defined within ASTM 1527-05 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in

compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs". This assessment fulfills these requirements.

1.2 DETAILED SCOPE OF SERVICES

The following scope of services was developed and agreed to between The City of Fort Lauderdale, Community Redevelopment Agency and Sphere in the Professional Services Agreement dated September 21, 2006, a copy of which is included in **Appendix A**, to complete the Phase I ESA:

- Review and evaluation of information provided by the User, to include, at a minimum, the following:
 - title and judicial records citing if environmental liens or activity and use limitations (AULs) exist for the subject property.
 - specialized knowledge or experience of the User relative to the existence or likely existence of RECs at the subject property.
 - reasons for a significantly lowered purchase price relative to existing or potentially existing RECs at the subject property.
 - common or actual knowledge or information material to RECs at the subject property.
 - the reason for performing a Phase I Environmental Site Assessment.
- Walkthrough inspection of the property to the extent visually and/or physically possible for visual evidence of potential RECs to include, at a minimum, the following:
 - petroleum usage and underground and aboveground storage tanks.
 - evidence of environmental concerns such as chemical spills, poor housekeeping practices and/or visible soil contamination.
 - existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation.
 - indications of current or historical waste dumping or burial, pits, ponds, or lagoons.
 - indications of current or historical storage and/or usage of hazardous substances or petroleum products.

- Waste chemical storage area.
- electrical and hydraulic equipment that may or may not contain polychlorinated biphenyls (PCBs), such as electrical transformers, elevators, and hydraulic hoists
- Review of pertinent records for information documenting historical and present use of the subject and adjoining properties. An investigation of historical use of the site by examining a sufficient number of locally available sources to enable the preparer to develop an understanding of historical and current site usage which could lead to the identification of RECs. The sources may include the following:
 - Aerial photographs
 - City Directories
 - Fire Insurance maps
 - Historical topographic maps
 - Recorded Land and Title records
 - Property Tax Files
 - Building Department Records
 - Zoning and Land Use Records
 - Other Sources (i.e. Newspapers, maps, internet sites, historical societies, etc.)
- Review of information available on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive receptors, such as streams, that might be impacted by recognized environmental conditions and environmental issues.
- Review of environmental records available from the subject property owner or site contact including regulatory agency reports, permits, registrations, and consultants' reports for evidence of recognized environmental conditions.
- Visual assessment of adjacent properties for evidence of potential offsite environmental conditions that may affect the subject property.
- Review federal, state, and local (when available) environmental regulatory agency records, as compiled by a commercial database service, to identify facilities, including off-site properties, within ASTM-specified search distances from the subject property which have the potential to be of concern to the subject property.
- Review regulatory files for pertinent facilities.
- Interviews with key site personnel, as available, regarding current and previous uses of the property, particularly activities involving hazardous substances and petroleum products.

- Interviews with current and past owners, occupants, adjacent property owners or occupants as well as local government officials
- Interpretation of information gathered during the performance of the Phase I ESA and presentation of findings with sufficient supporting documentation in a Phase I ESA report developed for the User. Data failures are identified to show where additional research is required, as appropriate to the findings.
- The report will clearly conclude if RECs were identified or not. Recommendations for further assessment are not included unless specifically requested by the User.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the subject property was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS & EXCEPTIONS OF ASSESSMENT

This Phase I ESA is not intended to be an exhaustive investigation for specific contamination at the subject property, but is intended to provide an understanding of the current environmental conditions at the subject property that may have resulted from activities conducted at the subject and adjoining properties. The Phase I ESA does not assess for, and does not have a mechanism to assess for, the potential of on-site environmental impairment from future use or release of hazardous or petroleum-based substances on-site or at adjoining properties. Sphere's interpretations and conclusions regarding this information and presented in this report are based on the expertise and experience of Sphere's environmental professionals in conducting similar assessments and their knowledge of current local, State and Federal regulations and standards. Additionally, if potentially environmentally significant information becomes available subsequent to the submittal of this report, Sphere reserves the right to amend the conclusions presented herein. The conclusions are not applicable to changes occurring after the investigation has been completed and of which Sphere is not aware and cannot evaluate.

