

Exhibit 6



Phase I Environmental Site Assessment

Six Fort Lauderdale Properties

660 NW 22nd Road
708 – 712 – 716 NW 22nd Road
744 NW 22nd Road
761 NW 22nd Road
800 NW 22nd Road
808 NW 24th Avenue
Fort Lauderdale, Broward County, Florida

Prepared for:

Mr. Robert Cass Wojcik, AICP
City of Fort Lauderdale
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

August 26, 2024

RES Project Number PRJ110947



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August 26, 2024

Mr. Robert Cass Wojcik, AICP
City of Fort Lauderdale
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

Subject: **Report of Phase I Environmental Site Assessment**
660 NW 22nd Road
708 – 712 – 716 NW 22nd Road
744 NW 22nd Road
761 NW 22nd Road
800 NW 22nd Road
808 NW 24th Avenue
Fort Lauderdale, Broward County, Florida
RES Project Number PRJ110947

Dear Mr. Wojcik:

RES Florida Consulting, LLC (RES) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above referenced sites. A summary of findings is provided in the Executive Summary. Please read the report in its entirety for a comprehensive understanding of the items contained in the Executive Summary.

This report is intended for the use of our Client only, subject to the terms and conditions of our agreement. If other parties wish to rely on this report, please have them contact RES so that a mutual understanding and agreement of the terms and conditions for RES' services can be established via a Secondary Client Agreement prior to their reliance of this information.

We appreciate the opportunity to perform these services for you. Please contact us at 954-484-8500 if you have questions regarding this information.

Sincerely,

RES FLORIDA CONSULTING, LLC


A handwritten signature in cursive script that reads "Junnio Freixa".

Junnio Freixa
Scientist III

A handwritten signature in cursive script that reads "Kathryn Eisnor".

Kathryn Eisnor
Scientist V

Phase I Environmental Site Assessment
660 NW 22nd Road, 708 – 712 – 716 NW 22nd Road
744 NW 22nd Road, 761 NW 22nd Road
800 NW 22nd Road, and 808 NW 24th Avenue
Fort Lauderdale, Broward County, Florida
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SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

Junnio Freixa

Junnio Freixa

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EXECUTIVE SUMMARY

Report of Phase I Environmental Site Assessment

Six Residential Properties Located at

660 NW 22nd Road,

708 – 712 – 716 NW 22nd Road,

744 NW 22nd Road,

761 NW 22nd Road,

800 NW 22nd Road,

808 NW 24th Avenue,

Fort Lauderdale, Broward County, Florida

RES Project Number PRJ110947

This Phase I Environmental Site Assessment (ESA) was performed in general accordance with RES Proposal Number PRJ110947 dated April 19, 2024 and in general accordance with the consensus document known as ASTM International (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-21. Deviations from this standard are described in Section 1.4 of this report.

The purpose of the Phase I ESA was to identify potential sources of environmental contamination that constitute recognized environmental conditions (RECs), as defined by ASTM, by reviewing regulatory information and historical data, and by visual observations of the subject sites and surrounding area. The definition of a REC is included in Section 11.0 of this report. RES also conducted a Tier 1 and non-invasive Tier 2 vapor encroachment screening (VES) in general accordance with the ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (Designation E2600-22). The purpose of the vapor encroachment condition (VEC) was to screen the Site for a VEC using the information collected during the course of conducting the Phase I ESA. A cursory summary of findings is as follows:

- The subject properties are comprised of six properties located in the same neighborhood at 660 NW 22nd Road (subject property 1), 708 – 712 – 716 NW 22nd Road (subject property 2), 744 NW 22nd Road (subject property 3), 761 NW 22nd Road (subject property 4), 800 NW 22nd Road (subject property 5), and 808 NW 24th Avenue (subject property 6), in Fort Lauderdale, Broward County, Florida.
- The subject properties primarily consist of vacant grass lots except subject property 4 which consist of a paved parking lot. The subject properties are surrounded by a mix of residential and commercial properties and are zoned as community business or residential multi-family.
- Overhead and underground utilities were observed running along the sidewalk for subject properties 1-6. Additionally, a stormwater drain was observed at the center of subject property 4, the paved parking lot.
- Review of topographical data suggests that groundwater flow tends to be toward the southeast. The subject properties are not located within a wellfield protection area.
- No environmental liens filed or recorded against the subject properties were identified under federal, tribal, state or local law were found. No land use limitations (AULs), such as engineering controls, land use restrictions or



institutional controls filed or recorded against the subject properties were identified under federal, tribal state or local law.

- No hazardous materials spills, permits, releases, fires, and underground storage tanks at the subject properties were identified.
- FDEP records request identified asbestos notifications for subject properties 1 and 5 for the demolition of a single-family residential dwelling (subject property 1) and the demolitions of the former Tonys Market building (subject property 5), according to the records, no asbestos was identified during the demolition.
- A database review revealed four regulated sites within 500 feet of the subject properties. Salvage Auto Repair Inc, Salvage Auto Center, Sunrise Recycle/ FPT Fort Lauderdale LLC, and Bridge Point I-95 (Former US Concrete Pipe Company of Florida). RES does not consider these facilities to be an REC with respect to the subject properties.
- The site reconnaissance revealed that subject property 1 has mounds of trash/debris and possibly buried trash/debris. Adjacent southeast, the neighboring two properties are also vacant grass lots and appear elevated and have trash/debris on the surface and possibly buried trash/debris. The adjacent northeast property, behind subject property 1 has mounds of trash and buried debris including berms of debris covered in vegetation. The presence of trash mounds and indication of buried debris observed at the subject property 1 and adjacent properties is considered a REC. Buried solid waste, trash, and debris can be a source of methane, and/or soil, or groundwater contamination.
- No facilities with documented contamination or activities that handle hazardous wastes or petroleum products were identified during the Tier 1 screening. Based on this information, RES concluded that a VEC does not exist based upon the results of the Tier 1 screening and a Tier 2 screening was not deemed necessary.
- The city directories indicated that three gasoline stations were historically located within 300 feet to the south of subject property 1. Based on the distance and directions of these former facilities to subject property 1, these former facilities do not in our opinion represent a REC with respect to the subject property.

This assessment has revealed one REC in connection with the subject property 1 located at 660 NW 22nd Road, Fort Lauderdale, Florida. The presence of trash mounds and buried debris was observed during the site reconnaissance at subject property 1 and adjacent properties. Buried solid waste, trash, and debris can be a source of methane, and/or soil, or groundwater contamination.

No additional RECs were identified during this assessment.

1.0 Introduction

1.1 Location and Legal Description

The subject properties are comprised of six properties located at 660 NW 22nd Road (subject property 1), 708 – 712 – 716 NW 22nd Road (subject property 2), 744 NW 22nd Road (subject property 3), 761 NW 22nd Road (subject property 4), 800 NW 22nd Road (subject property 5), and 808 NW 24th Avenue (subject property 6), in Fort Lauderdale, Broward County, Florida. Unless referring to an individual property and denoted as Subject property 1 through 6, they will collectively be referred to as the subject properties in this document. Table 1-1 summarizes each of the subject properties parcel number, acres, zoning, and abbreviated legal description.

TABLE 1-1				
SUBJECT PROPERTY LOCATION AND LEGAL DESCRIPTION SUMMARIES				
ADDRESS	PARCEL ID NUMBER	SQUARE FEET	ZONING	ABBREVIATED LEGAL DESCRIPTION
660 NW 22nd Road (subject property 1)	5042-05-01-1990	5,003	Vacant land zoned as Community Business (CB).	WASHINGTON PARK 19-22 B LOT 8 BLK 13
708 – 712 – 716 NW 22nd Road (subject property 2)	5042-05-01-1820, 5042-05-01-1810, 5042-05-01-1800	Total 15,012	Vacant land zoned as CB.	WASHINGTON PARK 19-22 B LOT 13 BLK 11, WASHINGTON PARK 19-22 B LOT 12 BLK 11, WASHINGTON PARK 19-22 B LOT 11 BLK 11
744 NW 22nd Road (subject property 3)	5042-05-01-1550	5,004	Vacant land zoned as CB.	WASHINGTON PARK 19-22 B LOT 16 BLK 10
761 NW 22nd Road (subject property 4)	5042-05-01-1370	5,003	Commercial parking lot zoned as CB.	WASHINGTON PARK 19-22 B LOT 3 BLK 9
800 NW 22nd Road (subject property 5)	5042-05-08-0080	8,292	Vacant land zoned as RMM 25-Residential Multi- Family.	FRANKLIN PARK 21-3 B LOT 12 LESS W 5 FOR ST, LOT 13 LESS W 5 FOR ST BLK 1
808 NW 24th Ave (subject property 6)	5042-05-08-0100	8,744	Vacant land zoned as RMM 25-Residential Multi- Family.	FRANKLIN PARK 21-3 B LOT 14 LESS W 5 FOR ST, 15 LESS W 5 FOR ST BLK 1

Subject property locations are depicted in **Figure 1**. A United States Geological Survey (USGS) topographic map was used to help evaluate topographic information (**Figure 2**) and **Figure 3** provides aerial coverage for the subject properties and surrounding properties. These figures can be found in **Appendix A**.

1.2 Purpose

RES was engaged by Mr. Bob Cass Wojcik, CRA Housing and Economic development manager with the City of Fort Lauderdale CRA (our Client) to perform a Phase I Environmental Site Assessment (ESA) of the subject properties. The purpose of RES' services was to review environmental conditions based on reasonably ascertainable and practically reviewable public records and site observations to identify recognized environmental conditions (RECs), if present, to support our client's ability to qualify for landowner liability protections (LLPs) to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability and to dispose of the properties for redevelopment. The goal of conducting a Vapor Encroachment Screening (VES) was to identify a vapor encroachment condition (VEC), if it exists at the subject properties. A VEC is the presence or likely presence of chemicals of concern (COC) vapors in the vadose zone of the subject properties caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject properties.

1.3 Scope of Services and Special Terms and Conditions

Our Client authorized our services on July 10, 2024, and our services were performed in accordance with RES' Proposal Number 110947 dated April 19, 2024 and in general conformance with the ASTM International (ASTM) document titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E 1527-21. Please refer to our Proposal for a description of our scope of services, and special terms and conditions that may apply to this project.

This report is covered by the limitations as set forth herein and is for the exclusive use of our Client. No other use of this report, in whole or in part, except as directed by legal jurisdiction, is allowed without written approval of our Client and RES. Use by any unauthorized parties is at the sole risk of the user.

1.4 Limitations, Deviations, Exceptions and Assumptions

Although this assessment has attempted to identify RECs associated with the subject properties, potential sources of information that may have been germane to this finding may have escaped detection due to a variety of circumstances including the following:

- the limited scope of this assessment;
- the inaccuracy and availability of public records;
- the presence of undetected or unreported environmental incidents;
- inaccessible areas; or
- concealment of detrimental information by others.

It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at the subject properties. This could require additional exploratory work, including sampling and laboratory analysis.



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Due to the limited nature of a Phase I ESA, there is a possibility that conditions may exist which were not apparent at the time of report preparation. It is also possible that the methodologies employed at the time of the report may later be superseded by other methodologies or standards. The description, type, and composition of what are commonly referred to as “hazardous substances” or “petroleum products” can also change over time. RES does not accept responsibility for changes in the state of the art, nor for changes in the definitions of hazardous substances, petroleum or conditions. RES believes that the findings and conclusions provided in this report are reasonable. However, no other warranties are implied or expressed.

There were no deviations from the ASTM Standard Practice E1527-21 for this Phase I ESA.

