

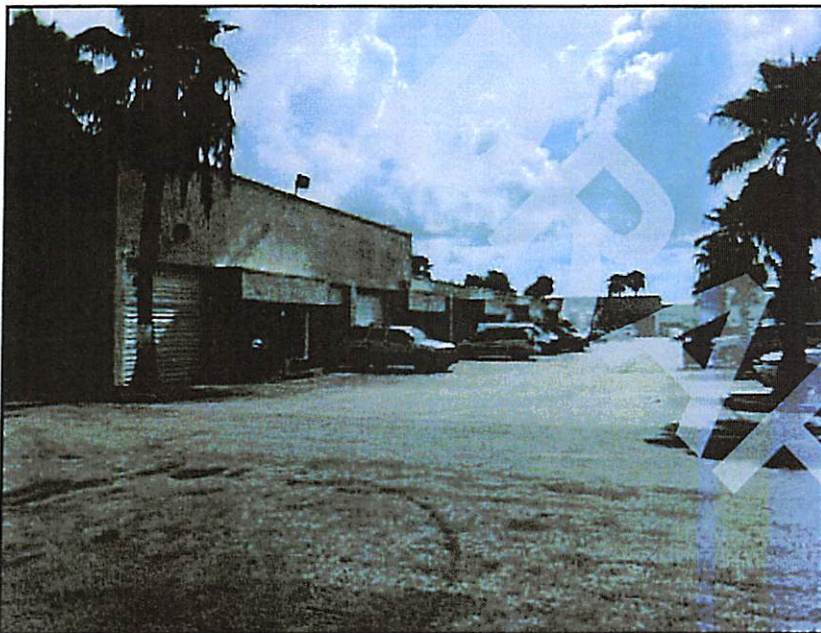
PHASE I ENVIRONMENTAL SITE ASSESSMENT



BUREAU
VERITAS

PREPARED FOR:

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150 North Bartlett Street
Medford, Oregon 97501
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BV PROJECT #:

1593 22R000-001.135

DATE OF REPORT:

August 29, 2022

ONSITE DATE:

August 22-23, 2022

PHASE I ENVIRONMENTAL SITE ASSESSMENT

9300 Northwest 13th Street
Miami, Florida 33172

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills MD 21117 | www.us.bureauveritas.com | p 800 733 0660

Project Summary Table

Report Section	Acceptable	Routine Solution	Phase II	REC	Estimated Cost
Significant Data Gaps	Yes				
Current Use of Subject Property	Yes				
Hazardous Materials	Yes				
Storage Tanks	Yes				
Waste Generation	No (1)	Yes		No	TBD
Surface Areas	No (2)	Yes		No	TBD
Adjoining Property Use	Yes				
Historical Review	No (3)	Yes		Yes	TBD
Subject Property Regulatory Database Review	Yes				
Off-Site Regulatory Database Review	Yes				
Vapor Migration	Yes				
Asbestos	No (4)	Yes		No	TBD
Radon Gas	Yes				
Lead-Based Paint	Yes				
Lead in Drinking Water	Yes				
Moisture Conditions	Yes				

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. The Project Summary Table should not be used as a stand-alone document. REC - Recognized Environmental Condition, as defined by ASTM E1527-21.

Footnotes:

- Four 55-gallon drums were observed at the subject property. The drums were not labeled, however it appears that the drums contain either monitoring well drill cutting or groundwater sampling purge water resulting from the ongoing groundwater investigation at the subject property. These drums and their contents should be properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations. Otherwise, no further action or investigation is recommended regarding the drums.
- BV observed surficial staining within the vehicle repair tenant units (19, 57, 69, and 74), in the vicinity of waste oil storage. The staining appeared to be the result of minor spills accumulated over time. However, the concrete surfaces in the vicinity of the interior staining were observed to be in generally good condition, with no floor drains, significant cracks, or other subsurface entry points. In addition, surficial staining was observed in the outdoor storage area located between the subject property buildings on the southeastern portion of the subject property. The staining appeared to be the result of leaking vehicles/equipment parked/stored in this area over time. One of the areas of observed staining was on an unpaved, gravel portion of the outdoor storage area, and a puddle of standing water was observed in the vicinity of the staining. The stained surfaces should be cleaned up, and any fluid or fluid-soaked wastes generated should be properly disposed of in accordance with applicable regulations. In addition, the impacted gravel should be excavated and properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations.
- The subject property was historically naturally vegetated and/or pasture land from at least 1938 until the early 1960s, when the majority of the property was excavated, along with the adjoining properties to the south and west, a borrow pit/quarry lake, which was subsequently backfilled as part of the Marx Brothers No. 1 unpermitted solid waste dump. A previous

