



HYDROLOGIC ASSOCIATES U.S.A., INC.

ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

Commercial Property
Located At 1240 Northwest 29th Street
Miami, Miami-Dade County, Florida

Prepared for

Mr. Gustaf Arnoldson
1205 Lincoln Road Suite 211
Miami, Florida 33139

Prepared by

Hydrologic Associates USA, Inc.
10406 Southwest 186th Terrace
Miami, Florida 33157

Project Number HA18-4786

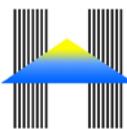
March 1, 2018

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HYDROLOGIC ASSOCIATES U.S.A., INC.

ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

March 1, 2018

Mr. Gustaf Arnoldson
1205 Lincoln Road Suite 211
Miami, Florida 33139

RE: Report of Phase II Environmental Site Assessment
Commercial Property
1240 Northwest 29th Street
Miami, Miami-Dade County, Florida
Project Number HA18-4786

Dear Mr. Arnoldson,

As authorized, Hydrologic Associates U.S.A., Inc., (HAI) has completed the Phase II Environmental Site Assessment at the above referenced subject site. The attached report documents the results of the assessment and our recommendations. This report is intended for the use of Mr. Gustaf Arnoldson. The discovery of any additional information concerning the environmental conditions at the site should be reported to us for our review so that we can reassess potential environmental impacts and modify our recommendations, if necessary.

We appreciate the opportunity of assisting you with this assessment. If there are any questions, or when we may be of further service to you, please do not hesitate to contact our Miami office.

Sincerely,

Hydrologic Associates USA, Inc.

James T. Miller, P.E.
Project Manager

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1.0 INTRODUCTION

This report presents a summary of activities and results of a Phase II Environmental Site Assessment (ESA) conducted for the following property:

Commercial Property
Located at 1240 Northwest 29th Street
Miami, Miami-Dade County, Florida

The report presents the information gathered during the assessment, the methodologies utilized, and an evaluation of the information. It also includes our conclusions concerning environmental conditions at the above referenced property, and our recommendations for further environmental assessment, if necessary. Unless otherwise noted, the above referenced property will be referred to as the “subject site” throughout this report. This section presents a description of the subject site, the project background and objectives, and the scope of work performed.

Hydrologic Associates U.S.A., Inc., (HAI) was authorized by Mr. Gustaf Arnoldson to conduct a Phase II ESA of the subject site. The Phase II ESA was conducted in general accordance with the American Society for Testing and Materials document *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process* (ASTM E 1903 02).

A portion of the U.S. Geological Survey (USGS) topographic quadrangle map that shows the location and topography of the subject site is provided in Appendix 7.1, Figure 1. A site plan that shows the approximate monitor well location is provided in Appendix 7.1, Figure 2.

1.1 Site Description

The subject site is located at 1240 Northwest 29th Street (Folio No. 01-3126-039-1860) in Miami, Miami-Dade County, Florida (Section 26, Township 53 South, Range 41 East). The subject site is currently developed with a 3,904 square foot commercial building situated on 7,085 square feet of land.

1.2 Project Background

The Environmental Data Resources, Inc. (EDR) report listed the property to the west of the subject site (1246 Northwest 29th Street) as a historical dry cleaner and former underground storage tank facility.

1.3 Objectives and Scope of Work

The objective of this Phase II ESA was to determine if the former dry cleaning activities conducted at the property to the west had impacted the groundwater quality at the subject site.

The scope of services for the Phase II ESA consisted of the following:

- The installation of one shallow monitor well (MW-1) for the collection and laboratory analysis of a groundwater sample via halogenated volatile organics via EPA Method 8260.

2.0 PHASE II ASSESSMENT ACTIVITIES

This section is a discussion of groundwater assessment activities conducted by HAI at the subject site on February 23, 2018.

2.1 Monitor Well Installation

On February 23, 2018, a representative of HAI supervised the placement of one monitor well, MW-1, in the southwestern portion of the subject site. The approximate location of the monitor well is shown in Appendix 7.1, Figure 2.