2.0 USER PROVIDED INFORMATION

The “All Appropriate Inquiries” Final Rule (40 CFR Part 312) requires that the below considerations be performed by or on behalf of the “User” (who is seeking to qualify for an LLP to CERCLA liability and to dispose of the properties for redevelopment). These items should be provided to the environmental professional as such information can assist in identifying RECs. Information to complete this section was requested of our Client in the form of a User Questionnaire attached to our proposal. Based upon our understanding of the project, the City of Fort Lauderdale will be the “User” of this document. Mr. Robert Cass Wojcik has provided information on behalf of the user for this project.

2.1 Title Records

Historic land title records were not reviewed as part of our scope of services. RES obtained the following information from the Broward County Property Appraiser’s web-based property search:

- The six subject properties are currently owned by the Fort Lauderdale Community Redevelopment Agency (CRA).
- No structures listed.

2.2 Environmental Liens

According to the User, they did not identify environmental liens filed or recorded against the subject properties under federal, tribal, state or local law.

2.3 Activity and Use Limitations

RES researched the Florida Department of Environmental Protection (FDEP) Institutional Controls Registry website, and the Site was not listed. According to the User, they did not identify activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls filed or recorded against the subject properties under federal, tribal state or local law.

2.4 Specialized Knowledge or Experience

The User indicated that he did not have any specialized knowledge or experience related to the subject properties or nearby properties.

2.5 Relationship of Purchase Price to the Fair Market Value

The User commented that the subject properties were conveyed to the CRA by the City of Fort Lauderdale at no costs as is customary practice between the City of Fort Lauderdale and the CRA.

2.6 Commonly Known or Reasonably Ascertainable Information

The User indicated that the subject property located at 800 NW 22nd Road (subject property 5) previously operated as a store called Tonys Market but was demolished before the property was conveyed over to the CRA. Additionally, the client indicated that the subject property located 761 NW 22nd Road (subject property 4) is currently a parking lot. The client was not aware of any other commonly known or reasonably ascertainable information about the subject properties that would help the environmental professional to identify conditions indicative of releases or threatened releases.

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2.7 Degree of Obviousness of the Presence or Likely Presence of Contamination

The User did not state knowledge or experience related to the subject properties that indicated that there were obvious indicators that point to the presence or likely presence of releases at the subject properties.

2.8 Provided Reports

Previous environmental or geotechnical reports for the subject properties were requested from the Client. No documents were provided for our review.

2.9 Other

No additional comments were provided.

3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources

RES has performed a review of selected environmental database information published by federal and state regulatory agencies to evaluate if the subject properties or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts. This review may have also included county or local records, if reasonably ascertainable and determined to be useful.

A RES subcontractor (ERIS) prepared the database information utilized herein. A copy of the database report is provided in **Appendix B**. The search distances were based on the search distance guidelines set forth in ASTM E1527-21 and are supplemented with lists beyond those listed by the ASTM guidelines. Table 3-1 summarizes the relevant facilities that were identified in proximity of the subject properties.

TABLE 3-1 LISTED FACILITIES WITHIN ASTM SEARCH DISTANCE OF A 500 FEET			
FACILITY NAME LOCATION	ESTIMATED DISTANCE AND DIRECTION FROM SUBJECT PROPERTY	DATABASE LISTINGS	COMMENTS
Salvage Auto Repair Inc 640 NW 21 st Terrace	257 feet southeast of subject property 1. Greater than 500 feet away from subject properties 2 through 6.	Broward Haz, County Small Quantity Generator (SQG)	Salvage Auto Repair is listed under the Broward Haz and County Small Quantity Generators (SQG) databases. These databases track sites that store hazardous materials. According to the Broward Haz database this facility is listed as closed. According to the SQG databases this facility is listed as out of business. No contamination records are documented. Based on the distance to the subject property, this site is not considered a REC.
Salvage Auto Center 2115 NW 6 th Place	310 feet east of subject property 1. Greater than 500 feet away from subject properties 2 through 6.	Broward Haz	Salvage Auto Center is listed under the Broward Haz database. According to the Broward Haz database this facility is listed as closed. No contamination records are documented. Based on the distance to the subject property, this site is not considered a REC.
Sunrise Recycling FPT Sunrise FPT Fort Lauderdale LLC 700 NW 21 st Terrace	330 feet northeast of subject property 1. 450 feet east of subject property 2. Greater than 500 feet away from subject properties 3 through 6.	Broward Haz, SWF/LF, Tier 2	Sunrise Recycling/FTP Fort Lauderdale LLC operates as a scrap metal facility and is listed under the Broward Haz, Solid Waste Facilities and Landfills (SWF/LF), and Tier 2 databases. According to the Broward Haz database this facility is listed as open, no additional information

			regarding this facility is listed in the Broward Haz database. According to the SWF/LF database this facility is listed as a Recovered Materials Processing Facility (RMPF). According to FDEP Oculus records search the facility has no documented violations and the last recovered materials dealer certificate renewal was issued in May of 2024. The facility is listed on the Tier 2 database, the database tracks the inventory of chemicals of facilities in the state of Florida. The facility stores gasoline on site. However, no tanks are registered at this facility indicating that the storage of gasoline is likely to be in small quantities. No contamination records are documented. Based on the distance to the subject property, this site is not considered a REC.
Bridge Point I-95 (Former US Concrete Pipe Co of FL) 2200 W Sunrise Blvd.	370 feet northeast of subject property 2. 390 feet northeast of subject property 3. Greater than 500 feet away from subject properties 1 and 4 through 6.	AST, UST, STCS, LST, Broward UST Broward AST, Broward Haz, Broward Contam, DWM Contam, ERIC, Institutional Controls	Bridge Point I-95 (Former US Concrete Pipe Co of FL) formerly operated as a concrete facility and currently operates as two commercial warehouses with multiple businesses. A more detailed description of this facility is provided below.

AST - aboveground storage tank
 UST - underground storage tank
 STCS - storage tank/contaminated facility search
 LST - leaking storage tanks
 DWM Contam - Division of Waste Management Contamination
 ERIC - Environmental Restoration Integrated Cleanup
 Institutional Controls

The following outlines a summary of the regulatory information compiled for the sites that in our opinion, warrant further discussion:

Bridge Point I-95 (Former US Concrete Pipe Co of FL)

Bridge Point I-95 (Former US Concrete Pipe Co of FL) formerly operated as a concrete facility and currently operates as two commercial warehouses containing multiple businesses. The facility is listed under the AST, UST, STCS, LST, Broward UST, Broward AST, Broward Contamination, DWM Contamination, and ERIC waste cleanup databases.

The facility is listed under the AST database for 3,000-gallon AST containing diesel fuel that was installed in March of 2006 and removed by December of 2007. The facility status is listed as closed. The facility is listed on the Broward AST database



for an additional three ASTs, two 2000-gallon AST and one 1000-gallon AST containing vehicular diesel. While these three ASTs are listed as removed, the dates of removal of the tanks is not provided in the database. Tank Closure Assessment reports are not available for review. One of the 2000-gallon ASTs has an installation date in August of 2008. The facility is listed under the UST and Broward UST databases for two 1,000-gallon UST and one 4,000-gallon UST containing vehicular diesel. The 1000-gallon USTs were installed in July of 1957, and both have been removed from the facility, however, a date for their removal was not provided in the database and there no tank closure assessment reports were found. The 4000-gallon UST was installed in May of 1986 and removed by January of 2000, a tank closure assessment report is not available for review.

A site manager summary report indicates that the facility has achieved a Site Rehabilitation Completion Order (SRCO) for a discharge dated January 12, 2000. Oculus indicates that a discharge was reported in response to evidence of petroleum contamination discovered by lab analyses of groundwater sampled taken during tank closure activities. Assessment was initiated in October of 2000 and finalized by May of 2001. Well abandonment was conducted on July of 2001 and the SRCO granted on August 21, 2001. This SRCO is associated with the LST, Broward Contamination, DWM Contamination, and the ERIC database listing. Additionally, according to a deed restriction Declaration of Restrictive Covenant (DRC), the site contains arsenic contamination in groundwater and therefore, has the following groundwater restrictions; no use of groundwater, no drilling for water nor wells be installed other than monitoring wells, dewatering activities require an approve plan, and current stormwater features cannot be altered without approval. It should be noted that the arsenic contamination is contained within the property's boundaries. Based on the distance to the subject properties, this site is not considered a REC with respect to the subject properties

The orphan list included in the database search report is a list of "unmappable" sites. The nature of the regulatory information for these sites identified on this list was reviewed. In addition, the potential proximity to the subject properties was evaluated based upon area knowledge, partial addresses provided, and our off-site reconnaissance. We did not identify orphan sites to be of concern to the subject properties.

Please refer to **Appendix B** for a description of the individual databases, the search distances and a listing of the facilities that were not considered relevant and therefore not included in the report.

3.2 Additional Environmental Record Sources

No additional environmental records were reviewed for the purposes of this Phase I ESA.

3.3 Physical Setting Source(s)

Consideration of surface drainage and geology are of interest because they provide an indication of the direction that contamination, if present, could be transported within the subject properties or to the subject properties from surrounding properties. It was not the purpose of this study to evaluate the geotechnical conditions of the subject properties or to assess engineering or geological concerns such as foundation conditions, faulting, or subsidence. RES reviewed the following information with regard to the development of the presumed local and regional geology and hydrogeology of the subject properties and surrounding area:

- ERISinfo Physical Setting Report (PSR), Topographic, Hydrologic, Geologic, Soil, and Well Field Information, dated July 2024

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- Web Soil survey- US Department of Agriculture – Natural Resources Conservation Service:
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- Geologic Map of the State of Florida (2001)

The subject properties are located in an area made up of the geologic unit Miami Limestone. The Miami Limestone (formerly the Miami Oolite) occurs at or near the surface in southeastern peninsular Florida from Palm Beach County to Dade and Monroe Counties. It forms the Atlantic Coastal Ridge and extends beneath the Everglades where it is commonly covered by thin organic and freshwater sediments. The Miami Limestone occurs on the mainland and in the southern Florida Keys from Big Pine Key to the Marquesas Keys. The Miami Limestone consists of two facies, an oolitic facies and a bryozoan facies. The oolitic facies consists of white to orangish gray, poorly to moderately indurated, sandy, oolitic limestone with scattered concentrations of fossils. The bryozoan facies consist of white to orangish gray, poorly to well indurated, sandy, fossiliferous limestone. Beds of quartz sand are also present as un-indurated sediments and indurated limey sandstones. Fossils present include mollusks, bryozoans, and corals. Molds and casts of fossils are common. The highly porous and permeable Miami Limestone forms much of the Biscayne Aquifer of the surficial aquifer system.

The USGS topographic map referenced above was reviewed for topographic information and surface drainage patterns. Topographic data indicates that the subject properties elevation is approximately 6.67 feet above mean sea level (MSL) with a slope direction of southeast. Topographic relief appears to gently slope toward the southeast. These topographic conditions suggest that stormwater collecting on the subject properties would either infiltrate into the soil, evaporate, or in the event of heavy rainfall, would sheet flow toward the southeast.

Groundwater typically flows perpendicular to contour lines identified on the topographic map and, under the influence of gravity, toward points of discharge such as creeks, swamps, drainage swales, or pumped groundwater wells. Review of topographical data suggests that groundwater flow tends to be toward the southeast. It should be noted, however, that the direction of groundwater flow could be altered locally by changes in surface topography and human-made modifications. The subject properties are not located within a wellfield. If determining the actual groundwater flow direction is necessary, then piezometric measurements would be required.

3.4 Historical Use Information on the Site and Adjoining Properties

RES reviewed reasonably ascertainable historical sources to develop a history of the previous uses of the subject properties and the area within the vicinity of the subject properties, to help identify the likelihood of past uses having led to RECs in connection with the subject properties. A description of each source reviewed, and the results of the review are provided within this section.

