

REPORT OF
ENVIRONMENTAL SITE ASSESSMENT-PHASE I

AT
VACANT LAND
3745 FROW AVENUE
COCONUT GROVE, FLORIDA 33133



CERTIFIED TO

VILLAGE WEST HOMES LLC
300 N.W. 12th AVENUE
MIAMI, FLORIDA 33128

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

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MARCH 2014
14 ESA 080



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March 31st, 2014

Village West Homes, LLC
300 N.W. 12th Avenue
Miami, Florida 33128

Re: Environmental Site Assessment - Phase I

Vacant Land
3745 Frow Avenue
Miami, Florida 33133
USSE Project Number: 14-ESA 080

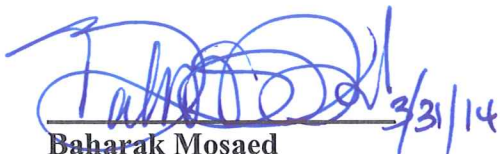
Dear Sir/Madam:


Representatives of **U.S. South Engineering and Testing Lab., Inc.** (USSE) performed a Phase I Environmental Site Assessment at the above referenced project. Village West Homes LLC requested this assessment on March 24th, 2014. This report has been prepared following the standard practice for ESA, *Phase I Environmental Site Assessment Process*, proposed by the American Society for Testing and Materials (ASTM). 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
14-ESA 080

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1.0 EXECUTIVE SUMMARY

The subject site is located at or in the vicinity of 3745 Frow 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 Village West Homes LLC.

The subject site consists of a 5,000 square foot vacant land. A small residential structure that once existed on the subject property was demolished in 2008. At the time of our inspection, USSE observed low vegetation, trees, and scrub grasses on the subject property which is typical of many vacant land properties in south Florida. Information about the following site characteristics were obtained from observations during the site reconnaissance and record reviews. Based on a review of the information collected in the investigation, it is USSE's understanding that the subject property was historically vacant from 2008 to the present date.

Stained Soil: Visual observations were made of the soil to identify any discolorations or surface staining which could be indicative of contaminant discharge. No visible evidence of overfills and or staining was observed throughout the subject property.

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.

The north, south, and east neighboring properties are residential. Immediately to the west is vacant land. To the south of the subject site is Frow 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, to the extent feasible pursuant to the processes proposed by the American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* 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 impairment. 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 particularly 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 Environmental Resources Management (DERM) 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 barrier 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 **Village West Homes LLC**.

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 evaluation 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, are 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 or in the vicinity of 3745 Frow Avenue in City of Miami, Florida. Refer to Figure 2 in Appendix A for the site location map. According to the Dade County Public Access system located in Property Appraisers Office, the folio number of the plots is listed as follows, See Appendix E for legal description:

Folio No: 01-4120-006-0570

3.2 Site and Vicinity Characteristics

Site Characteristics:

The subject site consists of a 5,000 square foot vacant land. A small residential structure that once existed on the subject property was demolished in 2008. At the time of our inspection, USSE observed low vegetation, trees, and scrub grasses on the subject property which is typical of many vacant land properties in south Florida. Information about the following site characteristics were obtained from observations during the site reconnaissance and record reviews. Based on a review of the information collected in the investigation, it is USSE's understanding that the subject property was historically vacant from 2008 to the present date.

Stained Soil: Visual observations were made of the soil to identify any discolorations or surface staining which could be indicative of contaminant discharge. No visible evidence of overfills and or staining was observed throughout the subject property.

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 “0100 SINGLE FAMILY – GENERAL”. The north, south, and east neighboring properties are residential. Immediately to the west is vacant land. To the south of the subject site is Frow Avenue.

3.3 Past and Present Property Ownership:

Present Property Ownership:
MIAMI HOME LOANS INC
440 E 9 ST
HIALEAH FL 33010

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 Dade County Department of Environmental Resources Management (DERM) 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)
- RCRA Info 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 Sep 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	0.5 mile radius	0
GDO	0.5 mile radius	0
LUST	0.5 mile radius	7
SW	0.5 mile radius	0
Enforcement	Property and Adjoining Properties	0
UT	0.25 mile radius	0
IW-5	Property and Adjoining Properties	0
Well-Field	Property Only	None
AST	Property and Adjoining Properties	None

Based on a review of the files and USSE’s past experience, and interviews with regulatory agency personnel, the 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), Frow Avenue is shown as “Light-Duty Road” with “Hard or Improved Surface”. 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 Wellfield 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 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 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 20, Township 54S and Range 41E. Copies of the applicable portions of the aerial photographs for the years 1963, 1975, 1988, 1996, 2001, 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 residential structure appears at the subject site. All the neighboring properties are residential. To the south of the subject site is Frow Avenue.
1975	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
1988	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
1996	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
2001	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.
2008	Subject site appears to be cleared. West neighboring site is vacant. No major changes at the east, north and south neighboring sites.
2013	Subject site and all surrounding parcels appear visibly similar to the previous aerial photographs.

City Directories:

The Polk City Directories and Bresser's Cross Reference Directories available at the Dade County Public Library located in downtown Miami, Florida were reviewed. The subject property is listed as historically residential until 2008 when the existing residential structure was demolished. According to information obtained from reviewing the historical city directories indicated no environmentally suspect businesses 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 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 March 26th, 2014. The subject site consists of a 5,000 square foot vacant land. A small residential structure that once existed on the subject property was demolished in 2008. During the site inspection, 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. Predominantly, 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 containment into the soil, surface and ground water, and nearby underground pipes.

At the time of our investigation, No evidence in the form of distressed soil, soil stains, or exhaust pipes, concrete foundations, steel enclosures, pedestals, or supports, indicating inhabitation 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 observance 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' 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.

At the time of our inspection, no solid waste were observed at the subject property.

Latent buried waste may be present on any property particularly if efforts were undertaken to conceal this act. Indications of such activity may or 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. Subject site is vacant.

5.6.2 Radon

A Radon Measurement Screening was not conducted as part of this assessment. Subject site is vacant.

5.6.3 Lead Paint

A lead based paint survey was not conducted as part of this assessment. Subject site is vacant.

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- Residential Home 3745 Frow Avenue

Photograph # 2- Viewing along Frow Avenue near the subject site

Photograph # 3- South neighboring property- Residential

Photograph # 4- West neighboring property- Vacant Land

Photograph # 5- Interior of the subject site

Photograph # 6- Rear of the subject site

6.0 FINDINGS AND CONCLUSIONS

USSE performed a Phase I, ESA in conformance with the scope and limitations of the ASTM Practice E1527-05 of the property located at or in the vicinity of 3745 Frow 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 no evidence of any recognized environmental conditions on the subject site at this time. *No further investigation is recommended at this time.*

We declare that to the best of our professional knowledge and belief, We meet the definition of an Environmental Professional as defined in 40 CFR part 312. We have the specific qualifications of education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR part 312.

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.

7.1 Significant Assumptions

Significant assumptions were not identified in the authorized scope of services, except as follows:

The information gathered during this assessment was information that was “practically reviewable”. This is, by definition, information that 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 is such that the environmental professional 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 (such as records that are sorted chronologically) are not considered practically reviewable. In addition, for large databases with numerous records it is common for an unmanageable number of sites to be identified, even within a smaller geographic area such as a zip code. In these cases when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is considered not practically reviewable. The information provided herein is that which is publicly available. Information that is publicly available means that the source of the information allows access to the information by anyone upon request at a reasonable time and cost.