Subsurface Exploration & Geotechnical Engineering Study, conducted by NV5, Inc. in May 2022 documented wood, plastic, concrete fragments, and metal at depths of 25 to 38 feet on the southern and western portions of the site. Of note, the geotechnical report indicates that the buildings are planned to be demolished, and the subject property is planned to be redeveloped.

BV reviewed a Limited Groundwater Assessment and Phase II Environmental Site Assessment, prepared by Langan Engineering and Environmental Services, Inc. (Langan) and dated February 22, 2021 and a Site Assessment Report, prepared by Langan and dated August 11, 2022. Review of these documents indicates that numerous soil, soil vapor, and groundwater samples have been collected from throughout the subject property. Laboratory analytical results identified arsenic in soil samples collected from the ground surface to 0.5 feet below ground surface (bgs) at concentrations that exceeded the Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Level (SCTL) for Direct Exposure Residential (DER). Arsenic was also detected in groundwater in one sample exceeding the FDEP Groundwater Cleanup Target Level (GCTL). Additionally, Methane concentrations were detected above 1.25 % by volume in all but one soil vapor probes, exceeding the lower explosive limit (LEL). Langan recommended a methane gas mitigation system including a soil vapor barrier and sub slab vents for the proposed redevelopment.

Results of the additional sampling in 2022 identified exceedances of the DER SCTLs within the upper two feet soils throughout the site. Specifically, benzo(a)pyrene toxicity equivalents (TEQ), benzo(a)anthracene, total recoverable petroleum hydrocarbons (TRPH), arsenic, barium, chromium, and lead were identified, generally within the footprint of the former landfill, except for lead and arsenic on the eastern portion of the site. Several of the detected concentrations also exceeded the SCTLs for Leachability Based on Groundwater Criteria (LBGC) and/or Direct Exposure Commercial/Industrial (DEC/I). Laboratory analysis of the composite soil samples detected exceedances of arsenic, cadmium, and alpha-BHC above their respective SCTLs. In general, exceedances of the SCTLs were within the upper four feet of the land surface. Soil gas samples identified methane levels above LEL throughout the area of the landfill. Laboratory analysis of the groundwater samples detected exceedances of aluminum, iron, lead, manganese, total dissolved solids (TDS), and ammonia above their respective GCTLs; the majority of the groundwater impacts, with the exception of iron, were detected in the area of the former landfill and were delineated at the site boundary and outside the footprint of the landfill to the north and east. Iron is delineated at the northern site boundary but one well, MW-19 at the eastern site boundary, exceeds the GCTL but is below Miami-Dade County Background Concentration of 706 µg/L. Langan recommended calculating a health-based Alternative GCTL (AGCTL) for ammonia, redeveloping and resampling MW-19 for iron, development of a Soil Management Plan (SMP), and pursuing No Further Action with Conditions (NFAC) closure by implementing a declaration of restrictive covenant (DRC) running with the land, including an institutional control restricting the use of groundwater beneath the site, as well as engineering controls to cap soils exceeding the LBGC SCTL.

Based on the results of the previous soil, soil gas, and groundwater sampling, the subject property has been impacted by the historical landfilling operations, and concentrations exceed applicable regulatory limits; therefore, the historical landfill represents a recognized environmental condition.

