

REPORT OF
ENVIRONMENTAL SITE ASSESSMENT-PHASE I

AT

VACANT LAND
3346 WILLIAM AVENUE
MIAMI, FLORIDA 33133



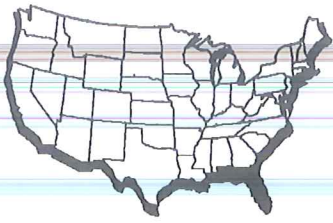
CERTIFIED TO

COLLABORATIVE DEVELOPMENT
3628 GRAND AVENUE
COCONUT GROVE, FLORIDA 33133

**U.S. SOUTH
ENGINEERING & TESTING LAB, INC.**

14345 COMMERCE WAY
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AUG 2013
13 ESA 179



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August 5th, 2013

Collaborative Development
3628 Grand Avenue
Coconut Grove, Florida 33133

Re: Environmental Site Assessment - Phase I,
Folio #: **01-4121-007-4880**

Property Address: Vacant Land
3346 William Avenue
Miami, Florida 33133

USSE Project Number: **13-ESA 179**

Dear Sir/Madam:

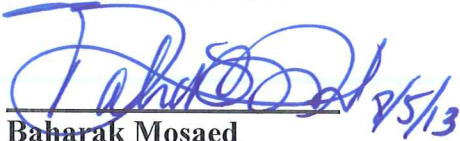
Representatives of **U.S. South Engineering and Testing Lab., Inc.** (USSE) performed a Phase I Environmental Site Assessment at the above referenced project. Collaborative Development requested this assessment on July 29th, 2013. This report has been prepared in accordance with the ASTM E1527-05 standard practice for, *Phase I Environmental Site Assessment Process*. This report assesses the potential for environmental risk within the subject property based on data gathered from various federal, state and local agencies, and field reconnaissance.


Attached is a copy of our full report for your review.

U.S. South Engineering and Testing Laboratory, Inc. appreciates the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

**U.S. SOUTH ENGINEERING &
TESTING LAB. INC**


Baharak Mosaed
Environmental Engineer


Ghasem Khavanin, P.E.# 41955
Principal Engineer

Cc: File copy
13-ESA 179

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1.0 EXECUTIVE SUMMARY

The subject site is located at 3346 William Avenue in city of Miami, Florida. U.S. South Engineering and Testing Lab., Inc. (henceforth referred to as USSE in this report) performed a Phase I Environmental Site Assessment of the subject site. This assessment was performed at the request of Collaborative Development.

The subject site consists of a 5,800 square feet vacant land parcel located on the south side of William Avenue between Elizabeth Street and Margaret Street in City of Miami, Florida. USSE observed low vegetation, trees and scrub grasses on the subject site. Areas of the subject property outside the footprint of structures on site were noted be developed with asphalt paved parking areas, and landscaping. Information about the following site characteristics were obtained from observations during the site reconnaissance and record reviews.

Stained Soil: Visual observations were made of the soil to identify any discolorations or surface staining which could be indicative of contaminant discharge. No stained soil was observed on the subject site.

Surface Anomalies/Depression: Visual observations were also made to evaluate the presence of environmentally unusual or suspicious conditions, such as land depressions and other surface anomalies indicative of possible oil wells, drywells, sumps, waste dump sites, leach fields or other subsurface activities. No surface anomalies or depressions were observed during our site visit.

All the neighboring properties are residential. To the north of the subject site is William Avenue.

Based on the research of the available public documents (from various Federal, State and Local sources), visual observations of the subject site and immediate vicinity, USSE concludes that there is no evidence of recognized environmental conditions in connection with the subject property.

2.0 INTRODUCTION

2.1 Objectives

The purpose of this ESA report is to identify, in accordance with the ASTM E1527-05 standard practice for *Phase I Environmental Site Assessment*, any recognized environmental conditions in connection with the subject site through the review of records, site reconnaissance, interview of the current owners/operators of the subject site and evaluation of the available information. It is USSE's intent to expose any potential environmental liability; however, future occurrences cannot be controlled. Therefore, "U.S. SOUTH ENGINEERING & TESTING LAB. INC." (USSE) does not hold itself responsible for future liabilities.

2.2 Scope of Work

The primary objective of this Environmental Site Assessment is to determine if the subject property has been exposed to conditions or operations that would constitute any environmental condition. Key elements of the assessment conducted by U.S. South Engineering & Testing Lab., Inc., include:

Review of Local, State and Federal Records:

- | | |
|--|-----------------------------------|
| • Federal NPL List | 1.0 mile radius |
| • Federal CERCLIS List | 0.5 mile radius |
| • Federal RCRA TSD facilities List | 1.0 mile radius |
| • Federal RCRA Generators List | Property and Adjoining Properties |
| • Federal ERNS List | Property and Adjoining Properties |
| • State List of Hazardous Waste Site List | Property Only |
| • State Landfills or Solid Waste Sites List | 0.5 mile radius |
| • State Leaking Underground Storage Tanks (LUST) List | 0.5 mile radius |
| • Miami-Dade County Solid Waste (SW) Disposal Sites Map | 1.0 mile radius |
| • Miami-Dade County Enforcement List | Property and Adjoining Properties |
| • Miami-Dade County Underground Tank (UT) Permit List | Property and Adjoining Properties |
| • Miami-Dade County Industrial Waste (IW [5]) Facilities | Property and Adjoining Properties |
| • Miami-Dade County Well Field Protection Area Map | Property Only |

Visual Reconnaissance of the subject property
Evaluation and report preparation

2.2.1 National Priority Listing (NPL)

Compiled by the EPA, the NPL is the database of sites across the United States composing of the sites most detrimental to the environment. These sites are designated by state programs for priority remedial action, and allocated under the Superfund program. These sites are usually cases with a long history of deliberate or unsupervised contamination and handling of hazardous waste, which have affected nearby lakes and rivers, soil and groundwater conditions. Cases of NPL files include landfills, processing plants, manufacturing plants, abandoned warehouses and gas stations.

2.2.2 Comprehensive Environmental Response and Compensation and Liability Information System (CERCLIS)

The CERCLIS is a compilation of known or suspected properties with history of contamination posing a threat to the environment and immediate neighbors, which may affect property values. Properties designated for the CERCLIS undergo a process of evaluation of posed environmental concern pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980, and are given a score and ranked among other endangering properties. With a rank high enough, the property may be placed under National Priority Listing and priority remediation.

2.2.3 Resource Conservation and Recovery Information System (RCRIS)

The RCRIS is another database that identifies businesses and specific properties handling hazardous waste. As pursuant to the Resource Conservation and Recovery Act (RCRA), amended by the Hazardous and Solid Waste amendments of 1984, such handlers of hazardous waste are obligated to notify state programs of their activities, which also inform the regional and national EPA offices. Persons and businesses are identified and categorized as Small, Medium, or Large Generators of hazardous waste. The EPA monitors these entities from waste generation to disposal.

2.2.4 Miami-Dade County Solid Waste (SW) Disposal List

A list compiled by Miami-Dade County, the Solid Waste Disposal List contains all establishments in the county that collect, manage, and further dispose of solid waste onsite. These sites include landfills and trash dumps. The category of material collected or managed onsite is not necessarily hazardous.

2.2.5 Miami-Dade County Enforcement List

The Miami-Dade County Enforcement List is a collection of entities throughout Miami-Dade County that have been given instruction by the Department of Regulatory and Economic Resources (RER) for remediation. The act of remediation may have been initiated by any handling of hazardous waste improperly or without permit, improper closure of an underground storage tank, discharging pollutants improperly or without permit, improper disposal or management of solid waste, or improper handling of agricultural waste and pesticide. Violation of such state laws results in four possible enforcement actions: informal administrative action – letters of violation or warning; formal administrative actions – legal orders and fines; civil actions – monetary penalties, court orders obligating remedial action; criminal actions – imprisonment.

2.2.6 Miami-Dade County Underground Tank (UT) Permit List

This list, compiled by Miami-Dade County, is a collection of all establishments containing or having contained an underground storage tank on premises. Establishments with underground tanks include gas stations, nurseries, farms, hotels, residential homes, warehouses, processing plants, and other industrial establishments. These tanks are used to store petroleum, gas fuel or pesticide.

2.2.7 Miami-Dade County Industrial Waste (IW [5]) Facilities

This compilation provided by Miami-Dade County provides information regarding all establishments maintaining or having maintained an IW [5] permit. Such establishments include mechanic shops, machine shops, industrial plants, warehouses, gas stains, medical practices, printing shops, and textile factories.

2.3 Limitations and Exceptions of Assessment

This Phase I ESA has attempted to identify the potential for contamination at the subject property. However, potential sources of contamination may have escaped detection due to the limitations of the study, inaccuracy or absence of governmental records or the presence of unreported environmental accidents or conditions. According to State of Florida Department of Environmental Protection personnel, State of Florida does not exclusively maintain a list of NPL or CERCLIS equivalents. As such, these lists were omitted from the record review in this report. A title search was not included in the agreed scope of services. The scope of services agreed upon did not include an asbestos survey, lead, radon, indoor air quality, Indian burial creek (or) mound, wetlands surveys and a groundwater assessment. USSE makes no claims as to the quality of the groundwater or any other impacts these surveys might have on the subject property. USSE did not review any appraisals or prior assessments performed for the subject site, as the client did not provide them to USSE. As such, the conclusions and opinions in this report are based on the visual inspection of the accessible portions, interviews with the representative of the owner of the property and review of the available public records.

If any additional information regarding any actual or potential contamination of the site were

discovered at a later date that differs from that presented in this report, USSE should be notified so that review of the changes can be conducted. USSE reserves the rights to make any changes or alterations to the recommendations and conclusions of this report based on our review of additional information provided after the date of site inspection and record review.

The information presented in this report is intended for the exclusive use of **Collaborative Development**.

U.S. South Engineering and Testing Laboratory, Inc. will not be responsible for conclusions, opinions, or recommendations made by others based on data presented herein.