7.2 Limitations and Exceptions

The Phase I ESA was performed in general accordance with ASTM E1527-05, which is a limited inquiry into a property's environmental status and is not sufficient to discover every potential source of environmental liability or environmental impact, if any, of the property to be evaluated. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

The level of inquiry is variable. Not every property will warrant the same level of assessment. Consistent with good commercial or customary practices, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the User, and the information developed in the course of the inquiry.

USSE findings, opinions, conclusions and recommendations are based on information which is reasonably ascertainable from standard sources at the time of the assessment through site reconnaissance, visual assessment of surficial conditions, records review, interviews and other standard investigative techniques used in the industry at this time. It is possible that other information exists or may subsequently become known that may impact or change the site assessment after USSE's services are complete.

In conducting this Phase I ESA and preparing the ESA report, USSE reviewed, interpreted, and relied upon information provided by others, including, but not limited to, Miami-Dade County (Client or User), individuals, government authorities, subcontractors, and other entities. USSE have not performed an independent evaluation of the accuracy or completeness of such information. USSE assessment represents our professional opinion, only. Therefore, USSE cannot, under any circumstances, make a statement of warranty or guarantee, expressed or implied, that recognized environmental conditions, environmental impairment, or environmental impacts are limited to those that are discovered while we are performing the Phase I ESA.

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA.

7.3 Standard of Care

In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property.

Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

8.0 DATA GAPS

The following data gaps were found during preparation of this report:

- A title search was not provided.
- An interview was not conducted with past owners, operators or occupants.

No significant data gaps were encountered during the preparation of this report that affected the environmental professional's ability to render an opinion regarding the environmental conditions at the subject property.

9.0 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.