In evaluating the subject property, Sphere has also relied upon representations and information furnished by individuals noted in Section 12.0 with respect to existing operations and property conditions and the historic uses of the property to the extent that the information obtained has not been contradicted by data obtained from other sources. Accordingly, Sphere accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent information provided by the persons interviewed or documents reviewed.

Sphere's objective is to perform our work with care, exercising the customary thoroughness and competence of environmental consulting professionals, in accordance with the standard for professional services at the time these services are provided. No opinion regarding environmental conditions in areas that were not inspected can be formed. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental conditions and potential liability at a particular site. Therefore, Sphere cannot act as insurers and cannot certify that a site is free of environmental impacts, and no expressed or implied representation or warranty is included or intended in this report except that the work was performed within the limits prescribed with the customary thoroughness and competence of our profession.

The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the subject property, analysis of the data, and reevaluation of the findings, observations, conclusions, and recommendations expressed in the report.

The findings, observations, conclusions, and recommendations expressed by Sphere in this report are limited by the scope of services and should not be considered an opinion concerning the compliance of any past or current owner or operator of the subject property with any federal, state, or local law or regulation. No warranty or guarantee, whether express or implied is made with respect to the data reported or findings, observations, conclusions, and recommendations expressed in this report.

1.5 LIMITING CONDITIONS AND METHODOLOGY USED

For the Phase I ESA, Sphere performed the primary tasks in accordance with the standard adopted by the American Society for Testing and Materials, ASTM E1527-05, as outlined in Section 1.2.

There were no limiting conditions to the completion of the Phase I ESA except as detailed within the body of the report.

Excluded from said contract are any studies of endangered species, wetland delineation, lead-based paint, lead in drinking water, asbestos, and radon.

1.6 USER RELIANCE

This report was prepared solely for the use of The City of Fort Lauderdale, Community Redevelopment Agency. No reproduction, either in whole or in part, is authorized to any third party without the express written permission of Sphere and The City of Fort Lauderdale, Community Redevelopment Agency. The Phase I ESA is a complete report that develops findings and conclusions based on interpretation of information presented throughout the report and as such, Sphere does not warrant segregated portions of the report.

2.0 USER PROVIDED INFORMATION

This section summarizes the information provided by the User that may assist in identifying RECs in connection with the subject property. The User was provided with a Phase I ESA User Form prior to the initiation of this project to facilitate the gathering of information that may be materially significant to identifying RECs. A copy of the User Form and any other pertinent information provided is included in **Appendix B**. A review of the information provided follows:

2.1 SITE OPERATIONS

This section presents information that the User has provided regarding the current operations at the subject property. This information is useful to the environmental professional to assist them in understanding the site specific conditions and operations that may be present.

The subject property was identified by the User as vacant commercial property.

2.2 REASON FOR PERFORMING PHASE I ESA

The User shall make known to the environmental professional the reason why the User wants to have the Phase I Environmental Site Assessment performed or, if the User does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and so state.

The User stated that the Phase I ESA was requested to provide the environmental due diligence for the Subject Property.

2.3 CHAIN OF TITLE AND JUDICIAL RECORDS

Reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state or local law should be reviewed to identify environmental liens or activity and use limitations, if any, that are currently recorded against the property.

No information was provided by the User at the time of completion of the Report.

2.4 SPECIALIZED KNOWLEDGE OR EXPERIENCE OF THE USER

If the User is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

The User stated that they were unaware of any specialized knowledge or experience relative to the condition of the Subject Property.

2.5 ACTUAL KNOWLEDGE OF THE USER

If the User has any actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, it is the User's responsibility to communicate such information to the environmental professional.

The User was not aware of any environmental liens or AULs associated with the subject property.

2.6 REASON FOR A SIGNIFICANTLY LOWERED PURCHASE PRICE

In a transaction involving the purchase of a parcel of commercial real estate, the User shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products.

The purchase price of the subject property was considered by the User to be in line with market value and not subject to a reduced purchase price.