2.4 Limiting Conditions and Methodology Used

For the Phase I Assessment, USSE performed the following primary tasks in accordance with the standard adopted by the American Society for Testing and Materials, ASTM E1527-05:

1. Site inspection by an Environmental Engineer who traversed the property and inspected on-site property structure;
2. Interview with person(s) knowledgeable about present and/or past subject property use;
3. Observation of adjacent property use;
4. Review of available aerial photographs dated 1963 through 2013;
5. Review of federal Superfund National Priorities List (NPL) for hazardous waste sites within a one (1) mile radius of the property
6. Review of CERCLIS for potential hazardous waste on the subject site property and adjacent properties;
7. Review of RCRIS for potential generators of hazardous waste on the subject property and adjacent properties;
8. Review of local and state records for reported spills or releases of hazardous substances or petroleum products;
9. Review of local and state underground storage tank records;
10. Review of state records for government enforcement actions;
11. Quality review of report by a senior consultant.

It should be noted that environmental evaluations are inherently limited in the sense that conclusions are drawn and recommendations developed from limited research and site evaluation. For these types of evaluations, it is often necessary to use information prepared by others and USSE cannot be responsible for the accuracy of such information. Additionally, the passage of time may result in a change in the environmental characteristic at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit.

The work performed in conjunction with this assessment and the data developed, is intended as a description of available information at the dates and locations given. Subsurface conditions were not field investigated as a part of this study and may differ from the conditions implied by the surficial observations. This study is not intended to assess or otherwise determine if any soil contamination, waste emplacement or groundwater sampling through the completion of soil boring and the installation of monitoring wells. The scope of work, determined by the client, did not include these activities.

Our conclusion regarding the potential environmental impact of nearby, off site facilities on the site are based on readily available information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of work. Actual groundwater conditions, including direction of flow, can only be determined through the installation of monitoring wells.

3.0 PROPERTY DESCRIPTION

3.1 Location and Legal Description

The subject site is located at 3346 William Avenue in city of Miami, Florida. Refer to Figure 2 in Appendix A for the site location map. According to the Miami-Dade County Public Access system located in Property Appraisers Office, the folio number of the parcel is listed as follows, See Appendix E for legal description:

Folio #: 01-4121-007-4880

3.2 Site and Vicinity Characteristics

Site Characteristics: The subject site consists of a 5,800 square feet vacant land parcel located on the south side of William Avenue between Elizabeth Street and Margaret Street in City of Miami, Florida. USSE observed low vegetation, trees and scrub grasses on the subject site. Areas of the subject property outside the footprint of structures on site were noted be developed with asphalt paved parking areas, and landscaping. Information about the following site characteristics were obtained from observations during the site reconnaissance and record reviews.

Stained Soil: Visual observations were made of the soil to identify any discolorations or surface staining which could be indicative of contaminant discharge. No stained soil was observed on the subject site.

Surface Anomalies/Depression: Visual observations were also made to evaluate the presence of environmentally unusual and for suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, drywells, sumps, waste dump sites, leach fields or other subsurface activities. No surface anomalies or depressions were observed during our site visit.

Vicinity Characteristics: The zoning for the area in which the subject site is located is classified as “Single Family-General”. All the neighboring properties are residential. To the north of the subject site is William Avenue.

3.3 Past and Present Property Ownership:

Present Property Ownership:

CONSTANCE GILBERT
3348 WILLIAM AVENUE
MIAMI FL 33133

4.0 RECORDS REVIEW

4.1 Federal, State and Local Regulatory Records

The following U.S. Environmental Protection Agency (EPA), State of Florida Department of Environmental Protection (DEP) and Miami-Dade County Department of Regulatory and Economic Resources (RER) and the search distances in which they were reviewed are as follows:

- EPA National Priorities List (NPL)
- EPA National Priorities List (NPL)
- EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act of 1976 and the Hazardous and Solid Waste Amendments of 1984.
- EPA Resource Conservation and Recovery Information System - Treatment Storage and Disposal facilities and Generators List (RCRIS-TSD and Generators)
- EPA Emergency Response Notification System (ERNS)
- DEP List of Hazardous Waste Generator List (HW)
- DEP Landfills or Solid Waste Sites List (LSW)
- DEP Leaking Underground Storage Tanks List (LUST)
- Miami-Dade County Solid Waste Disposal Sites Map (SW)
- Miami-Dade County Underground Storage Tanks List (UT)
- Miami-Dade County Industrial Waste Facilities List (IW - 5)
- AST: Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from the reports. Federal Owned facilities and bulk storage facilities and included in the set.

The following table displays properties identified within the indicated distances from the subject site:

Records	Search Distance	Number of Sites
NPL	1.0 mile radius	0
CERCLIS	0.5 mile radius	0
RCRA-Info	0.25 mile radius	0
RCRIS-Generators	Property and Adjoining Properties	0
ERNS	Property and Adjoining Properties	0
HW-DC	0.25 mile radius	0
GDO	0.5 mile radius	0
LUST	0.5 mile radius	2
SW	1.0 mile radius	0
Enforcement	Property and Adjoining Properties	0
UST	0.25 mile radius	0
IW	Property and Adjoining Properties	0
Well-Field	Property Only	None
AST	0.25 mile radius	None

Based on a review of the files and USSE’s past experience, and interviews with regulatory agency personnel, the risk of any potential impact of these off-site facilities to the subject site is low at the present time.

4.2 Physical Setting Source

Based on a published geological map for South Miami, FL Quadrangle (1994), William Avenue shows as unimproved road. Refer to Figure 1 in Appendix A for a copy of the applicable portion of the South Miami, FL quadrangle.

According to the Miami-Dade County Well field Protection Map, the subject property is not located on Wellfield protection area. Refer to figures 3 and 4 Appendix A for a copy of the applicable portion of the Miami-Dade County Solid Waste Disposal Sites map and Well-Field Protection Area map, where the subject site is marked in red on both.

4.3 Historical Use Information

Information sources used to evaluate the past and present land use activities at the subject site include:

- Aerial Photographs
- City Directories
- Sanborn Fire Insurance Maps

Aerial Photographs

Aerial photographs of the subject site, of years ranging from 1963 to 2013 were examined at the Miami-Dade County Central Reproduction Services Office to identify any developments or changes in the nature of operation of the subject site and its immediate neighbors. These aerial maps are scaled so that one-inch on the photograph is equivalent to 300 feet. The subject site resides in Section 21, Township 54S, and Range 41E. Copy of the applicable portions of the aerial photographs for the years 1963, 1978, 1985, 1997, 2004, and 2013 are included in Appendix C, where the subject site is marked in yellow. The following table summarizes all developments or changes located at the subject site and immediate neighbors observed through aerial photograph:

Period	Comments
1963	Small structure appears at the subject site. East neighboring property appears vacant. No major changes at the north, south, and west neighboring properties. To the north of the subject site is William Avenue.
1978	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
1985	Small structure appears at the east neighboring property.
1997	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
2004	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
2012	Subject site appears to be cleared and vacant. No major changes at the neighboring sites.

City Directories:

The Polk City Directories and Bresser's Cross Reference Directories available at the Miami-Dade County Public Library located in downtown Miami, Florida were reviewed. According to information obtained from reviewing the historical city directories indicated no environmentally suspect businesses such as dry-cleaning facilities, commercial printing facilities, photograph development laboratories or service station were listed at the subject site address since first being listed by the city directories.

Sanborn Fire Insurance Maps:

The subject site and the general area were reviewed on the available maps of Sanborn fire insurance maps located at the Miami-Dade County Public Library in downtown Miami, Florida. No information was found.

5.0 INFORMATION FROM SITE RECONNAISSANCE

USSE's representative performed the site inspection on August 2nd, 2013. The subject site consists of a 5,800 square feet vacant land parcel located on the south side of William Avenue between Elizabeth Street and Margaret Street in City of Miami, Florida. Information about the following site characteristics were obtained from observations during the site reconnaissance, interviews and record reviews. During the site inspection USSE personnel walked through improvements on the subject parcel, around bodies of water, and across undeveloped areas in a grid pattern subject to physical limitations of access. USSE personnel looked for exposed potential indicators of recognized environmental conditions including the following: discolored soils, dead or distressed vegetation, surface drains, discolored or turbid surface water on the property, streams drainage ditches, rivers, lagoons, and retention ponds, noxious odors, tanks, drums, or any other containers.

5.1 City Utility Service

During the site inspection, the following objects indicating connection to the city's utility service were sought out to be identified and observed: fire hydrants, water wells for irrigation or industrial use, septic tanks, sewer manholes, storm drains, drain fields and pits. There are sewer manholes and fire hydrants located near the subject site, indicating that the subject site utilizes city water and sewage.

5.2 Storage Tanks

There are two categories of storage tanks – underground storage tanks (i.e. UST's or UT's) and aboveground storage tanks (i.e. AST's). Any tank more than 10% below the ground surface is considered a UST. Tanks with more than 90% above ground are considered AST's. When present, these tanks, predominantly utilized to store hazardous substances such as petroleum, gas fuel, and pesticides, can potentially impact the subject site and its surrounding properties. This is the case when the tank and associated conduits leak the tank's containments into the soil, surface and ground water, and nearby underground pipes.

No evidence in the form of distressed soil, soil stains, or exhaust pipes, concrete foundations, steel enclosures, pedestals, or supports, indicating the presence of a storage tank was observed on the subject site.

5.3 Indications of Poly Chlorinated Biphenyl's

Polychlorinated Biphenyl's (i.e. PCB's) is a substance found in power transformers,

coolants, electric panels, and similar electric equipment, which before 1979 was largely apparent in such machinery. Thereafter, the Environmental Protection Agency (EPA) has actively regulated the utilization of machinery with admissible levels of PCB in their mechanism. As a result, three categories of PCB-containing machinery have been defined: those with amounts of PCB less than 50 parts per million (ppm), those with amounts between 50 and 499 ppm, and those with more than 500 ppm of PCB. They have been identified, respectively, as non-PCB units, PCB-contaminated units, and PCB units.

There was no evidence of any PCB-contaminated units or PCB units located on or near the subject site.

5.4 Hazardous Substances Inventory

A hazardous substance is defined as a substance of chemical, nuclear, or biological nature, which may induce a serious illness or mortality through sufficient exposure to the substance, or may potentially impact the environment when improperly stored, treated, transported, or disposed of. This definition is identified pursuant to CERCLA 42 USC' Sec. 9601(14). This definition does not include petroleum, crude oil, natural gas, natural gas liquids, or synthetic gas used for fuel.