10.0 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

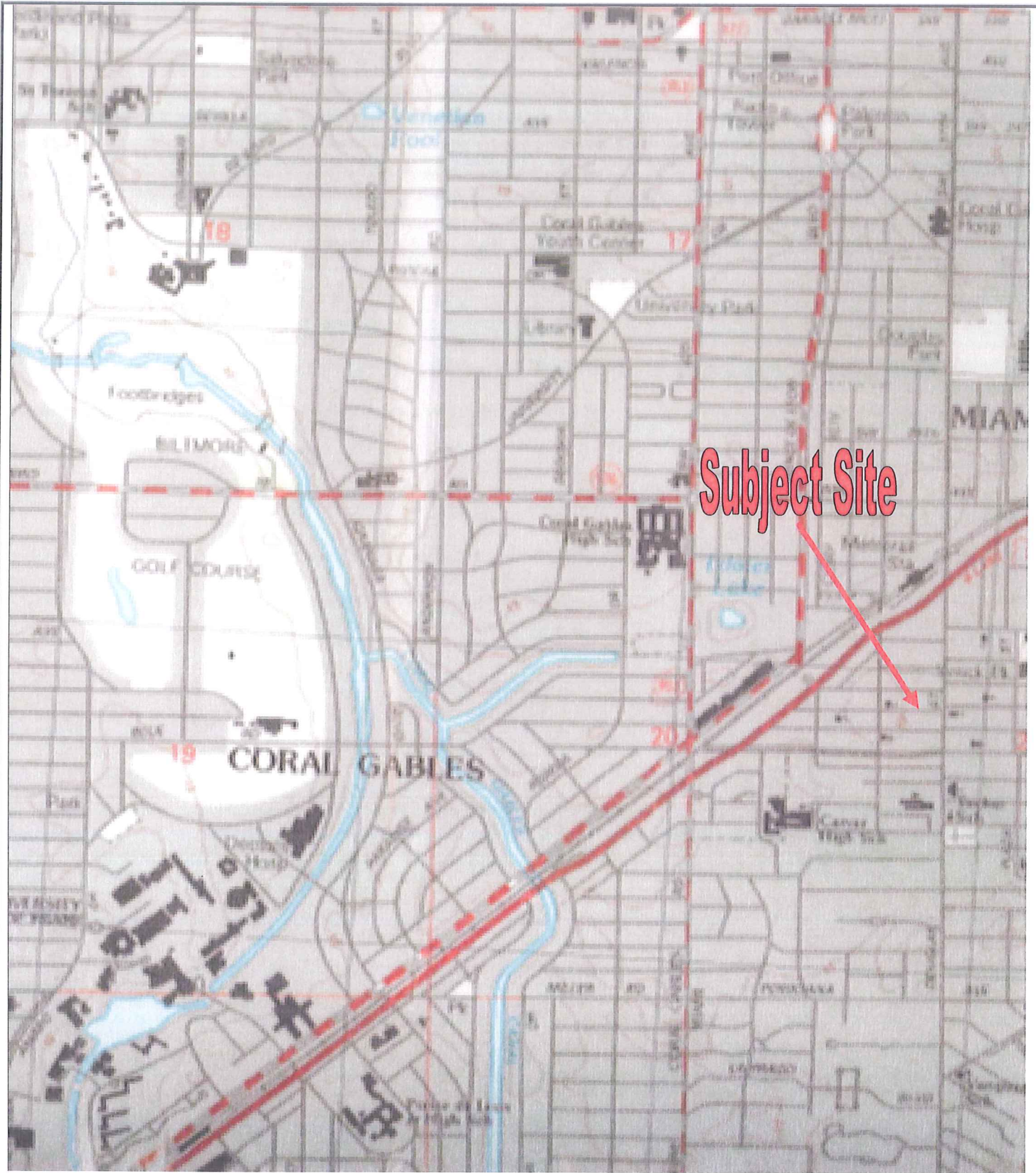
1-US GEOLOGICAL SURVEY MAP

2-SITE LOCATION MAP

3-SOLID WASTE SITES MAP

4-WELLFIELD PROTECTION ZONES MAP

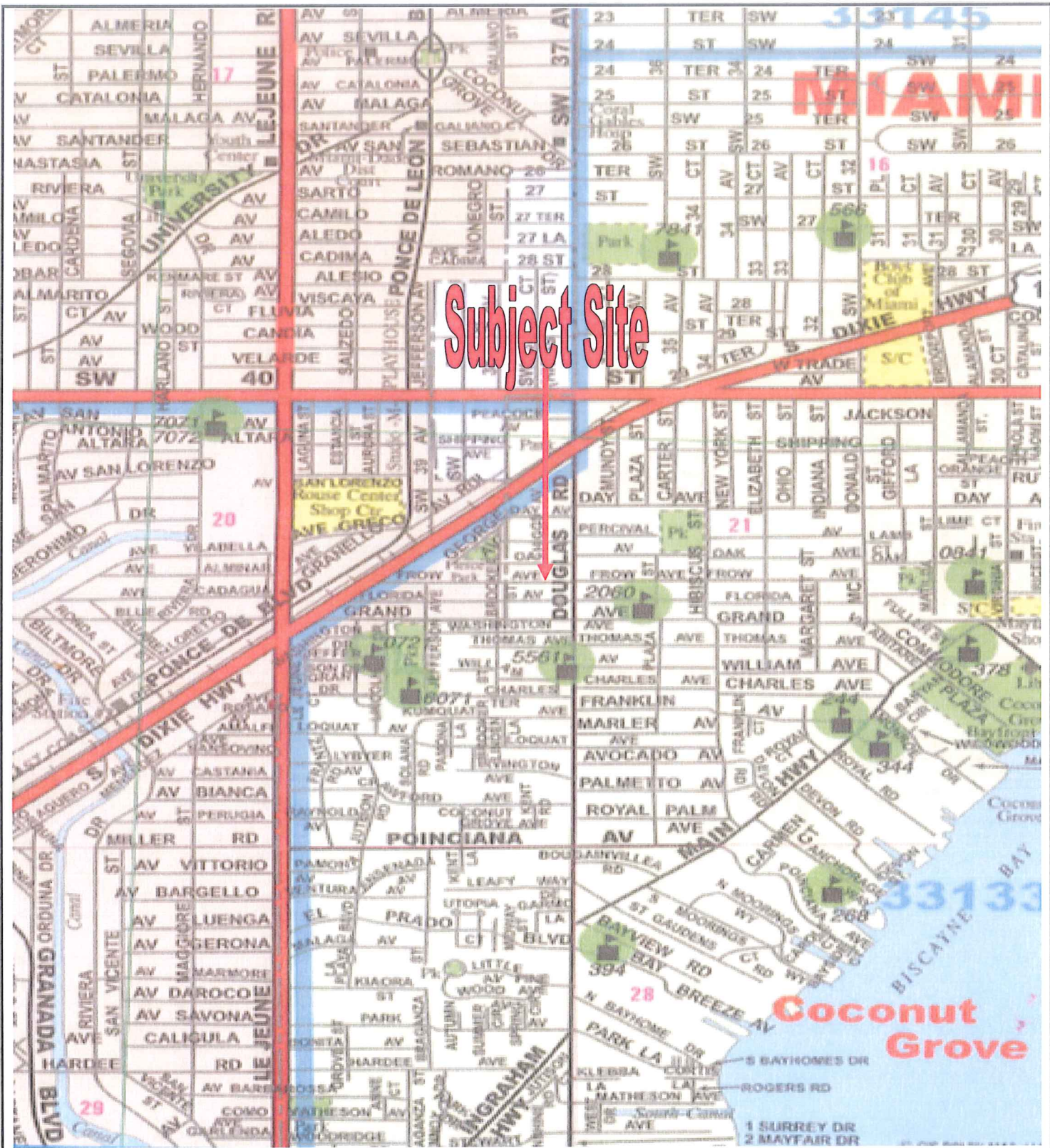
5- WETLAND MAP



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 GEOTECHNICAL & MATERIAL TESTING