BV recommends continued coordination with the Miami-Dade County Department of Environmental Resources Management (DERM) and/or FDEP in pursuit of a No Further Action with Conditions (NFAC) closure, as recommended. In addition, the subject property should be closely monitored by a qualified environmental consultant during redevelopment activities, and any subsurface contamination identified should be properly removed and remediated in accordance with all applicable Federal, State, and local regulations.

4. Based on the date of construction (1972-1976), there is a potential that asbestos-containing materials (ACM) exist at the subject property. The suspect ACM were observed in generally good condition. Based on the scope of work, these materials were not sampled. Prior to demolition, all suspect materials should be sampled, and if found to be asbestos-containing, should be repaired or removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations. Repair or removal operations should be supervised by an independent, third-party industrial hygiene firm.

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1. EXECUTIVE SUMMARY

Bureau Veritas (BV) performed a Phase I Environmental Site Assessment of the property summarized below on August 22-23, 2022.

Subject Property Description	
Subject Property Name:	9300 Northwest 13th Street (the "subject property")
Subject Property Address:	9300 Northwest 13th Street, Miami, Miami-Dade County, Florida 33172
Additional Current/Historical Addresses:	9304-9474 (even numbers only) NW 13th Street
Assessor Parcel Number(s):	35-3033-003-0010
Site Visit Date:	August 22-23, 2022
Property Type:	Industrial
Land Area (acres)/Source:	8.32 from assessing records
Number of Units:	71 units (of note, the units number up to 78; however, some unit #s do not exist)
Number of Buildings:	2
Year Constructed:	1972-1976
Basement:	No
Building Area (SF)/Source:	145,331 from assessing records
Domestic Sewage:	Public utility - Miami-Dade



North elevation, east building



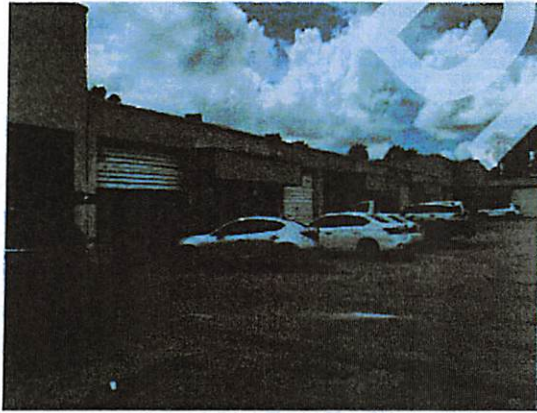
East elevation, east building



South elevation, east building



South elevation, east building



West elevation, east building



North elevation, west building



North elevation, west building



South elevation, west building



South elevation, west building



West elevation, west building



Storage area between east and west buildings

1.1 Findings, Opinions, & Conclusions

BV performed a *Phase I Environmental Site Assessment* using methods and procedures consistent with good commercial and customary practice in conformance with ASTM E1527-21 of 9300 Northwest 13th Street, Miami, Miami-Dade County, Florida 33172. Any exceptions to, or deletions from, this practice are described in Section 2 of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), or significant findings in connection with the subject property, except as discussed below.

Waste Generation

Environmental Item of Note: Unknown Drums

Four 55-gallon drums were observed at the subject property. The drums were not labeled, however it appears that the drums contain either monitoring well drill cutting or groundwater sampling purge water resulting from the ongoing groundwater investigation at the subject property.

These drums and their contents should be properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations. Otherwise, no further action or investigation is recommended regarding the drums.

Surface Areas

De minimis condition: Surface Staining

BV observed surficial staining within the vehicle repair tenant units (19, 57, 69, and 74), in the vicinity of waste oil storage. The staining appeared to be the result of minor spills accumulated over time. However, the concrete surfaces in the vicinity of the interior staining were observed to be in generally good condition, with no floor drains, significant cracks, or other subsurface entry points. In addition, surficial staining was observed in the outdoor storage area located between the subject property buildings on the southeastern portion of the subject property. The staining appeared to be the result of leaking vehicles/equipment parked/stored in this area over time. One of the areas of observed staining was on an unpaved, gravel portion of the outdoor storage area, and a puddle of standing water was observed in the vicinity of the staining.

