

REPORT OF

ENVIRONMENTAL SITE ASSESSMENT-PHASE I

AT

**COMMERCIAL BUILDING- FORMER CITIZENS BANK
1367 N MIAMI AVENUE
MIAMI, FLORIDA 33132**



CERTIFIED TO

**OMNI REDEVELOPMENT DISTRICT COMMUNITY
REDEVELOPMENT AGENCY
1401 N MIAMI AVENUE
MIAMI, FLORIDA 33136**

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

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**MAY 2017
17-ESA 114**



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May 24, 2017

Omni Redevelopment District Community Redevelopment Agency
1401 N Miami Avenue
Miami, Florida 33136

Re: Environmental Site Assessment - Phase I

Property Address: Commercial Building- Former Citizens Bank
1367 N MIAMI AVENUE
MIAMI, FLORIDA 33132
Folio #: 01-3136-009-0220

USSE Project Number: 17-ESA 114

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. **Omni Redevelopment District Community Redevelopment Agency** requested this assessment on May 16, 2017. This report has been prepared in accordance with the ASTM E1527-13 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**

Ghasem Khavanin, P.E.# 41955
Principal Engineer

Cc: File copy
17-ESA 114

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1.0 EXECUTIVE SUMMARY

The subject site is located in the vicinity of: **1367 N Miami Avenue, Miami, Florida 33132**. 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(s). This assessment was performed at the request of **Omni Redevelopment District Community Redevelopment Agency**.

The subject site consists of a two-story, 14,820 square feet office building sitting on 10,680 square feet of land located on the southeast corner of N Miami Avenue and N.W. 14th Street in City of Miami, Florida. The subject site used to be occupied by Citizens Bank executed in a local adaptation of the Neo-Classical style of architecture. The building was constructed in 1925 following the plans provided by architect H. George Fink. Fronting to the north and west, the façade of the building is arranged into a series of bays divided by paired engaged columns. The building's exterior is sheathed in stucco, and an ornamented parapet wall serves to conceal a flat roof behind it.

The building sits at a major intersection of uptown Miami, and as such, its massing contains a curved corner facing the intersection. The major elevation is three bays long and fronts onto North Miami Avenue. At this elevation, the bays are separated by pairs of engaged columns with Corinthian capitals. The columns rest on masonry pedestals which are faced with a stylized rustication pattern. The entrances along this elevation are characterized by a stylized Palladian motif consisting of a central arched opening flanked by shorter rectangular sidelights. The recesses of the entrances are embellished with a decorative band highlighted by stylized acanthus leaves. The entablature atop the Corinthian columns comprises the actual parapet wall. Within the entablature are found dentils, modillions, and articulated moldings.

Based on the information on file with City of Miami, the original fenestration of the building has been obliterated by recent modifications consisting of the replacement of some of the windows and the blocking up of some of the window openings. At present, all the windows on the first floor are boarded up and the windows on the second floor are glass jalousie types.

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.

To the north across N.W. 14th Street is under construction. East, south, west neighboring sites are retail facility and office buildings.

Based on the research of the available public documents (from various Federal, State and

Local sources), and field exploration of the subject site and immediate vicinity, USSE concludes that ***no evidence of recognized environmental conditions*** in connection with the subject property. *The off-site facilities identified in this report with environmental conditions, will not adversely impact the audit site property as the physical locations of these facilities are not in close proximity to the subject site.*

2.0 INTRODUCTION

2.1 Objectives

The purpose of this ESA report is to identify, in accordance with the ASTM E1527-13 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) Disp. 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 |

- Miami Dade County Well Field Protection Area Map

Properties
Property Only

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 Environmental Resources Management (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) Facilities

This compilation provided by Miami Dade County provides information regarding all establishments maintaining or having maintained an IW 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 are 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 right 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 **Omni Redevelopment District Community Redevelopment Agency. 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

This report has been prepared for the exclusive use of Client, and should not be reproduced or disseminated without the written approval of USSE and the Client. USSE has retained a copy of this report. No additions or deletions are permitted without the express written consent of USSE. Use of this report in whole or in part by parties other than the Client is prohibited.

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 E1527-13:

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 1968 through 2016;
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 and exploratory sampling program. This study is intended to assess and 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, includes these activities in conjunction with the Phase I study.

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 in the vicinity of: ***1367 N Miami Avenue, Miami, Florida 33132.*** 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(s) are listed as follows, see **Appendix D** for Legal Description:

Folio #: 01-3136-009-0220

3.2 Site and Vicinity Characteristics

Site Characteristics:

The subject site consists of a two-story, 14,820 square feet office building sitting on 10,680 square feet of land located on the southeast corner of N Miami Avenue and N.W. 14th Street in City of Miami, Florida. The subject site used to be occupied by Citizens Bank executed in a local adaptation of the Neo-Classical style of architecture. The building was constructed in 1925 following the plans provided by architect H. George Fink. Fronting to the north and west, the façade of the building is arranged into a series of bays divided by paired engaged columns. The building's exterior is sheathed in stucco, and an ornamented parapet wall serves to conceal a flat roof behind it.

The building sits at a major intersection of uptown

Miami, and as such, its massing contains a curved corner facing the intersection. The major elevation is three bays long and fronts onto North Miami Avenue.

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.

Vicinity Characteristics:

The zoning for the area in which the subject site is located is classified as (6402 MIX USE-BORDERS CBD). To the north across N.W. 14th Street there are commercial vacant lands. East neighboring site is a nightclub lounge or bar. South neighboring site consists of a mixed use store/residential property and west neighboring property is a retail outlet property.

3.3 Past and Present Property Ownership:

Present Property Ownership:

BIG TIME EQUIPMENT INC
59 NW 14 ST
MIAMI, FL 33136

Past Property Ownership

MAX SIEGEL & W BERTIE
JAY S SALBY & JAMES M GRANATO TR

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 Environmental Resources Management (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)

- 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 Hazardous Materials Sites (Miami Dade County CO.HM)
- 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 subject site was not listed on any of the databases reviewed.

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	12
LUST	0.5 mile radius	0
SW	0.5 mile radius	0
Enforcement	Property and Adjoining Properties	0
UST	0.25 mile radius	11
IW-5	0.25 mile radius	9
Miami Dade CO.HM	0.75 mile radius	0
Well-Field	Property Only	0
AST	0.25 mile radius	0

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 Miami, FL Quadrangle (1988), N Miami Avenue is shown as “Secondary Highway” with “Hard or improved Surface”. Refer to Figure 1 in Appendix A for a copy of the applicable portion of the Miami, FL Quadrangle.

Figure 1 in **Appendix A** for a copy of the applicable portion of the Miami-Dade, FL quadrangle.

According to the Miami-Dade County Wellfield Protection Map, the subject property is not located in a 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
- Environmental Lien

Aerial Photographs

Aerial photographs of the subject site, of years ranging from 1968 to 2016 were examined at the Miami-Dade 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 36, Township 53S and Range 41E. Copy of the applicable portions of the aerial photographs for the years 1968, 1971, 1973, 1978, 1985, 1991, 1998, 1994, 1999, 2002, 2004, 2005, 2006, 2007, 2009, 2010, 2011, 2013, 2014 and 2016, are included in **Appendix B**, 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
1968	Subject site appears to be occupied with existing office building. N Miami Avenue bordered the property to the west. All neighboring properties appear to be occupied with existing commercial/retail facilities.
1985	No significant changes are observed on the subject site and/or adjacent neighboring sites.
1999	No significant changes are observed on the subject site and/or adjacent neighboring sites.
2014	No major changes at the subject site. North neighboring site appears to be cleared.
2016	Current structure at subject site appears. No significant changes are observed at adjacent neighboring sites. North neighboring site is under construction.

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 to determine past uses of the subject property. Subject property is under office building(Citizens Bank) since 1926. No violations were found.

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 or map was found.

5.0 INFORMATION FROM SITE RECONNAISSANCE

The subject site consists of a two-story, 14,820 square feet office building sitting on 10,680 square feet of land located on the southeast corner of N Miami Avenue and N.W. 14th Street in City of Miami, Florida. The subject site used to be occupied by Citizens Bank executed in a local adaptation of the Neo-Classical style of architecture. The building was constructed in 1925 following the plans provided by architect H. George Fink. Fronting to the north and west, the façade of the building is arranged into a series of bays divided by paired engaged columns. The building's exterior is sheathed in stucco, and an ornamented parapet wall serves to conceal a flat roof behind it.

5.1 General 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 sewer.

5.2 Storage Tanks

No above and/or underground storage tanks, vent pipes, fill pipes or special access ways were present to indicate any storage tanks at the subject site.

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.

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 is **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.

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

RADON ZONE

The EPA's Map of Radon Zones assigns each of the 3,141 counties in the United States to one of the three zones based on radon potential (five factors were used to determine radon

potential: indoors radon measurements, geology, aerial radioactivity, soil permeability and foundation type):

- Zone 1 – counties have a predicted average indoor radon screening level greater than 4pCi/L (picocuries per liter)
- Zone 2 – counties have a predicted average indoor radon screening level between 2 and 4 pCi/L
- Zone 3 – counties have a predicted average indoor radon screening level between 2 pCi/L

According to the USEPA Map of Radon Zones, the subject property's county (Miami Dade County) is designated as Zone 2 for radon potential. The USEPA recommends further assessment for radon gas levels at or above 4.0 pCi/L. Based on these levels, the Miami-Dade County area is considered a low potential for radon. This environmental concern can only be determined through testing.

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 Based 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

The site is not located in a wetlands zone/area. A wetlands survey was **not** conducted as part of this assessment.

5.6.5 MOLD/WATER INTRUSION DAMAGE

During our site observation of the exterior portions of the building, no water intrusion was observed. In addition, there were no apparent visible microbial organisms observed.

An Indoor Air Quality Assessment & Microbial Organism Diagnostic was not part of this assessment.

U.S. South Engineering & Testing Lab, Inc. makes no representations or assumptions as to past conditions or future occurrences.

5.6.6 Seismic Activity Zone

The USGS 2014 Seismic Hazard Map has Florida listed as having a US Seismic Hazard of 2-4% probability of exceedance in 50 years (PGA Hazard (%/g)).

5.6.7 Pipeline and Utility Lines

The map from Pipeline and Hazardous Materials Safety Administration indicates there is no major gas transmission pipeline or hazardous liquid pipelines running through or nearby the subject property.

5.6.8 High Voltage Power Lines

As per our field reconnaissance it is determined that high voltage electrical lines are located within or near the vicinity of the subject property.

5.6.9 Flood Zone

<p>Result for : 1367 N MIAMI AVE, 33132</p> <p>Zone: X</p> <p>Elevation: -9999</p> <p>Click here for flood designation descriptions</p> <p>This location is within the city of MIAMI.</p> <p>There is more than one flood zone within 500 feet of the location you requested. Please contact your municipality to verify your flood zone.</p>	<p>X</p>	<p>Zone X is the flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No Base Flood Elevations</p>
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This site is located in **Flood Zone (X)** of Miami Dade County.

5.7.0 Dry Cleaning Activities

Dry –Cleaning operations are not presently performed at the subject site.

5.7.1 Emergency Generators

The site does not have emergency generators.

5.7.2 Onsite/Adjacent Railroad Activity

There are no Railroad tracks on or near the subject site property.

5.7.3 Potential for use/presence of herbicides/pesticides/fertilizer impacts

The USEPA regulates the manufacturing and use of pesticides, under the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA). Under this Act, all pesticide products must be registered and may not be sold unless it bears an EPA approved label and registration number. NO evidence of prolonged use, misapplication, or storage of pesticides, herbicides, or fertilizers was observed on site.

5.8. Onsite Activity/History

5.8.1 Spill Prevention

There is no handling of any type of hazardous material prevention which would require governmental regulation at this property.

5.8.2 NPDES Applicability

As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Permit Program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. Since its introduction in 1972, the NPDES permit program is responsible for significant improvements to our Nation's water quality.

The site is not adjacent to any waterways, or body of water.

5.8.3 Vapor Intrusion

No evidence of Vapor Intrusion or air emission was observed at the subject site. There is no underground tank within the subject site and or neighboring site based on field reconnaissance and data gathering from local and state directories.

Testing for Vapor Intrusion follows the standards as set forth by the American Society for Testing and Materials (ASTM-E2600). ASTM E2600 does not fall within the scope of a Phase I ESA (E-1527). ASTM E2600 is a separate, more comprehensive assessment of vapor migration.

5.8.4 Potential for Cultural & Historical Resources/Ecological Resources issue(s)

The site located in the vicinity of : *1367 N Miami Avenue, Miami, Florida* is not designated as historic in the National Register, Division of Historical Resources in Miami Dade County.

5.8.5 Potential for healthy and safety industrial hygiene/regulatory compliance issue

There is no handling of toxic chemicals, biological hazards and harmful physical agents at this site.

5.8.6 Potential for Release Migration Issue(s)

There is no handling of toxic materials or waste that exists at the subject site that

would adversely impact the environmental integrity of the subject property.

5.8.7 Title and Judicial Records for Environmental Liens and Activity

A review of title and judicial records for environmental liens was not conducted as part of this assessment. During the course of this investigation, the user (Client) did not provide USSE with any information pertaining to Activity and/or Use Limitations associated with the subject property.

If the *user* has *actual knowledge* of any *environmental lien* or AULs encumbering the *property* or in connection with the *property*, the *user* should communicate such information to the *environmental professional*. The *user* should do so before the *environmental professional* conducts the *site reconnaissance*.

5.8.8 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 C**.

6.0 ADDITIONAL SERVICES

No additional services were requested by the Client for this site assessment.

7.0 DATA GAPS

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

- A title search was not provided.
- Aerial Photographs dated Back 1940's were not available for review.

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.

8.0 FINDINGS AND CONCLUSIONS

USSE performed a Phase I, ESA in conformance with the scope and limitations of the ASTM Practice E1527-13 of the property located at or in the vicinity of : ***1367 N Miami Avenue, Miami, Florida 33132***, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. ***This assessment revealed that no further investigation is recommended 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.

8.1 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.

8.2 Limitations and Exceptions

The Phase I ESA was performed in general accordance with ASTM E1527-13, 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.

8.3 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.

9.0 OPINION

Representatives of USSE who have conducted site observations and reviewed the results of the data collection effort have concluded that there *is no potential for a recognized environmental condition 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.