There was no evidence of possible storage, treatment, transportation or disposal of hazardous waste of the above-mentioned nature on or through the subject site.

5.5 Indications of Solid Waste Disposal

Solid waste is defined as any material of any physical or chemical nature dumped or collected in any particular area of the subject site. Any observance of regular household garbage, abandoned machinery or appliances, abandoned construction material or debris, paint storage containers, fuel storage containers, oil storage containers or any of its constituents on the subject site will be identified as solid waste. These substances may be potentially volatile to human and animal exposure or to the environment. Every instance of solid waste observed onsite is examined for hazardous or toxic content.

No solid waste was observed at the time of our inspection.

Latent buried waste may be present on any property particularly if efforts were undertaken to conceal this act. Indications of such activity may or may not be revealed in the records and observations developed in this Phase I Environmental Site Assessment. Further information regarding this potential risk if desired, could be developed on the basis of a geophysical investigation and subsurface study.

5.6. Other Conditions of Concern

5.6.1 Asbestos

An Asbestos Building Survey was not conducted as part of this assessment. If renovation or demolition activities are scheduled in the future, an asbestos survey should be conducted and is required as part of the regulatory and permitting processes.

5.6.2 Radon

A Radon Measurement Screening was not conducted as part of this assessment. The EPA recommends that the Radon Map should not be used in lieu of testing during real estate transactions.

5.6.3 Lead Paint

A lead based paint survey was not conducted as part of this assessment. If renovation or demolition activities are scheduled in the future, a lead based paint survey might be required as part of the regulatory and permitting processes.

5.6.4 Wetlands

A wetlands survey was not conducted as part of this assessment.

5.7 Photographs

Several photographs of the site and neighboring properties were taken to provide a pictorial overview of the subject property and the surrounding areas. These photographs are included in Appendix D and are listed below:

Photograph #1 - Subject site

Photograph #2 - East neighboring site

Photograph #3 - North neighboring property

Photograph #4 - Viewing east along William Avenue near the subject site

6.0 FINDINGS AND CONCLUSIONS

USSE performed a Phase I, ESA in conformance with the scope and limitations of the ASTM E1527-05 standard practice for *Phase I Environmental Site Assessment* of the property located at 3346 William Avenue in city of Miami, Florida. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment revealed **no evidence of recognized environmental conditions at this time.**

These conclusions are based on the readily available information and activities performed as previously described in this report. Any additional information, discovered at a later date concerning the environmental conditions at the subject site, should be reported to us for our further review and modifications of our opinions, if appropriate.

7.0 OPINION

Representatives of USSE who have conducted site observation and reviewed the results of the data collection effort have concluded that there is evidence of recognized environmental conditions on the subject site at this time. **No further investigation is recommended at this time.**

It is up to the user (Client) based on his or her risk tolerance, fiduciary responsibility or the applicable law, to determine the extent of further inquiry.

8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Mr. Ghasem Khavanin is a State of Florida Registered Professional Engineer. Mr. Khavanin has more than twenty five years of experience in project engineering and inspections.

Ms. Baharak Mosaed has a Bachelor's degree in Environmental Engineering. Ms. Mosaed has more than ten years of experience in project engineering and inspections. Ms. Mosaed is currently employed as an Environmental Engineer in USSE.

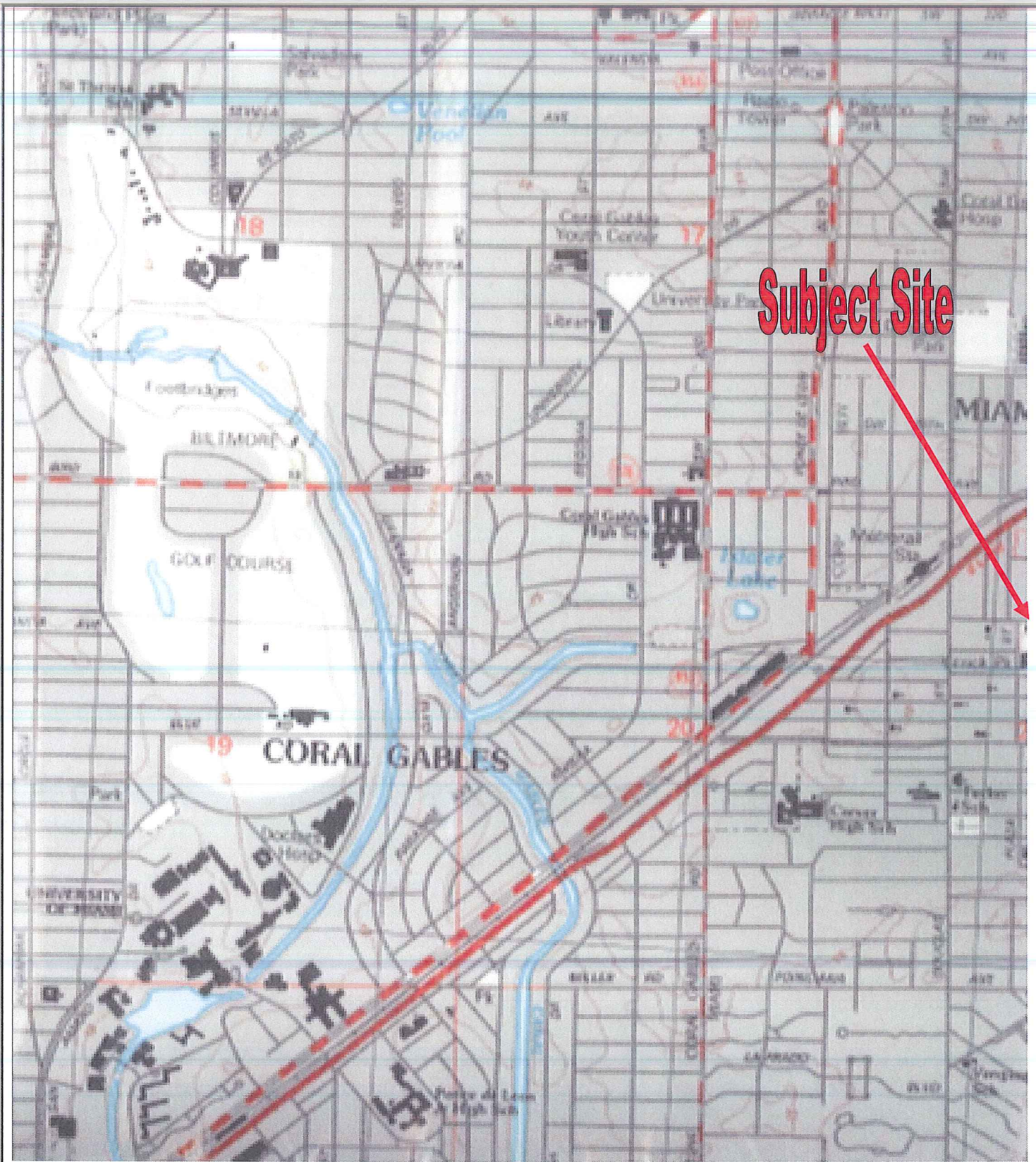
9.0 APPENDIX

- Appendix A – Figures
- Appendix B – Facility Listing
- Appendix C – Aerial Photographs
- Appendix D – Subject Site Photographs
- Appendix E – Legal Description
- Appendix F – List of EPA Regulated Facilities in Envirofacts Zip Code: 33133
- Appendix G – Brownfield Areas

APPENDIX A

FIGURES

- 1-US GEOLOGICAL SURVEY MAP**
- 2-SITE LOCATION MAP**
- 3-SOLID WASTE SITES MAP**
- 4-WELLFIELD PROTECTION ZONES MAP**
- 5- WETLAND MAP**