VACANT LAND
 3745 FROW AVENUE
 COCONUT GROVE, FLORIDA 33133

US GEOLOGICAL SURVEY
 MAP
 (FIGURE 1)
 USSE PROJECT NO.:
 14 ESA 080

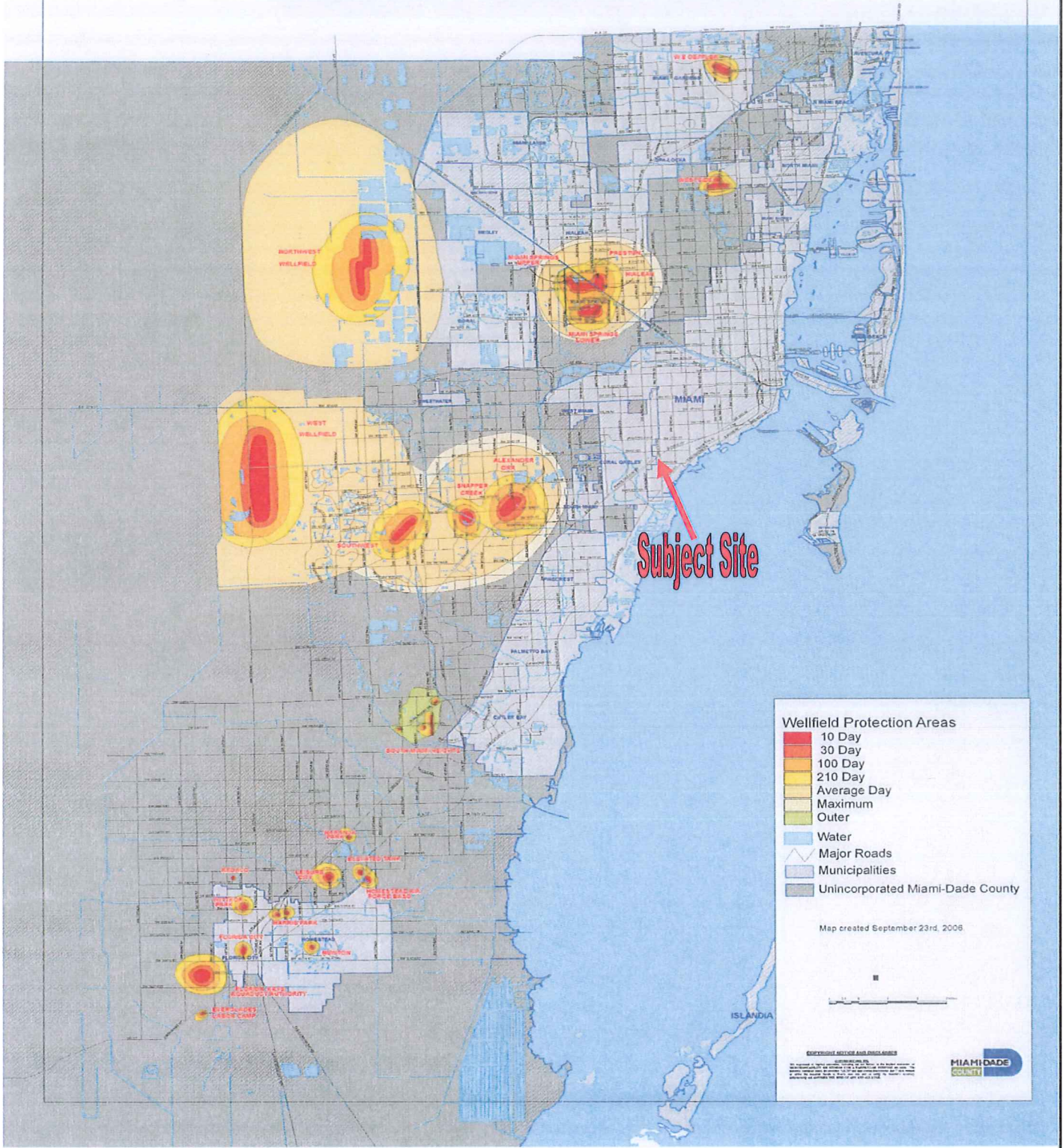


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SITE LOCATION PLAN
 (FIGURE 2)
 USSE PROJECT NO.:
 14 ESA 080

Miami-Dade County
Wellfield Protection Areas

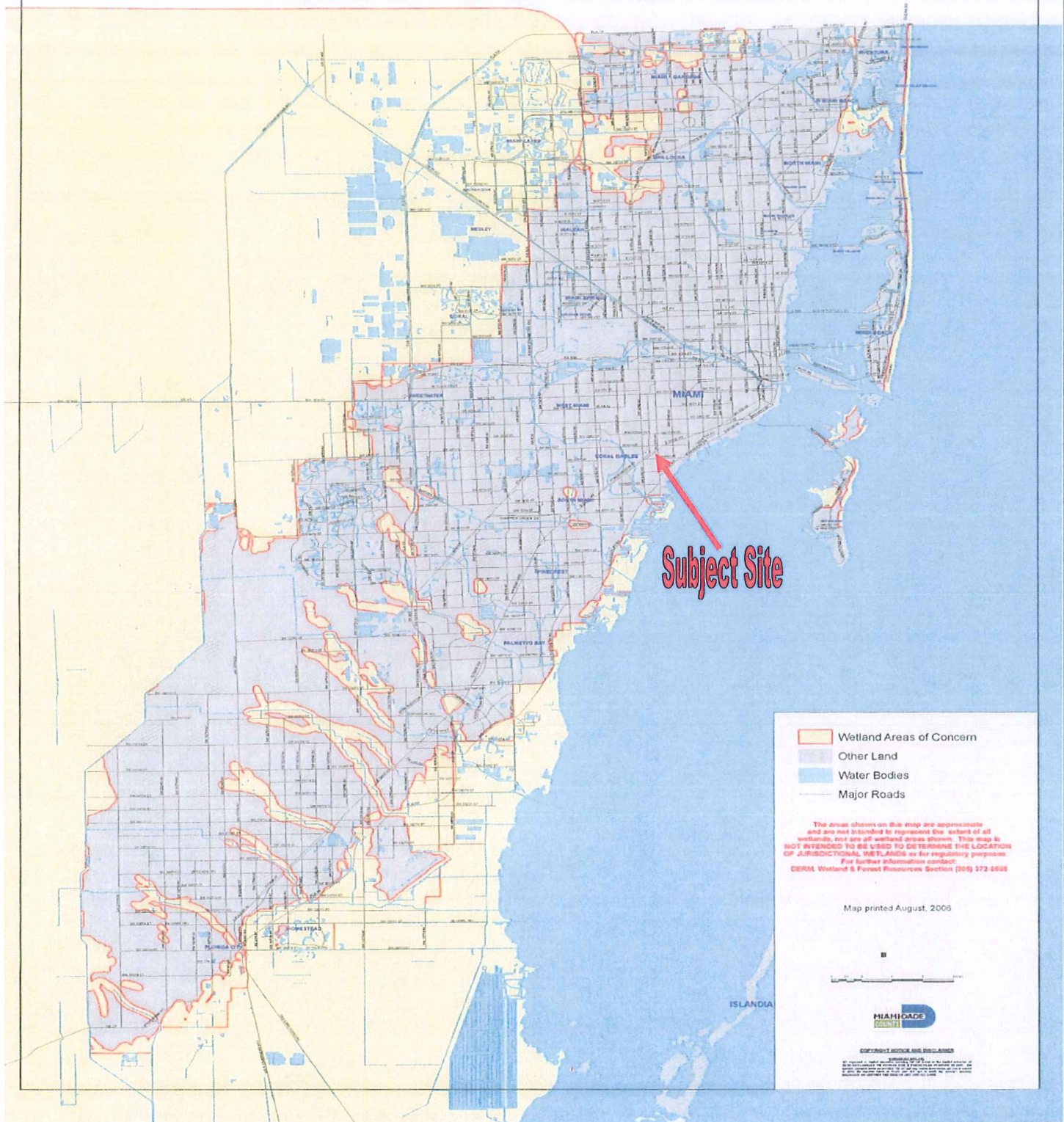


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WELLFIELD PROTECTION
 AREA MAP (FIGURE 4)
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Miami-Dade County
Wetland Areas of Concern



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 COCONUT GROVE, FLORIDA 33133

WETLAND MAP (FIGURE 5)
 USSE PROJECT NO.:
 14 ESA 080

APPENDIX B

FACILITY LISTING

FACILITIES LISTING

LUST Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS	STATUS
9201193	FINA STATION	3280 GRAND AVE COCONUT GROVE, FL 33133	OPEN
8503567	DADE CNTY SCHOOL BD-G W CARVER JHS	4901 LINCOLN DR COCONUT GROVE, FL 33133	OPEN
8622167	MOBIL #02-EDW	375 S DIXIE HWY CORAL GABLES, FL 33133	OPEN
8732196	CULLIGAN WATER CONDITIONING, INC.	3510 S DIXIE HWY MIAMI, FL 33133	CLOSED
9200817	DEEL VOLVO & SAAB	3601 BIRD RD MIAMI, FL 33133	OPEN
8942880	MOBIL #02-A06	3498 S DIXIE HWY MIAMI, FL 33133	OPEN
8521972	SHELL STATION	3010 SW 37 AVE MIAMI, FL 33133	OPEN