The stained surfaces should be cleaned up, and any fluid or fluid-soaked wastes generated should be properly disposed of in accordance with applicable regulations. In addition, the impacted gravel should be excavated and properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations.

Historical Review

Recognized Environmental Condition: Former Landfill

The subject property was historically naturally vegetated and/or pasture land from at least 1938 until the early 1960s, when the majority of the property was excavated, along with the adjoining properties to the south and west, a borrow pit/quarry lake, which was subsequently backfilled as part of the Marx Brothers No. 1 unpermitted solid waste dump. A previous Subsurface Exploration & Geotechnical Engineering Study, conducted by NV5, Inc. in May 2022 documented wood, plastic, concrete fragments, and metal at depths of 25 to 38 feet on the southern and western portions of the site. Of note, the geotechnical report indicates that the buildings are planned to be demolished, and the subject property is planned to be redeveloped.

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Cleanup Target Level (GCTL). Additionally, Methane concentrations were detected above 1.25 % by volume in all but one soil vapor probes, exceeding the lower explosive limit (LEL). Langan recommended a methane gas mitigation system including a soil vapor barrier and sub slab vents for the proposed redevelopment.

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Based on the results of the previous soil, soil gas, and groundwater sampling, the subject property has been impacted by the historical landfilling operations, and concentrations exceed applicable regulatory limits; therefore, the historical landfill represents a recognized environmental condition.

BV recommends continued coordination with the Miami-Dade County Department of Environmental Resources Management (DERM) and/or FDEP in pursuit of a No Further Action with Conditions (NFAC) closure, as recommended. In addition, the subject property should be closely monitored by a qualified environmental consultant during redevelopment activities, and any subsurface contamination identified should be properly removed and remediated in accordance with all applicable Federal, State, and local regulations.

Asbestos

Business Environmental Risk: Suspect ACM Identified

Based on the date of construction (1972-1976), there is a potential that asbestos-containing materials (ACM) exist at the subject property. The suspect ACM were observed in generally good condition. Based on the scope of work, these materials were not sampled.

Prior to demolition, all suspect materials should be sampled, and if found to be asbestos-containing, should be repaired or removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations. Repair or removal operations should be supervised by an independent, third-party industrial hygiene firm.

1.2 Recommendations

BV recommends the following:

Recommendation	Estimated Cost
The drums and their contents should be properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations.	To Be Determined
The stained surfaces should be cleaned up, and any fluid or fluid-soaked wastes generated should be properly disposed of in accordance with applicable regulations. In addition, the impacted gravel should be excavated and properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations.	To Be Determined
BV recommends continued coordination with the Miami-Dade County Department of Environmental Resources Management (DERM) and/or FDEP in pursuit of a No Further Action with Conditions (NFAC) closure, as recommended. In addition, the subject property should be closely monitored by a qualified environmental consultant during redevelopment activities, and any subsurface contamination identified should be properly removed and remediated in accordance with all applicable Federal, State, and local regulations.	To Be Determined
Prior to demolition, all suspect materials should be sampled, and if found to be asbestos-containing, should be repaired or removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations. Repair or removal operations should be supervised by an independent, third-party industrial hygiene firm.	To Be Determined

1.3 Certification

BV certifies that BV has no undisclosed interest in the subject property, that BV's relationship with the Client is at arms-length, and that BV's employment and compensation are not contingent upon the findings or recommendations provided in the Report.

The Field Observer and Report Writer meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312, and/or are competent by education, training, and experience to assess a property of the nature, history, and setting of the subject property. The Report Reviewer meets the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

By signing below, the Senior Environmental Consultant, Matt Fox, declares that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. BV has developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

If you have any questions regarding this report, please contact Matt Fox at (800) 733-0660 x7296684 or Matt.Fox@bureauveritas.com.

Field Observer:

Robert Reardon, Project Manager

Report Writer:

Robert Reardon, Project Manager

Report Reviewer:



Katy Cure, Technical Report Reviewer

Senior Consultant:



Matt Fox, Senior Engineering Consultant

1.4 Reliance

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.