Historical aerial photographs were provided by ERIS (1940-2023) and reviewed to obtain information concerning the history of development on and near the subject property. Although generally flown at medium to high altitudes, they may be useful in visually comparing historic and current conditions. They may also be helpful in determining whether conditions of apparent environmental concern, such as landfills or dumping, existed on or near the Site at the time the photographs were taken. Evaluation of these aerial photographs may be limited by the quality and scale of the photograph. Copies of these historical aerial photographs are included in **Appendix C**. The following table outlines a summary of our observations on-site or adjoining the Site.

TABLE 3-2		
HISTORICAL AERIAL PHOTOGRAPH REVIEW		
DATE	DIRECTION	DESCRIPTION
1940	Subject Properties	All subject properties appear undeveloped and naturally vegetated.
	North	Undeveloped, natural land. North of subject property 4, NW 8 th Street appears as an unpaved road.
	South	Undeveloped, natural land. Adjacent east of subject property 4, NW 22 nd Ave appears as an unpaved road.
	East	Undeveloped, natural land. Adjacent southwest of subject properties 1-3, NW 22 nd Ave appears as an unpaved road.
	West	Undeveloped, natural land.
1947	Subject Properties	No apparent change from previous aerial. Subject property 1 and 3 have been cleared.
	North	Development of unpaved roads. Structures appear adjacent northwest of subject property 3. Land cleared adjacent northwest of subject property 1.
	South	Development of unpaved roads, and residential properties.
	East	Area remains undeveloped, natural land. There are unpaved roads being built.
	West	West of subject property 5 and 6, NW 24 th Ave appears. What appear to be residential properties are under construction. North Fork New River appears further west of the subject properties.
1952	Subject Properties	Possible structures appear on subject properties 1-3. Aerial photograph is of low quality and subject property polygons are shifted. Subject properties 4-6 still appear to be vacant land however some clearing may have been done on those properties.
	North	Remains mostly undeveloped with unpaved roads further north and some residential properties northwest of subject properties 5 and 6.
	South	More development of residential properties to the south.
	East	Mostly undeveloped with some structures and unpaved roads appearing east of subject property 3.
	West	Residential developments appear further west of the subject properties. There appears to be some construction along the river.
1961	Subject Properties	No apparent change from previous aerial.



TABLE 3-2		
HISTORICAL AERIAL PHOTOGRAPH REVIEW		
	North	More residential development primarily multi-family residential with some single family residential is apparent to the north along with a commercial area to the northeast that corresponds to the location of the former US Concrete Pipe Company that currently has an institutional control in place.
	South	More residential development is apparent to the south.
	East	More residential development is apparent to the east along with a commercial area to the east of subject properties 5 and 6, that corresponds to the location of the former US Concrete Pipe Company that currently has an institutional control in place.
	West	More residential development is apparent to the west. The area west of subject property 4 continues to be undeveloped natural land.
1968	Subject Properties	Subject property 1 – no structures Subject property 2 – one structure Subject property 3 – no structures Subject property 4 – no structures Subject property 5 – one new structure Subject property 6 – no structures and cleared land
	North	Continued residential development.
	South	Continued residential development.
	East	Continued residential development.
	West	Continued residential development. The area west of subject property 4 continues to be undeveloped natural land.
1976	Subject Properties	Subject property 1 – one new structure Subject property 2 – former structure no longer present Subject property 3 – no structures Subject property 4 – no structures Subject property 5 – two structures Subject property 6 – no structures and cleared land
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	Area further east beyond residential development appears cleared, this is the area that currently operates a Sunrise Recycling a scrap metal facility. I-95 highway system further east is now present.

TABLE 3-2		
HISTORICAL AERIAL PHOTOGRAPH REVIEW		
	West	No apparent change from previous aerial.
1981	Subject Properties	Subject property 1 – Possible structure, but different in size and shape from the structure observed in the 1976 photograph, the image is of low quality. Subject property 2 – cleared land Subject property 3 – no structures Subject property 4 – no structures Subject property 5 – two structures Subject property 6 – no structures and cleared land
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	Area further east beyond residential development now appears to be operating as Sunrise Recycling a scrap metal facility.
	West	The area west of subject property 4 continues to be undeveloped but appears to have an unpaved trail.
1988	Subject Properties	Subject property 1 – Possible structure, but different in size and shape from the structure observed in the 1976 and 1981 photographs, the image is of low quality. The structure does not appear to be a building, but it is not clear. No apparent change from previous aerial.
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	No apparent change from previous aerial.
	West	No apparent change from previous aerial.
1995	Subject Properties	Subject property 1 – new structure appears Subject property 2 – no structures Subject property 3 – no structures Subject property 4 – no structures, possibly a parking lot Subject property 5 – two structures Subject property 6 – no structures, possibly being used as a dirt parking area
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	No apparent change from previous aerial.



TABLE 3-2		
HISTORICAL AERIAL PHOTOGRAPH REVIEW		
	West	The area west of subject property 4 is now developed with multi family units.
1999 - 2015	Subject Properties	No apparent change from previous aerial.
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	No apparent change from previous aerial.
	West	No apparent change from previous aerial.
2017	Subject Properties	Subject property 1 – no structures Subject property 2 – no structures Subject property 3 – no structures Subject property 4 – no structures Subject property 5 – two structures remain Subject property 6 – no structures
	North	The former US Concrete Pipe Company that currently has institutional control in place appears as it does today. The former site layout has changed to two large warehouses and a drainage pond.
	South	No apparent change from previous aerial.
	East	East of subject property 5-6, the former US Concrete Pipe Company that currently has institutional control in place appears as it does today. The former site layout has changed to two large warehouses and a drainage pond.
	West	No apparent change from previous aerial.
2019-2021	Subject Properties	No apparent change from previous aerial.
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	No apparent change from previous aerial.
	West	No apparent change from previous aerial.
2021-2023	Subject Properties	No apparent change from previous aerial.
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	No apparent change from previous aerial.
	West	No apparent change from previous aerial.

TABLE 3-2		
HISTORICAL AERIAL PHOTOGRAPH REVIEW		
2024 (Google Earth)	Subject Properties	Structure on subject property 5 is no longer present.
	North	No apparent change from previous aerial.
	South	No apparent change from previous aerial.
	East	No apparent change from previous aerial.
	West	No apparent change from previous aerial.

No environmental concerns were noted from the aerial photographs reviewed.

City directories are listings of residences, businesses and professional entities organized both alphabetically by name and alphanumerically by street address. The following summarizes our city directory review for the of the subject properties and adjacent properties.

TABLE 3-3	
HISTORICAL CITY DIRECTORY REVIEW	
DIRECTION FROM SITE	ADDRESS/LISTINGS
Subject Property	<u>Subject property 1</u> 660 NW 22 nd Road – Blue Goose Beer Saloon (1955-2012) <u>Subject property 2</u> 708 NW 22 nd Road – No listing 712 NW 22 nd Road – No listing 716 NW 22 nd Road – No listing <u>Subject property 3</u> 744 NW 22 nd Road – Residential (1955-1975) <u>Subject property 4</u> 761 NW 22 nd Road – No listing <u>Subject property 5</u> 800 NW 22 nd Road – Tony’s Market (2003-2022) – P I Travel (2000) – Friendly Supermarket (1984-2000) – Dolly’s Grocery (1975-1980) <u>Subject property 6</u>

TABLE 3-3	
HISTORICAL CITY DIRECTORY REVIEW	
DIRECTION FROM SITE	ADDRESS/LISTINGS
	808 NW 24 th Avenue – No listing
North	Mostly all residential listings
East	Mostly all residential listings
South	630 NW 22 nd Road – Washington PK Pure Oil STA (1959) 631 NW 22 nd Road – Eluett’s Serv STA (1955) 632 NW 22 nd Road – Taylor Bros Service Station (1964) 643 NW 22 nd Road – Coleman WM Dentist (1970-1980) 649 NW 22 nd Road – Olympic Cleaning SVC LLC (2007-2016)
West	Mostly all residential listings

Based on the historical city directories listings, there are three sites to the south listed as possible service stations (Washington Oil STA, Eluett’s Serv STA, and Taylor Bros Service Station). These sites are located between 200 to 285 feet southeast of subject property 1. There is no documentation on FDEP Map Direct or Oculus regarding these sites. Based on the distance to subject property 1, and the anticipated groundwater flow direction to the southeast, RES does not believe these listings are of environmental concern with respect to the subject properties.

In the late nineteenth century, the Sanborn Company began preparing maps of central business districts for use by fire insurance companies. These fire insurance maps were updated and expanded geographically periodically through the twentieth century. The maps often indicate construction materials of specific building structures and locations of underground gasoline storage tanks. Historical fire insurance maps were reviewed to evaluate past land uses and relevant characteristics of the site and adjoining properties. Based upon inquiries to ERIS, Fire Insurance Maps were not available for the subject property area.

Readily available historical topographic maps were provided by ERIS (1945-2021) and reviewed to identify RECs in connection with the subject properties based upon historic development patterns on-site and in the vicinity of the subject properties. The following table describes a summary of our observations from our review.

TABLE 3-5		
HISTORICAL TOPOGRAPHIC MAP REVIEW		
DATE	DIRECTION FROM SUBJECT PROPERTY	DESCRIPTION
1945	Subject Property	Subject Property 1 – Possible building feature, unclear if on property or neighboring property. Subject Property 2 – No features Subject Property 3 – No features

TABLE 3-5		
HISTORICAL TOPOGRAPHIC MAP REVIEW		
DATE	DIRECTION FROM SUBJECT PROPERTY	DESCRIPTION
		Subject Property 4 – No features Subject Property 5 – No features Subject Property 6 – No features
	North	No features present, only roads
	South	Some building features present southwest of subject properties across from NW 22 nd Road.
	East	No features present, only roads, seaboard railroad and garbage disposal site.
	West	No features present, only roads and North Fork New River.
1949	Site	Subject Property 1 – Possible building feature, unclear if on property or neighboring property. Subject Property 2 – No features Subject Property 3 – No features Subject Property 4 – No features Subject Property 5 – No features Subject Property 6 – No features
	North	No features present, only roads
	South	Some building features present southwest of subject properties across from NW 22 nd Road.
	East	No features present, only roads
	West	No features present, only roads
1962 -1983	Site	No features present, only roads, mostly single-family dwellings were removed from this topo map and only larger commercial/industrial/community buildings are visible.
	North	Features present north of subject property 6 appear to be residential properties.
	South	One feature that appears to represent a church is present south of subject property 3 and 4.
	East	No features present, only roads and a sewage disposal site noted southeast of the properties.
	West	No features present, only roads and North Fork New River.
1995	Site	No features present, only roads

TABLE 3-5 HISTORICAL TOPOGRAPHIC MAP REVIEW		
DATE	DIRECTION FROM SUBJECT PROPERTY	DESCRIPTION
	North	No features present, only roads
	South	One feature that appears to represent a church is present south of subject property 3 and 4.
	East	No features present, only roads and the sewage disposal facility is no longer noted on the topo.
	West	No features present, only roads
2015-2021	Site	No features present, only roads
	North	No features present, only roads
	South	No features present, only roads
	East	No features present, only roads
	West	No features present, only roads

No environmental concerns were noted in the topographic maps reviewed.