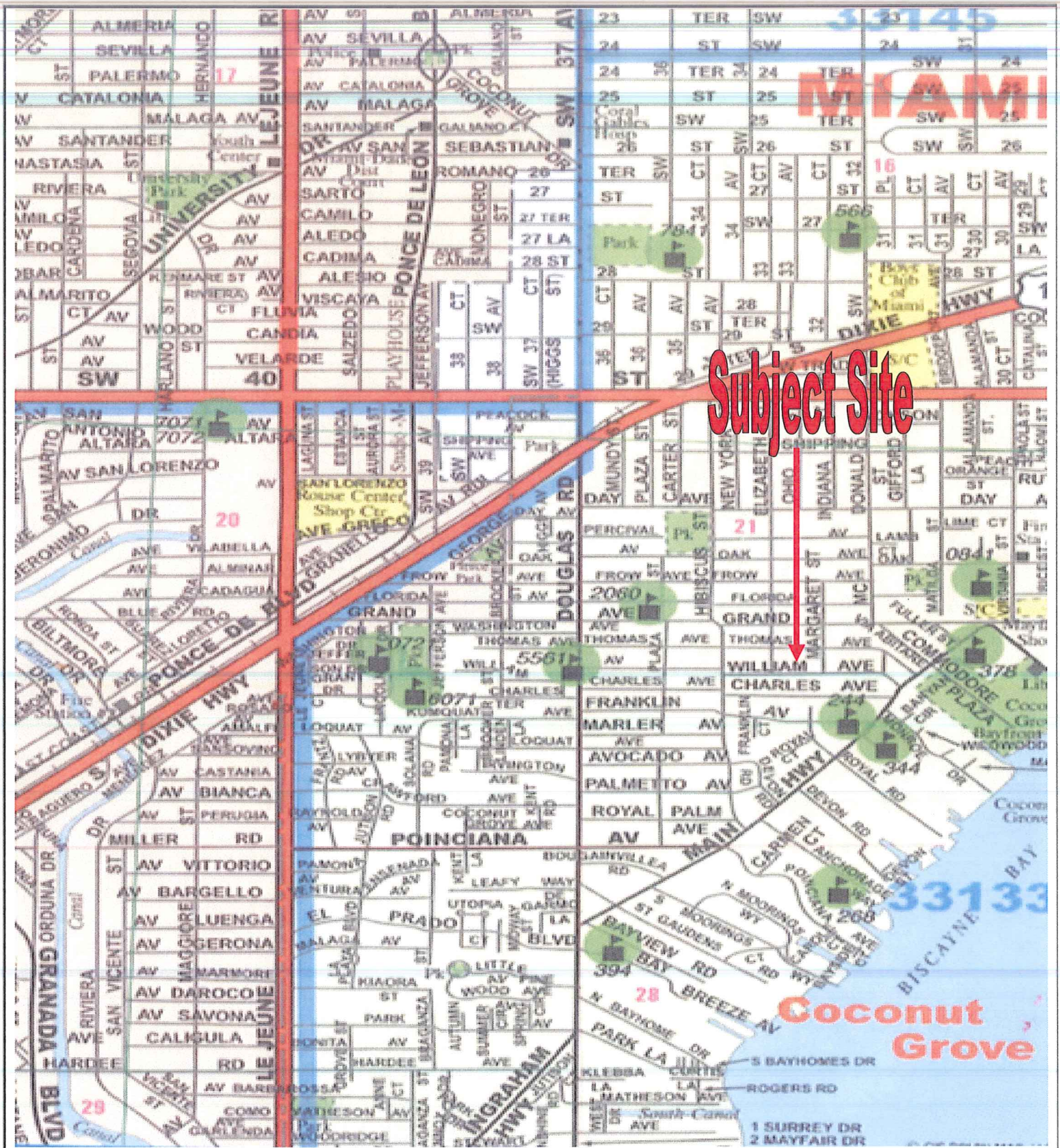
Subject Site



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 MIAMI, FLORIDA 33133

**US GEOLOGICAL SURVEY
 MAP
 (FIGURE 1)
 USSE PROJECT NO.:
 13 ESA 179**



Subject Site

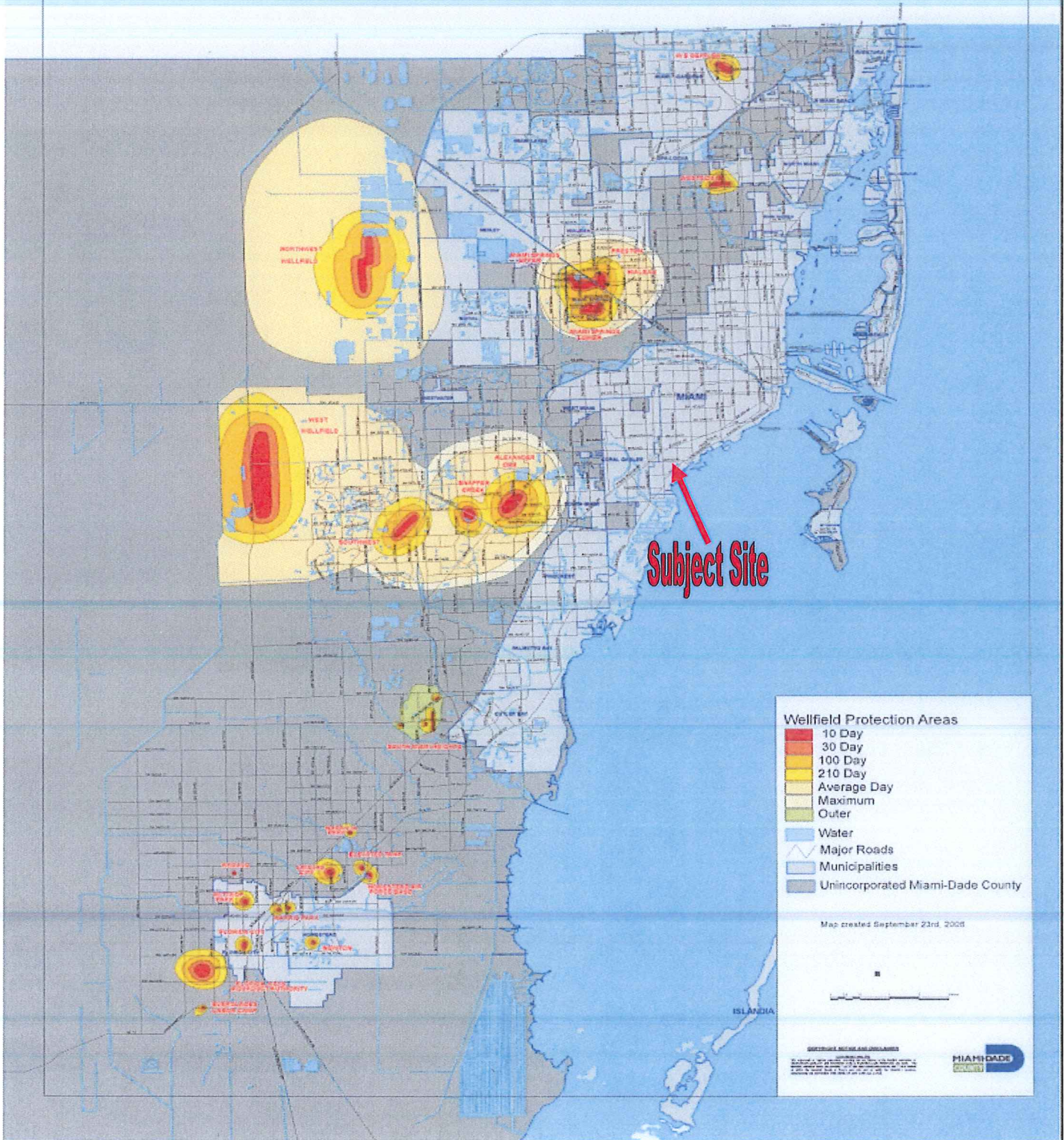


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SITE LOCATION PLAN
 (FIGURE 2)
 USSE PROJECT NO.:
 13 ESA 179

Miami-Dade County
Wellfield Protection Areas

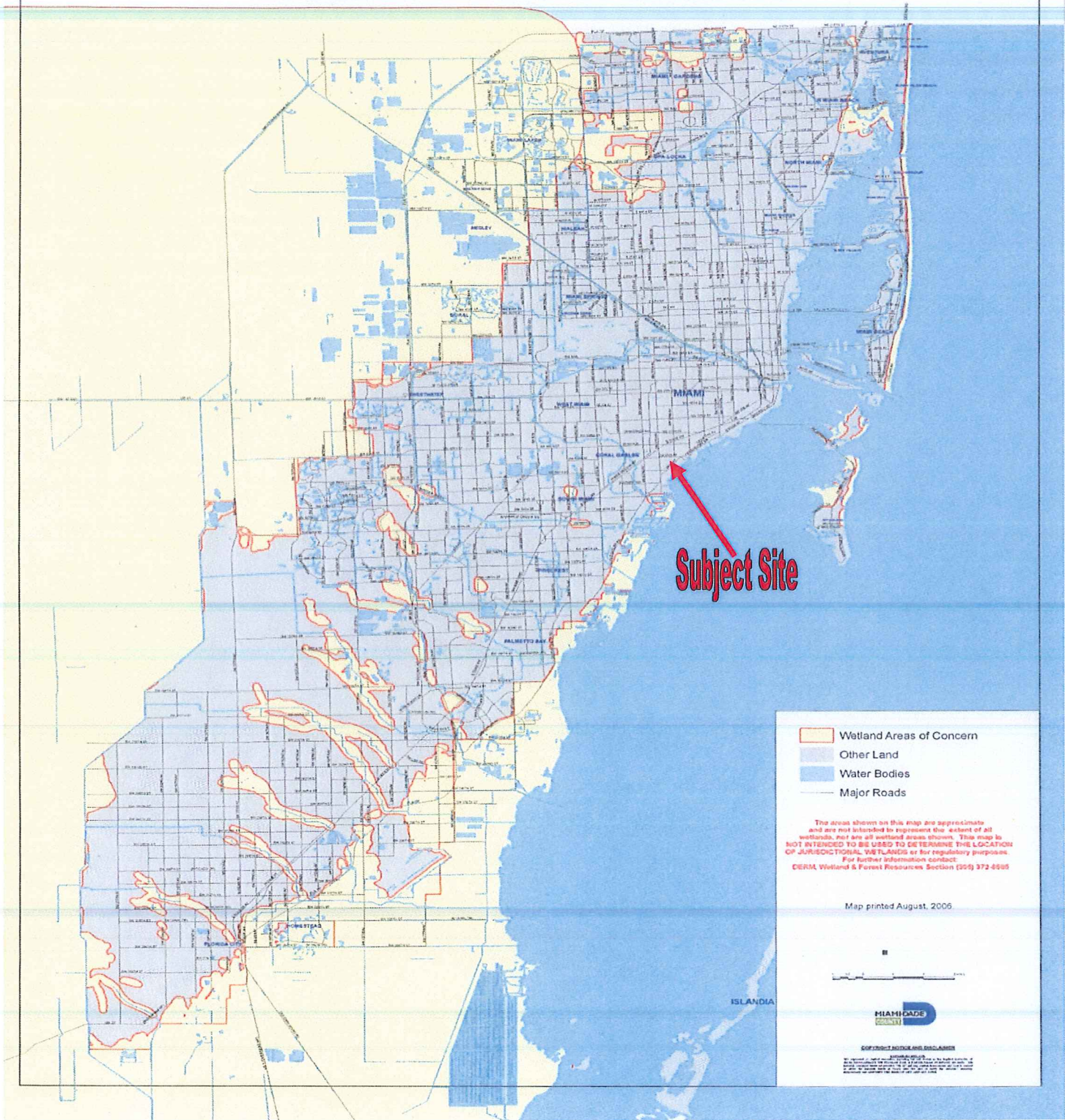


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WELLFIELD PROTECTION
 AREA MAP (FIGURE 4)
 USSE PROJECT NO.:
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Miami-Dade County
Wetland Areas of Concern