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

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

11.0 APPENDIX

- Appendix A Figures
- Appendix B Aerial Photographs
- Appendix C Subject Site Photographs
- Appendix D Legal Description
- Appendix E Facility Listing
- Appendix F List of EPA Regulated Facilities
- Appendix G Brownfield Areas
- Appendix H Site Questionnaire

APPENDIX A

FIGURES

1-US GEOLOGICAL SURVEY MAP

2-SITE LOCATION MAP

3-SOLID WASTE SITES MAP

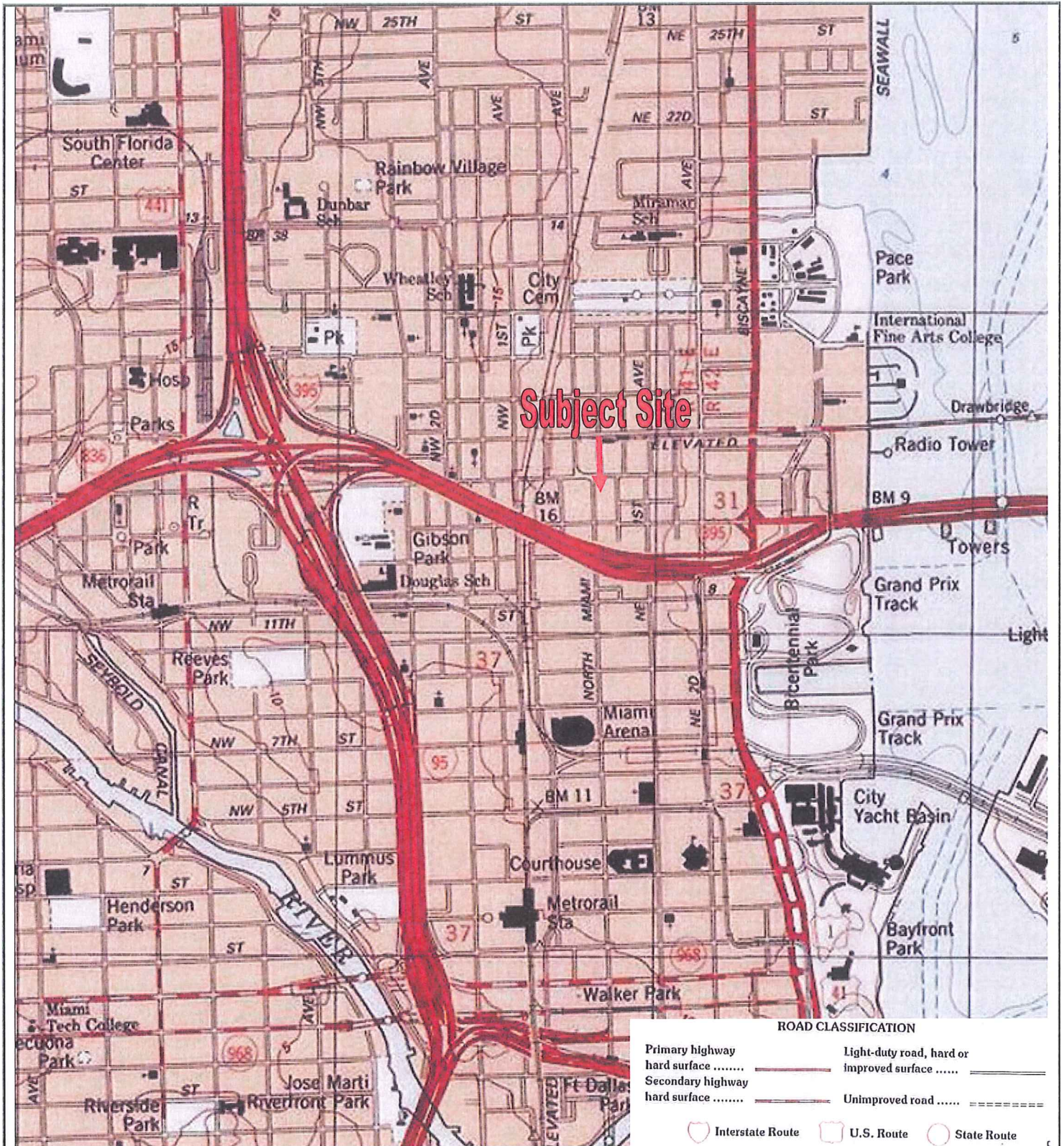
4-WELLFIELD PROTECTION ZONES MAP

5-WETLAND MAP

6-FLOOD ZONE MAP

7-RADON ZONE MAP

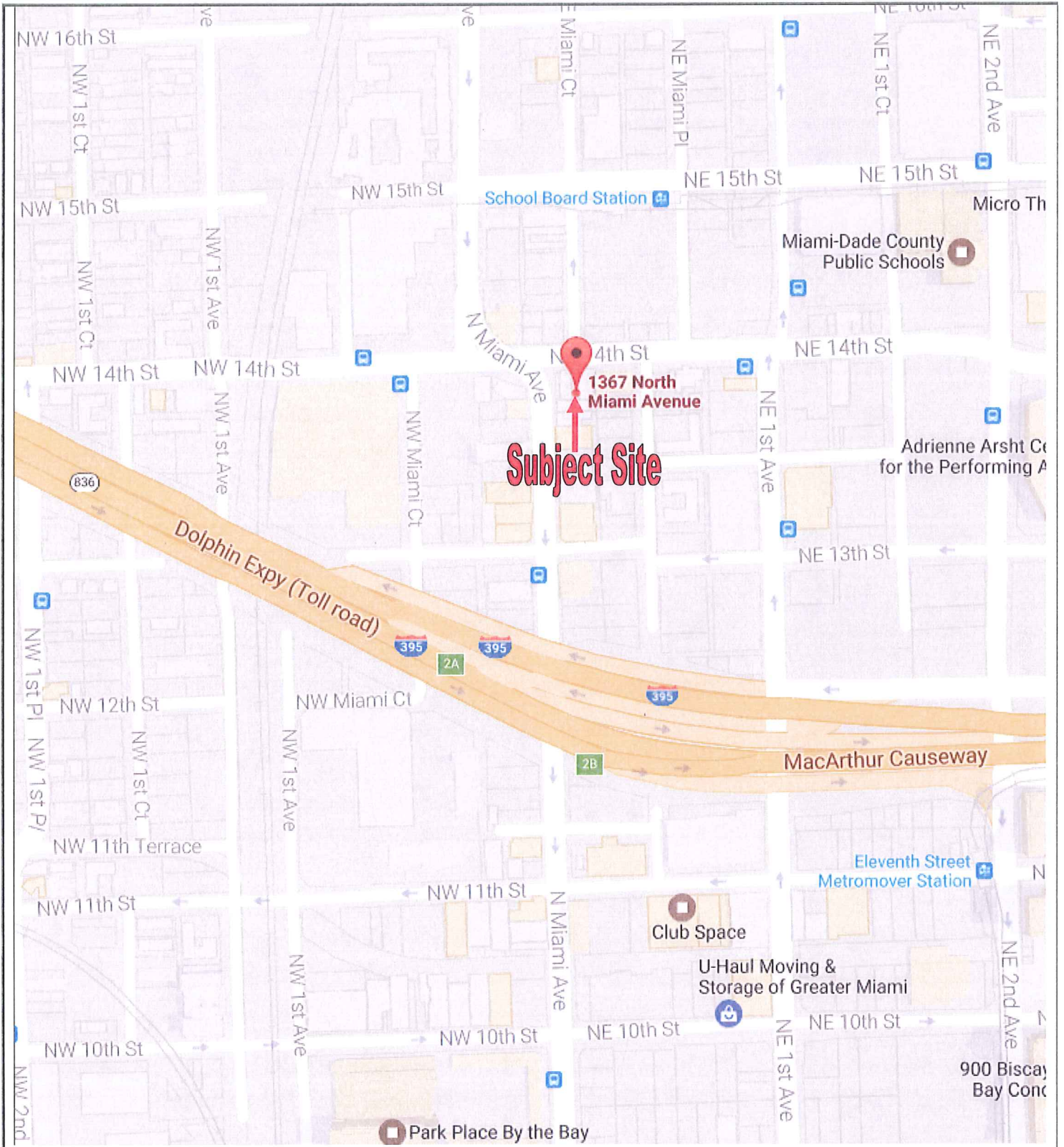
8-PIPELINE MAP



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**US GEOLOGICAL SURVEY
 MAP (FIGURE 1)
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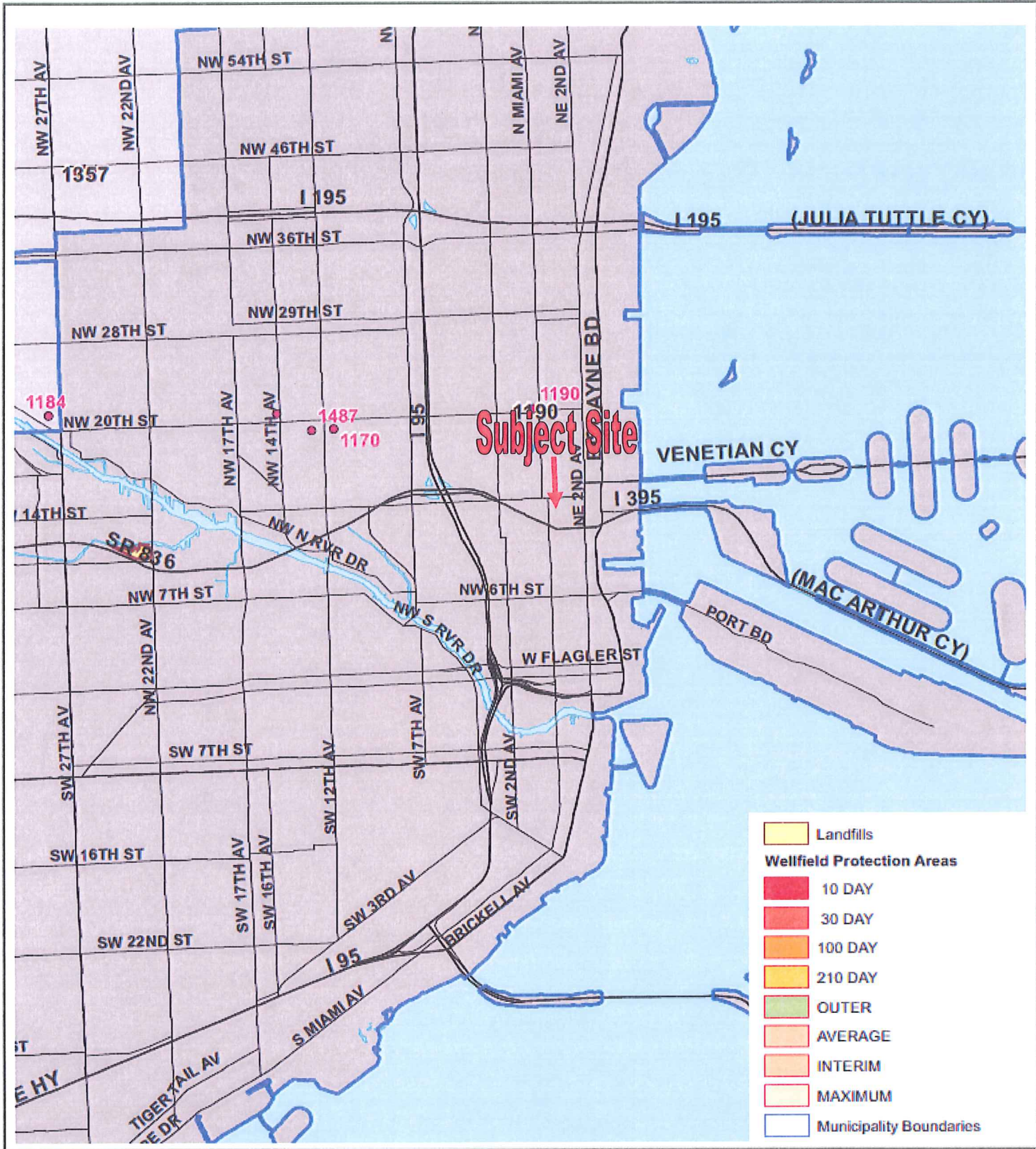
**SITE LOCATION MAP
 (FIGURE 2)
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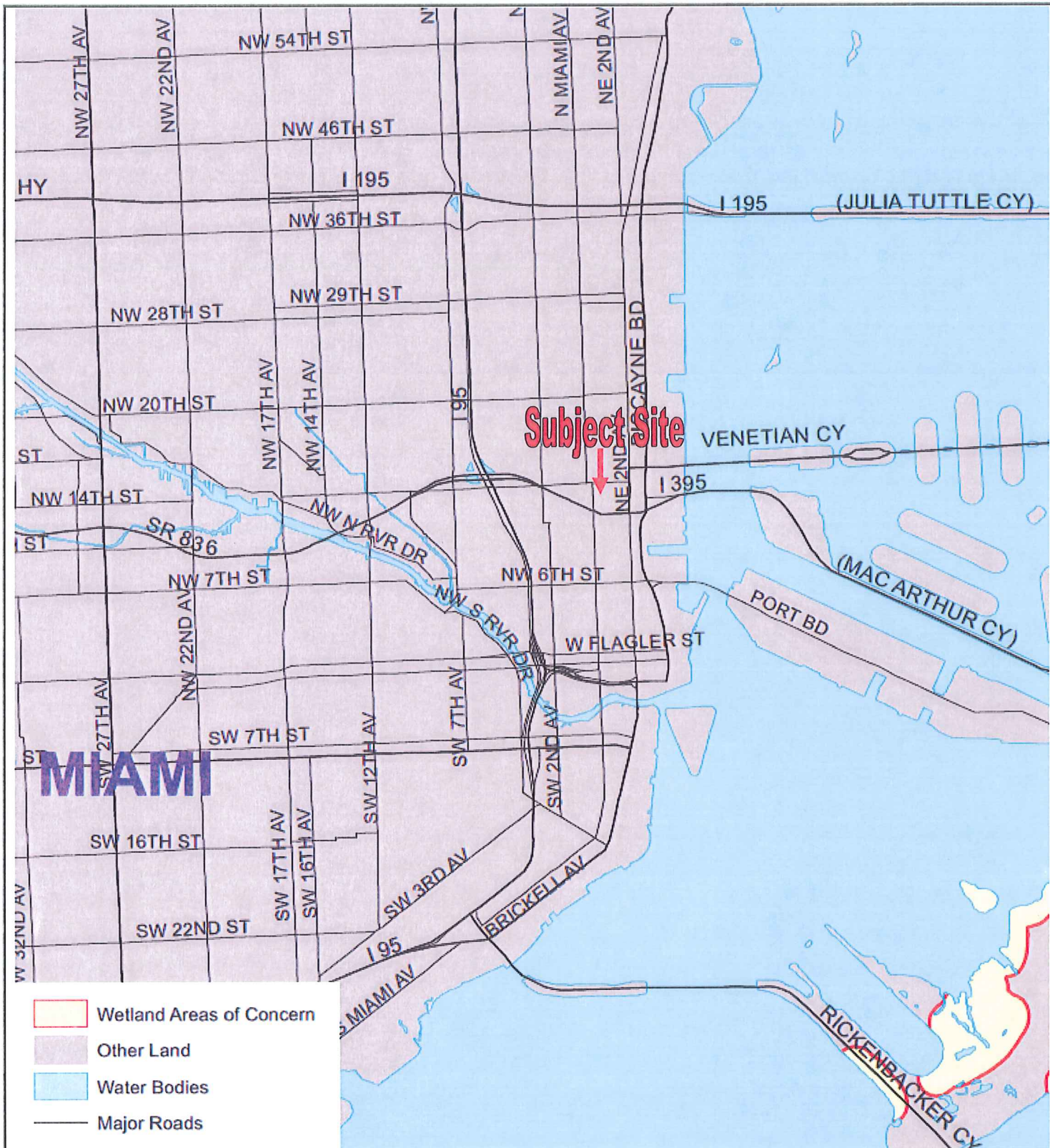
SOLID WASTE SITE MAP
 (FIGURE 3)
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*WELLFIELD PROTECTION
AREA MAP
(FIGURE 4)
USSE PROJECT NO.:
17-ESA 114*