2.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

If the User is aware of any commonly known or reasonable ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the User's responsibility to communicate such information to the environmental professional.

The User was unaware of any information material to the existence of recognized environmental conditions at the Subject Property.

3.0 SITE DESCRIPTION

The property inspection was conducted by Susan Kuzia, an Environmental Professional with Sphere, on September 26, 2006 at 10:30 am. Weather conditions at the time of the inspection were sunny with a temperature of approximately 89° F.

3.1 LOCATION AND GENERAL ENVIRONMENTAL SETTING

The subject property is known as a vacant lot located at the southeast corner of NW 8th Avenue and Sistrunk Blvd., Fort Lauderdale, Broward County, Florida, Township 50, Range 42, Section 3. According to the Fort Lauderdale North, Florida Quadrangle, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the subject property was located in an area characterized by relatively flat topography, with an elevation of approximately 0 - 5 feet above mean sea level. The USGS Topographic Map depicting the location of the subject property is included as **Figure 3.1**.

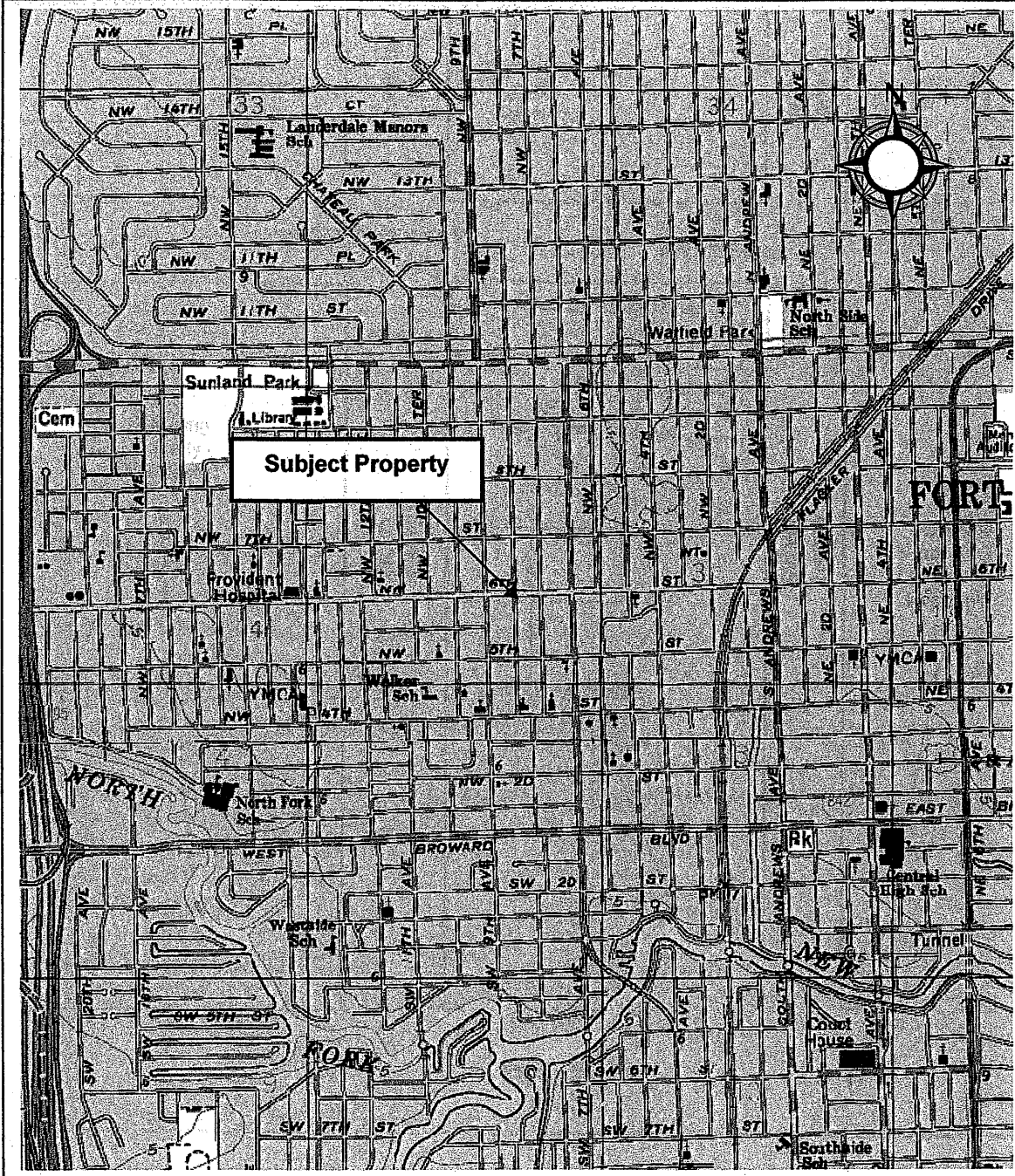
The subject property is located along the south side of Sistrunk Boulevard, just east of NW 8th Avenue. The subject property contains one lot measuring approximately 1,348 square feet of land. The subject property is bordered to the north by Sistrunk Boulevard followed by vacant land, a medical center and small commercial facilities, to the east by vacant land and residential properties along NW 7th Terrace, to the west by NW 8th Avenue followed by residential properties, and to the south by vacant land and residential properties. A map showing the subject property and the adjacent properties is included as **Figure 3.2**.