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 MIAMI, FLORIDA 33133

WETLAND MAP (FIGURE 5)
 USSE PROJECT NO.:
 13 ESA 179

APPENDIX B

FACILITY LISTING

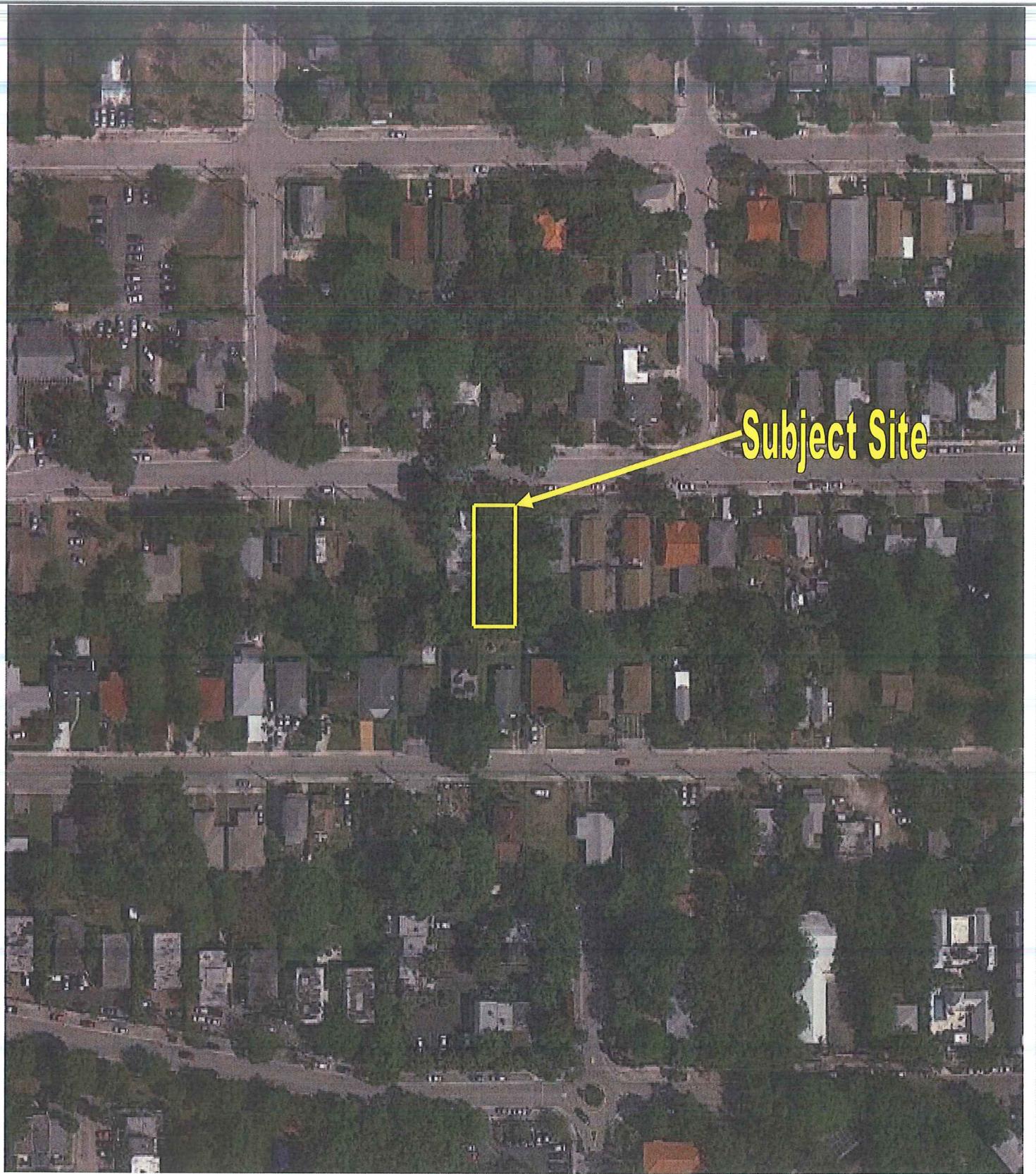
FACILITIES LISTING

LUST Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS	STATUS
9101480	DADE CNTY SCHOOL BD-COCONUT GROVE ELEM	3351 MATILDA STREET COCONUT GROVE, FL 33133	OPEN
9201193	FINA STATION	3280 GRAND AVE COCONUT GROVE, FL 33133	OPEN