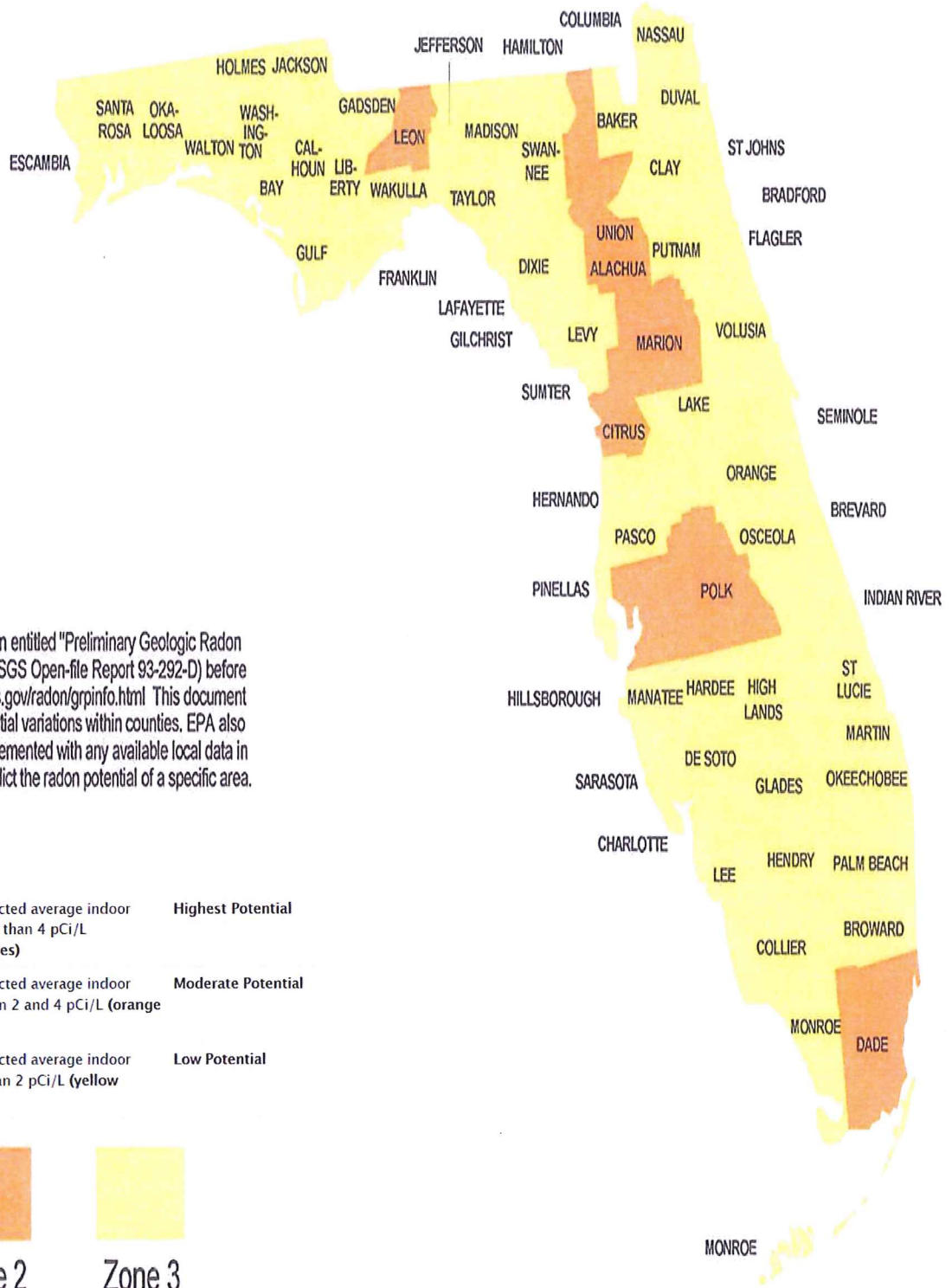


- Wetland Areas of Concern
- Other Land
- Water Bodies
- Major Roads

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**WETLAND MAP
(FIGURE 5)
USSE PROJECT NO.: 17-ESA 114**

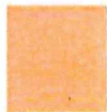


IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Florida" (USGS Open-file Report 93-292-D) before using this map. <http://energy.cr.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

- Zone 1** counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) (red zones) **Highest Potential**
- Zone 2** counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (orange zones) **Moderate Potential**
- Zone 3** counties have a predicted average indoor radon screening level less than 2 pCi/L (yellow zones) **Low Potential**



Zone 1



Zone 2



Zone 3



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RADON ZONE MAP (FIGURE 6)
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**FLOOD ZONE MAP: X
(FIGURE 7)
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PIPELINE MAP-MIAMI
 (FIGURE 8)
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APPENDIX B

AERIAL PHOTOGRAPHS



Subject Site



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**AERIAL PHOTOGRAPH
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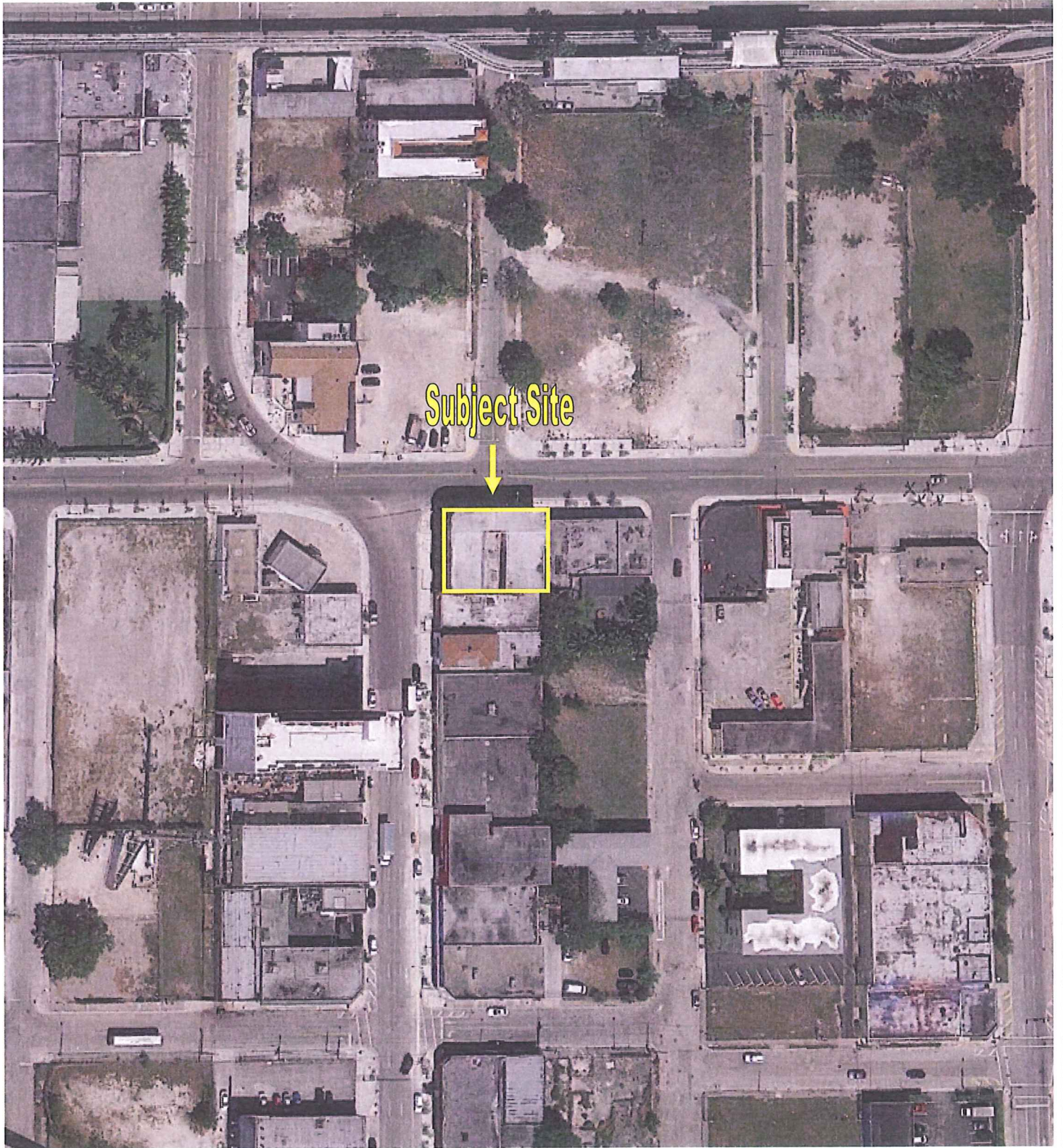
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**AERIAL PHOTOGRAPH
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**AERIAL PHOTOGRAPH
2013
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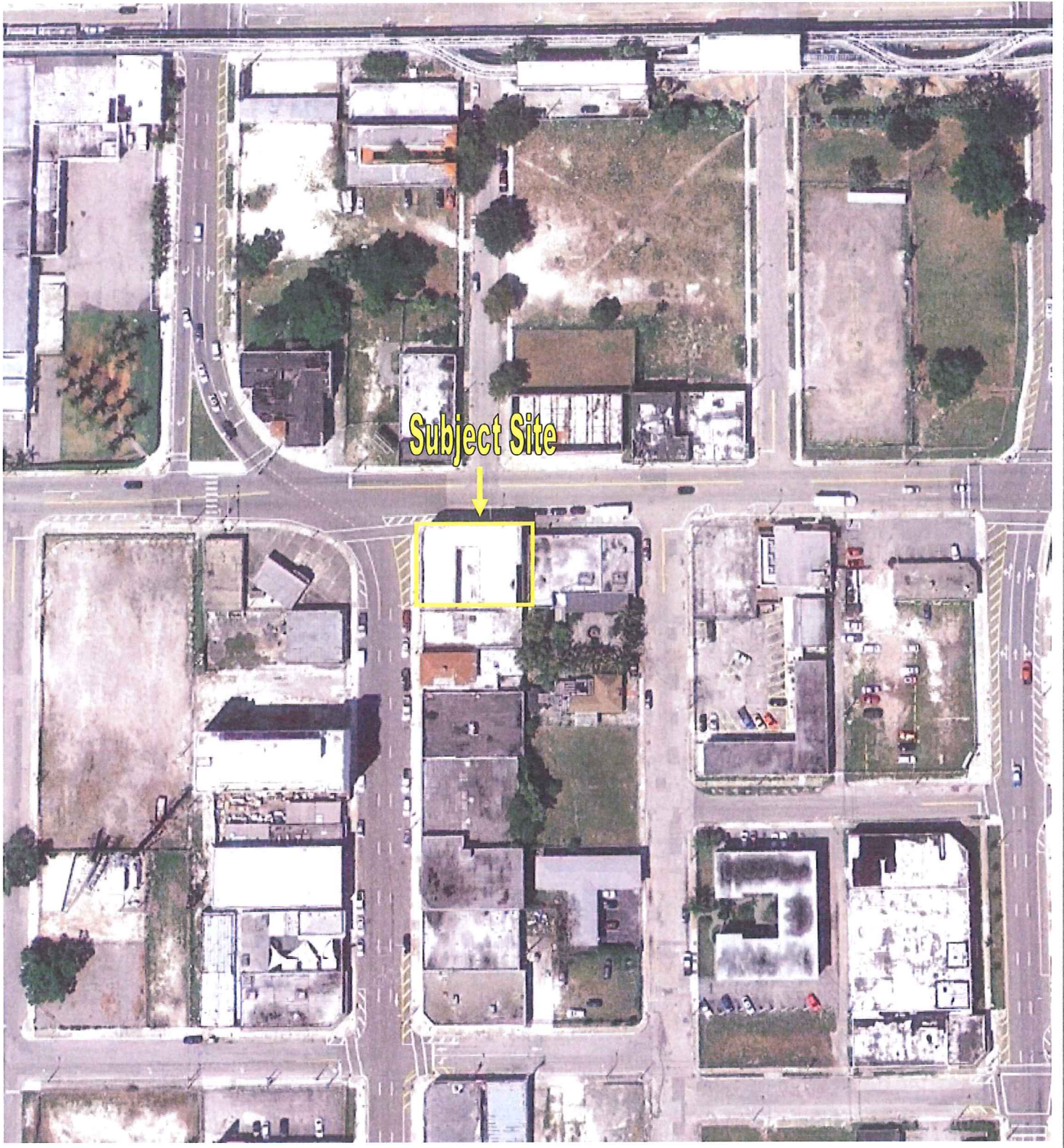
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**AERIAL PHOTOGRAPH
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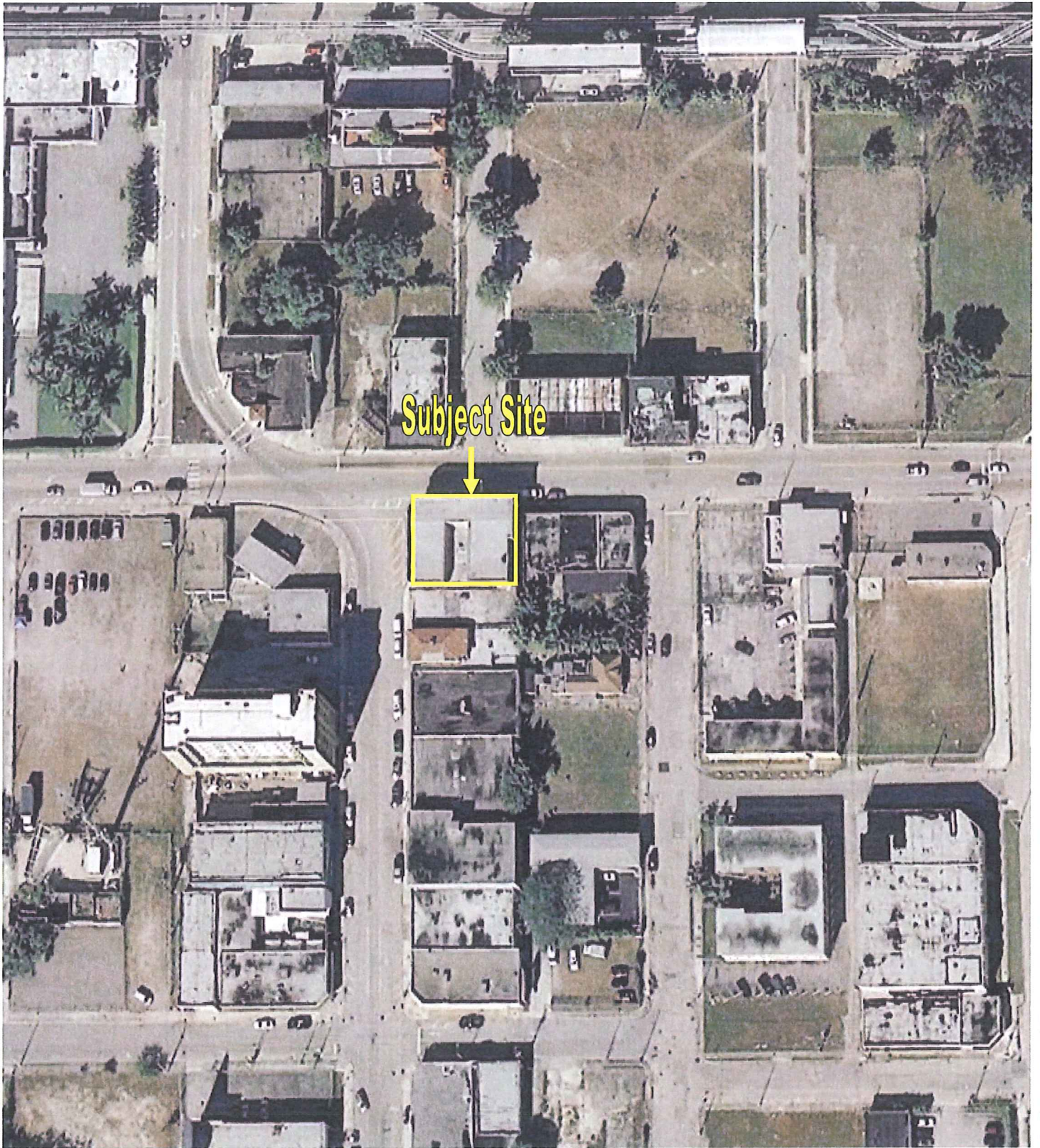
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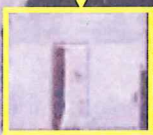
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**AERIAL PHOTOGRAPH
2002
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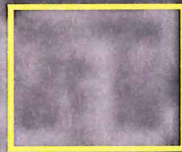
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**AERIAL PHOTOGRAPH
1999
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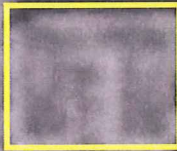
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**AERIAL PHOTOGRAPH
1995
PROJECT NO.:
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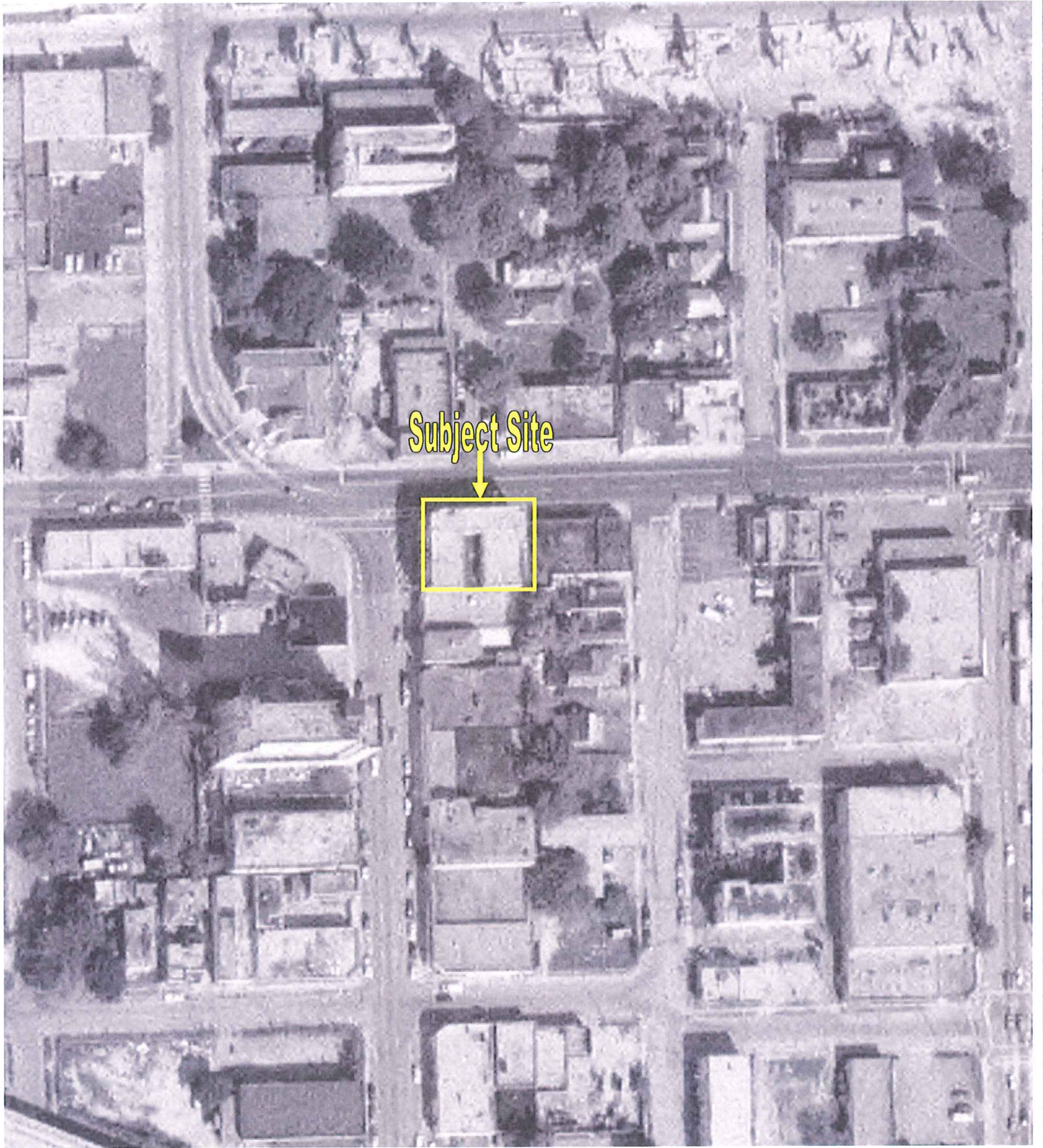
Subject Site