3.1.1 Environmental Land Use Restrictions

According to the Broward County Wellfield Map provided by the Broward County Environmental Protection Department (BCEPD), the subject property is not located within the cone of influence of any known municipal wellfield and is, therefore, not subject to the stringent environmental land use restrictions associated with such areas. The subject property is located approximately two miles northeast of the nearest wellfield protection area. Zoning of this area is

3.1.2 Site Hydrogeology

The subject property is underlain by the Biscayne Aquifer, the sole source of drinking water for Broward County. The Biscayne Aquifer is a highly transmissive, surficial aquifer composed predominantly of limestone and unconsolidated sands and silts. Regionally, groundwater in the Biscayne Aquifer flows in a southeasterly direction, although local conditions, including rainfall, tidal cycles, pumping from private wells, can alter this trend. No site specific groundwater data was available for general groundwater flow direction beneath the site.

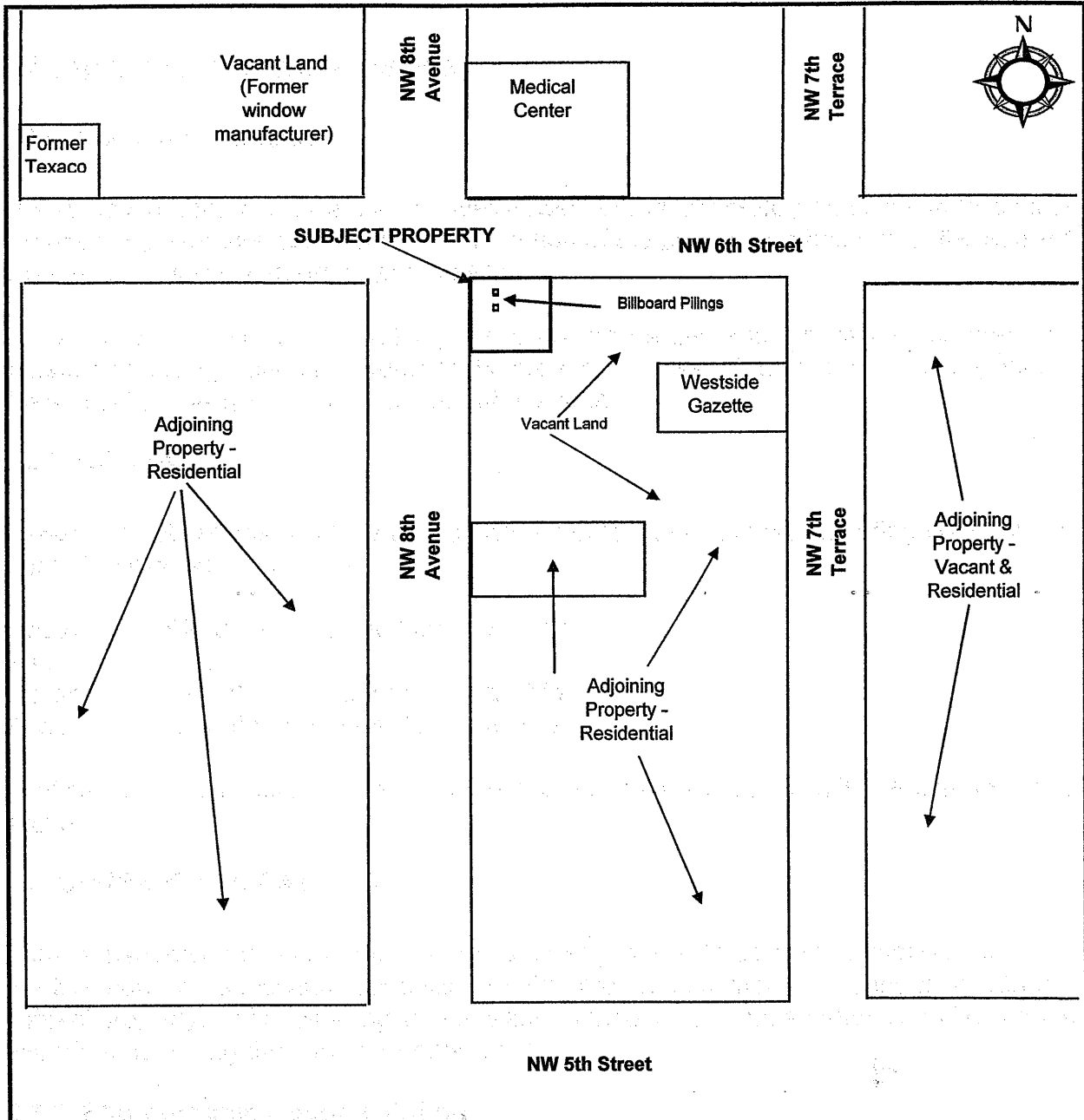


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Figure 3.1 - Site Location Map

Vacant Property
 SE Corner of NW 8th Avenue/Sistrunk Blvd.
 Fort Lauderdale, Broward County, Florida
 Source: USGS Ft. Laud. N. Quadrangle
 Project # 2006-1006



Legend

Scale Not to Scale

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Figure 3.2 - Site Map

Vacant Property
 SE Corner of NW 8th Avenue & Sistrunk Blvd.
 Fort Lauderdale, Broward County, Florida

Project #: 2006-1006

3.2 PHYSICAL CHARACTERISTICS

3.2.1 Site Improvements

The subject property is currently an undeveloped lot with concrete pilings, the remnants of a former billboard sign within the central portion of the parcel. The balance of the subject property is covered with grass and weeds.