APPENDIX C

AERIAL PHOTOGRAPHS



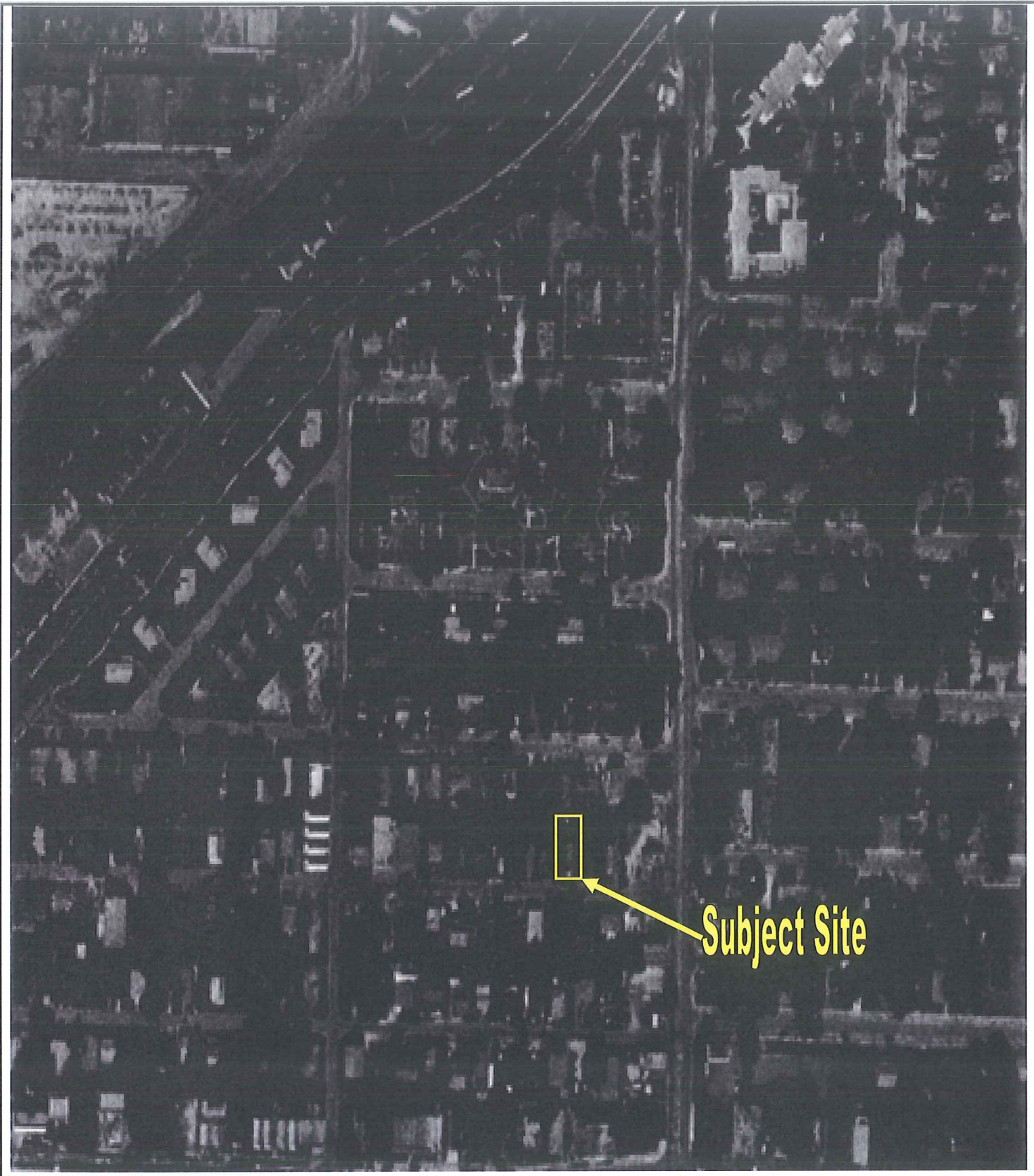
Subject Site



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**VACANT LAND
3745 FROW AVENUE
COCONUT GROVE, FLORIDA 33133**

**AERIAL PHOTOGRAPH
2013
PROJECT NO.:
14 ESA 080**



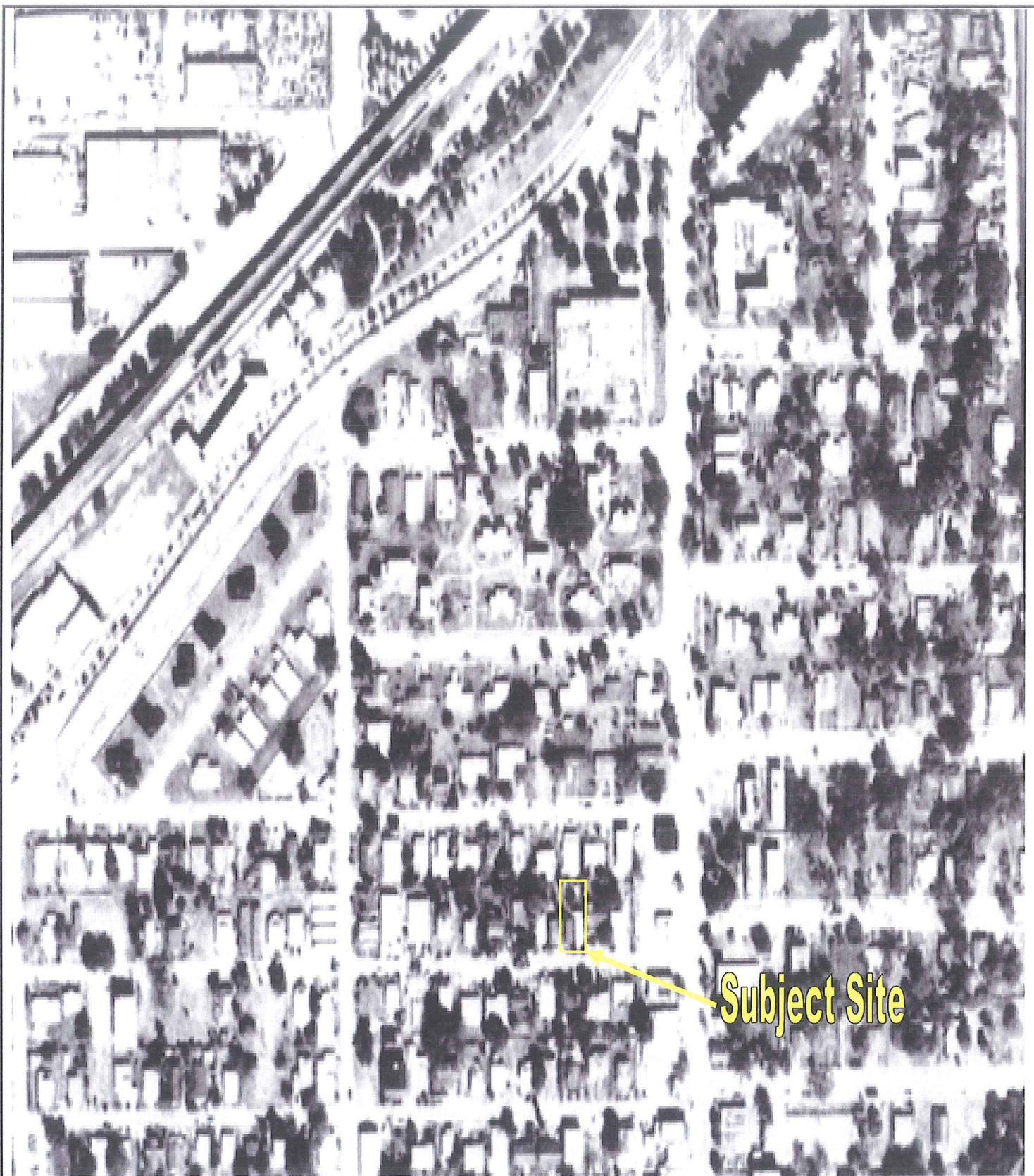
Subject Site



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3745 FROW AVENUE
COCONUT GROVE, FLORIDA 33133**

**AERIAL PHOTOGRAPH
2001
PROJECT NO.:
14 ESA 080**



Subject Site



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**AERIAL PHOTOGRAPH
1996
PROJECT NO.:
14 ESA 080**



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AERIAL PHOTOGRAPH
1988
PROJECT NO.:
14 ESA 080



Subject Site



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COCONUT GROVE, FLORIDA 33133