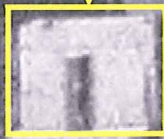
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**AERIAL PHOTOGRAPH
1994
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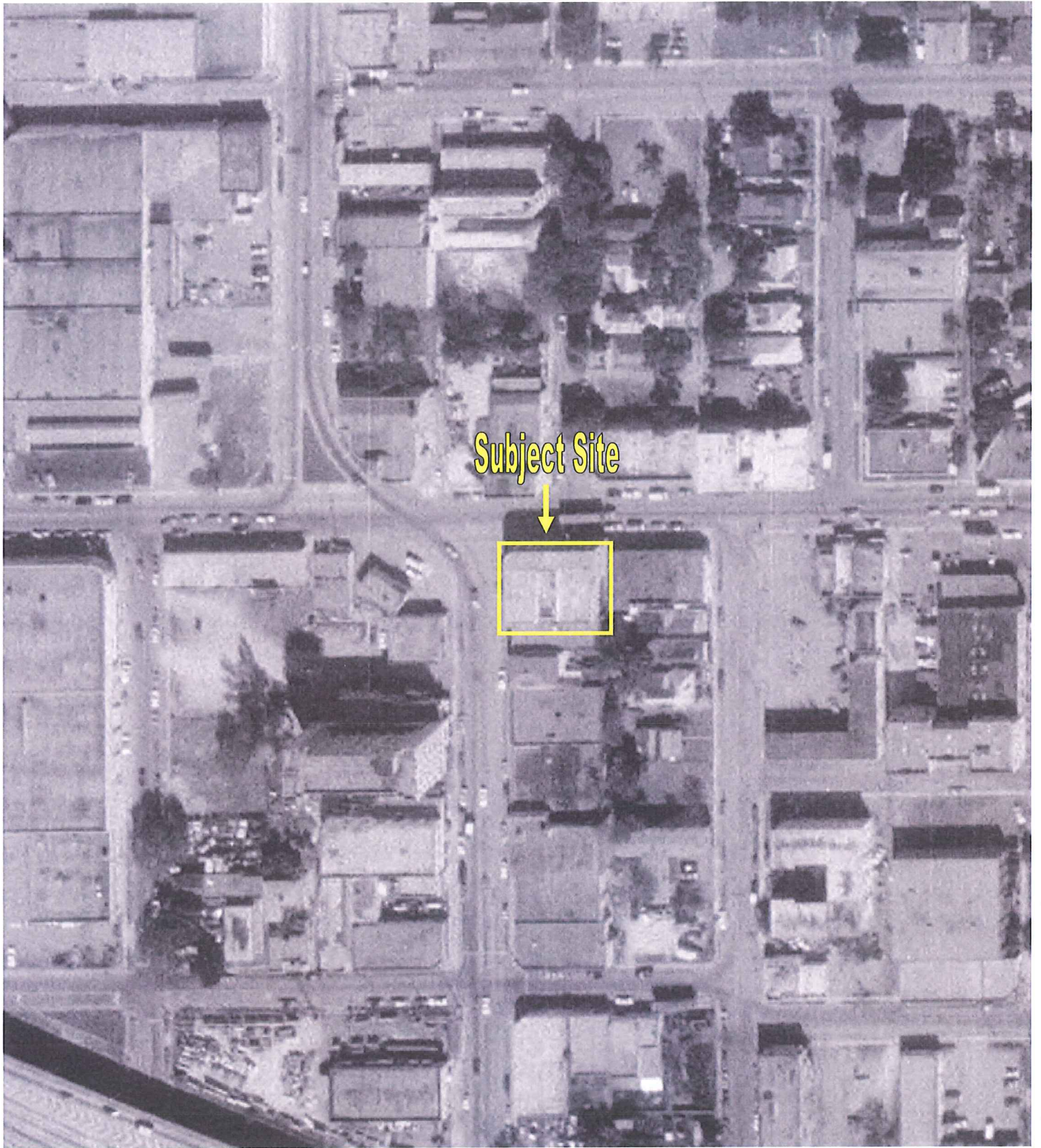
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**AERIAL PHOTOGRAPH
1991
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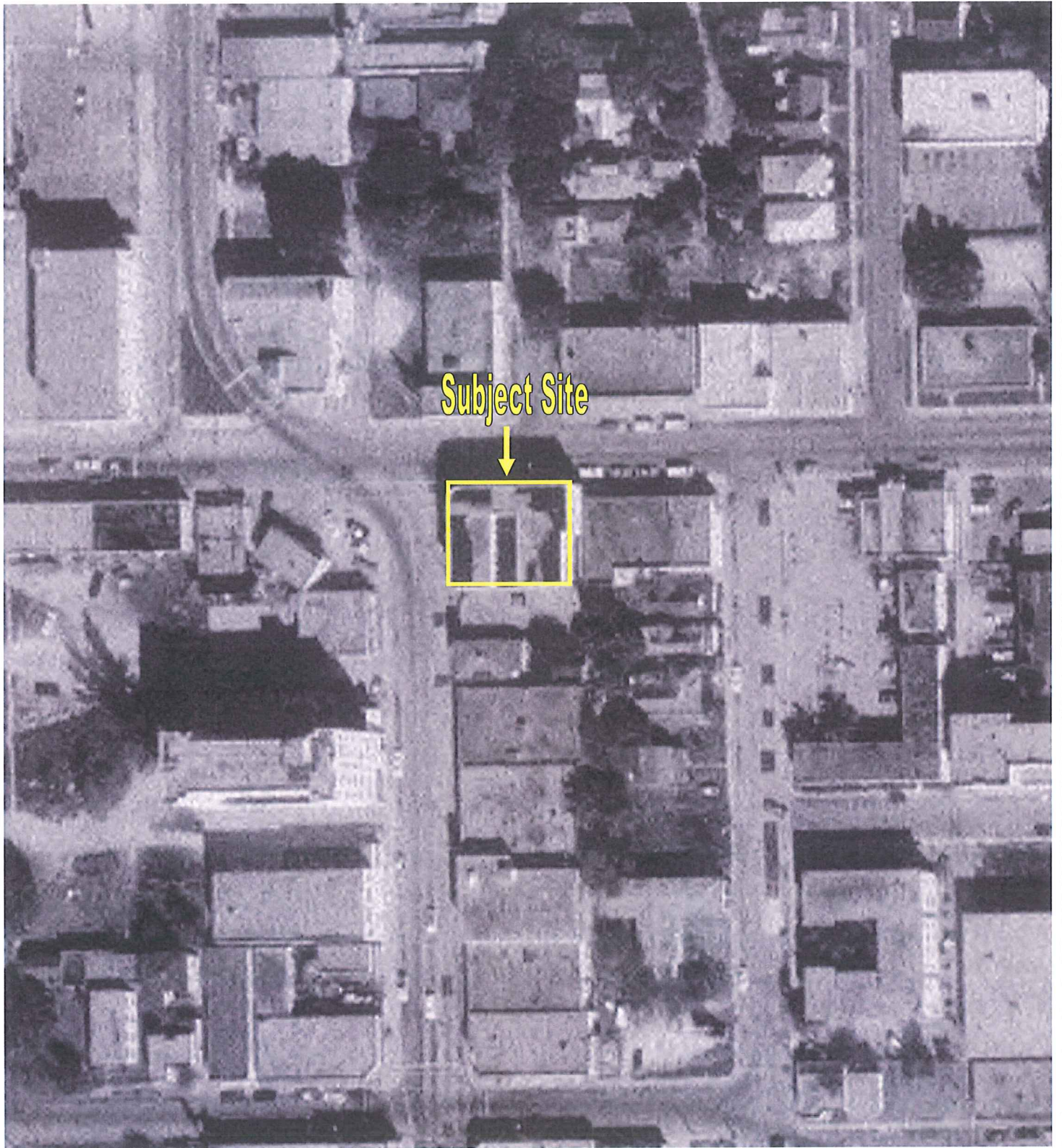
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**AERIAL PHOTOGRAPH
1985
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**AERIAL PHOTOGRAPH
1978
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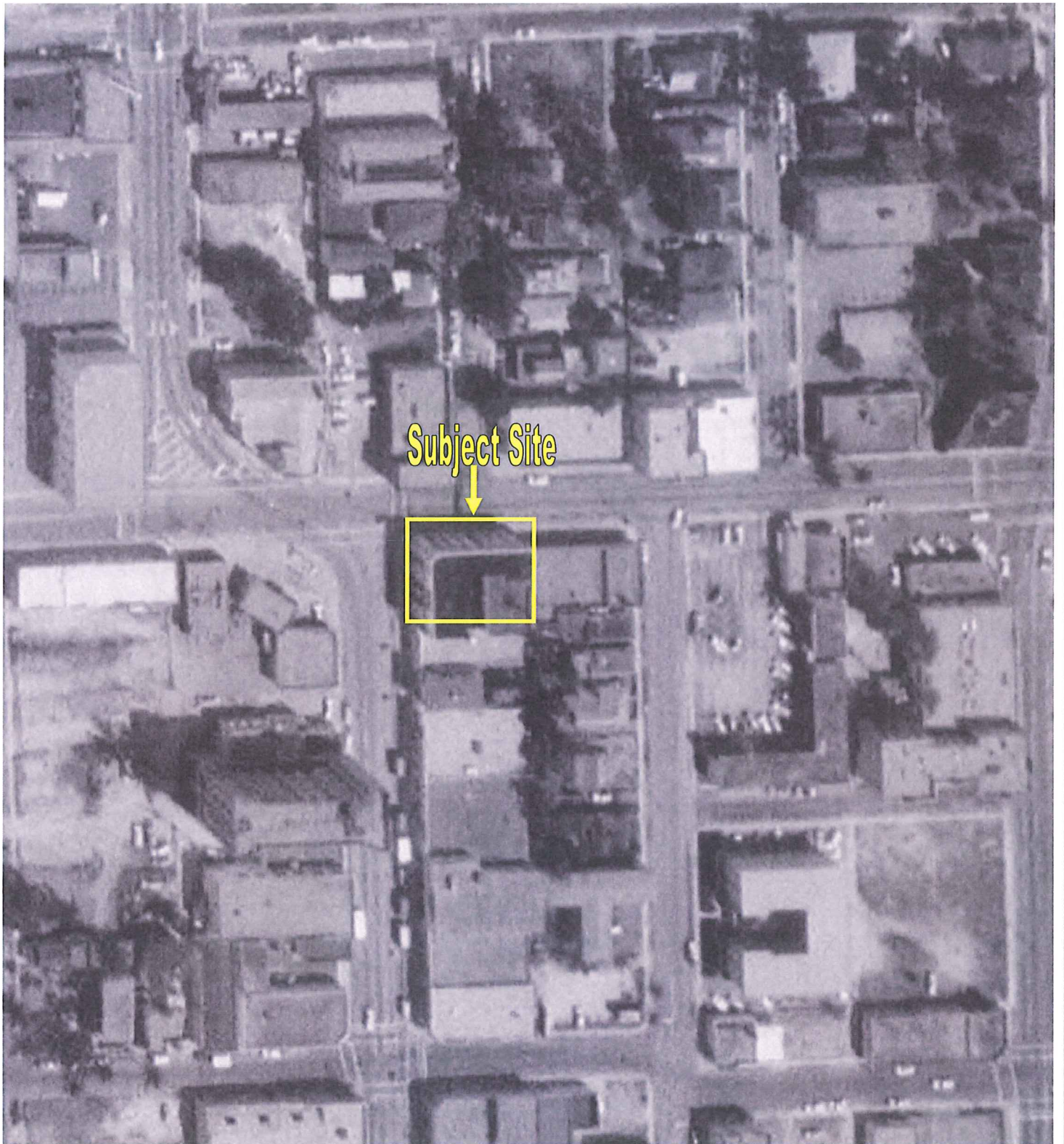
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1973
PROJECT NO.:
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1971
PROJECT NO.:
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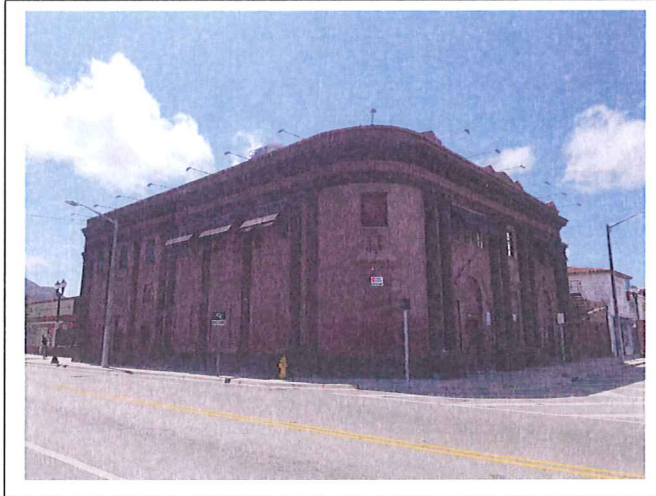
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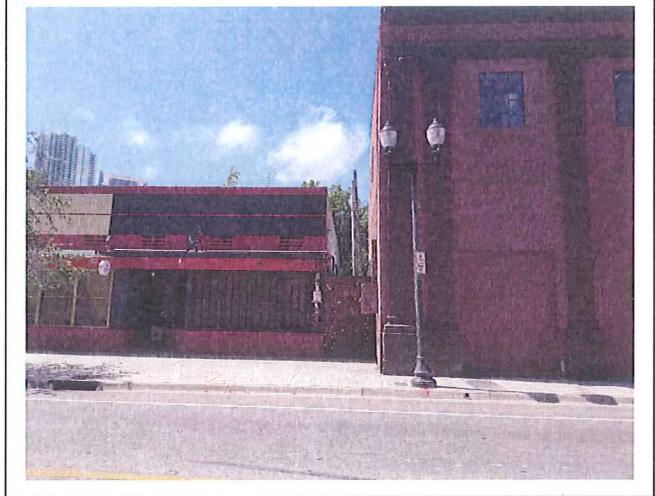
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1968
PROJECT NO.:
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APPENDIX C