There were no driveway or parking areas on the parcel, and stormwater entered the subsurface through direct infiltration to the ground. Access points for ingress and egress to the subject property were non-existent at this time.

3.2.2 Utilities

Based upon observations at the time of the subject property inspection, utility connections were identified as the following:

Electric:	Florida Power and Light available
Gas:	N/A
Water:	City of Fort Lauderdale available
Sewer:	City of Fort Lauderdale available

Verification of these utility connections, as appropriate, is discussed in the Records Review section.

3.3 CURRENT OPERATIONS

Sphere inspected exterior portions of the subject property to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. The following sections summarize the site observations and limitations experienced during the site reconnaissance.

3.3.1 Photographic Documentation

The following photographs were taken during the site reconnaissance and are included as **Appendix C**.

Photo Number & Description

1. View of the northern portion of the Subject Property looking west. The two concrete squares are remnant foundations from a former billboard.
2. View of the Subject Property looking southwest and adjoining residential property to the southwest.

3. View of adjoining property to the east, including vacant land and a commercial property.
4. View of the adjoining property to the south, vacant land.
5. View of the adjoining properties to the north, Sistrunk Blvd. and a medical building.
6. View of the adjoining properties to the north, the intersection of NW 8th Avenue & Sistrunk Blvd. and vacant land.
7. View of the adjoining property to the west, NW 8th Avenue and residential property.