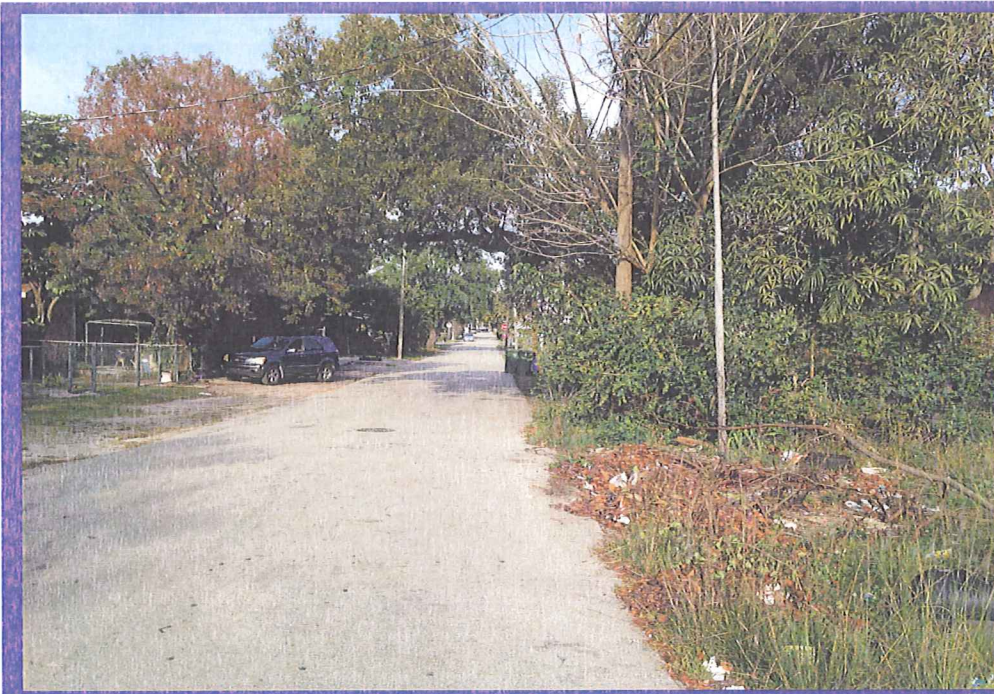
AERIAL PHOTOGRAPH
1963
PROJECT NO.:
14 ESA 080

APPENDIX D

PHOTOGRAPHS



1:
Subject Site-
Vacant Land
3745 Frow
Avenue



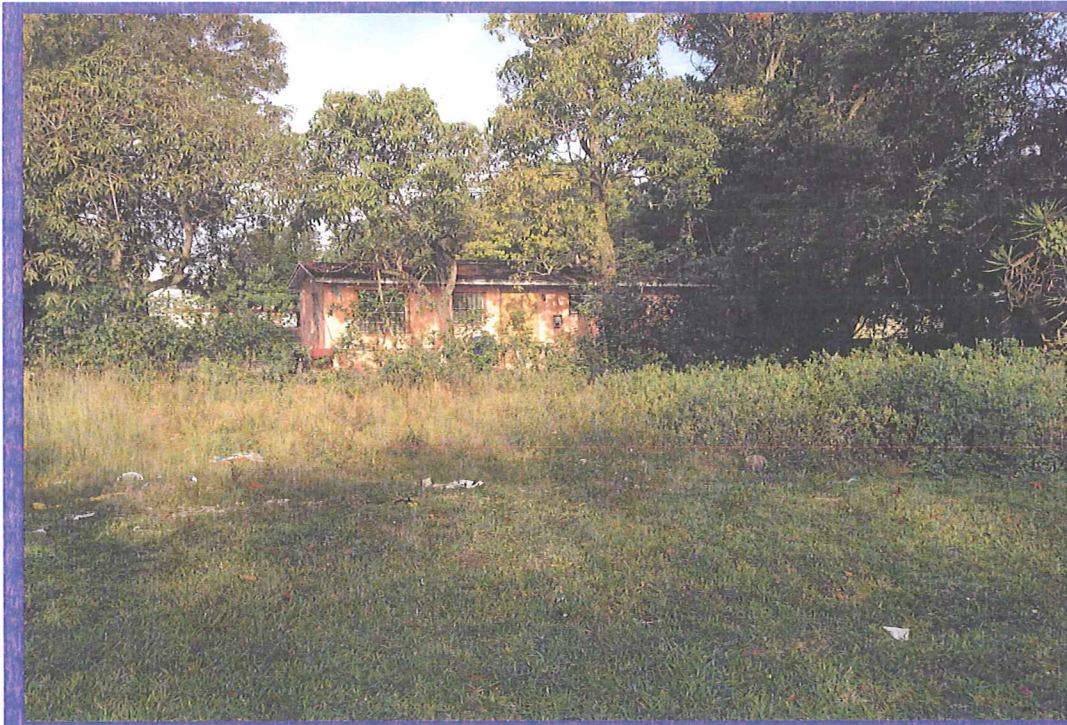
2:
Viewing along
Frow Avenue near
the subject site



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ENVIRONMENTAL CONSULTING
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3:
South
neighboring
property-
Residential



4:
West
neighboring
property-
Vacant Land



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GEOTECHNICAL & MATERIAL TESTING



5:
Interior of
subject site



6:
Rear of subject
site

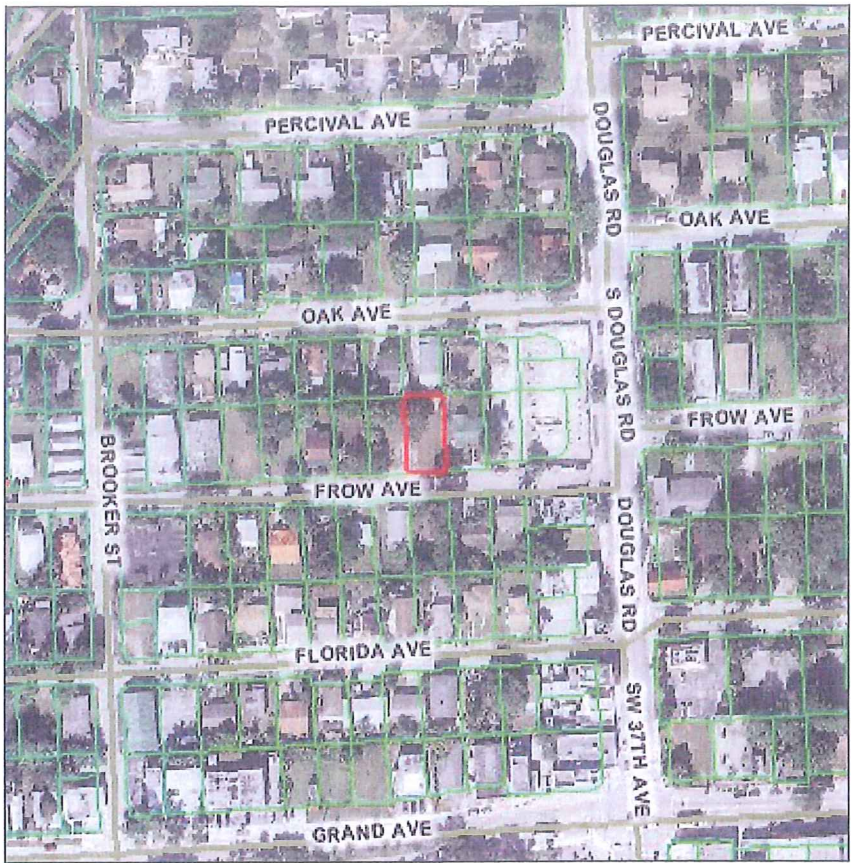


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ENVIRONMENTAL CONSULTING
GEOTECHNICAL & MATERIAL TESTING**

APPENDIX E

LEGAL DESCRIPTION

Property Information Map



Aerial Photography - 2012

0  110 ft

Summary Details:

Folio No.:	01-4120-006-0570
Property:	3745 FROW AVE
Mailing Address:	MIAMI HOME LOANS INC 440 E 9 ST HIALEAH FL 33010-

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:	5,000 SQ FT
Year Built:	0
Legal Description:	MACFARLANE HOMESTEAD PB 5-81 LOT 7 BLK 3 LOT SIZE 50.00 X 100.00 OR 20779-1724 10/2002 6 COC 21561-2215 03 2003 4 OR 21561-2215 0303 01

APPENDIX F

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



Envirofacts Search Results

<< Return

ZIP Code: 33133

Envirofacts Links

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

*Zoom or pan map to change location.