4.0 SITE RECONNAISSANCE

4.1 Methodology and Limiting Conditions

RES performed a site and vicinity reconnaissance to obtain information indicating the likelihood of RECs in connection with the Site. Mr. Junnio Freixa, Scientist III with RES, who is experienced in environmental site assessments, conducted the site visit and area reconnaissance on July 19, 2024. Mr. Freixa was unaccompanied during the site visit. We requested a copy of site plans that may indicate the presence of underground utilities. A copy of those plans was not provided for our review. The site reconnaissance was performed on foot. The property boundaries were walked, and interior portions were viewed by walking several transects. Heavily forested or wet areas were not viewed in their entirety. The area reconnaissance was accomplished by a driving tour of the vicinity of the subject properties. Photographs were taken of the subject properties and the surrounding properties during the site visit and select photographs are included in **Appendix D**.

4.2 General Site Setting

Subject property 1, located at 660 NW 22nd Road consists of a 5,003 square foot vacant grass lot and is zoned as community business. The historical aerial photograph review conducted as part of this Phase I ESA, revealed a former building in 1952 that was no longer present in the 1961 aerial photograph, another building in 1976 that was no longer present in the 1981 aerial photograph and another building in 1995 that was no longer present by the 2017 aerial photography. The site reconnaissance revealed that subject property 1 has mounds of trash/debris and possibly buried trash /debris as well. No standing water was observed at the subject property. Adjacent southeast, the neighboring two properties are also vacant grass lot and appear elevated and have trash/debris and possibly buried trash/debris. The adjacent northeast property, has mounds of trash and buried debris including berms of buried debris which are covered in vegetation. The adjacent northwest property is a fenced paved lot. Adjacent southwest is NW 22nd Road followed by a barbecue restaurant. Subject property 1 is surrounded by a mix of residential and commercial properties.

Subject property 2, located at 708 -712 - 716 NW 22nd Road consists of three adjoining parcels with a combined 15,012 square foot vacant grass lot and is zoned as community business. The historical aerial photograph review conducted as part of this Phase I ESA, revealed a former building in 1952 that was no longer present in the 1976 aerial photograph, the parcels have been cleared since at least 1976. The site reconnaissance revealed that subject property 2 consisted of a grass lot and had no visible signs of environmental concerns. No standing water was observed at the subject property. Adjacent southeast and northeast are residential properties. The adjacent northwest property is vacant apartment building. Adjacent southwest is NW 22nd Road followed by a vacant lot and a residential property. Subject property 2 is surrounded by residential properties.

Subject property 3, located at 744 NW 22nd Road consists of a 5,004 square foot vacant grass lot and is zoned as community business. The historical aerial photograph review conducted as part of this Phase I ESA, revealed a former building in 1952 that was no longer present in the 1968 aerial photograph, the parcel has been cleared since at least 1968. The site reconnaissance revealed that subject property 3 consisted of a grass lot and had no visible signs of environmental concerns. No standing water was observed at the subject property. Adjacent southeast are residential properties. Adjacent northeast is a vacant grass lot. The adjacent northwest property is occupied by a food shop/restaurant commercial property. Adjacent southwest is NW 22nd Road followed by a small commercial grocery store and a parking lot which corresponds with subject property 4. Subject property 3 is surrounded by a mix of residential and commercial properties.

Subject property 4, located at 761 NW 22nd Road consists of a 5,003 square foot paved parking lot and is zoned as community business. The historical aerial photograph review conducted as part of this Phase I ESA, revealed no history of structures on the property and appears to have been a parking lot since at least 1995. The site reconnaissance revealed that subject property 4 had no visible signs of environmental concerns. No standing water was observed at the subject property. A storm drain is located at the center of the property. Adjacent southeast is a small commercial grocery store. Adjacent northeast is NW 22nd Road followed by a food shop/restaurant commercial property and the vacant grass lot corresponding to subject property 3. The adjacent northwest property is a residential apartment building. Adjacent southwest is vacant fenced off grass lot. Subject property 4 is surrounded by a mix of residential and commercial properties.

Subject property 5, located at 800 NW 22nd Road consists of an 8,292 square foot fenced vacant grass lot and is zoned as residential multi-family. The historical aerial photograph review conducted as part of this Phase I ESA, revealed a former building in 1968 and an additional adjacent building in 1976 that was until at least early 2023, the building was no longer present in the 2024 aerial photograph, the parcel is currently cleared. According to the user questionnaire filled out by the client, the property formerly operated as Tonys Market but was demolished before the property was conveyed over to the CRA. The site reconnaissance revealed that subject property 5 consisted of a grass lot and had no visible signs of environmental concerns. No standing water was observed at the subject property. Adjacent south of the property is NW 8th Street followed by a food shop/restaurant commercial property. Adjacent east are residential properties. The adjacent north is a vacant grass lot that corresponds to subject property 6. Adjacent west is NW 24th Avenue followed by a small vacant grass lot. Subject property 5 is surrounded by a mix of residential and commercial properties.

Subject property 6, located at 808 NW 24th Avenue consists of an 8,744 square foot fenced vacant grass lot and is zoned as residential multi-family. The historical aerial photograph review conducted as part of this Phase I ESA revealed no history of structures on the property. The site reconnaissance revealed that subject property 6 consisted of a grass lot and had no visible signs of environmental concerns. No standing water was observed at the subject property. Adjacent south of the property is subject property 5 followed by NW 8th Street. Adjacent east are residential apartment properties. Adjacent north is a residential property followed by NW 8th Court. Adjacent west is NW 24th Avenue followed by residential properties. Subject property 6 is surrounded by a mix of residential and commercial properties.

4.3 Site Reconnaissance Observations

During site reconnaissance activities efforts were made to identify on-site conditions that may be indicative of a REC. The following tables itemize typical potential concerns associated with the subject properties and pertinent comments for those identified as being present on the subject properties. Items identified during the site reconnaissance are discussed following the tables.

TABLE 4-2 ITEMS OF POTENTIAL CONCERN EXTERIOR OBSERVATIONS	
CATEGORY	ITEM OBSERVED
Pits, Ponds, or Lagoons	No
Stained Soil or Pavement	No
Stressed Vegetation	No
Solid Waste	Yes
Wastewater	No
Wells	No
Septic Systems	No
Other Notable Observations	No

TABLE 4-3 ITEMS OF POTENTIAL CONCERN INTERIOR OBSERVATIONS	
CATEGORY	ITEM OBSERVED
Hazardous Substances and Petroleum Products in Connection with Identified Uses	No
Storage Tanks	No
Odors	No
Pools of Liquids	No
Drums	No
Hazardous Substances and Petroleum Products (Not Necessarily in Connection with Identified Uses)	No
Unidentified Substance Containers	No
Potential Polychlorinated Biphenyls (PCB) Containing Equipment	No
Interior Observations Identifying Releases or Material Threat of Future Releases	No
Heating/Cooling	No
Stains or Corrosion	No

TABLE 4-3 ITEMS OF POTENTIAL CONCERN INTERIOR OBSERVATIONS	
CATEGORY	ITEM OBSERVED
Drains and Sumps	No
Other Notable Observations	No

Solid Waste

Trash and indications of buried debris were observed at subject property 1 located at 660 NW 22nd Road consisting of roofing material, concrete, tiles, and barbecue charcoal were observed on the property. The adjacent property to the southeast also appeared to have buried debris and was partially elevated, suggesting buried debris was present. Additionally, the property to the northeast had extensive mounds and potentially buried debris with overgrown vegetation.

5.0 INTERVIEWS

This section provides a summary of interviews conducted about the subject properties.

5.1 Interviews with Owner

According to a July 10, 2024 user questionnaire, Mr. Robert Cass Wojcik, representing the User, states that there have been no historic environmental incidents associated with the subject properties that he is aware of. He stated that that subject property 4 is a parking lot and that subject property 5 formerly operated as a convenience store called Tony's Market.

5.2 Interviews with Key Site Manager

No key site manager was interviewed during the Phase I ESA. The subject properties have no structures that would require a key site manager.

5.3 Interviews with Occupants

The subject properties are vacant, therefore, there were no occupants to interview during the Phase I ESA.

5.4 Interviews with Past Owners, Operators or Occupants

No past owners were available to interview as during the Phase I ESA.

5.5 Interviews with Local Government Officials

The Broward County Fire Department was contacted several times in an attempt to gather information regarding hazardous materials spills, permits, releases, fires, and underground storage tanks for the subject properties. However, contact could not be made, therefore, a Fire Rescue Records Request was submitted to the Broward County Records Request Portal. As of the date of this document, fire rescue records for the subject properties have not been provided.

The Florida Department of Health was contacted for information regarding hazardous materials spills, permits, releases, fires, and underground storage tanks for the subject properties. According to Ms. Kendra Washington, Public Records Manager, the agency has no record of these incidents or the presence of storage tanks at the subject properties.

The Florida Department of Environmental Protection was contacted for information regarding hazardous materials spills, permits, releases, fires, and underground storage tanks for the subject properties. According to Ms. Susan Stephens, the agency identified asbestos notifications for subject properties 1 and 5 for the demolition of a single-family residential dwelling (subject property 1) and the demolitions of the former Tonys Market building (subject property 5), according to the record sent to us, no asbestos was identified during the demolition. The agency has no additional records of these incidents or the presence of storage tanks at the subject properties.

5.6 Interviews with Others

No other individuals were interviewed during the Phase I ESA.

6.0 VAPOR ENCROACHMENT

RES conducted Tier 1 and non-invasive Tier 2 VES in general accordance with the *ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (Designation E2600-22). The purpose of the VES was to screen the subject properties for a VEC using the information collected during the course of conducting the Phase I ESA. A VEC is the presence or likely presence of vapors of COCs in the vadose zone of the subject properties caused by a release of vapors from contaminated soil and/or groundwater either on or near the subject properties. This is accomplished by reviewing governmental records, chemical use and historical records of prior uses on the subject properties and within the area of concern (AOC) surrounding the subject properties. Such information includes property data, soil, geological and contaminant characteristics, contaminated plume migration, identification of significant conduits that may provide preferential pathways for vapor migration, groundwater depth and groundwater flow direction. For the purposes of this VES, RES used the default AOCs established within the ASTM. The AOC was measured from the property boundary.

6.1 Tier 1 Screening

The following information was considered during the Tier 1 Screening performed:

Existing Use of the Site

The subject properties 1-3 and 5-6 are undeveloped grass lots. Subject property 4 consists of a paved parking lot.

Planned Use of the Site

There is no planned use for the subject properties. Per the user questionnaire, the City intends to sell the lots when they are able.

Type of Structures Planned for the Site

No details of the proposed planned have been provided.

Surrounding Area Description

Subject property 1 is surrounded by two vacant grass lots to the southeast. The adjacent northeast property, behind subject property 1 is also a vacant grass lot with buried debris which are covered in vegetation. The adjacent northwest property is a fenced paved lot. Adjacent southwest is NW 22nd Road followed by a barbecue restaurant. Subject property 1 is surrounded by a mix of residential and commercial properties.

Subject property 2 is surrounded to the southeast and northeast by residential properties. The adjacent northwest property is vacant apartment building. Adjacent southwest is NW 22nd Road followed by a vacant lot and a residential property. Subject property 2 is surrounded by residential properties.

Subject property 3 is surrounded to the southeast by residential properties. Adjacent northeast is a vacant grass lot. The adjacent northwest property is occupied by a food shop/restaurant commercial property. Adjacent southwest is NW 22nd Road followed by a small commercial grocery store and a parking lot which corresponds with subject property 4. Subject property 2 is surrounded by a mix of residential and commercial properties.

Subject property 4 is surrounded to the southeast by a small commercial grocery store. Adjacent northeast is NW 22nd Road followed by a food shop/restaurant commercial property and the vacant grass lot corresponding to subject property 3. The



adjacent northwest property is a residential apartment building. Adjacent southwest is vacant fenced off grass lot. Subject property 4 is surrounded by a mix of residential and commercial properties.