3.3.2 ASTs /Piping/Containment

There were no ASTs or evidence of the former presence of ASTs observed at the Subject Property.

3.3.3 USTs/Piping

There were no USTs or evidence of the former presence of USTs observed at the Subject Property.

3.3.4 Drums/Containers–Hazardous Substances/Petroleum Products

There were no drums or containers of any type observed at the Subject Property.

3.3.5 Equipment/Spray Rigs/Paint Booths

No evidence of any equipment was observed at the subject property.

3.3.6 Floor Drains

There was no building present at the Subject Property.

3.3.7 Septic/Evidence of Prior Use

The subject property was reported to be connected to the City of Fort Lauderdale municipal sanitary sewer system since the subject property was developed.

3.3.8 Chemical Storage

No chemicals were observed at the Subject Property.

3.3.9 Waste Storage and Disposal/Frequency

No waste was observed to be generated or present at the Subject Property.

3.3.10 Transformers/Capacitors/PCB Equipment

The subject property inspection included a visual survey for the presence of suspect PCB containing equipment (transformers, capacitors, and hydraulic equipment). PCB coolants were widely used in such equipment until the United States Environmental Protection Agency (USEPA) limited the practice in 1979. Many companies have since acted to replace PCB containing transformers and capacitors.

No potential PCB-containing equipment was observed at the Subject Property.

3.3.11 Mercury Containing Equipment

Federal standards for the transportation and disposal of mercury containing light bulbs and devices have been developed to protect the environment from improper disposal. Current guidelines allow for a limited amount of disposal and/or accumulation of spent lamps for proper disposal.

No fluorescent bulbs were observed at the Subject Property.

3.3.12 Supply Wells/Cisterns/Sumps

No private water collection or storage systems were present or reported to be utilized at the subject property. All sources of water for this area were provided by the City of Fort Lauderdale Water Department.

3.3.13 Hydraulic Equipment

No hydraulic equipment was observed at the Subject Property.

3.3.14 Chemical Smells/Odors

No chemical odors were detected at the Subject Property.

3.3.15 Staining/Discolored Soils/Stressed Vegetation

No staining, discolored soils, or stressed vegetation were observed at the Subject Property.

3.3.16 Wastewater Discharge/Oil-Water Separator

No evidence of liquid wastes or their discharge was observed at the Subject Property.

3.3.17 Landfilling/Illegal Dumping/Disturbed Soils

No evidence of improper or illegal dumping was observed at the Subject Property.

3.3.18 Pesticide/Herbicide Applications

No evidence of pesticide or herbicide application was observed at the Subject Property.

3.3.19 Railroad Spur/Evidence of Former Utilization

No evidence of current or former use of a railroad spur was observed at the Subject Property.

3.3.20 Surface Impoundments/Holding Ponds

No evidence of any surface impoundments or holding ponds was observed at the Subject Property.

3.3.21 Monitoring Wells

No evidence of current or former use of monitoring wells was observed at the Subject Property.

3.3.22 Spills or Releases

No evidence of surficial spills was observed at the Subject Property.

3.3.23 Other

No evidence of other environmental conditions of concern was identified at the Subject Property.

4.0 ADJACENT AND SURROUNDING PROPERTIES

Facilities which typically present environmental risks such as industrial complexes, dry cleaners, and petroleum handling facilities, can discharge contaminants which may migrate to neighboring properties. The inspector observed the adjacent land use during the time of the site inspection by walking and/or driving around the property to determine if any of these facilities exist. The following was observed relative to the surrounding property reconnaissance:

- North:** Sistrunk Boulevard bordered the Subject Property to the immediate north. Vacant property was present to the northwest, a medical facility to the north and a small commercial building to the northeast. Further to the north were numerous automotive related facilities, including paint and body shops, a junk yard, and auto repair facilities.
- South:** A vacant lot and residential apartment buildings were observed to the south.
- East:** A vacant parcel and commercial property were located to the east along NW 7th Terrace.
- West:** NW 8th Avenue, residential property and vacant land were present to the west.