APPENDIX C

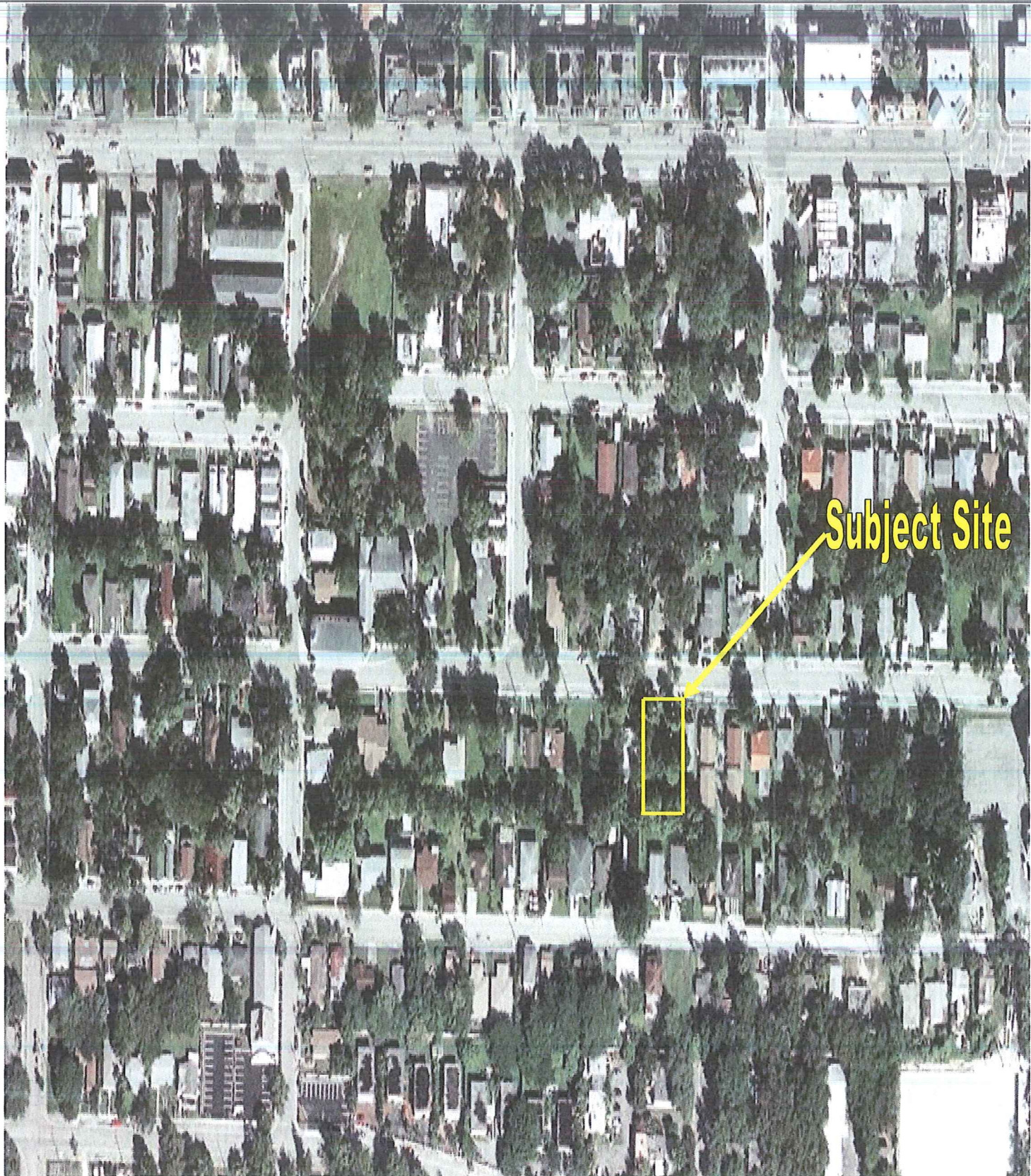
AERIAL PHOTOGRAPHS



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ENVIRONMENTAL CONSULTING
GEOTECHNICAL & MATERIAL TESTING

**VACANT LAND
3346 WILLIAM AVENUE
MIAMI, FLORIDA 33133**

**AERIAL PHOTOGRAPH
2013
PROJECT NO.:
13 ESA 179**



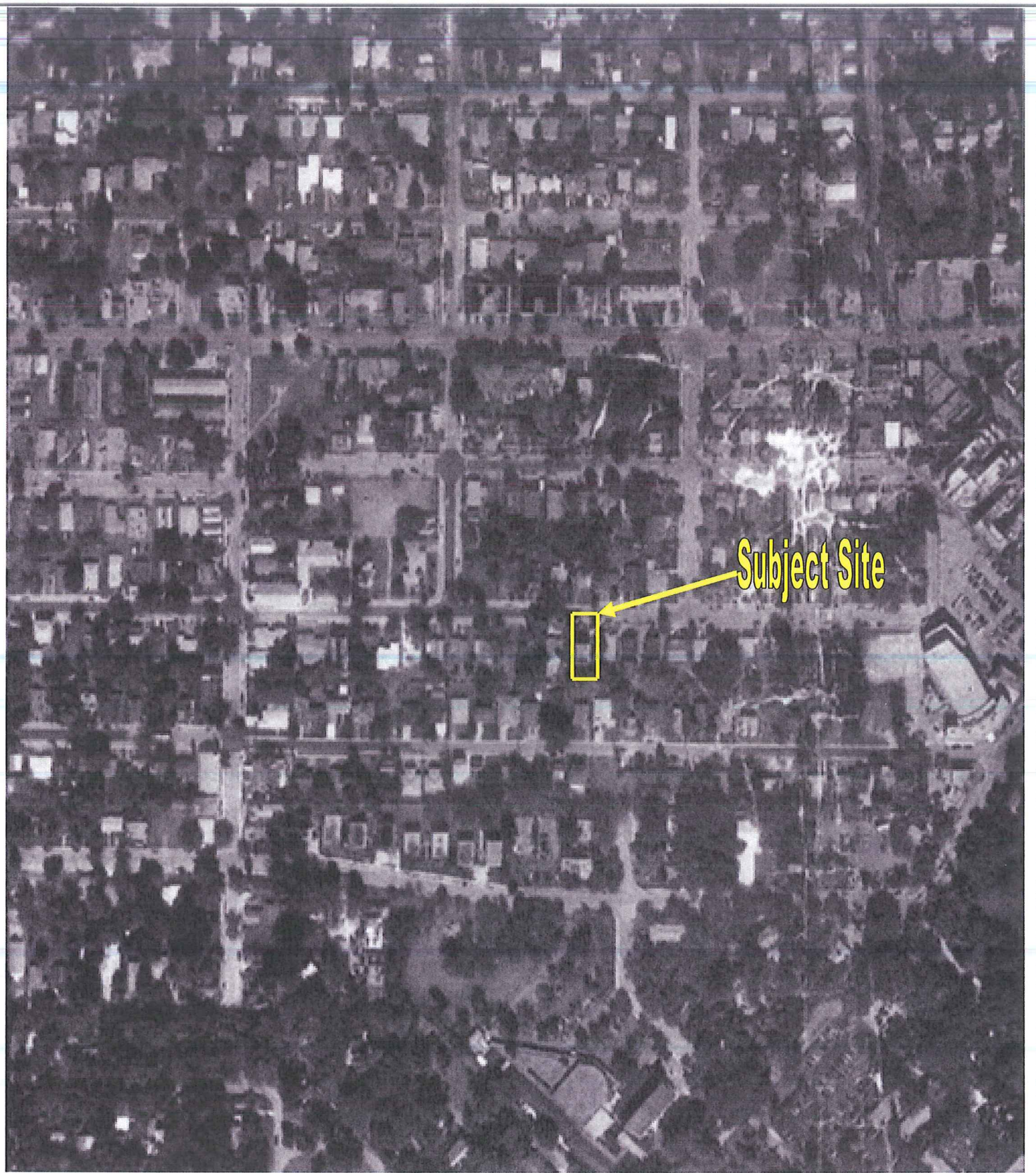
Subject Site



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AERIAL PHOTOGRAPH
2004
PROJECT NO.:
13 ESA 179



Subject Site



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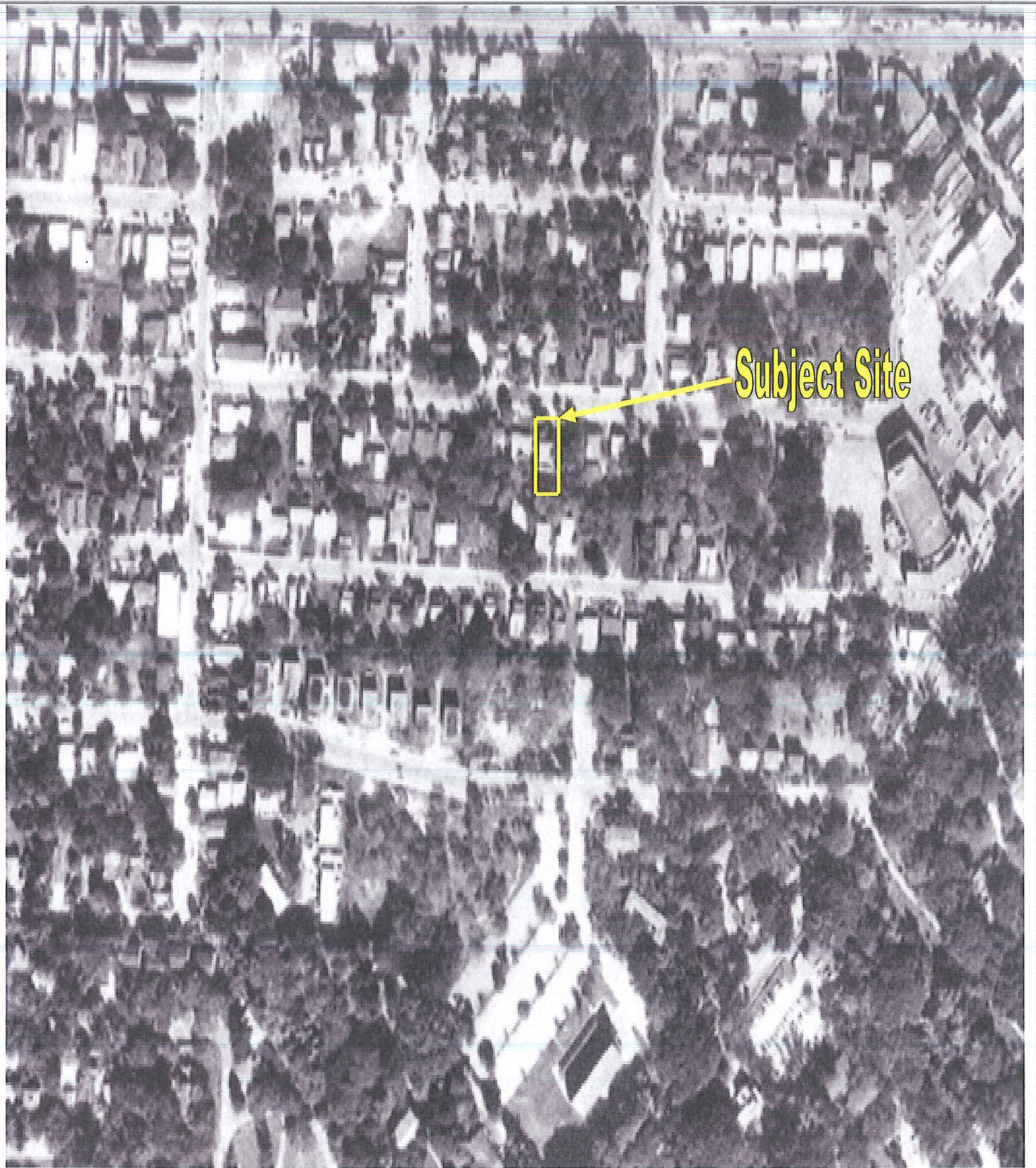
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PROJECT NO.:
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AERIAL PHOTOGRAPH
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13 ESA 179



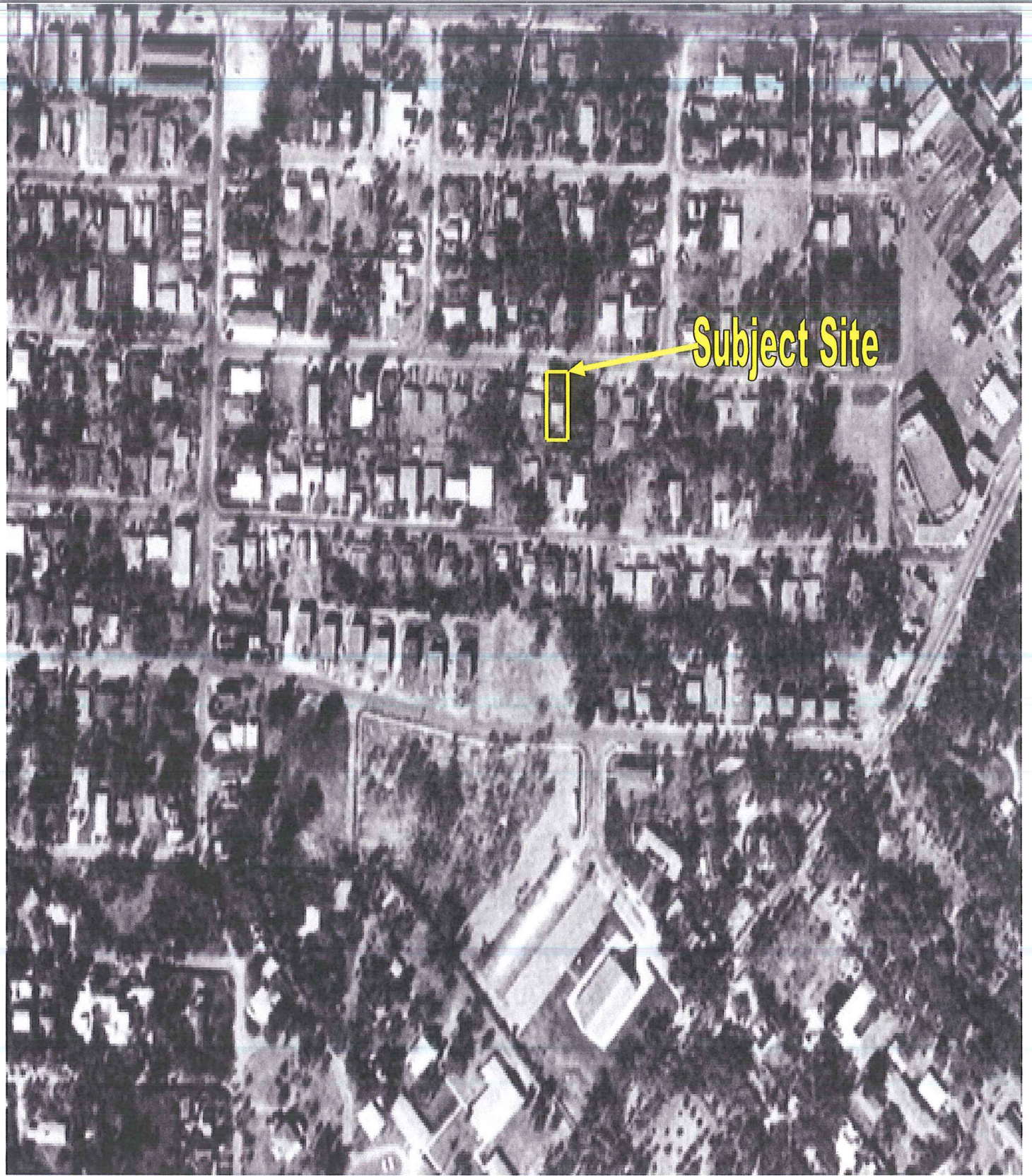
Subject Site



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**AERIAL PHOTOGRAPH
1978
PROJECT NO.:
13 ESA 179**



Subject Site



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GEOTECHNICAL & MATERIAL TESTING

VACANT LAND
3346 WILLIAM AVENUE
MIAMI, FLORIDA 33133

AERIAL PHOTOGRAPH
1963
PROJECT NO.:
13 ESA 179

APPENDIX D

PHOTOGRAPHS



1:
Subject site



2:
East neighboring
site



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GEOTECHNICAL & MATERIAL TESTING*