PHOTOGRAPHS



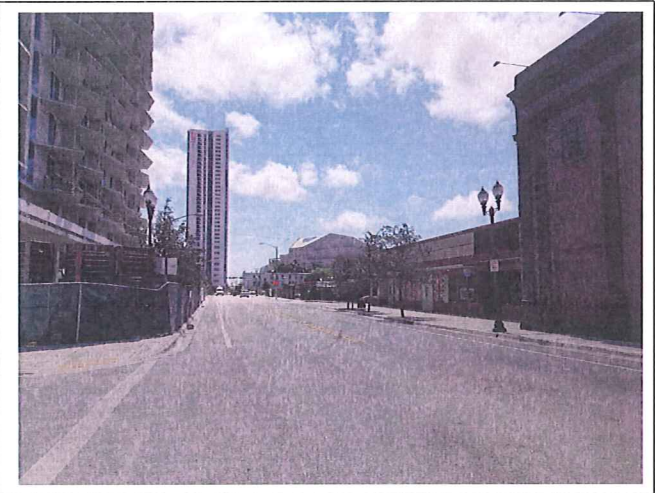
Photograph #1)
Subject Site: Bank Building
1367 N Miami Avenue
Miami, Florida 33132



Photograph #2)
East neighboring commercial properties



Photograph #3)
East neighboring commercial properties



Photograph #4)
Viewing East along N.W. 14th Street



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Photograph #5)
Northeast neighboring building under construction



Photograph #6)
Viewing North along NE Miami Ct



Photograph #7)
North neighboring parking lot



Photograph #8)
Northwest neighboring office building





Photograph #9)
Intersection of NE 14th Street and N Miami Avenue



Photograph #10)
Viewing West along N.W. 14th Street



Photograph #11)
West neighboring retail property



Photograph #12)
West neighboring retail property

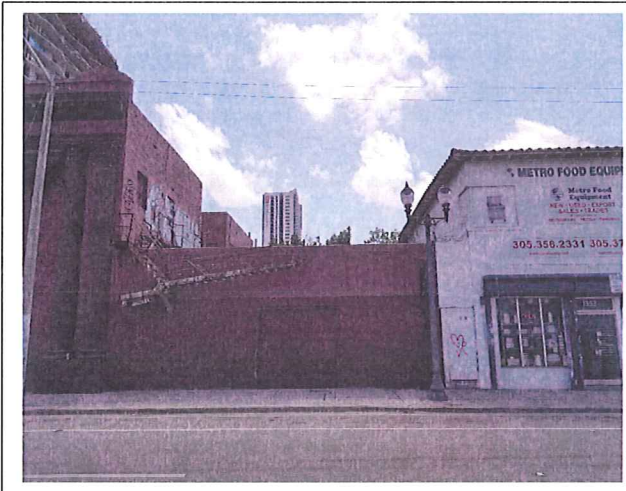




Photograph #13)
Viewing South along N Miami Avenue



Photograph #14)
South neighboring retail-commercial properties



Photograph #15)
South structure of subject site



Photograph #16)
Viewing North along N Miami Avenue



U.S. SOUTH ENGINEERING & TESTING LAB,
STRUCTURAL ENGINEERING & PLANNERS
ENVIRONMENTAL CONSULTING
GEOTECHNICAL & MATERIAL TESTING



Photograph #17)
Storm drain West of subject site



Photograph #18)
Sewer manhole Northwest corner of subject site



Photograph #19)
Fire hydrant Northwest corner of subject site



Photograph #20)
Viewing East along the North side of subject site



APPENDIX D

LEGAL DESCRIPTION



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/17/2017

Property Information	
Folio:	01-3136-009-0220
Property Address:	1367 N MIAMI AVE Miami, FL 33132-2815
Owner	BIG TIME EQUIPMENT INC
Mailing Address	59 NW 14 ST MIAMI, FL 33136
PA Primary Zone	6402 MIX USE-BORDERS CBD
Primary Land Use	1229 MIXED USE- STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths / Half	23 / 3 / 0
Floors	2
Living Units	22
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	14,820 Sq.Ft
Lot Size	10,680 Sq.Ft
Year Built	1924



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,388,400	\$1,281,600	\$534,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$1,398,400	\$1,291,600	\$544,000
Assessed Value	\$446,110	\$405,555	\$368,687

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$952,290	\$886,045	\$175,313

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
36 53 41 PB 6-43 ALICE BALDWIN ET AL SUB PB B-87 & LOT 16 & N35FT OF LOT 15 BLK 2 LOT SIZE 10680 SQUARE FEET OR 17965-2470 0198 6

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$446,110	\$405,555	\$368,687
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,398,400	\$1,291,600	\$544,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$446,110	\$405,555	\$368,687
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$446,110	\$405,555	\$368,687

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1998	\$215,000	17965-2470	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

APPENDIX E

MASTER FACILITIES LISTING

FACILITIES LISTING

UT Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
UT-1035	GREYHOUND LINES INC.	51 NW 11 ST MIAMI, FLORIDA 33132
UT-3097	DCPS-MIAMI SKILL CENTER	50 NW 14 ST MIAMI, FLORIDA 33136
UT-2007	EMPLOYER'S OVERLOAD	1135 NORTH MIAMI AVE MIAMI, FLORIDA 33132
UT-5894	EAGLE GARAGE	1101 NE 1 AVE MIAMI, FLORIDA 33132
UT-427	ADRIENNE ARSHT CENTER	1300 BISCAYNE BLVD MIAMI, FLORIDA 33132
UT-4200	BROZ INTERNATIONAL INC.	1300 N MIAMI AVE MIAMI, FLORIDA 33136
UT-1160	CEMEX - DOWNTOWN MIAMI READY-MIX	1600 N MIAMI AVE MIAMI, FLORIDA 33136
UT-3223	PEOPLE'S GAS SYSTEM	60 NW 17 ST MIAMI, FLORIDA 33136
UT-3947	DCPS-ADMINISTRATION BUILDING	1450 NE 2 AVE MIAMI, FLORIDA 33132
UT-317	SOBRINO SERVICE STATION	1498 NE 2 AVE MIAMI, FLORIDA 33132
UT-4116	FDOT-METROMOVER SITE 395 OVERPAS	18 NE 15 ST MIAMI, FLORIDA 33132

GDO Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
GDO-9685	MOORE'S GROCERY & BAKERY	122 NW 14 ST MIAMI, FLORIDA 33136
GDO-9819	GOLD RUSH	29 NE 11 ST MIAMI, FLORIDA 33132
GDO-10140	ELEVATED EATERIES OF MIAMI LLC DBA TOUCHE	29 NE 11 ST MIAMI, FLORIDA 33132
GDO-5223	PERFORMING ARTS CENTER OF GREATER MIAMI BALLET O.	1300 BISCAYNE BLVD MIAMI, FLORIDA 33132
GDO-5224	PERFORMING ARTS CENTER OF GREATER MIAMI CONCERT H	1300 BISCAYNE BLVD MIAMI, FLORIDA 33132
GDO-8955	BOMBAY SHAPPHIRE LOUNGE	1300 BISCAYNE BLVD MIAMI, FLORIDA 33132
GDO-8348	GLOBAL CLUBS LLC.DBA URBANITE BISTRO	62 NE 14 ST MIAMI, FLORIDA 33132
GDO-10179	MEHO'S CAFE INC	62 NE 14 ST MIAMI, FLORIDA 33132
GDO-9832	NAMIRA FOOD & DELI	1366 NE 1 AVE MIAMI, FLORIDA 33132
GDO-10860	1306 LOUNGE LLC.	1306 N MIAMI AVE MIAMI, FLORIDA 33136
GDO-11078	VICE CITY BEAN	1657 N MIAMI AVE MIAMI, FLORIDA 33136
GDO-3767	DCPS-ADMINISTRATION BUILDING	1450 NE 2 AVE MIAMI, FLORIDA 33132