Subject property 5 is surrounded to the south by NW 8th Street followed by a food shop/restaurant commercial property. Adjacent east are residential properties. The adjacent north is a vacant grass lot that corresponds to subject property 6. Adjacent west is NW 24th Avenue followed by a small vacant grass lot. Subject property 5 is surrounded by a mix of residential and commercial properties.

Subject property 6 is surrounded to the south by subject property 5 followed by NW 8th Street. Adjacent east are residential apartment properties. Adjacent north is a residential property followed by NW 8th Court. Adjacent west is NW 24th Avenue followed by residential properties. Subject property 6 is surrounded by a mix of residential and commercial properties.

General Physical Setting Information

We did not identify records or reports for nearby sites with groundwater water flow direction measured. Regional groundwater flow is generally to the southeast. Soils are anticipated to be poorly drained and groundwater depth is anticipated to be at a depth of five to ten feet below land surface. USGS Topographic data indicates that the elevation of the subject properties is approximately 6.67 feet above MSL.

Preferential Pathways

Overhead and underground utilities were observed along the sidewalk for subject properties 1-6. Additionally, a stormwater drain was observed located at the center of the property.

User-Specialized Knowledge, Experience and Commonly Known or Reasonably Ascertainable Information

The User indicated that the subject property located at 800 NW 22nd Road (subject property 5) previously operated as a store called Tonys Market but was demolished before the property was conveyed over to the CRA. Additionally, the client indicated that the subject property located 761 NW 22nd Road (subject property 4) is currently a parking lot. The client was not aware of any other commonly known or reasonably ascertainable information about the subject properties that would help the environmental professional to identify conditions indicative of releases or threatened releases.

Known or Suspected Potentially Contaminated Properties with COCs within the AOC or On-site

Based on the AOC's established within the ASTM of one tenth of a mile (528 feet) for petroleum hydrocarbon chemicals of concern and one third of a mile (1,760 feet) for other chemicals of concern, no sites were identified within those AOC's of the target property.

No facilities with documented contamination or activities that handle hazardous wastes or petroleum products were identified during the Tier 1 screening. Based on this information, RES concluded that a VEC does not exist based upon the results of the Tier 1 screening and a Tier 2 screening was not deemed necessary.

7.0 EVALUATION

This section summarizes known or suspected RECs, controlled RECs, historical RECs and de minimis conditions.

7.1 Findings

The subject properties are comprised of six properties located at 660 NW 22nd Road (subject property 1), 708 – 712 – 716 NW 22nd Road (subject property 2), 744 NW 22nd Road (subject property 3), 761 NW 22nd Road (subject property 4), 800 NW 22nd Road (subject property 5), and 808 NW 24th Avenue (subject property 6), in Fort Lauderdale, Broward County, Florida. According to the client subject property 4 is currently a parking lot and subject property 5 previously operated as a store called Tonys Market but was demolished before the property was conveyed over to the CRA. The historical review conducted as part of this Phase I ESA did not identify any environmental concerns.

The subject properties are comprised of vacant grass lots, except subject property 4 which is currently a paved parking lot. No standing water was observed at the subject properties at the time of the site visit. One environmental concern was noted during the site reconnaissance consisting of mounds of trash/debris and possibly buried trash /debris observed at subject property 1 and the adjacent properties to the southeast and northeast. Subject properties 1 and 3-6 are surrounded by a mix of residential and commercial properties. Subject property 2 is surrounded by residential properties.

No environmental liens filed or recorded against the subject properties were identified under federal, tribal, state or local law were found. No land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls filed or recorded against the subject properties were identified under federal, tribal state or local law. No hazardous materials spills, permits, releases, fires, and underground storage tanks at the subject properties were identified. FDEP records request identified asbestos notifications for subject properties 1 and 5 for the demolition of a single-family residential dwelling (subject property 1) and the demolitions of the former Tonys Market building (subject property 5), according to the records, no asbestos was identified during the demolition. A database review revealed four regulated sites within 500 feet of the subject properties. Salvage Auto Repair Inc, Salvage Auto Center, Sunrise Recycle/ FPT Fort Lauderdale LLC, and Bridge Point I-95 (Former US Concrete Pipe Company of Florida). Review of topographical data suggests that groundwater flow tends to be toward the southeast. The subject properties are not located within a wellfield protection area.

7.2 Opinions

This section provides an opinion of the impact to the subject properties of the conditions identified in the findings section.

The site reconnaissance revealed that subject property 1 has mounds of trash/debris and possibly buried trash /debris. Adjacent southeast, the neighboring two properties are also vacant grass lot and appear elevated and has trash/debris and possibly buried trash/debris. The adjacent northeast property, behind subject property 1 has mounds of trash and buried debris including berms of buried debris which are covered in vegetation. Based on the presence of trash mounds and possibly buried debris observed at the subject property 1 and adjacent properties, this is considered a REC. Buried solid waste, trash, and debris can be a source of methane, and/or soil, or groundwater contamination.

Salvage Auto Repair is listed under the Broward Haz and County SQG databases. These databases track sites that store hazardous waste materials. According to the Broward Haz database this facility is listed as closed. According to the SQG databases this facility is listed as out of business. No contamination records are documented. This facility is located

approximately 257 feet southeast of subject property 1 and beyond 500 feet of subject properties 2-6. Based on the distance to the subject properties, this site is not considered a REC.

Salvage Auto Center is listed under the Broward Haz database. According to the Broward Haz database this facility is listed as closed. No contamination records are documented. This facility is located across the street from Salvage Auto Repair and approximately 310 feet southeast of subject property 1 and beyond 500 feet of subject properties 2-6. Based on the distance to the subject properties, this site is not considered a REC.

Sunrise Recycling/FTP Fort Lauderdale LLC operates as a scrap metal facility and is listed under the Broward Haz, SWF/LF, and Tier 2 databases. According to the Broward Haz database this facility is listed as open, no additional information regarding this facility is listed in the Broward Haz database. According to the SWF/LF database this facility is listed as a Recovered Materials Processing Facility. According to FDEP Oculus records search the facility has no documented violations and the last recovered materials dealer certificate renewal was issued in May of 2024. The facility is listed on the Tier 2 database, the database tracks the inventory of chemicals of facilities in the state of Florida. The facility stores gasoline on site. However, no tanks are registered at this facility indicating that the storage of gasoline is likely to be in small quantities. No contamination records are documented. This facility is located approximately 330 feet northeast of subject property 1, 400 feet east of subject property 2 and beyond 500 feet of subject properties 3-6. Based on the distance to the Subject Property, this site is not considered a REC.

Bridge Point I-95 (Former US Concrete Pipe Co of FL) formerly operated as a concrete facility and currently operates as two commercial warehouses with multiple businesses operating. The facility is listed under the AST, UST, STCS, LST, Broward UST, Broward AST, Broward Contamination, DWM Contamination, and ERIC waste cleanup databases. A site manager summary report indicates that the facility has achieved a Site Rehabilitation Completion Order (SRCO) for a discharge dated January 12, 2000. Oculus indicates that a discharge was reported in response to evidence of petroleum contamination discovered by lab analyses of groundwater sampled taken during tank closure activities. Assessment was initiated in October of 2000 and finalized by May of 2001. Well abandonment was conducted on July of 2001 and the SRCO granted on August 21, 2001. according to deed restriction Declaration of Restrictive Covenant (DRC), the site contains arsenic contamination and therefore, has the following groundwater restrictions; No use of groundwater, no drilling for water nor wells be installed other than monitoring wells, dewatering activities require an approve plan, and current stormwater features cannot be altered without approval. It should be noted that the arsenic contamination is contained within the property's boundaries. This facility is located approximately 370 feet northeast of subject property 2, 390 feet northeast of subject property 3 and beyond 500 feet of subject properties 1 and 4-6. Based on the distance to the Subject Property, this site is not considered a REC.

The city directories indicated that three gasoline stations were historically located within 300 feet to the south of subject property 1. Based on the distance and directions of these former facilities to subject property 1, these former facilities do not in our opinion represent a REC with respect to the subject property.

7.3 Significant Data Gaps

This section summarizes significant data gaps and the relevance these data gaps have on the ability to identify RECs.

Sanborn Fire Insurance Maps were not available for the subject properties or surrounding area, however, historical aerial images dating back to 1940s and topographic maps dating back to 1945 were available. It should be noted that historical

*Phase I Environmental Site Assessment
660 NW 22nd Road, 708 – 712 – 716 NW 22nd Road
744 NW 22nd Road, 761 NW 22nd Road
800 NW 22nd Road, and 808 NW 24th Avenue
Fort Lauderdale, Broward County, Florida
RES Project Number PRJ110947*

aerial images and the topographic maps were not available at a five-year interval dating back to 1940. RES does not consider this data gap to be significant.

There were no significant data gaps associated with the subject properties.

7.4 Conclusions

RES has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-21 of the six properties collectively referred to as the subject properties in Fort Lauderdale, Broward County, Florida. Any deviations from this practice are described in Section 1.4 of this report. No RECs were identified in association with the subject properties except the presence of trash mounds and possible buried debris noted during the site reconnaissance at subject property 1 located at 660 NW 22nd Road and adjacent properties. Buried solid waste, trash, and debris can be a source of methane, and/or soil, or groundwater contamination.

*Phase I Environmental Site Assessment
660 NW 22nd Road, 708 – 712 – 716 NW 22nd Road
744 NW 22nd Road, 761 NW 22nd Road
800 NW 22nd Road, and 808 NW 24th Avenue
Fort Lauderdale, Broward County, Florida
RES Project Number PRJ110947*

8.0 NON-SCOPE SERVICES

This Phase I ESA did not include services outside of those outlined in the ASTM E1527-21 Standard except for a vapor encroachment screening.

9.0 PROFESSIONAL QUALIFICATIONS

RES provides initial and periodic training for professionals who conduct Phase I ESAs. A short summary of the main professionals who assisted in the completion of this Phase I ESA is provided below:

Kathryn Eisnor is a Senior Scientist with RES. She has 18 years of experience in the environmental profession in South Florida. Ms. Eisnor specializes in National Environmental Policy Act (NEPA) projects, contamination assessment, and due diligence. Ms. Eisnor has conducted and reviewed over one hundred Phase I and II ESAs for a variety of public and private clients, lenders, and institutions. She has conducted work for clients including Seminole Tribe of Florida, Florida Department of Transportation, private development clients, City of Boca Raton, City of Fort Lauderdale, and City of Pompano Beach.

Junnio Freixa is a Scientist II with RES. He has five years of experience in the environmental profession in South Florida. Mr. Freixa specializes in contamination assessments and has conducted numerous Phase I and II ESA assessments, site assessments, and historical records reviews for a variety of public and private clients, lenders, and institutions. He has worked for clients including, Florida Department of Transportation, private development clients, Broward County, Miami-Dade County, City of Miami Beach, City of Fort Lauderdale, and City of Pompano Beach.



10.0 REFERENCES

This section presents a list of references relied upon during the preparation of this Phase I ESA. Additional references are cited within the individual sections in which they are used in order to facilitate a more comprehensive understanding of those referenced sources.

- ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments E-1527-21
- County Property Appraiser Website
- FDEP Water Resource Management Section, Water Data Central, Map Direct.
<http://www.dep.state.fl.us/water/datacentral/>
- Florida Department of Transportation. APLUS Mapping System. Aerial Photograph Collection
- Aerial photographs <http://www.dot.state.fl.us/surveyingandmapping/apac.shtm>
- Google Earth Aerial Photographs <http://www.google.com/earth/index.html>
- FDEP OCULUS Electronic Document Management System <http://dwmedms.dep.state.fl.us/Oculus/servlet/login>
- FDEP Contamination Locator Map <http://webapps.dep.state.fl.us/DepCleanup/welcome.do>
- FDEP Institutional Controls Registry at <http://ca.dep.state.fl.us/mapdirect/?focus=icr>
- United States Department of Agriculture Web Soil Survey
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- United States Geological Survey, Topographic Maps, 7.5-Minute Quadrangle Map <http://www.usgs.gov/>
- *Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources*, Paper 2011-A-301-AWMA Anthony J. Buonicore, PE, BCCEE, QEP



11.0 TERMINOLOGY

For the convenience of the User of this report, we are providing definitions of terminology commonly used in this document and may be of interest. These definitions can be identified in the ASTM E1527-21 standard. The definitions included herein are for convenience and are not construed to be a comprehensive list of all relevant terms. Additional definitions can be identified in the ASTM E1527-21 standard.

activity and use limitations - legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

all appropriate inquiry - all appropriate inquiries—that inquiry constituting all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.

bona fide prospective purchaser liability protection - (42 U.S.C. §9607(r))—a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiries would not generally preclude this liability protection. A person must make all appropriate inquiries on or before the date of purchase. The facility must have been purchased after January 11, 2002.

business environmental risk - a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.

controlled recognized environmental condition - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (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).

data failure - a failure to achieve the historical research objectives in 8.3.1 through 8.3.2.2 even after reviewing the standard historical sources in 8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

data gap - a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

de minimis condition – condition—a condition that generally does 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 conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

engineering controls - physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation.

environmental lien - a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

environmental professional - a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). For the convenience of the reader, this section is reprinted in Appendix X2. The person may be an independent contractor or an employee of the user.

environmental site assessment (ESA) – the process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions. At the option of the user, an environmental site assessment may include more inquiry than that constituting all appropriate inquiries or, if the user is not concerned about qualifying for the LLPs, less inquiry than that constituting all appropriate inquiries. An environmental site assessment is both different from and often less rigorous than an environmental compliance audit.

hazardous substance - a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

hazardous waste - any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. §6903, as: “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may—(A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

historical recognized environmental 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). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.



innocent landowner defense - (42 U.S.C. §§9601(35) & 9607(b)(3))—a person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the innocent landowner defense.

institutional controls - a legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

Landowner Liability Protections - landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r). There are additional requirements beyond conducting a Phase I ESA.

material threat - a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

petroleum products - those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. §9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

practically reviewable - information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable.

reasonably ascertainable - information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

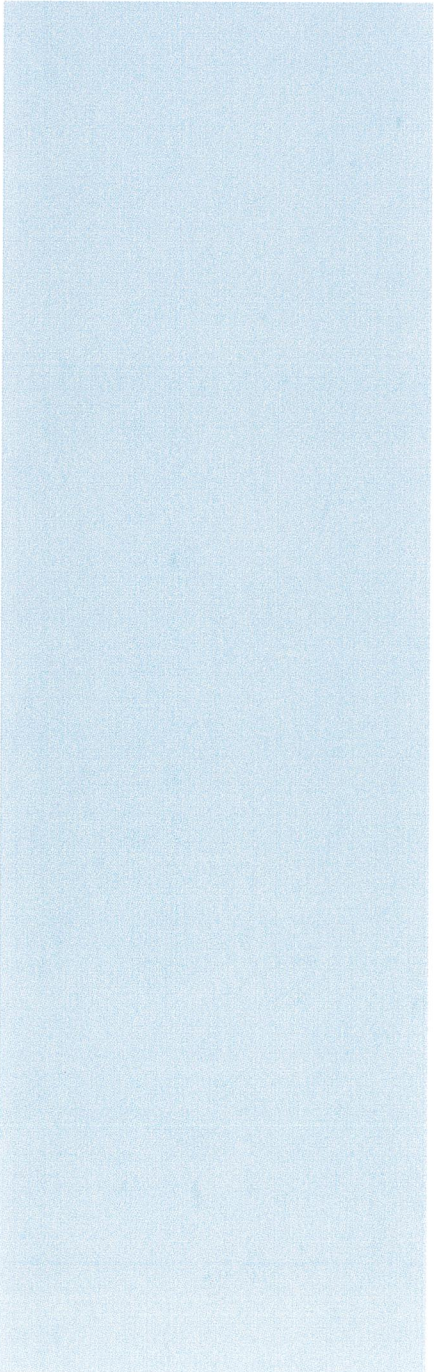
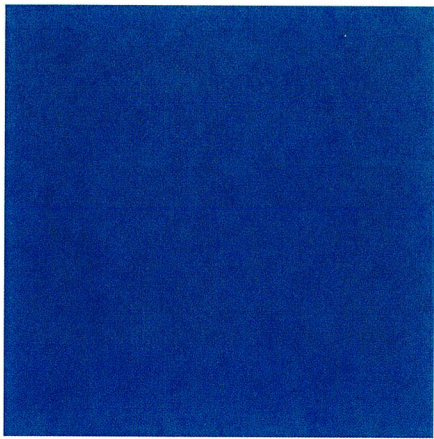


recognized environmental conditions - The term recognized environmental condition means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

Release - a release of any hazardous substance or petroleum product shall have the same meaning as the definition of "release" in CERCLA 42 U.S.C. § 9601(22).

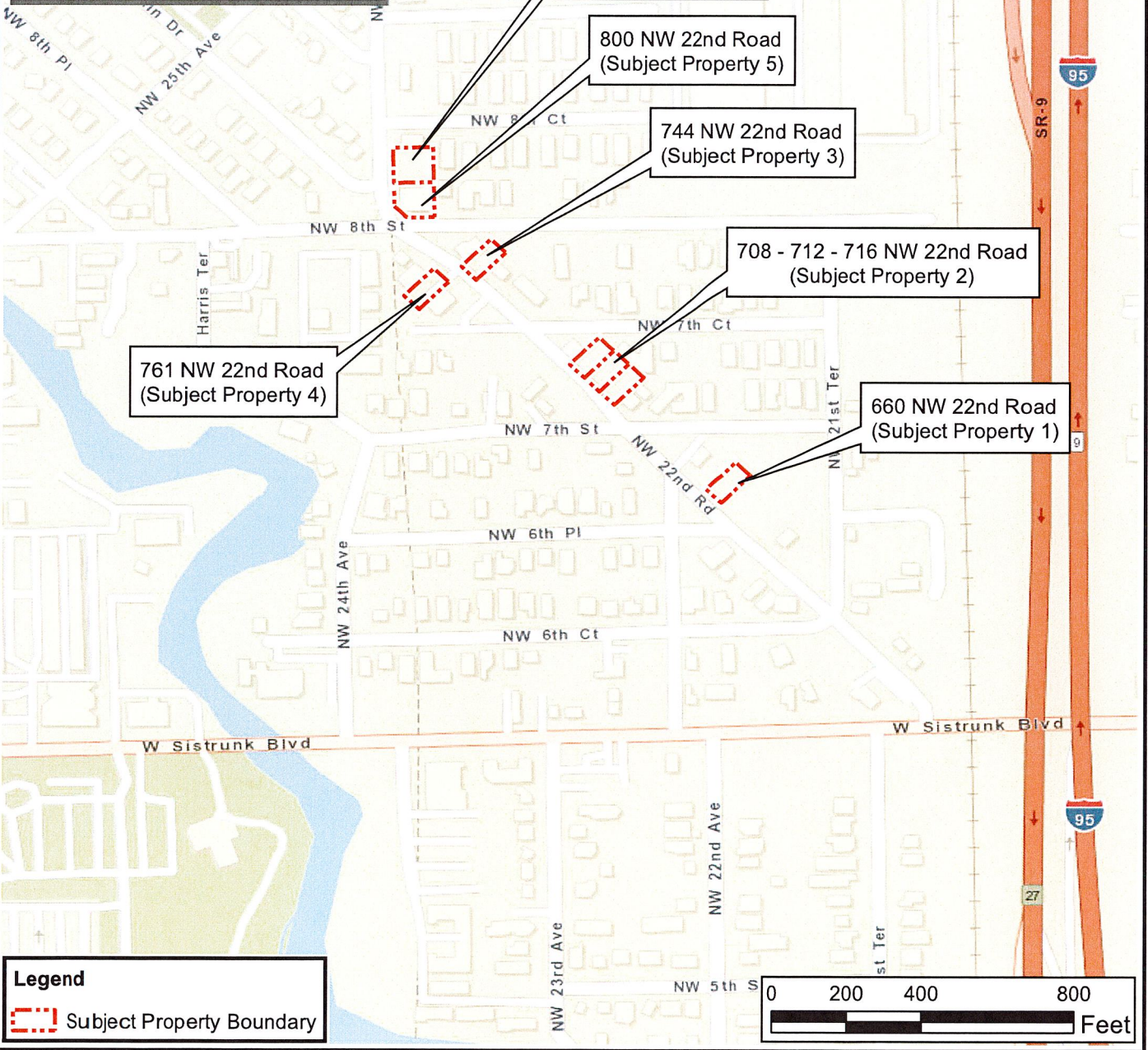
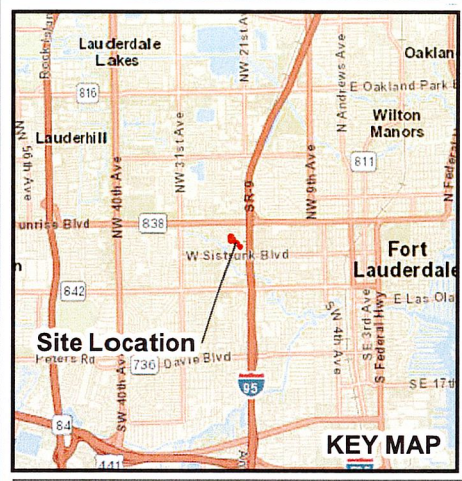
User - the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice

Reasonable Time and Cost - Information that is obtainable within reasonable time and cost constraints means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.



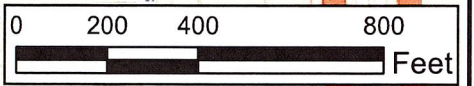
Appendix A

- *Figure 1 – Location Map*
- *Figure 2 – Topographic Map*
- *Figure 3 – Aerial Photograph Map*



Legend

Subject Property Boundary



RES Florida Consulting, LLC
312 SE 17th Street, Suite 200
Fort Lauderdale, FL 33316
Phone: 954-484-8500