API Link for Report Data:

<http://iaspub.epa.gov/enviro/efservice/multisystem/minLatitude/25.767778>

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

- Info
- AIR
- TOXICS
- WASTE
- RADIATION
- WATER

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	ACRES	BR	CERCLIS	GHC	PCS/ICIS	RADInfo	RCRAInfo	TR	TSCA
AEROCOM INC 3090 SW31ST 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 33133-4811 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 SW27TH 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 33133-4741 Latitude: 25.733114 Longitude -80.23403 Summary Report Facility Report Compliance Report								View Report		
BEST CARE CLEANERS 2750 SW26TH AVE STE F MAMI, FL 33133 Latitude: 25.739819 Longitude -80.236853 Summary Report Facility Report Compliance Report	View Report							View Report		
CINDERELLA								View Report		

<p>2803 SW27TH AVE MIAMI, FL 33133-3701 Latitude: 25.739135 Longitude: -80.237747 Summary Report Facility Report Compliance Report</p>							Report
<p>COCONUT GROVE LAUNDRY & CLEANERS 3101 GRAND AVE MIAMI, FL 331335103 Latitude: 25.728498 Longitude: -80.243441 Summary Report Facility Report Compliance Report</p>	View Report						View Report
<p>CULLIGAN U S A 3510 SO. DIXIE HWY MIAMI, FL 33133-4342 Latitude: 25.73203 Longitude: -80.242077 Summary Report Facility Report Compliance Report</p>							View Report
<p>DADE COUNTY CARVER GW 238 GRAND AVENUE CORAL GABLES, FL 33133-4842 Latitude: 25.725612 Longitude: -80.257859 Summary Report Facility Report Compliance Report</p>							View Report
<p>DADE COUNTY CARVER JR HIGH SCHOOL 4901 LINCOLN DRIVE CORAL GABLES, FL 33133-5635 Latitude: 25.727567 Longitude: -80.258772 Summary Report Facility Report Compliance Report</p>							View Report
<p>DADE COUNTY COCONUT GROVE ELEMENTARY 3351 MATILDA STREET COCONUT GROVE, FL 33133-5138 Latitude: 25.729622 Longitude: -80.242987 Summary Report Facility Report Compliance Report</p>							View Report
<p>DADE COUNTY S DADE SKILL CENTER 28300 SW 152 AVE MIAMI, FL 33133 Latitude: 25.75 Longitude: -80.199722 Summary Report Facility Report Compliance Report</p>							View Report
<p>DADE COUNTY SILVER BLUFF ELEMENTARY 2609 S.W. 25TH AVENJE MIAMI, FL 33133-2214 Latitude: 25.743813 Longitude: -80.234739 Summary Report Facility Report Compliance Report</p>							View Report
<p>DADE COUNTY TUCKER FS ELEMENTARY 3500 DOUGLAS ROAD MIAMI, FL 33133-5708 Latitude: 25.726488 Longitude: -80.254285 Summary Report Facility Report Compliance Report</p>							View Report
<p>DEEL FORD 251 SOUTH DIXIE HWY MIAMI, FL 33133-4824 Latitude: 25.728938 Longitude: -80.258504 Summary Report Facility Report Compliance Report</p>							View Report
<p>DEEL SALES INC 3650 BIRD RD MIAMI, FL 331334303 Latitude: 25.735 Longitude: -80.2505 Summary Report Facility Report Compliance Report</p>							View Report
<p>DINNER KEY BOATYARD 2640 S BAYSHORE DR MIAMI, FL 331335424 Latitude: 25.731304 Longitude: -80.234727 Summary Report Facility Report Compliance Report</p>							View Report
<p>DINNER KEY MARINA DOCKMASTER BUILDING 3400 PANAMERICAN DR MIAMI, FL 33133 Latitude: 25.7268 Longitude: -80.2354 Summary Report Facility Report Compliance Report</p>					View Report		
<p>DRY CLEAN USA 2720-G S DIXIE HWY MIAMI, FL 33133-3786 Latitude: 25.7396 Longitude: -80.2381 Summary Report Facility Report Compliance Report</p>	View Report						View Report
<p>GABLES STATION 251 S DIXIE HWY CORAL GABLES, FL 33133 Latitude: 25.7283 Longitude: -80.2597 Summary Report Facility Report Compliance Report</p>					View Report		
<p>GOOD YEAR AUTO SERVICE CENTER 3690 BIRD RD MIAMI, FL 331334303 Latitude: 25.735085 Longitude: -80.253507 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 Summary Report Facility Report Compliance Report</p>					View Report		
<p>GROVE CLEANERS & FURRIERS 3180 COMMODORE PLAZA COCONUT GROVE, FL 33133-5818</p>							View Report

Latitude: 25.727986 Longitude -80.244819 Summary Report Facility Report Compliance Report								
GROVE ENCLAVE & VILLAS 3024 MCDONALD ST COCONUT GROVE, FL 331334415 Latitude: 25.734869 Longitude -80.245941 Summary Report Facility Report Compliance Report								View Report
GROVE HARBOR MARINA & BOATYARD 2640 SOUTH BAYSHORE DRIVE MIAMI, FL 33133-5456 Latitude: 25.731304 Longitude -80.234727 Summary Report Facility Report Compliance Report								View Report
GROVE KEY MARINA INC 3385 PANAMERICAN DR MIAMI, FL 33133-5501 Latitude: 25.728969 Longitude -80.235101 Summary Report Facility Report Compliance Report								View Report
GROVE PALACEESTATES 4055 DOUGLAS ROAD MIAMI, FL 33133 Latitude: 25.732222 Longitude -80.243611 Summary Report Facility Report Compliance Report								View Report
GROVE VILLAGE CLEANERS INC 2779 BIRD AVE COCONUT GROVE MIAMI, FL 33133-4602 Latitude: 25.735515 Longitude -80.238425 Summary Report Facility Report Compliance Report		View Report						View Report
GROVENOR HOUSE CONDOMINIUM 2627 S BAYSHORE DRIVE MIAMI, FL 33133-5438 Latitude: 25.731574 Longitude -80.234959 Summary Report Facility Report Compliance Report								View Report
HOME DEPOT #6856 2999 MCDONALD ST MIAMI, FL 331333612 Latitude: 25.736383 Longitude -80.245877 Summary Report Facility Report Compliance Report								View Report
JAGUAR COLLECTION USED CARS 155 S DIXIE HWY CORAL GABLES, FL 331334822 Latitude: 25.729959 Longitude -80.257219 Summary Report Facility Report Compliance Report								View Report
JEEP EAGLE COLLECTION OF W DADE INC 3490 BIRD RD MIAMI, FL 33133-4301 Latitude: 25.735037 Longitude -80.250114 Summary Report Facility Report Compliance Report								View Report
LARCO BALENO CLEANERS 2701 SW37TH AVE MIAMI, FL 33133-2727 Latitude: 25.741187 Longitude -80.253701 Summary Report Facility Report Compliance Report		View Report						View Report
MAGGIE S #3 17045 N.W. 27TH AVENUE MIAMI, FL 33133 Latitude: 25.73203 Longitude -80.242077 Summary Report Facility Report Compliance Report								View Report
MAYFAIR HOUSE HOTEL 3000 FLORIDA AVE COCONUT GROVE, FL 33133 Latitude: 25.729038 Longitude -80.24075 Summary Report Facility Report Compliance Report								View Report
MERCY HOSPITAL 3663 SOUTH MIAMI AVENUE MIAMI, FL 33133-4237 Latitude: 25.739444 Longitude -80.213889 Summary Report Facility Report Compliance Report								View Report
MERRILL STEVENS DINNER KEY DIV 2640 S BAYSHORE DR MIAMI, FL 33133 Latitude: 25.730859 Longitude -80.235531 Summary Report Facility Report Compliance Report								View Report
MOBIL OIL CORP SS #A06 3498 S DIXIE HWY MIAMI, FL 33133-3611 Latitude: 25.735118 Longitude -80.250406 Summary Report Facility Report Compliance Report								View Report
MOBIL OIL CORP SS #EDW 375 S DIXIE HWY CORAL GABLES, FL 33133-4826 Latitude: 25.726821 Longitude -80.261157 Summary Report Facility Report Compliance Report								View Report
NAVAL RESERVE CENTER - MIAMI 2610 TIGERTAIL AVE MIAMI, FL 331334630 Latitude: 25.732544 Longitude -80.236225								View Report