IW5 Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
IW5-1068	SHEILA SHINE INC.	1201 NW 1 AVE MIAMI, FLORIDA 33136
IW5-964	GREYHOUND LINES INC.	51 NW 11 ST MIAMI, FLORIDA 33132
IW5-17217	TECO THERMAL SYSTEMS	1110 NE 1 AVE MIAMI, FLORIDA 33132
IW5-13768	BROZ INTERNATIONAL INC.	1300 N MIAMI AVE MIAMI, FLORIDA 33136
IW5-3225	CEMEX - DOWNTOWN MIAMI READY-MIX	1600 N MIAMI AVE MIAMI, FLORIDA 33136
IW5-11199	MURRAY PRESS INC./DBA THE GUTIERREZ GROUP	1598 NE 1 AVE MIAMI, FLORIDA 33132
IW5-8165	DCPS-ADMINISTRATION BUILDING	1450 NE 2 AVE MIAMI, FLORIDA 33132
IW5-10671	COMMUNITY PARTNERSHIP FOR HOMELESS INC.	1511 N MIAMI AVE MIAMI, FLORIDA 33132
IW5-6633	DADE TIRE CO. INC.	1501 N MIAMI AVE MIAMI, FLORIDA 33132

IW Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
IW-356	GREYHOUND LINES INC.	51 NW 11 ST MIAMI, FLORIDA 33132

CLV Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
CLV-19990988	FPL	1110 NE 1 AVE MIAMI, FLORIDA 33132
CLV-20011029	PERFORMING ARTS CENTER BUILDERS	1300 BISCAYNE BLVD MIAMI, FLORIDA 33132

ERP Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
ERP-1301326	PERFORMING ARTS CENTER-"BALLET/OPERA HOUSE	1400 BISCAYNE BLVD MIAMI, FLORIDA 33132

HWR Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
HWR-645	ABC RESTAURANT SUPPLY	1317-45 N MIAMI AVE MIAMI, FLORIDA 33132

AP Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
AP-529	CEMEX DOWNTOWN MIAMI	1600 N MIAMI AVE MIAMI, FLORIDA 33136
AP-179	DADE TIRE CO. INC.	1501 N MIAMI AVE MIAMI, FLORIDA 33132

MSP Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
MSP-98	RINKER MATERIALS CORP./PEOPLES	1600 N MIAMI AVE MIAMI, FLORIDA 33136

CLVI Facility

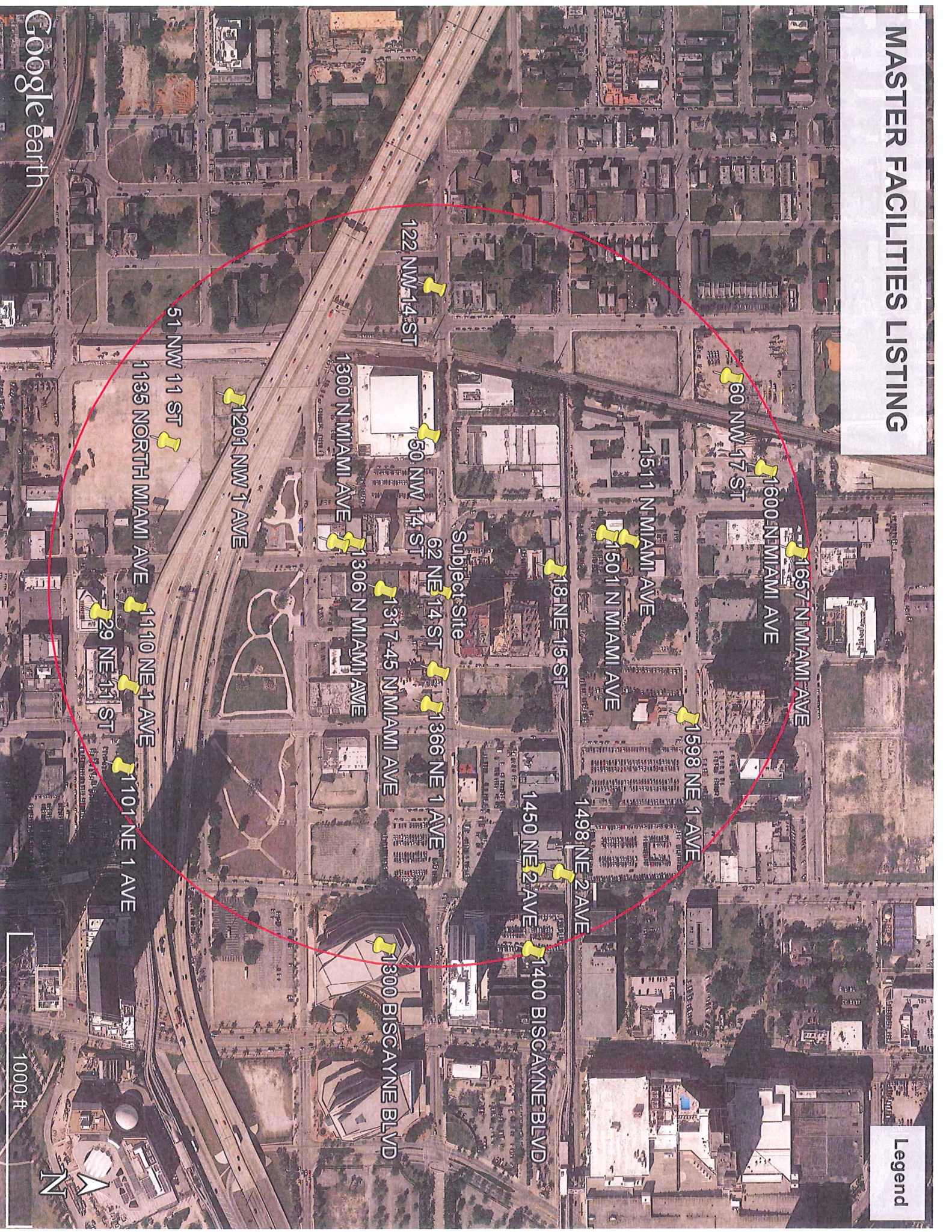
FACILITY ID	FACILITY NAME	FACILITY ADDRESS
CLVI-20140005	CEMEX - DOWNTOWN MIAMI READY-MIX FACILITY	1600 N MIAMI AVE MIAMI, FLORIDA 33136

CAP Facility

FACILITY ID	FACILITY NAME	FACILITY ADDRESS
CAP-3028	CEMEX DOWNTOWN MIAMI READY-MIX	1600 N MIAMI AVE MIAMI, FLORIDA 33136

MASTER FACILITIES LISTING

Legend



Google earth

1000 ft



APPENDIX F

**LIST OF EPA REGULATED FACILITIES
IN ENVIROFACTS
ZIP CODE: 33132**



Envirofacts
Search Results

<< Return

Search Parameters: ZIP Code: 33132

API Link for Report Data: (Copy and paste the link below to view the data from this report)

The website declined to show this webpage

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

Envirofacts Links

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- [Search](#)
- [Model](#)
- [Data Update](#)
- [Multisystem Search User Guide](#)
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*Zoom or pan map to change location.



LIST OF EPA-REGULATED FACILITIES IN ENVIROFACTS

FACILITY INFORMATION

AFS ACRES BR SEMS

Copy CSV Excel PDF Print

Showing 1 to 100 of 143 entries

Display facilities in the table

Search:

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FACILITY INFORMATION

AFS ACRES BR SEMS GHG PCSICIS RAD Info RCRA Info TRI TSCA

1400 BISCAYNE BLVD 1400 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.7884 Longitude: -80.18913 Summary Report Facility Report Compliance Report	View Report
1800 CLUB 1800 NORTH BAYSHORE DRIVE MIAMI, FL 33132-3251 Latitude: 25.79414 Longitude: -80.18646 Summary Report Facility Report Compliance Report	View Report
50 BISCAYNE CONDOMINIUM 50 N BISCAYNE BLVD MIAMI, FL 33132-2905 Latitude: 25.77482 Longitude: -80.18779 Summary Report Facility Report Compliance Report	View Report
900 BISCAYNE BAY CONDOMINIUMS 900 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.7832 Longitude: -80.18955 Summary Report Facility Report Compliance Report	View Report View Report

FACILITY INFORMATION

AFS¹ ACRES² BR¹ SEMS¹ GHG¹ PCS/CIS¹ RAD Info¹ RCRA Info¹ TRI¹ TSCA¹

ADVENTURE OF THE SEAS 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.778813 Longitude: -80.17383 Summary Report Facility Report Compliance Report	View Report	View Report
ALLURE OF THE SEAS IMO# 9383948 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report	View Report	View Report
AMERICAN LAWYER MEDIA LP 100 NE 7TH ST MIAMI, FL 33132 Latitude: 25.78093 Longitude: -80.19215 Summary Report Facility Report Compliance Report		View Report
AMERICENTER 138 NE 1ST AVE MIAMI, FL 331322106 Latitude: 25.77586 Longitude: -80.19197 Summary Report Facility Report Compliance Report		View Report
ANTHEM OF THE SEAS IMO #9656101 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report		View Report
AXIS SW 1ST AVE BETWEEN SW 11TH & 12TH ST MIAMI, FL 33132 Latitude: 25.77448 Longitude: -80.2147 Summary Report Facility Report Compliance Report		View Report
AZAMARA JOURNEY IMO #9200940 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report	View Report	View Report
AZAMARA QUEST IMO #9210218 1015 N AMERICAN WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report	View Report	View Report
BAYFRONT PARK 301 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.77719 Longitude: -80.1878 Summary Report Facility Report Compliance Report		View Report
BELLSOUTH TELECOMMUNICATIONS INC 36 NE 2ND ST MIAMI, FL 33132-2113 Latitude: 25.77609 Longitude: -80.19296 Summary Report Facility Report Compliance Report		View Report
BISCAYNE BLVD - SR-5 SR-5 MIAMI, FL 33132 Latitude: 25.78361 Longitude: -80.188056 Summary Report Facility Report Compliance Report		View Report
BOSTON SCIENTIFIC 1015 N AMERICA WAY MIAMI, FL 33132 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report	View Report	
BP AMOCO #60877 1000 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.78415 Longitude: -80.18952 Summary Report Facility Report Compliance Report		View Report
BP OIL CO #24595 1000 BISCAYNE BLVD MIAMI, FL 33132-1702 Latitude: 25.78415 Longitude: -80.18952 Summary Report Facility Report Compliance Report		View Report
BUDGET RENT A CAR 951 NE 2ND AVE MIAMI, FL 331321710 Latitude: 25.78365 Longitude: -80.19057 Summary Report Facility Report Compliance Report		View Report
CANVAS CONDOMINIUM 1600 NE 1ST AVE MIAMI, FL 33132 Latitude: 25.7906 Longitude: -80.19232 Summary Report Facility Report Compliance Report		View Report
CANVAS CONDOMINIUM (FORMERLY MAX MIAMI) 1600 NE 1ST AVE MIAMI, FL 33132 Latitude: 25.7906 Longitude: -80.19232 Summary Report Facility Report Compliance Report	View Report	

FACILITY INFORMATION	AFS ¹	ACRES ¹	BR ¹	SEMS ¹	GHG ¹	PCS/CIS ¹	RAD Info ¹	RCRA Info ¹	TRI ¹	TSCA ¹
CARNIVAL BREEZE IMO#9555723 1714-1751 AFRCA WAY DODGE MIAMI, FL 33132 Latitude: 25.774193Longitude: -80.166704 Summary Report Facility Report Compliance Report										View Report
CARNIVAL ECSTASYIMO #8711344 1714 & 1751 AFRICA WAY DODGE I MIAMI, FL 33132 Latitude: 25.760278Longitude: -80.189167 Summary Report Facility Report Compliance Report										View Report
CARNIVAL TRIUMPH IMO #9138850 1714 & 1751 AFRICA WAY DODGE I MIAMI, FL 33132 Latitude: 25.775219Longitude: -80.164721 Summary Report Facility Report Compliance Report										View Report
CELEBRITY CENTURY IMO #9072446 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.780115Longitude: -80.176865 Summary Report Facility Report Compliance Report										View Report
CELEBRITY ECLIPSE IMO #9404314 1015 N AMERICA WAY MIAMI, FL 33132 Latitude: 25.77826Longitude: -80.17815 Summary Report Facility Report Compliance Report										View Report
CELEBRITY EQUINOX IMO #9372456 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826Longitude: -80.17815 Summary Report Facility Report Compliance Report										View Report
CELEBRITY INFINITY IMO #9189421 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.77826Longitude: -80.17815 Summary Report Facility Report Compliance Report										View Report
CELEBRITY MERCURY IMO #9106302 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.778409Longitude: -80.172845 Summary Report Facility Report Compliance Report										View Report
CELEBRITY REFLECTION IMO #9506459 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826Longitude: -80.17815 Summary Report Facility Report Compliance Report										View Report
CELEBRITY SOLSTICE 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826Longitude: -80.17815 Summary Report Facility Report Compliance Report										View Report
CELEBRITY SUMMIT IMO #9192387 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.779977Longitude: -80.176598 Summary Report Facility Report Compliance Report										View Report
COASTAL TUG & BARGE BERTH 12 PORT OF MIAMI MIAMI, FL 33132 Latitude: 25.782978Longitude: -80.188744 Summary Report Facility Report Compliance Report										View Report
COASTAL TUG AND BARGE 1680 PORTBOULEVARD MIAMI, FL 33132 Latitude: 25.774626Longitude: -80.171992 Summary Report Facility Report Compliance Report							View Report			View Report
CONTINENTAL STEVEDORING & TERMINAL 1745 AFRICA WAY MIAMI, FL 331322001 Latitude: 25.774277Longitude: -80.166737 Summary Report Facility Report Compliance Report										View Report
COSTA LUMINOSA IMO #9398905 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826Longitude: -80.17815 Summary Report Facility Report Compliance Report										View Report
CROMER CO 55 NE 7TH ST MIAMI, FL 33132-1817 Latitude: 25.78091Longitude: -80.19285 Summary Report Facility Report Compliance Report										View Report