In order to reduce the potential for cross contamination, installation equipment and well materials were decontaminated prior to the installation of the monitor well. The one-inch diameter pvc-constructed monitor well was installed by vibrating a two-inch diameter temporary steel casing into the ground with a disposable tip to depth by a State of Florida licensed well driller using a Geoprobe unit (direct-push drilling rig). Groundwater was encountered at six feet below land surface (bls). Therefore, the shallow monitor well was set at 14 feet bls. Ten feet of one-inch diameter PVC screen and four feet of riser was inserted into the steel casing. 6-20 sand was backfilled into the annulus between the steel and PVC. The steel was then removed leaving the PVC screen and sand-pack and PVC casing in the ground. 6-20 sand was then placed into the remaining annulus space. The monitor well was fitted with a locking water proof cap. The monitor well was developed using a peristaltic pump to ensure a hydrologic seal with the surrounding aquifer.

2.2 Groundwater Sampling and Analysis

On February 23, 2018, a representative of HAI collected a groundwater sample from MW-1. Prior to sample collection, the monitor well was purged of a minimum of five well-casing volumes of groundwater to promote collection of representative groundwater samples from the saturated zone using a low-flow peristaltic pump.

The groundwater sample was collected by means of a peristaltic pump. The groundwater sample collected was introduced into pre-cleaned sample containers, placed on ice, and transported to Jupiter Environmental Laboratories, Inc. for laboratory analysis. The groundwater samples were analyzed for halogenated volatile organics via EPA Method 8260. Chain of custody documentation accompanied the samples to the laboratory.

3.0 PHASE II ASSESSMENT RESULTS

3.1 Groundwater Analytical Results

The laboratory analytical results for the groundwater sample collected from MW-1 indicated the tested constituents were below the groundwater cleanup target levels (GCTLs) as established in Chapter 24-44 of the Code of Miami-Dade County. Copies of the laboratory data report and chain of custody record are provided in Appendix 7.2.

4.0 CONCLUSIONS AND RECOMMENDATIONS

This section summarizes conclusions based on the information obtained during the Phase II ESA for the subject site located in the vicinity of 1240 Northwest 29th Street in the City of Miami, Miami-Dade County, Florida.

The objective of this Phase II ESA was to determine if the former dry cleaning activities conducted at the property to the west had impacted the groundwater quality at the subject site.

The scope of services for the Phase II ESA consisted of installing one shallow monitor well (MW-1) for the collection and laboratory analysis of a groundwater sample via halogenated volatile organics via EPA Method 8260.

The laboratory analytical results for the groundwater sample collected from MW-1 indicated that the tested constituents were below the GCTLs as established in Chapter 24-44 of the Code of Miami-Dade County. Therefore, no additional assessment is required at this time.

5.0 REFERENCES

Publications:

U.S. Geological Survey (USGS), Topographic Quadrangle Map, scale 1:24,000.

Reports

Chapter 24-44 of the Code of Miami-Dade County

Florida Department of Environmental Protection, December 2008, *Chapter 62 of the Florida Administrative Code (FAC 62) Part 160*

6.0 LIMITATIONS OF STUDY

The Phase II ESA follows ASTM standards E 1903-11 Standard Practice for Environmental Site Assessments. While conducting the tasks and activities necessary to compile the results of this assessment, Hydrologic Associates USA, Inc. (HAI) has exercised reasonable efforts to employ the professional standards applicable in the industry today. HAI makes no warranties, expressed or implied, including without limitations, warranties as to merchantability or fitness for a particular purpose. HAI further assumes no risk or liability for loss of earnest monies or deposits involved in the purchase or sale of property due to delays in execution of the project nor do we assume any risks for existing conditions on the site.

No subsurface investigation can wholly eliminate uncertainty regarding the presence of contamination on a property. This assessment was designed to reduce, but not eliminate the potential for RECs at the property, within reasonable limits of time and cost. The ESA is not intended to be exhaustive or all-inclusive and does not represent a guarantee of the identification of all possible environmental risk.

Client is advised that if the ESA is obtained with the intent of qualifying the purchaser as an innocent landowner, contiguous property owner, or bona fide prospective purchaser under CERCLA, there will be continuing obligations of due care and responsiveness and additional legal requirements that likely apply to such status. HAI accepts and undertakes no responsibility as to such requirements and advises that counsel be separately consulted with respect to such requirements.