3:
North
neighboring
property



4:
Viewing east
along William
Avenue near the
subject site

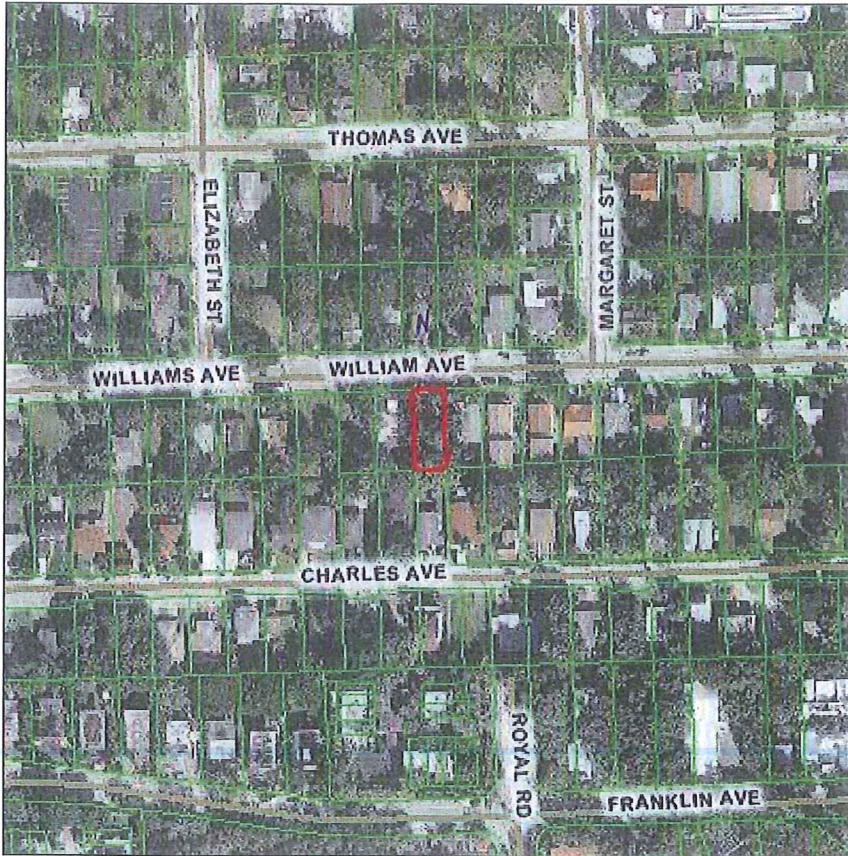


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GEOTECHNICAL & MATERIAL TESTING

APPENDIX E

LEGAL DESCRIPTION

Property Information Map



Aerial Photography - 2012

0  111 ft

Summary Details:

Folio No.:	✓ 01-4121-007-4880
Property:	3346 WILLIAM AVE
Mailing Address:	CONSTANCE GILBERT 3348 WILLIAM AVE MIAMI FL 33133-

Property Information:

Primary Zone:	0100 SINGLE FAMILY - GENERAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,800 SQ FT
Year Built:	0
Legal Description:	21 54 41 FROW HOMESTEAD PB B-106 LOT 11 BLK 29 LOT SIZE 50.000 X 116 OR 23336-1608 0405 00

APPENDIX F

**LIST OF EPA REGULATED FACILITIES
IN ENVIROFACTS
ZIP CODE: 33133**

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Envirofacts Search Results

<< Return

ZIP Code: 33133

Envirofacts Links

- [EF Overview](#)
- [Search](#)
- [Model](#)
- [Data Update](#)
- [Multisystem Search User Guide](#)
- [Contact Us](#)

[Report an Error](#)

API Link for Report Data:

<http://iaspub.epa.gov/enviro/efservice/multisystem/minLatitude/25>

Copy and paste the link above to view the data from this report



Click on a tab to see a summary view of data for a media type.

*Zoom or pan map to change location.



LIST OF EPA-REGULATED FACILITIES IN ENVIROFACTS

To search Envirofacts via an interactive map, please view your results in [EnviroMapper for Envirofacts](#). Use the buttons located beneath the facility name and address information to obtain detailed reports on a specific facility. The data within the table below can be downloaded in a comma-separated value file for use in Excel by clicking here:

OR

FACILITY INFORMATION	AFS i	ACRES i	BR i	CERCLIS i	GHG i	PCS/ICIS i	RADInfo i	RCRAInfo i	TRI i	TSCA i
AEROCOM INC 3090 SW 31ST AVE MIAMI, FL 33133 Latitude: 25.767778 Longitude: -80.245278 Summary Report Facility Report Compliance Report								View Report		
AERONAUTICAL COMMUNICATIONS EQUIPMT 3090 S DOUGLAS RD MIAMI, FL 331334311 Latitude: 25.734184 Longitude: -80.254088 Summary Report Facility Report Compliance Report								View Report		
AMOCO SERVICE STATION #4264 382 S DIXIE HWY CORAL GABLES, FL 33133-4827 Latitude: 25.726847 Longitude: -80.261123 Summary Report Facility Report Compliance Report								View Report		
AMOCO SERVICE STATION #563 3000 SW 27TH AVE MIAMI, FL 33133-4626 Latitude: 25.735444 Longitude: -80.237691 Summary Report Facility Report Compliance Report								View Report		
BARNACLE STATE HISTORIC SITE 3485 MAIN HWY COCONUT GROVE MIAMI, FL 33133-5915 Latitude: 25.723889 Longitude: -80.242222 Summary Report Facility Report Compliance Report								View Report		
BAYVIEW EXECUTIVE PLAZA 3225 AVIATION AVE MIAMI, FL 331334741 Latitude: 25.733114 Longitude: -80.23403 Summary Report Facility Report Compliance Report								View Report		

<p>BEST CARE CLEANERS 2750 SW 26TH AVE STE F MIAMI, FL 33133 Latitude: 25.739819 Longitude: -80.236853</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>							<p>View Report</p>			
<p>CINDERELLA 2803 SW 27TH AVE MIAMI, FL 33133-3701 Latitude: 25.739135 Longitude: -80.237747</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>COCONUT GROVE LAUNDRY & CLEANERS 3101 GRAND AVE MIAMI, FL 331335103 Latitude: 25.728498 Longitude: -80.243441</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>							<p>View Report</p>			
<p>CULLIGAN U S A 3510 SO. DIXIE HWY MIAMI, FL 33133-4342 Latitude: 25.73203 Longitude: -80.242077</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DADE COUNTY CARVER GW 238 GRAND AVENUE CORAL GABLES, FL 33133-4842 Latitude: 25.725612 Longitude: -80.257859</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DADE COUNTY CARVER JR HIGH SCHOOL 4901 LINCOLN DRIVE CORAL GABLES, FL 33133-5635 Latitude: 25.727567 Longitude: -80.258772</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DADE COUNTY COCONUT GROVE ELEMENTARY 3351 MATILDA STREET COCONUT GROVE, FL 33133-5138 Latitude: 25.729622 Longitude: -80.242987</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DADE COUNTY S DADE SKILL CENTER 28300 SW 152 AVE MIAMI, FL 33133 Latitude: 25.75 Longitude: -80.199722</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DADE COUNTY SILVER BLUFF ELEMENTARY 2609 S.W. 25TH AVENUE MIAMI, FL 33133-2214 Latitude: 25.743813 Longitude: -80.234739</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DADE COUNTY TUCKER FS ELEMENTARY 3500 DOUGLAS ROAD MIAMI, FL 33133-5708 Latitude: 25.726488 Longitude: -80.254285</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DEEL FORD 251 SOUTH DIXIE HWY MIAMI, FL 33133-4824 Latitude: 25.728938 Longitude: -80.258504</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DEEL SALES INC 3650 BIRD RD MIAMI, FL 331334303 Latitude: 25.735 Longitude: -80.2505</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DINNER KEY BOATYARD 2640 S BAYSHORE DR MIAMI, FL 331335424 Latitude: 25.731304 Longitude: -80.234727</p> <p>Summary Report Facility Report Compliance Report</p>								<p>View Report</p>			
<p>DINNER KEY MARINA DOCKMASTER BUILDING 3400 PAN AMERICAN DR MIAMI, FL 33133 Latitude: 25.7268 Longitude: -80.2354</p> <p>Summary Report Facility Report Compliance Report</p>						<p>View Report</p>					
<p>DRY CLEAN USA 2720-G S DIXIE HWY MIAMI, FL 33133-3786</p>	<p>View Report</p>							<p>View Report</p>			

<p>Latitude: 25.7396 Longitude: -80.2381</p> <p>Summary Report Facility Report Compliance Report</p>									
<p>GABLES STATION 251 S DIXIE HWY CORAL GABLES, FL 33133 Latitude: 25.7283 Longitude: -80.2597</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GOOD YEAR AUTO SERVICE CENTER 3690 BIRD RD MIAMI, FL 331334303 Latitude: 25.735086 Longitude: -80.253507</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE AT GRAND BAY 2669 S BAYSHORE DR MIAMI, FL 33133 Latitude: 25.7306 Longitude: -80.2368</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE CLEANERS & FURRIERS 3180 COMMODORE PLAZA COCONUT GROVE, FL 33133-5818 Latitude: 25.727986 Longitude: -80.244819</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE ENCLAVE & VILLAS 3024 MCDONALD ST COCONUT GROVE, FL 331334415 Latitude: 25.734869 Longitude: -80.245941</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE HARBOR MARINA & BOATYARD 2640 SOUTH BAYSHORE DRIVE MIAMI, FL 33133-5456 Latitude: 25.731304 Longitude: -80.234727</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE KEY MARINA INC 3385 PAN AMERICAN DR MIAMI, FL 33133-5501 Latitude: 25.728989 Longitude: -80.235101</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE PALACE ESTATES 4055 DOUGLAS ROAD MIAMI, FL 33133-6840 Latitude: 25.732222 Longitude: -80.243611</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>GROVE VILLAGE CLEANERS INC 2779 BIRD AVE COCONUT GROVE MIAMI, FL 33133-4602 Latitude: 25.735515 Longitude: -80.238425</p> <p>Summary Report Facility Report Compliance Report</p>								View Report	View Report
<p>GROVENOR HOUSE CONDOMINIUM 2627 S BAYSHORE DRIVE MIAMI, FL 33133-5438 Latitude: 25.731574 Longitude: -80.234959</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>HOME DEPOT #6856 2999 MCDONALD ST MIAMI, FL 331333612 Latitude: 25.736383 Longitude: -80.245877</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>JAGUAR COLLECTION USED CARS 155 S DIXIE HWY CORAL GABLES, FL 331334822 Latitude: 25.729959 Longitude: -80.257219</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>JEEP EAGLE COLLECTION OF WDADE INC 3490 BIRD RD MIAMI, FL 33133-4301 Latitude: 25.735037 Longitude: -80.250114</p> <p>Summary Report Facility Report Compliance Report</p>									View Report
<p>LARCO BALENO CLEANERS 2701 SW 37TH AVE MIAMI, FL 33133-2727 Latitude: 25.741187 Longitude: -80.253701</p> <p>Summary Report Facility Report Compliance Report</p>								View Report	View Report