FACILITY INFORMATION

AFS ¹ ACRES ² BR ¹ SEMS ¹ GHG ¹ PCS/CIS ¹ RAD Info ¹ RCRA Info ¹ TRI ¹ TSCA ¹

<p>CRUISE ROADAND REALIGNMENT OF EAST PORT BLVD 905 PORT BLVD MIAMI, FL 33132 Latitude: 25.777015 Longitude: -80.177301</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>CVS PHARMACY #10632 888 BISCAVNE BLVD MAMI, FL 331321550 Latitude: 25.78273 Longitude: -80.18955</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>CVS PHARMACY #4613 200 NORTH BISCAVNE BLVD MIAMI, FL 331322219 Latitude: 25.77188 Longitude: -80.18724</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>CYBER RESOURCES INC 1015 N AMERCA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DADE COUNTY MIRAMAR ELEMENTARY 109 NE 19TH ST MIAMI, FL 33132-1010 Latitude: 25.795326 Longitude: -80.19246</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DADE COUNTY SCHOOL BOARD ADMINISTRATIVE 1450 NORTH EAST 2ND AVENUE MIAMI, FL 33132-1308 Latitude: 25.788889 Longitude: -80.190556</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DADE COUNTY WLRN CHANNEL 17 172 NE 15TH ST MIAMI, FL 33132-1348 Latitude: 25.78951 Longitude: -80.19139</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DEERING GROVES PLAT UNKNOWN MIAMI, FL 33132 Latitude: 25.528 Longitude: -80.4138</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DISTRIBUTION MANAGEMENT SERVICES INC 2000 NORTH MIAMI AVE. HALLANDALE, FL 33132 Latitude: 25.79579 Longitude: -80.19486</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DODGE ISLAND 1680 PORTBLVD MIAMI, FL 331322011 Latitude: 25.774626 Longitude: -80.171992</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DOWNTOWN AUTO 1295 NE 1STAVE MIAMI, FL 331321502 Latitude: 25.78675 Longitude: -80.19235</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>DUTRA DREDGING 1040 PORTBLVD # 11 MIAMI, FL 33132-2022 Latitude: 25.776877 Longitude: -80.177068</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>ELLER-ITO 650 AUSTRALA WAY MIAMI, FL 33132 Latitude: 25.772127 Longitude: -80.163226</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>EMPRESS OF THE SEAS IMO #8716899 1015 NORTH AMERICA WAY MIAMI, FL 331322017 Latitude: 25.779775 Longitude: -80.176093</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>EXPLORER OF THE SEAS IMO #9161728 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.778531 Longitude: -80.173173</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>
<p>FEDERAL DETENTION CENTER MIAMI 33 NE 4TH ST MIAMI, FL 33132-2111 Latitude: 25.77802 Longitude: -80.19316</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>

FACILITY INFORMATION

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[PCS/ICIS](#)
[RAD Info](#)
[RCRA Info](#)
[TRI](#)
[TSCA](#)

<p>FLAGSTONE ISLAND GARDENS 888 MACARTHUR CSWY MIAMI, FL 33132 Latitude: 25.78581 Longitude: -80.17796</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>FLORIDA DEP DSCP D086 #139601084 26704-DC SW 144TH AVE MIAMI, FL 33132 Latitude: 25.518175 Longitude: -80.42502</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>FREEDOM OF THE SEAS IMO #9304033 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>FUJI PHOTOFILM USA, INC 1633 N BAYSHORE DR MIAMI, FL 331321215 Latitude: 25.79096 Longitude: -80.18701</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>HARMONY OF THE SEAS IMO #9682875 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>HORIZON 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>ISLAND QUEEN SIGHTSEEING TOURS 401 BISCAYNE BLVD MIAMI, FL 33132-1924 Latitude: 25.77868 Longitude: -80.18821</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>JEWEL OF THE SEAS IMO #9228356 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>KALOTI METALS & LOGISTICS LLC 55 NE 1ST ST STE 34 MIAMI, FL 331322435 Latitude: 25.77514 Longitude: -80.19234</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>KNIGHT RIDDER, INC. 1 HERALD PLAZA MIAMI, FL 33132-1609 Latitude: 25.788333 Longitude: -80.186944</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>LUMO PRINT 27750 SODIXIE HWY MIAMI, FL 33132 Latitude: 25.509571 Longitude: -80.437078</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>M S LEAWARD BERTH#1, PORT OF MIAMI MIAMI, FL 33132 Latitude: 25.782978 Longitude: -80.188744</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>MAJESTY OF THE SEAS IMO #8819512 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.778955 Longitude: -80.177834</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>MARINA BLUE 824 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.78241 Longitude: -80.18954</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>MARINER OF THE SEAS IMO #9227510 1015 NORTH AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>MAROONE OLDSMOBILE 1740 NE 2ND CT MIAMI, FL 331321110 Latitude: 25.792832 Longitude: -80.189876</p> <p>Summary Report Facility Report Compliance Report</p>	View Report
<p>MARTINO TIRE 1440 NE 2ND AVE MIAMI, FL 331321308 Latitude: 25.788885 Longitude: -80.19066</p> <p>Summary Report Facility Report Compliance Report</p>	View Report

FACILITY INFORMATION

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MARTINO TIRE CO OF DOWNTOWN 1495 NE 2ND AVE MIAMI, FL 33132 Latitude: 25.789476 Longitude: -80.19067 Summary Report Facility Report Compliance Report	View Report	
MELODY TOWER 245 NE 14TH ST MIAMI, FL 33132 Latitude: 25.78825 Longitude: -80.18973 Summary Report Facility Report Compliance Report	View Report	
MIAMI DADE WATER & SEWER DEPT 1075 BISCAYNE BLVD MIAMI, FL 331321701 Latitude: 25.7839 Longitude: -80.18928 Summary Report Facility Report Compliance Report	View Report	
MIAMI HERALD BUILDING 1 HERALD PLZ MIAMI, FL 33132 Latitude: 25.78832 Longitude: -80.1865 Summary Report Facility Report Compliance Report	View Report	
MIAMI WORLD CENTER 36 NE 1ST ST, STE 901 MIAMI, FL 33132 Latitude: 25.77512 Longitude: -80.19285 Summary Report Facility Report Compliance Report	View Report	
MIAMI WORLD CENTER BLOCK G 7TH ST APARTMENTS 697 N MIAMI AVE MIAMI, FL 33132 Latitude: 25.78065 Longitude: -80.19383 Summary Report Facility Report Compliance Report	View Report	
MIAMI WORLD CENTER OFFSITE UTILITY WORK UNKNOWN MIAMI, FL 33132 Latitude: 25.7808 Longitude: -80.1925 Summary Report Facility Report Compliance Report	View Report	
MIAMI-DADE COLLEGE WOLFSON CAMPUS PARKING GARAGE 35 NE 2ND AVE MIAMI, FL 33132 Latitude: 25.774543 Longitude: -80.190253 Summary Report Facility Report Compliance Report	View Report	
MINTECH RESOURCES INC 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report		View Report
MONARCH OF THE SEAS IMO #8819500 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report	View Report	View Report
MS CARNIVAL FREEDOM IMO #9333149-TERMINAL B & C 1741 AND 1751 AFRICA WAY MIAMI, FL 33132 Latitude: 25.783039 Longitude: -80.188818 Summary Report Facility Report Compliance Report	View Report	View Report
MS VALOR IMO #9236389 1714 - 1751 AFRICA WAY DODGE I MIAMI, FL 331322001 Latitude: 25.807368 Longitude: -80.33551 Summary Report Facility Report Compliance Report	View Report	View Report
MS VICTORY IMO #9172648 1714 & 1751 AFRICA WAY DODGE I MIAMI, FL 33132 Latitude: 25.777711 Longitude: -80.17114 Summary Report Facility Report Compliance Report	View Report	View Report
MUSEUM PARK UNKNOWN MIAMI, FL 331321701 Latitude: 25.78556 Longitude: -80.187222 Summary Report Facility Report Compliance Report	View Report	
MUSEUM PARK - MIAMI ART MUSEUM 1075 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.7839 Longitude: -80.18928 Summary Report Facility Report Compliance Report	View Report	
MV NORWEGIAN SUN 1265 SOUTH AMERICA WAY MIAMI, FL 33132 Latitude: 25.775278 Longitude: -80.173889 Summary Report Facility Report Compliance Report	View Report	View Report

FACILITY INFORMATION

AFS

ACRES

BR

SEMS

GHG

PCS/ICIS

RAD
Info

RCRA
Info

TRI

TSCA

<p>NAVIGATOR OF THE SEAS 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.77875 Longitude: -80.17365</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>	<p>View Report</p>
<p>NEW WORLD SCHOOL OF THE ARTS 300 N. E. 2ND AVENUE MIAMI, FL 33132-2204 Latitude: 25.77872 Longitude: -80.190951</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>NOAA SOUTHEAST MARINE SUPPORT FAC 1600 PORTBLVD MIAMI, FL 331322011 Latitude: 25.774818 Longitude: -80.172466</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>NORWEGIAN EPIC IMO #9410569 1303 N CRUISE BLVD TERMINAL 10 MIAMI, FL 33132 Latitude: 25.7766 Longitude: -80.17195</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>	<p>View Report</p>
<p>NORWEGIAN ESCAPE IMO #9677076 1303 N CRUISE BLVD TERMINAL B MIAMI, FL 33132 Latitude: 25.7766 Longitude: -80.17195</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>NORWEGIAN GETAWAY IMO#9606924 1303 N CRUISE BLVD TERMINAL 10 MIAMI, FL 33132 Latitude: 25.7766 Longitude: -80.17195</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>NORWEGIAN MAJESTY 1303 NORTH CRUISE BLVD., TERMINAL 1 MIAMI, FL 33132 Latitude: 25.779306 Longitude: -80.174886</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>	<p>View Report</p>
<p>OASIS OF THE SEAS IMO #9383936 1050 CARIBBEAN WAY MIAMI, FL 33132 Latitude: 25.77508 Longitude: -80.17767</p> <p>Summary Report Facility Report Compliance Report</p>	<p>View Report</p>	<p>View Report</p>
<p>OCEANIA CRUISES INC 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.77826 Longitude: -80.17815</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>ODEBRECHT CONSTRUCTION 2493 ANTARTICA W MIAMI, FL 33132 Latitude: 25.766683 Longitude: -80.156566</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>OMNI INTERNATIONAL MALL 1601 BISCAYNE BLVD #4F MIAMI, FL 33132-1207 Latitude: 25.79069 Longitude: -80.18901</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>ONE THOUSAND MUSEUM 1000 BISCAYNE BLVD MAMI, FL 33132 Latitude: 25.78415 Longitude: -80.18952</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>PALM & HIBISCUS ISLANDS UNKNOWN MIAMI, FL 33132 Latitude: 25.7801 Longitude: -80.1637</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>
<p>PARC LOFTS 35 NE 17TH ST MIAMI, FL 33132 Latitude: 25.791675 Longitude: -80.194014</p> <p>Summary Report Facility Report Compliance Report</p>		<p>View Report</p>

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PERFORMING ARTS CENTER
240 NE 13TH ST MIAMI, FL 331321500
Latitude: 25.78699 Longitude: -80.18978

[View](#)
[Report](#)

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PORT OF MIAMI
1500 PORTBOULEVARDSHED G MIAMI, FL
33132
Latitude: 25.775059 Longitude: -80.173058

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[Report](#)

[Summary Report](#) [Facility Report](#)
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PORT OF MIAMI - CRUISE TERMINAL D
EXPANSION
1435 N CRUISE BLVD MIAMI, FL 33132
Latitude: 25.776017 Longitude: -80.17059

[View](#)
[Report](#)

FACILITY INFORMATION

AFS¹ ACRES¹ BR¹ SEMS¹ GHG¹ PCS/ICIS¹ RAD Info¹ RCRA Info¹ TRI¹ TSCA¹

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PORT TERMINAL - D - PARKING GA
1400 N CRUISE BLVD MIAMI, FL 33132
Latitude: 25.77627 Longitude: -80.17119

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

PORTMIAMI TERMINAL F
1103 N CRUISE BLVD. MIAMI, FL 33132
Latitude: 25.778905 Longitude: -80.177151

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

PRINCETON GROVE
13000 SW248TH ST MIAMI, FL 33132
Latitude: 25.5347 Longitude: -80.403

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

PROJECT: 18,142,4
1015 NORTH AMERICAN WAY MIAMI, FL 33132
Latitude: 25.77826 Longitude: -80.17815

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

PUBLIX AT BISCAYNE
UNKNOWN MIAMI, FL 331321129
Latitude: 25.792944 Longitude: -80.1895

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

PUBLIX AT BISCAYNE
1776 BISCAYNE BLVD MAMI, FL 33132
Latitude: 25.79297 Longitude: -80.18898

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

QUANTUM OF THE SEASIMO #9549463
1015 N AMERCA WAY MIAMI, FL 331322017
Latitude: 25.77826 Longitude: -80.17815

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[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

QWEST COMMUNICATIONS
36 NE 2ND ST MIAMI, FL 331322113
Latitude: 25.77609 Longitude: -80.19296

[View Report](#)

[View Report](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

ROSENTHAL JEWELERS SUPPLY CORP
138 NE FIRST AVE MIAMI, FL 33132-2106
Latitude: 25.77586 Longitude: -80.19197

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[Compliance Report](#)

ROYAL CARIBBEAN CRUISES LTD
SOUTH AMERICAN WAY MIAMI, FL 33132
Latitude: 25.77826 Longitude: -80.17856

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[View Report](#)

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[Compliance Report](#)

S - V LEGACY
1050 CARIBBEAN WAY MIAMI, FL 33132
Latitude: 25.77508 Longitude: -80.17767

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S G FINDINGS CO
117 NE 1ST AVENUE MIAMI, FL 33132-2125
Latitude: 25.77557 Longitude: -80.19196

[View Report](#)

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[Compliance Report](#)

SEABOARD MARINE LTD
1306 PORT BLVD. MIAMI, FL 33132
Latitude: 25.774568 Longitude: -80.172712

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[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