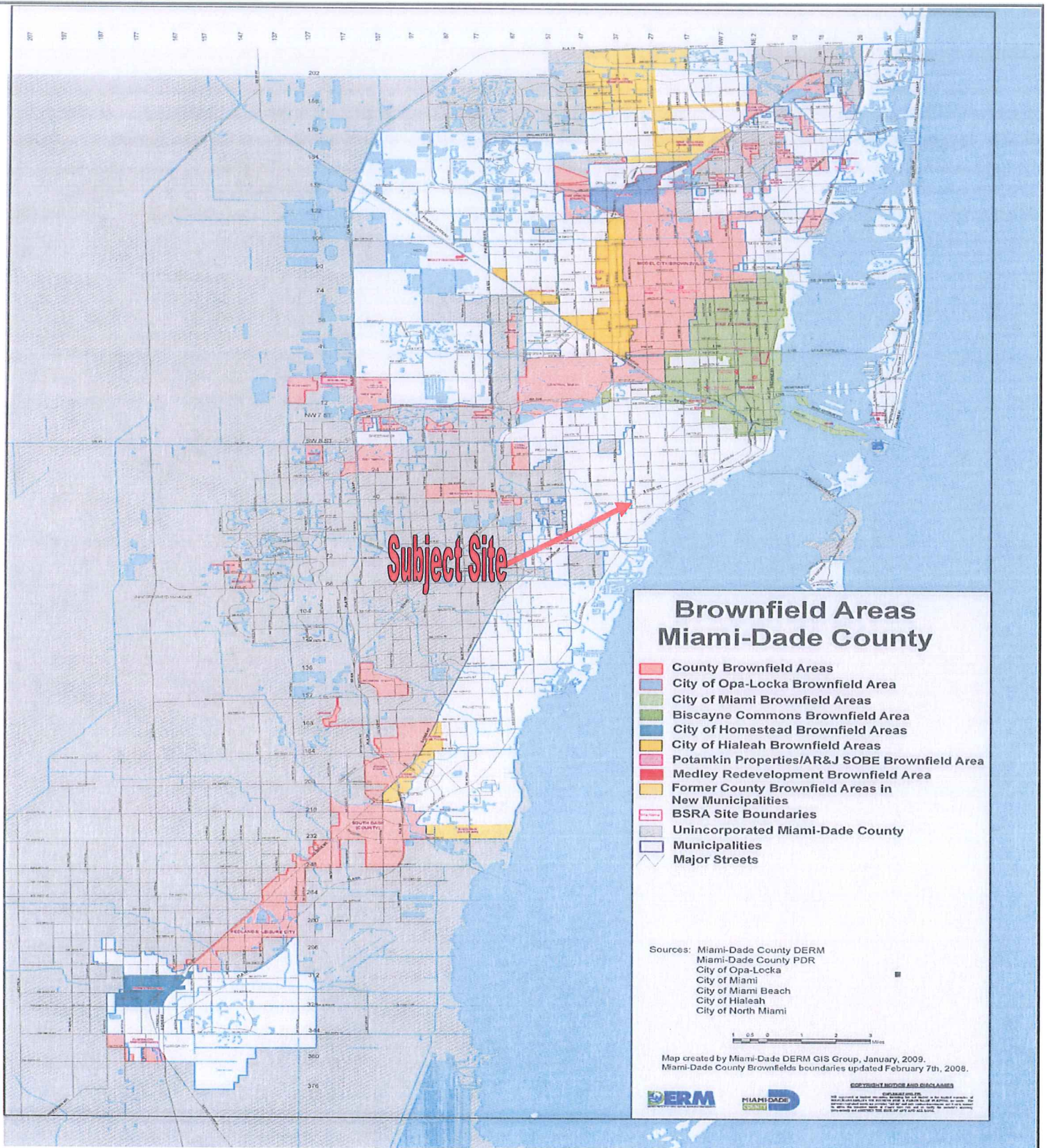
VMC INTERNATIONAL FRANCHISING, LLC 3214-3216 GRAND AVENUE COCONUT GROVE, FL 33133-5011 Latitude: 25.72796 Longitude: -80.24575 Summary Report Facility Report Compliance Report	View Report								
WALGREENS #3784 3655 DIXIE HWY MIAMI, FL 33133-4306 Latitude: 25.735278 Longitude: -80.25 Summary Report Facility Report Compliance Report							View Report		
WYNWOOD WEST 3400 27TH AVE SW MIAMI, FL 33133-5307 Latitude: 25.728979 Longitude: -80.237442 Summary Report Facility Report Compliance Report	View Report								

[Go To Top Of The Page](#)

Total Number of Facilities Displayed: 62

APPENDIX G

BROWNFIELD AREAS



Brownfield Areas Miami-Dade County

- County Brownfield Areas
- City of Opa-Locka Brownfield Area
- City of Miami Brownfield Areas
- Biscayne Commons Brownfield Area
- City of Homestead Brownfield Areas
- City of Hialeah Brownfield Areas
- Potamkin Properties/AR&J SOBE Brownfield Area
- Medley Redevelopment Brownfield Area
- Former County Brownfield Areas in New Municipalities
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipalities
- Major Streets

Sources: Miami-Dade County DERM
 Miami-Dade County PDR
 City of Opa-Locka
 City of Miami
 City of Miami Beach
 City of Hialeah
 City of North Miami



Map created by Miami-Dade DERM GIS Group, January, 2009.
 Miami-Dade County Brownfields boundaries updated February 7th, 2008.



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BROWNFIELD MAP
 USSS PROJECT NO.: 14-ESA 080