<p>MAGGIE S #3 17045 N.W. 27TH AVENUE MIAMI, FL 33133 Latitude: 25.73203 Longitude: -80.242077</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>MAYFAIR HOUSE HOTEL 3000 FLORIDA AVE COCONUT GROVE, FL 33133 Latitude: 25.729038 Longitude: -80.24075</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>MERCY HOSPITAL 3663 SOUTH MIAMI AVENUE MIAMI, FL 33133-4237 Latitude: 25.739444 Longitude: -80.213889</p> <p>Summary Report Facility Report Compliance Report</p>					View Report		View Report		
<p>MERRILL STEVENS DINNER KEY DIV 2640 S BAYSHORE DR MIAMI, FL 33133 Latitude: 25.730859 Longitude: -80.235531</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>MOBIL OIL CORP SS #A06 3498 S DIXIE HWY MIAMI, FL 33133-3611 Latitude: 25.735118 Longitude: -80.250406</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>MOBIL OIL CORP SS #EDW 375 S DIXIE HWY CORAL GABLES, FL 33133-4826 Latitude: 25.726821 Longitude: -80.261157</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>NAVAL RESERVE CENTER - MIAMI 2610 TIGERTAIL AVE MIAMI, FL 331334630 Latitude: 25.732544 Longitude: -80.236225</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>NW SOUTH RIVER DRIVE SEGMENT D UNKNOWN MIAMI, FL 33133 Latitude: 25.7763 Longitude: -80.2044</p> <p>Summary Report Facility Report Compliance Report</p>					View Report				
<p>PRESTIGE 1 HOUR CLEANERS 3210 GRAND AVENUE COCONUT GROVE, FL 33133-5011 Latitude: 25.728125 Longitude: -80.245264</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>RESIDENCES AT VISCAYA 3535 HIAWATHA AVE MIAMI, FL 331334077 Latitude: 25.739722 Longitude: -80.218889</p> <p>Summary Report Facility Report Compliance Report</p>					View Report				
<p>ROYAL PALM ICE PLANT 3101 DOUGLAS ROAD MIAMI, FL 33133 Latitude: 25.733711 Longitude: -80.253939</p> <p>Summary Report Facility Report Compliance Report</p>								View Report	
<p>SHELL OIL COMPANY 3010 S DOUGLAS RD MIAMI, FL 331334311 Latitude: 25.726389 Longitude: -80.263889</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>SOUTH BAYSHORE DRIVE DRAINAGE IMPROVEMENT PROJECT UNKNOWN MIAMI, FL 33133 Latitude: 25.7319 Longitude: -80.233</p> <p>Summary Report Facility Report Compliance Report</p>					View Report				
<p>SUBARU COLLECTION INC 3601 BIRD RD MIAMI, FL 33133 Latitude: 25.735031 Longitude: -80.252041</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		
<p>SUMMERLAND ENTERPRISES INC 2698 S DIXIE HIGHWAY MIAMI, FL 33133 Latitude: 25.739819 Longitude: -80.237686</p> <p>Summary Report Facility Report Compliance Report</p>							View Report		

<p>TEXACO #240210053 2660 SW 37TH AVE MIAMI, FL 33133-2743 Latitude: 25.741583 Longitude: -80.25425 Summary Report Facility Report Compliance Report</p>								View Report
<p>THE ENGLISH CENTER 3501 SW 28TH STSTE 337 MIAMI, FL 33133 Latitude: 25.740163 Longitude: -80.251549 Summary Report Facility Report Compliance Report</p>								View Report
<p>THE LANDINGS AT BELLE RIVE - PHASE II CONDOMINIUMS 33133-5232 JACKSONVILLE, FL 33133 Latitude: 30.206944 Longitude: -81.542222 Summary Report Facility Report Compliance Report</p>						View Report		
<p>THE RITZ CARLTON COCONUT GROVE 3300 SW 27TH AVE COCONUT GROVE, FL 331335300 Latitude: 25.750833 Longitude: -80.206111 Summary Report Facility Report Compliance Report</p>								View Report
<p>TOPRESS DRY CLEANERS 3214-3216 GRAND AVE MIAMI, FL 33133-5011 Latitude: 25.7275 Longitude: -80.258056 Summary Report Facility Report Compliance Report</p>								View Report
<p>UNIVERSITY CLEANERS 2844 SW 27TH AVE MIAMI, FL 33133 Latitude: 25.738761 Longitude: -80.237766 Summary Report Facility Report Compliance Report</p>								View Report
<p>VIRRICK GYM - COAST HANGER REST 2600 S BAYSHORE DR MIAMI, FL 331335424 Latitude: 25.731304 Longitude: -80.234727 Summary Report Facility Report Compliance Report</p>								View Report
<p>VMC INTERNATIONAL FRANCHISING, LLC 3214-3216 GRAND AVENUE COCONUT GROVE, FL 33133-5011 Latitude: 25.72796 Longitude: -80.24575 Summary Report Facility Report Compliance Report</p>							View Report	
<p>WALGREENS #3784 3655 DIXIE HWY MIAMI, FL 33133-4306 Latitude: 25.735278 Longitude: -80.25 Summary Report Facility Report Compliance Report</p>								View Report
<p>WYNWOOD WEST 3400 27TH AVE SW MIAMI, FL 33133-5307 Latitude: 25.728979 Longitude: -80.237442 Summary Report Facility Report Compliance Report</p>							View Report	

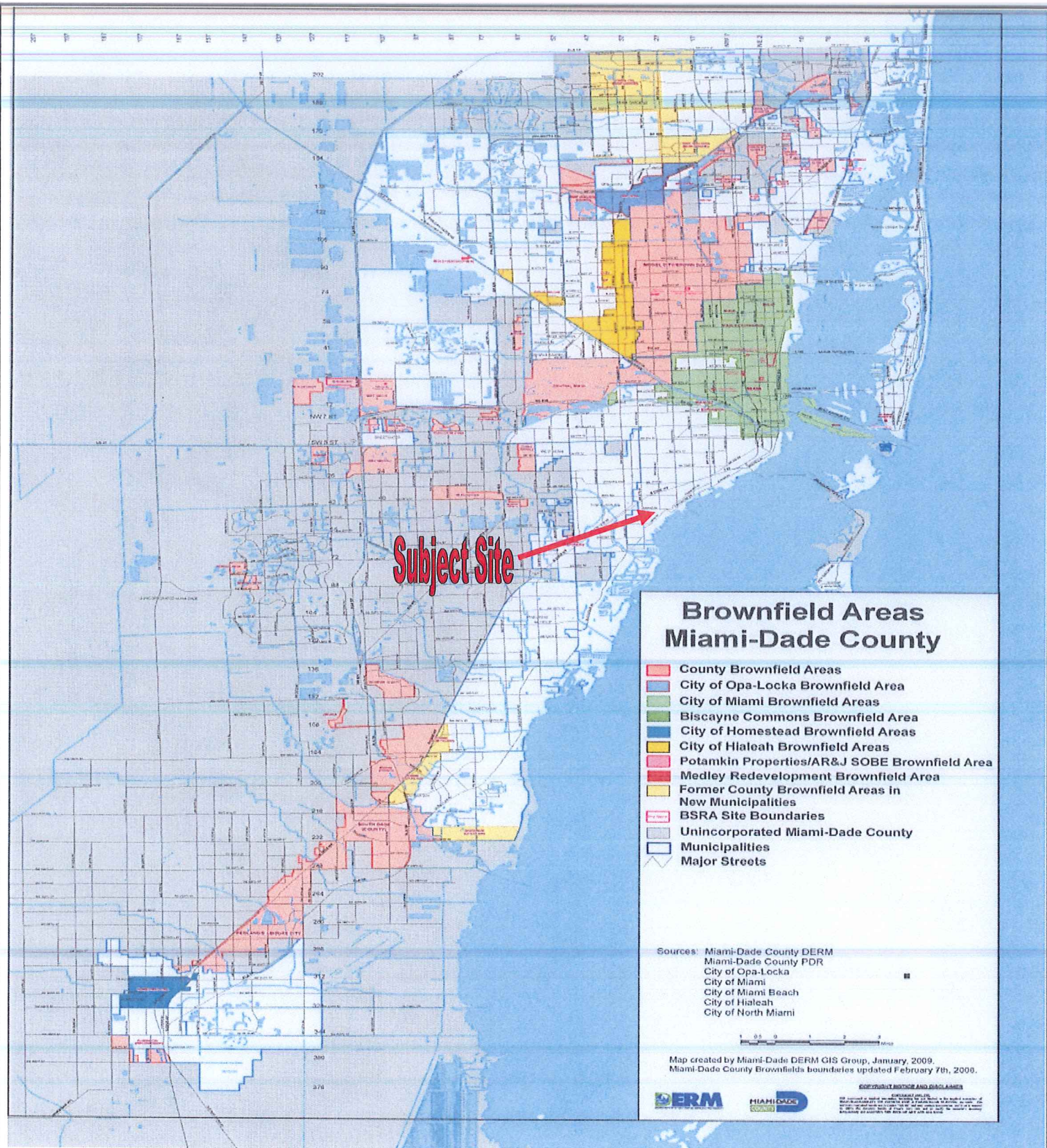
[Go To Top Of The Page](#)

Total Number of Facilities Displayed: 60

Last updated on Monday, August 05, 2013

APPENDIX G

BROWNFIELD AREAS



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ENVIRONMENTAL CONSULTING
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VACANT LAND
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MIAMI, FLORIDA 33133

BROWNFIELD MAP
USSE PROJECT NO.: 13-ESA 179