FACILITY INFORMATION

AFS¹ ACRES¹ BR¹ SEMS¹ GHG¹ PCS/CIS¹ RAD Info¹ RCRA Info¹ TRI¹ TSCA¹

SEARS ROEBUCK & CO 1300 BISCAYNE BLVD MIAMI, FL 331321608 Latitude: 25.78765 Longitude: -80.18918 Summary Report Facility Report Compliance Report		View Report
SEARS SITE - METRO - DADE DDF 1300 BISCAYNE BLVD MIAMI, FL 331321608 Latitude: 25.78765 Longitude: -80.18918 Summary Report Facility Report Compliance Report		View Report
SIRENA IMO #9187899 1303 N CRUISE BLVD MIAMI, FL 33132 Latitude: 25.7766 Longitude: -80.17195 Summary Report Facility Report Compliance Report		View Report
SKYRISE MIAMI 421 BISCAYNE BLVD MIAMI, FL 33132 Latitude: 25.778621 Longitude: -80.188186 Summary Report Facility Report Compliance Report		View Report
SOVEREIGN OF THE SEAS IMO #8512281 1015 NORTH AMERICA WAY MIAMI, FL 33132-2017 Latitude: 25.77826 Longitude: -80.17815 Summary Report Facility Report Compliance Report	View Report	View Report
SQUARE STATION 1424 NE MIAMI PL. MIAMI, FL 33132 Latitude: 25.7888 Longitude: -80.19307 Summary Report Facility Report Compliance Report		View Report
SR 836 (I-395) FROM NE 1 AVE TO THE MACARTHUR CAUSEWAY 1200 NE 1ST AVE MIAMI, FL 33132 Latitude: 25.78605 Longitude: -80.19233 Summary Report Facility Report Compliance Report		View Report
SS NORWAY IMO #5119143 1015 N AMERICA WAY MIAMI, FL 331322017 Latitude: 25.778882 Longitude: -80.174009 Summary Report Facility Report Compliance Report	View Report	View Report
SW 137 AVE UNKNOWN MIAMI, FL 33132 Latitude: 25.53 Longitude: -80.4125 Summary Report Facility Report Compliance Report		View Report
TEXACO #240210718 555 NE 15TH ST MIAMI, FL 33132 Latitude: 25.78966 Longitude: -80.18572 Summary Report Facility Report Compliance Report		View Report
THE COMPLETE PICTURE 401 BISCAYNE BLVD P-111 MIAMI, FL 33132-1961 Latitude: 25.77868 Longitude: -80.18821 Summary Report Facility Report Compliance Report		View Report
THE ELLIPSE WEST SIDE OF US 1 BAW NE 17TH MIAMI, FL 33132 Latitude: 25.782978 Longitude: -80.188744 Summary Report Facility Report Compliance Report		View Report
THE MCCLATCHY COMPANY ONE HERALD PLAZA MIAMI, FL 331321693 Latitude: 25.78832 Longitude: -80.1865 Summary Report Facility Report Compliance Report	View Report	

FACILITY INFORMATION

AFS

ACRES

BR

SEMS

GHG

PCS/ICIS

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TRI

TSCA

THE PORT OF MIAMI
1015 N AMERICAN WAY MIAMI, FL 33132
Latitude: 25.77826 Longitude: -80.17815

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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TRANSMONTAIGNE MARINE GROUP INC
1020 PORT BLVD STE 2 MIAMI, FL 33132-2022

Latitude: 25.777222 Longitude: -80.180278

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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UNIVERSAL MARTIME - LOT #1
2720 PORT BLVD MIAMI, FL 331322098
Latitude: 25.770133 Longitude: -80.161978

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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UNIVERSAL MARTIME SERVICE CORP
2720 PORT BLVD MIAMI, FL 33132
Latitude: 25.779722 Longitude: -80.188611

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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USNOAA SE MARINE SUPPORT FAC
1600 PORT BLVD MIAMI, FL 33132
Latitude: 25.774818 Longitude: -80.172466

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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VICE
243 N.E. 3RD ST MIAMI, FL 33132
Latitude: 25.77715 Longitude: -80.18945

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

[View Report](#)

VIKING SERENADE
1015 NORTH AMERICAN WAY MIAMI, FL 33132

Latitude: 25.779931 Longitude: -80.17648

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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VISION OF THE SEAS (RC)
1015 N. AMERICAN WAY VESSEL NO. 911 MIAMI, FL 331322096

Latitude: 25.779328 Longitude: -80.175039

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

[View Report](#)

[View Report](#)

VOYAGER OF THE SEASIMO #9161716
1015 NORTH AMERICA WAY MIAMI, FL 331322017

Latitude: 25.779873 Longitude: -80.176341

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

[View Report](#)

[View Report](#)

WHARF ENTERPRISES LLC
900 BISCAYNE BLVD, SUITE 502 MIAMI, FL 33132

Latitude: 25.7832 Longitude: -80.18955

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

[View Report](#)

WORTECHASSC - PAC SEARS BLDG
1300 BISCAYNE BLVD MAMI, FL 331321608
Latitude: 25.78765 Longitude: -80.18918

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

[View Report](#)

WPM MIAMI INC
36 NE 1ST ST #912 MIAMI, FL 331322403
Latitude: 25.77512 Longitude: -80.19285

[Summary Report](#) [Facility Report](#)
[Compliance Report](#)

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ZENITH IMO#8918136
1015 N AMERICAN MIAMI, FL 33132
Latitude: 25.779839 Longitude: -80.176285

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[View Report](#)

FACILITY INFORMATION

[AFS](#)

[ACRES](#)

[BR](#)

[SEMS](#)

[GHG](#)

[PCS/CIS](#)

[RAD
Info](#)

[RCRA
Info](#)

[TRI](#)

[TSCA](#)

[Summary Report](#) [Facility Report](#)

[Compliance Report](#)

ROYAL CARIBBEAN CRUISES LTD
NEW YORK CITY PASSENGER TERM NEW
YORK, NY 331322096
Latitude: 40.769728 Longitude: -73.994947

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Report](#)

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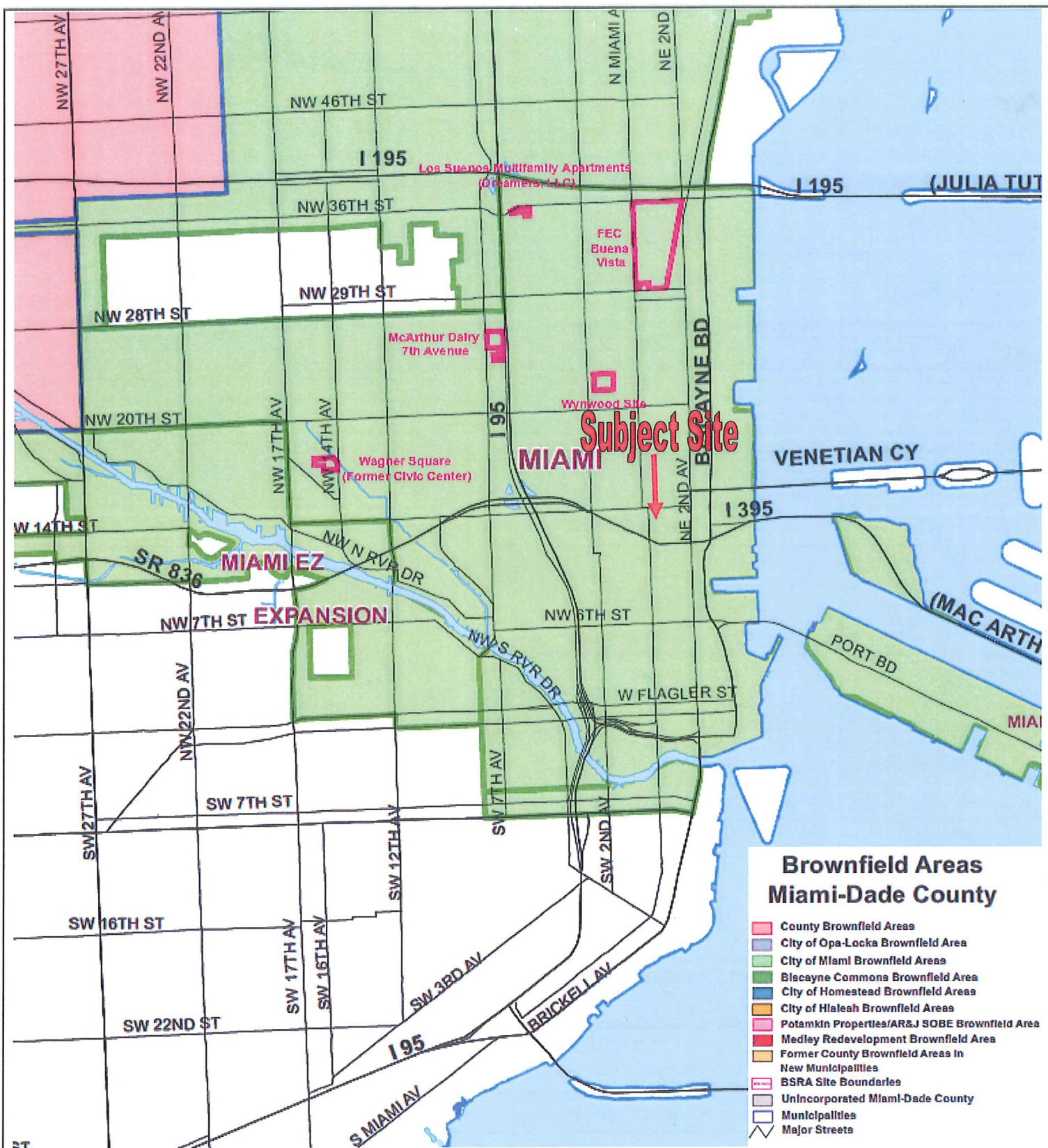
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APPENDIX G

BROWNFIELD MAP



**U.S. SOUTH ENGINEERING
& TESTING LAB, INC.**
 STRUCTURAL ENGINEERING & PLANNERS
 ENVIRONMENTAL CONSULTING
 GEOTECHNICAL & MATERIAL TESTING

*BANK BUILDING
 1367 N MIAMI AVENUE
 MIAMI, FLORIDA 33132*

*BROWNFIELD MAP
 USSE PROJECT NO.:
 17-ESA 114*

APPENDIX H

SITE QUESTIONNAIRE

PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE FOR SITE
OWNER, OCCUPANT, OR REPRESENTATIVE

Site Address:

Please elaborate on any questions answered "yes." If a question does not apply to the site, please answer "N/A".

- 1) Describe the current uses of the Site: Empty /filming
- 2) How long has the Site been used for these purposes? since acquired 1998
- 3) How long have you occupied the Site? since January 1, 1998
- 4) List the existing structures on the property and their ages. 2 story building built in 1924
- 5) Describe the past uses, owners, and operators of the Site. (Be as detailed as possible and note approximate time periods.) When I purchased it it was a Fabric Store S&S Fabrics - it was originally a bank
- 6) Utilities including electricity, natural gas, water, sewer, and trash removal are provided to the Site by which utility/companies. FAL - Dade County water + sewer
- 7) What type of heating, ventilating, and air conditioning (HVAC) system is located at the Site and how is the HVAC system powered? None
- 8) Have the Site or adjoining properties been used for industrial activities, such the following? (Please note that an adjoining property is a property that is contiguous with, or directly across the street from the Site.) No - Retail use
- 9) Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials been dumped aboveground, buried, or burned on the Site? No

10) Have any of the following items been stored on the Site in containers greater than 5 gallons?

Paint Yes No
Chemicals Yes No
Pesticides Yes No

11) Are hazardous wastes generated at the Site? If yes, describe the means of disposal and frequency of disposal. *No*

12) Have petroleum products been stored on the Site or transferred across the Site in pipelines, either above or belowground? *No*

13) Have petroleum products been stored on the Site or transferred across the Site in pipelines, either above or belowground? *No*

14) Is there evidence that the fill dirt in Question 13 may be contaminated? *No*

15) Are there currently any pits, ponds, or lagoons on the Site? *No*

16) Have any pits, ponds, or lagoons previously existed on the Site? *No*

17) Are there currently areas on the Site with stained soil? *No*

18) Have stained soils previously existed on the Site? *No*

19) Do chemical-containing underground or aboveground storage tanks exist, or have they existed previously on the Site? *No*

20) Do fill pipes, vent pipes, or access ways indicating the presence of current or former underground storage tanks exist on the Site? *No*

21) Have fill pipes or vent pipes which may indicate the presence of a current or former underground storage tank been removed from the Site? *No*

22) Are floor drains stained with anything other than water in any area on the Site? *No*

23) Do floor drains on the Site emit foul odors? *No*

24) Is the Site served by a private well or a non-public water source? *No*

25) Are contaminants known to exist in any private well or non-public water system serving the Site? *No*

26) Does the Site discharge wastewater, other than domestic wastewater or storm water, into the sewer? *No*

27) Other than permission for domestic hookup, have any city, county, or local permits for wastewater discharge been issued to the Site? *No*

28) Does a septic tank exist, or has one existed previously on the Site? *No*

29) Do cesspools or cisterns currently exist on the Site? *No*

30) Have cesspools or cisterns previously existed on the Site? *No*

31) Other than storm water, does the Site discharge waste water onto the neighboring Site? *No*

32) Is there a transformer or capacitor that may contain PCBs on the Site? *No*

33) Is there hydraulic equipment such as automobile lifts or elevators on the Site? *No*

34) Are PCBs contained in hydraulic oil associated with hydraulic equipment located on the Site? *No*

35) Has an asbestos and/or lead-based paint survey been conducted at the Site? If so, what were the findings? *No - not by me*

- 36) Other than small quantities of legal pesticides used for landscape maintenance (e.g., Roundup), have pesticides, herbicides, or insecticides been applied on the Site? *No*
- 37) Are you aware of any environmental liens against the Site that are filed or recorded under federal, tribal, state, or local law? *No*
- 38) Have any environmental violations or citations associated with activities conducted on the Site been issued? *No*
- 39) Has the Site been included in other environmental assessments? If so, can copies of the reports be provided? *No*
- 40) Have other environmental assessments identified hazardous substances or petroleum products that exist, or may have existed on the Site? *No*
- 41) Are there any pending law suits that involve the release or threatened release of hazardous substances associated with the Site? *No*
- 42) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place on the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law? *No*
- 43) Are you aware of any commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of hazardous substance releases or threatened hazardous substance releases? *No*
- 44) Do you have any specialized knowledge or experience related to the Site or nearby properties, including the knowledge of the chemicals and processes used by this type of business? *No*
- 45) Based in your knowledge or experience related to the Site, are there any obvious indicators that point to the presence or likely presence of contamination at the Site? *No*

46) If the purchase price of the Site was below fair market value, did this occur because contamination was/is known or believed to be present on the Site? *No*

47) Is there any activity and use limitation are in place onsite or have been filed or recorded against the property? *No*

Eugen Rodriguez

Print Name

[Signature] *05/24/2017*

Signature/Date

Owner Occupant Owner Representative

Please contact our office if you have any questions. When complete, return the questionnaire via email or fax:

Environmental Department
Environmental Engineer
envsupport@ussouth.org
U.S. South Engineering & Testing Lab, Inc.
Ph: 305-558-2588
Fax: 305-362-4669