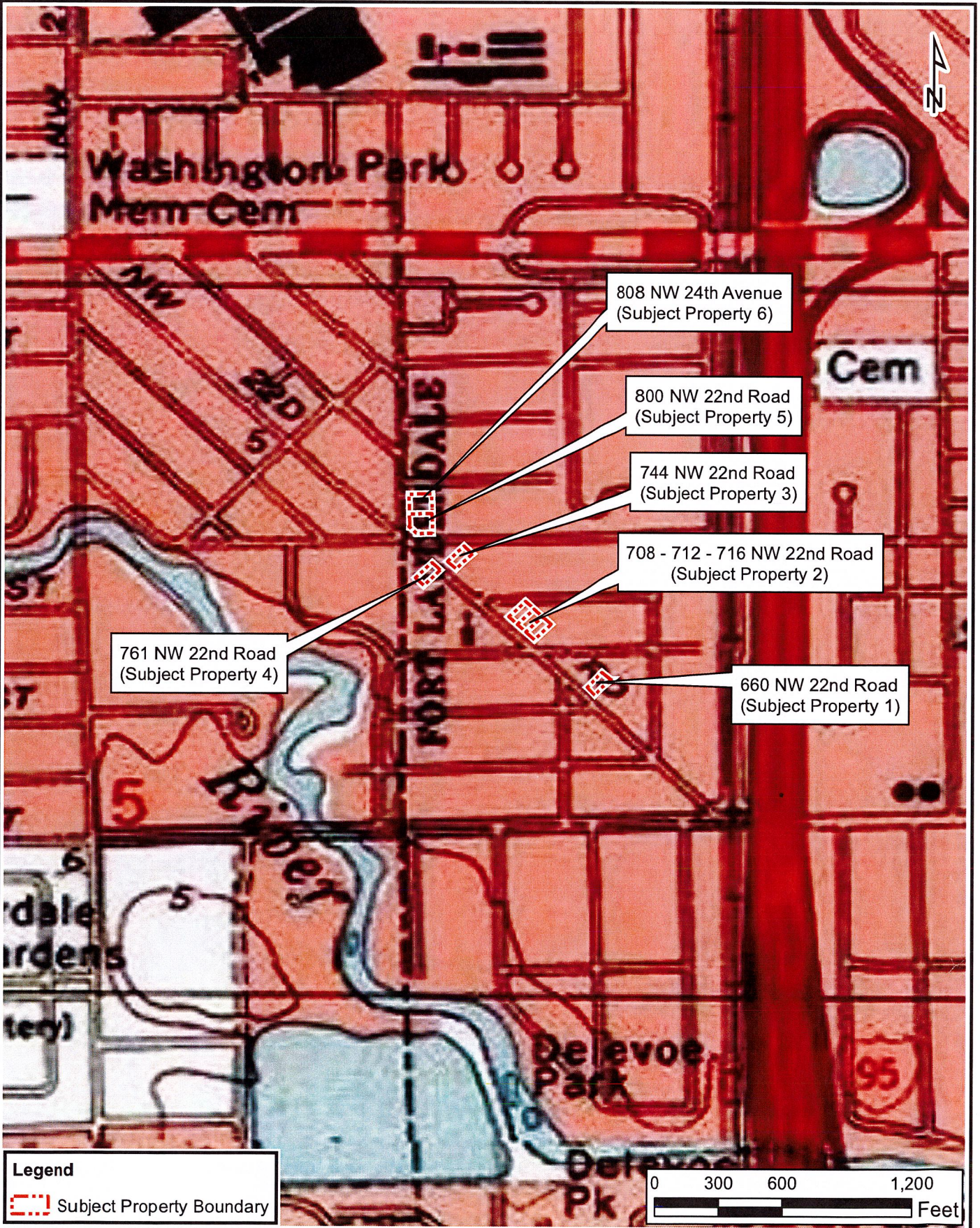
PROJECT NUMBER:
PRJ110947

Phase I ESA
Six Fort Lauderdale
Subject Properties
Fort Lauderdale,
Broward County, Florida

Location Map

SCALE: 1"=400'
DATE: 8/26/2024

FIGURE
1



R:\Projects\FL110947-City of Fort Lauderdale 6 Phase I ESA\5 - Maps\F2_USGS Topographic Map.mxd By: JF



RES Florida Consulting, LLC
 312 SE 17th Street, Suite 200
 Fort Lauderdale, FL 33316
 Phone: 954-484-8500

PROJECT NUMBER:
 PRJ110947

Phase I ESA
Six Fort Lauderdale
Subject Properties
 Fort Lauderdale,
 Broward County, Florida

USGS
Topographic Map

SCALE:
 1"=600'

DATE:
 8/26/2024


FIGURE

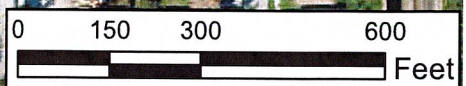
2

24




Legend

 Subject Property Boundary



R:\Projects\FL110947-City of Fort Lauderdale 6 Phase I ESA\5. Maps\F3_Aerial Photograph.mxd By: JF

 RES Florida Consulting, LLC
312 SE 17th Street, Suite 200
Fort Lauderdale, FL 33316
Phone: 954-484-8500

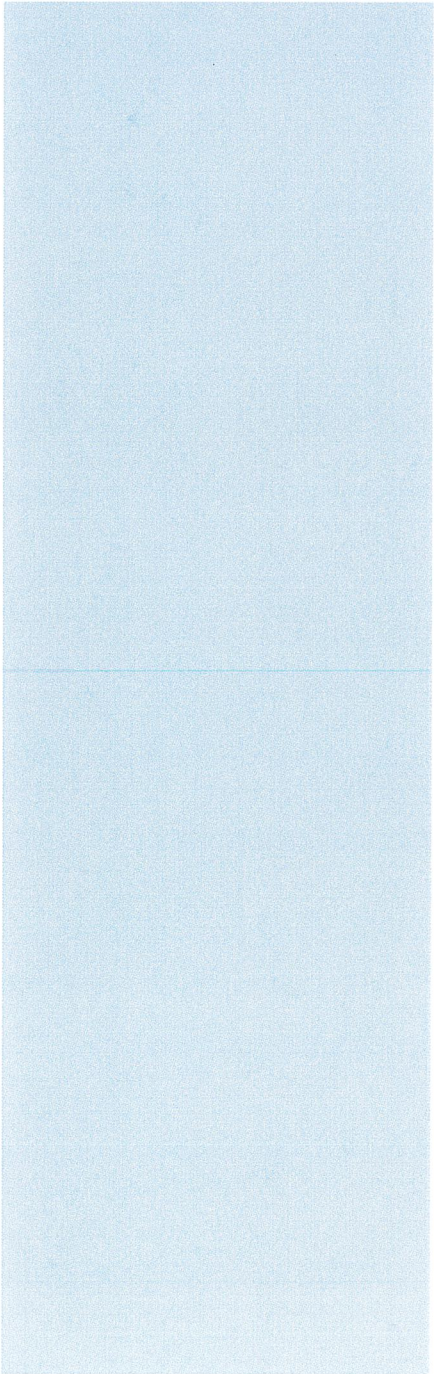
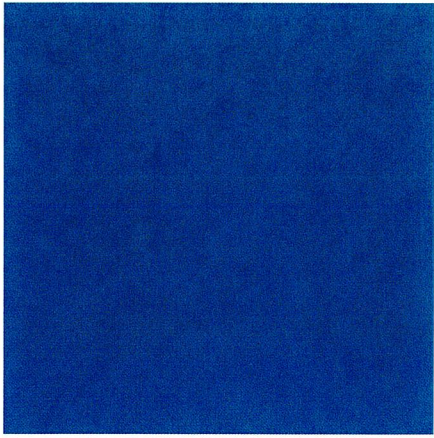
PROJECT NUMBER:
PRJ110947

Phase I ESA
Six Fort Lauderdale
Subject Properties
Fort Lauderdale,
Broward County, Florida

2021 Aerial
Photograph Map

SCALE: 1"=300'
DATE: 8/26/2024

FIGURE
3



Appendix B

- *Regulatory Records Documentation*



DATABASE REPORT

Project Property: *6 Fort Lauderdale Properties - Phase I ESA
6 Fort Lauderdale Properties
Fort Lauderdale FL 33311*

Project No: *PRJ110947*

Report Type: *Database Report*

Order No: *24071500075*

Requested by: *E Sciences, Inc.*

Date Completed: *July 17, 2024*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: 6 Fort Lauderdale Properties - Phase I ESA
6 Fort Lauderdale Properties Fort Lauderdale FL 33311

Project No: PRJ110947

Coordinates:

Latitude: 26.13218065
Longitude: -80.17329199
UTM Northing: 2,890,530.63
UTM Easting: 582,682.57
UTM Zone: UTM Zone 17R

Elevation: 7 FT

Order Information:

Order No: 24071500075
Date Requested: July 15, 2024
Requested by: E Sciences, Inc.
Report Type: Database Report

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
City Directory Search	<i>CD - 2 Street Search</i>
ERIS Xplorer	ERIS Xplorer
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>

Executive Summary: Report Summary

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	1	1
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	1	-	1
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	1	-	1
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	2	-	-	2
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	1	0	1	-	2
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	6	1	13	20
CLEANUP DEP	Y	1	0	0	0	0	3	3
WCRPS	Y	1	0	0	5	0	5	10
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	1	1	4	-	6
LST	Y	0.5	0	0	4	11	-	15
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	7	-	-	7
AST	Y	0.25	0	0	1	-	-	1
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	0	8	17	-	25
INST	Y	0.5	0	1	1	0	-	2
ENG	Y	0.5	0	0	1	0	-	1
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County								
BROWARD CONTAM	Y	0.5	0	0	4	4	-	8
SWF BROWARD	Y	0.5	0	0	0	0	-	0
UST BROWARD	Y	0.25	0	0	5	-	-	5
BROWARD AST	Y	0.25	0	0	1	-	-	1
<u>Additional Environmental Records</u>								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	1	0	-	1
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
DWM CONTAM	Y	0.5	0	0	11	20	-	31
DEL CONTAM SITE	Y	0.5	0	0	4	3	-	7
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	0	2	-	-	2
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	2	-	-	-	2
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BROWARD HAZ	Y	0.25	0	3	7	-	-	10
BROWARD NOV	Y	0.25	0	0	1	-	-	1
Total:			0	8	72	63	22	165

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	BROWARD HAZ	Salvage Auto Repair, Inc.	640 NW 21ST TER Fort Lauderdale FL 33311	SE	0.05 / 257.83	-2	48
2	BROWARD HAZ	Salvage Auto Center	2115 NW 6TH PL RESUB BLK 12 WASHINGTON PARK 24- 16 B LOTS 7 & 8, BLK 3 f/k/a: 640 NW 21 Terrace Fort Lauderdale FL 33311	ESE	0.06 / 310.30	-2	48
3	BROWARD HAZ	Sunrise Recycling	700 NW 21ST TER Fort Lauderdale FL 33311	ESE	0.07 / 354.13	-1	48
3	TIER 2	Sunrise Recycling	700 NW 21st Terrace Fort Lauderdale FL 33311	ESE	0.07 / 354.13	-1	48
3	SWF/LF	FPT-SUNRISE	700 NORTHWEST 21ST TERRACE FORT LAUDERDALE FL 33311	ESE	0.07 / 354.13	-1	53
3	TIER 2	FPT Fort Lauderdale LLC	700 NW 21st Terrace Fort Lauderdale FL 33311	ESE	0.07 / 354.13	-1	55
4	INST		FL	ENE	0.07 / 360.27	-2	57
5	FED BROWNFIELDS	2208 W. Sistrunk Blvd	2208 W. Sistrunk Blvd Fort Lauderdale FL 33311 Property ID: 14600	SSE	0.12 / 623.53	0	57
6	LST	DIAMOND TOWING	2201 NW 8TH ST FORT LAUDERDALE FL 33311-6809 Facility ID Facility Status: 9046003 CLOSED Cleanup Required: N - NO CLEANUP REQUIRED	ENE	0.13 / 665.94	-1	59
6	UST	DIAMOND TOWING	2201 NW 8TH ST FORT LAUDERDALE FL 33311 Facility ID Facility Status: 9046003 CLOSED Tank Status Status Date: B - REMOVED FROM SITE 30-JUN-1980	ENE	0.13 / 665.94	-1	62
6	STCS	DIAMOND TOWING	2201 NW 8TH ST FORT LAUDERDALE FL 33311 Facility ID Fac Stat (OD): 9046003 CLOSED	ENE	0.13 / 665.94	-1	62
6	DWM CONTAM	DIAMOND TOWING	2201 NW 8TH ST FORT LAUDERDALE FL 33311	ENE	0.13 / 665.94	-1	64

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number	
			Facility ID: 9046003					
7	UST BROWARD	City of Fort Lauderdale CRA (Former Haygood Property)	2130 NW 6TH ST Fort Lauderdale FL 33311	SE	0.14 / 728.94	2	64	
			DEP Site ID: 069806560 Storage Tank No Tank Status: 07644-01 B. Removed From Site, 07644-02 B. Removed From Site					
7	BROWARD HAZ	City of Fort Lauderdale CRA (Former Haygood Property)	2130 NW 6TH ST 540-544 NW 21 Ter (included as one facility owned by city of Fort Lauderdale CRA Fort Lauderdale FL 33311	SE	0.14 / 728.94	2	65	
8	STCS	FORT LAUDERDALE CITY COMMUNITY REDEVELOP AGENCY	2130-2140 NW 6TH ST FORT LAUDERDALE FL 33311	SE	0.14 / 729.48	2	65	
			Facility ID Fac Stat (OD): 9806560 CLOSED					
9	RCRA VSQG	FT LAUDERDALE, CITY OF	2101 NW 6TH ST FT LAUDERDALE FL 33311- 7729	SE	0.14 / 735.41	2	66	
			EPA Handler ID: FLTMP9203814					
9	UST BROWARD	City of Fort Lauderdale- GTL WW Repump Station A	2101 NW 6TH ST Fort Lauderdale FL 33311	SE	0.14 / 735.41	2	67	
			DEP Site ID: 068943045 Storage Tank No Tank Status: 03405-01 U. In-Service					
9	BROWARD HAZ	City of Fort Lauderdale- GTL WW Repump Station A	2101 NW 6TH ST Fort Lauderdale FL 33311	SE	0.14 / 735.41	2	67	
9	BROWARD CONTAM	FT LAUDERDALE CITY OF -	2101 NW 6TH ST FORT LAUDERDALE FL 33311	SE	0.14 / 735.41	2	68	
9	WELL SURVEILLANCE	Ft Lauderdale City - WWT Pit A	2101 NW 6 ST Fort Lauderdale FL 33311	SE	0.14 / 735.41	2	68	
10	SWF/LF	CITY OF FORT LAUDERDALE TRASH TRANSFER STATION	2102 NW 6 STREET FORT LAUDERDALE FL 33311	SE	0.14 / 749.53	2	68	
11	UST	SUPERCO-IVORY'S	2270 NW 6TH ST FORT LAUDERDALE FL 33311	S	0.14 / 757.97	-1	69	
			Facility ID Facility Status: 8837933 CLOSED Tank Status Status Date: B - REMOVED FROM SITE 01-JUN-1996, B - REMOVED FROM SITE 01-JUN-1996, B - REMOVED FROM SITE 01-JUN-1996					
11	STCS	SUPERCO-IVORY'S	2270 NW 6TH ST FORT LAUDERDALE FL 33311	S	0.14 / 757.97	-1	70	

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number	
			Facility ID Fac Stat (OD): 8837933 CLOSED					
12	PFAS IND	FT LAUDERDALE, CITY OF	FT LAUDERDALE FL	SE	0.14 / 763.52	2	72	
13	UST	UNION 76-SEYMOUR'S	2132 NW 6TH ST FORT LAUDERDALE FL 33311	SE	0.15 / 770.80	3	73	
			Facility ID Facility Status: 8942733 CLOSED Tank Status Status Date: B - REMOVED FROM SITE 30-SEP-1987, B - REMOVED FROM SITE 30-SEP-1987					
13	STCS	UNION 76-SEYMOUR'S	2132 NW 6TH ST FORT LAUDERDALE FL 33311	SE	0.15 / 770.80	3	74	
			Facility ID Fac Stat (OD): 8942733 CLOSED					
14	UST BROWARD	Broward County OES - Former Barroom	2500 NW 8TH ST Fort Lauderdale FL 33311	W	0.15 / 810.39	0	75	
			DEP Site ID: 069803751 Storage Tank No Tank Status: 04931-02 B. Removed From Site, 04931-01 B. Removed From Site, 04931-03 B. Removed From Site					
14	BROWARD HAZ	Broward County OES - Former Barroom	2500 NW 8TH ST Fort Lauderdale FL 33311	W	0.15 / 810.39	0	76	
14	UST	BROWARD CNTY OFFICE ENVIRONMENTAL SVCS	2500 NW 8TH ST FORT LAUDERDALE FL 33311	W	0.15 / 810.39	0	76	
			Facility ID Facility Status: 9803751 CLOSED Tank Status Status Date: B - REMOVED FROM SITE 01-MAR-2001, B - REMOVED FROM SITE 13-APR-2001, B - REMOVED FROM SITE 01-MAR-2001					
14	STCS	BROWARD CNTY OFFICE ENVIRONMENTAL SVCS	2500 NW 8TH ST FORT LAUDERDALE FL 33311	W	0.15 / 810.39	0	77	
			Facility ID Fac Stat (OD): 9803751 CLOSED					
15	BROWARD HAZ	James C. Boyd Funeral Home	2324 NW 6TH ST Fort Lauderdale FL 33311	S	0.17 / 913.69	-2	79	
16	ERIC	BROWARD COUNTY HOUSING FINANCE AUTHORITY	2601 NW 9 STREET FORT LAUDERDALE FL 33301	NW	0.17 / 916.56	-2	79	
16	DWM CONTAM	BROWARD COUNTY HOUSING FINANCE AUTHORITY	2601 NW 9 STREET FORT LAUDERDALE FL 33301	NW	0.17 / 916.56	-2	79	
			Facility ID: 138916					
17	BROWARD AST	Bridge Point I-95 (Former United States Concrete Pipe Company)	2200 W SUNRISE BLVD Fort Lauderdale FL 33311	NE	0.19 / 1,012.69	0	80	
			Facility No: 01262 Storage Tank No Tank Status: 01262-04 B. Removed From Site, 01262-05 B. Removed From Site, 01262-03 B. Removed From Site, 01262-02 B. Removed From Site					

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	UST BROWARD	Bridge Point I-95 (Former United States Concrete Pipe Company)	2200 W SUNRISE BLVD Fort Lauderdale FL 33311	NE	0.19 / 1,012.69	0	81
			<i>DEP Site ID:</i> 068622335 <i>Storage Tank No Tank Status:</i> 01262-01 B. Removed From Site				
17	LST	US CONCRETE PIPE CO OF FL	2200 W SUNRISE BLVD FORT LAUDERDALE FL 33311-5755	NE	0.19 / 1,012.69	0	81
			<i>Facility ID Facility Status:</i> 8622335 CLOSED <i>Cleanup Required:</i> R - CLEANUP REQUIRED				
17	BROWARD HAZ	Bridge Point I-95 (Former United States Concrete Pipe Company)	2200 W SUNRISE BLVD Fort Lauderdale FL 33311	NE	0.19 / 1,012.69	0	83
17	BROWARD CONTAM	US CONCRETE PIPE	2200 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NE	0.19 / 1,012.69	0	84
17	UST	US CONCRETE PIPE CO OF FL	2200 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NE	0.19 / 1,012.69	0	84
			<i>Facility ID Facility Status:</i> 8622335 CLOSED <i>Tank Status Status Date:</i> B - REMOVED FROM SITE , B - REMOVED FROM SITE , B - REMOVED FROM SITE 01-JAN-2000				
17	AST	US CONCRETE PIPE CO OF FL	2200 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NE	0.19 / 1,012.69	0	85
			<i>Facility ID Facility Status:</i> 8622335 CLOSED <i>Tank Status Status Date:</i> B - REMOVED FROM SITE 19-DEC-2007				
17	ERIC	Bridge Point I-95	2200 W Sunrise Blvd Fort Lauderdale FL 33311	NE	0.19 / 1,012.69	0	85
17	DWM CONTAM	Bridge Point I-95	2200 W Sunrise Blvd Fort Lauderdale FL 33311	NE	0.19 / 1,012.69	0	85
			<i>Facility ID:</i> 119551				
17	STCS	US CONCRETE PIPE CO OF FL	2200 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NE	0.19 / 1,012.69	0	86
			<i>Facility ID Fac Stat (OD):</i> 8622335 CLOSED				
17	DWM CONTAM	US CONCRETE PIPE CO OF FL	2200 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NE	0.19 / 1,012.69	0	88
			<i>Facility ID:</i> 8622335				
18	INST	FT LAUDERDALE CITY-WWTP PIT A	1901-2001 NORTHWEST 6TH STREET FORT LAUDERDALE FL 33301	ESE	0.21 / 1,101.73	2	89
18	ENG	FT LAUDERDALE CITY-WWTP PIT A	1901-2001 NORTHWEST 6TH STREET FORT LAUDERDALE FL 33301	ESE	0.21 / 1,101.73	2	90

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
19	UST	SUNRISE SERVICE STATION	2400 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NNW	0.22 / 1,143.33	-1	90
<p>Facility ID Facility Status: 9102080 OPEN Tank Status Status Date: B - REMOVED FROM SITE 01-OCT-2009, U - IN SERVICE 01-NOV-2009, B - REMOVED FROM SITE 01-OCT-2009, B - REMOVED FROM SITE 01-OCT-2009, A - CLOSED IN PLACE 01-JUN-2005, U - IN SERVICE 01-NOV-2009</p>							
19	UST BROWARD	Sunrise Valero	2400 W SUNRISE BLVD Fort Lauderdale FL 33311	NNW	0.22 / 1,143.33	-1	92
<p>DEP Site ID: 069102080 Storage Tank No Tank Status: 04493-01 B. Removed From Site, 04493-05 U. In-Service, 04493-02 B. Removed From Site, 04493-06 U. In-Service, 04493-03 B. Removed From Site, 04493-04 B. Removed From Site, 04493-07 U. In-Service</p>							
19	LST	SUNRISE SERVICE STATION	2400 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NNW	0.22 / 1,143.33	-1	93
<p>Facility ID Facility Status: 9102080 OPEN Cleanup Required: N - NO CLEANUP REQUIRED, R - CLEANUP REQUIRED</p>							
19	BROWARD HAZ	Sunrise Valero	2400 W SUNRISE BLVD Fort Lauderdale FL 33311	NNW	0.22 / 1,143.33	-1	97
19	BROWARD CONTAM	SUNRISE VALERO	2400 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NNW	0.22 / 1,143.33	-1	97
19	WELL SURVEILLANCE	SUNRISE STATION	2400 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NNW	0.22 / 1,143.33	-1	98
19	DWM CONTAM	SUNRISE SERVICE STATION	2400 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NNW	0.22 / 1,143.33	-1	98
<p>Facility ID: 9102080</p>							
19	STCS	SUNRISE SERVICE STATION	2400 W SUNRISE BLVD FORT LAUDERDALE FL 33311	NNW	0.22 / 1,143.33	-1	99
<p>Facility ID Fac Stat (OD): 9102080 OPEN</p>							
20	DWM CONTAM	FT LAUDERDALE CITY-WWTP PIT A	2101 NW 6TH ST FORT LAUDERDALE FL 33311	ESE	0.22 / 1,158.44	1	102
<p>Facility ID: 8943045 Facility Status: ACTIVE</p>							
21	ERIC	BROWARD COUNTY HOUSING FINANCE AUTHORITY	2677 NW 9 STREET FORT LAUDERDALE FL 33301	NW	0.22 / 1,163.32	-1	102
21	DWM CONTAM	BROWARD COUNTY HOUSING FINANCE AUTHORITY	2677 NW 9 STREET FORT LAUDERDALE FL 33301	NW	0.22 / 1,163.32	-1	103
<p>Facility ID: 138919</p>							
22	UST	FT LAUDERDALE CITY-WWTP PIT A	1901-2001 NW 6TH ST FORT LAUDERDALE FL	ESE	0.22 / 1,182.31	3	103