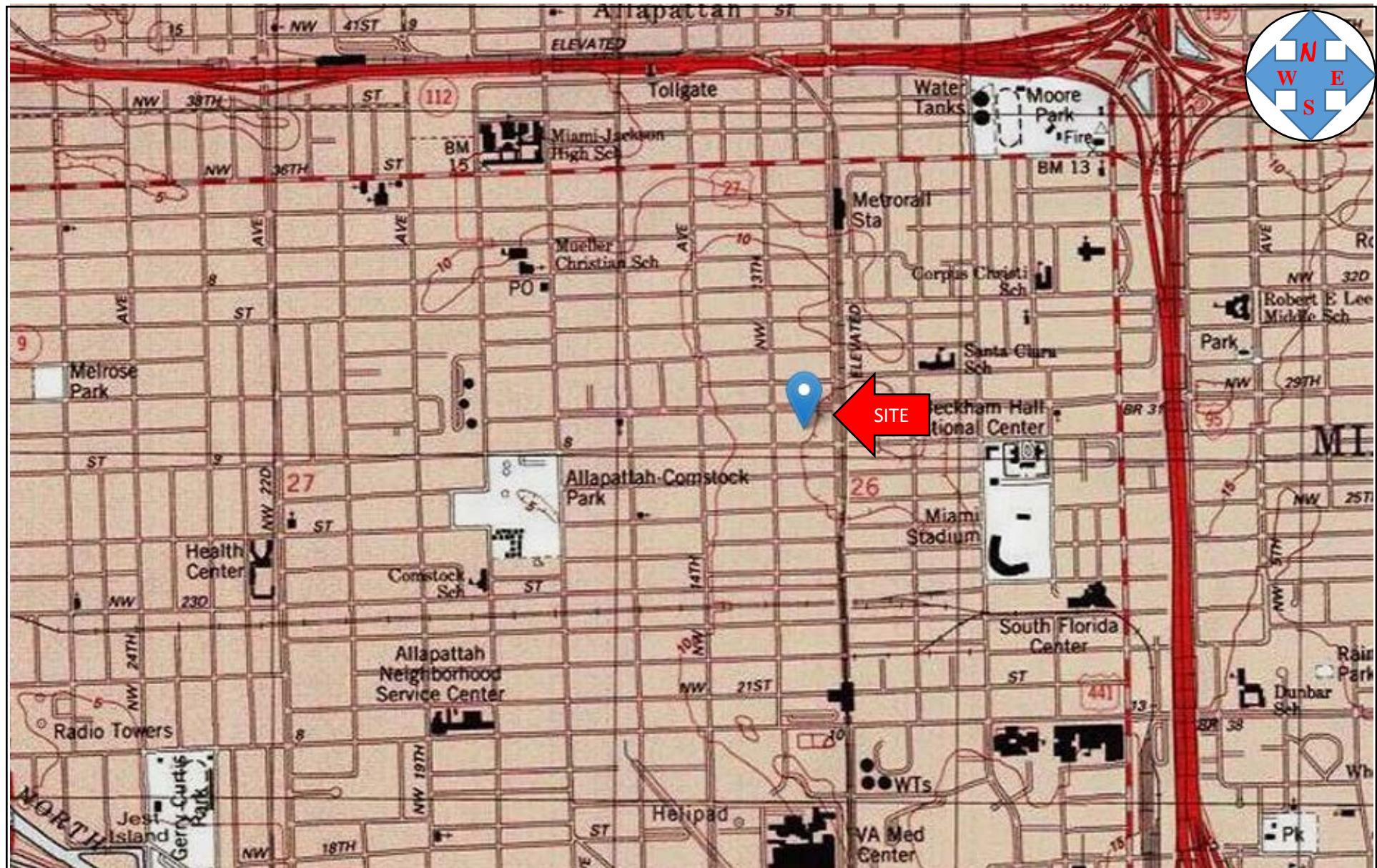
Commercial Property
Project Number HA18-4786

March 1, 2018

7.0 APPENDICES

APPENDIX 7.1

FIGURES



HA18-4786:

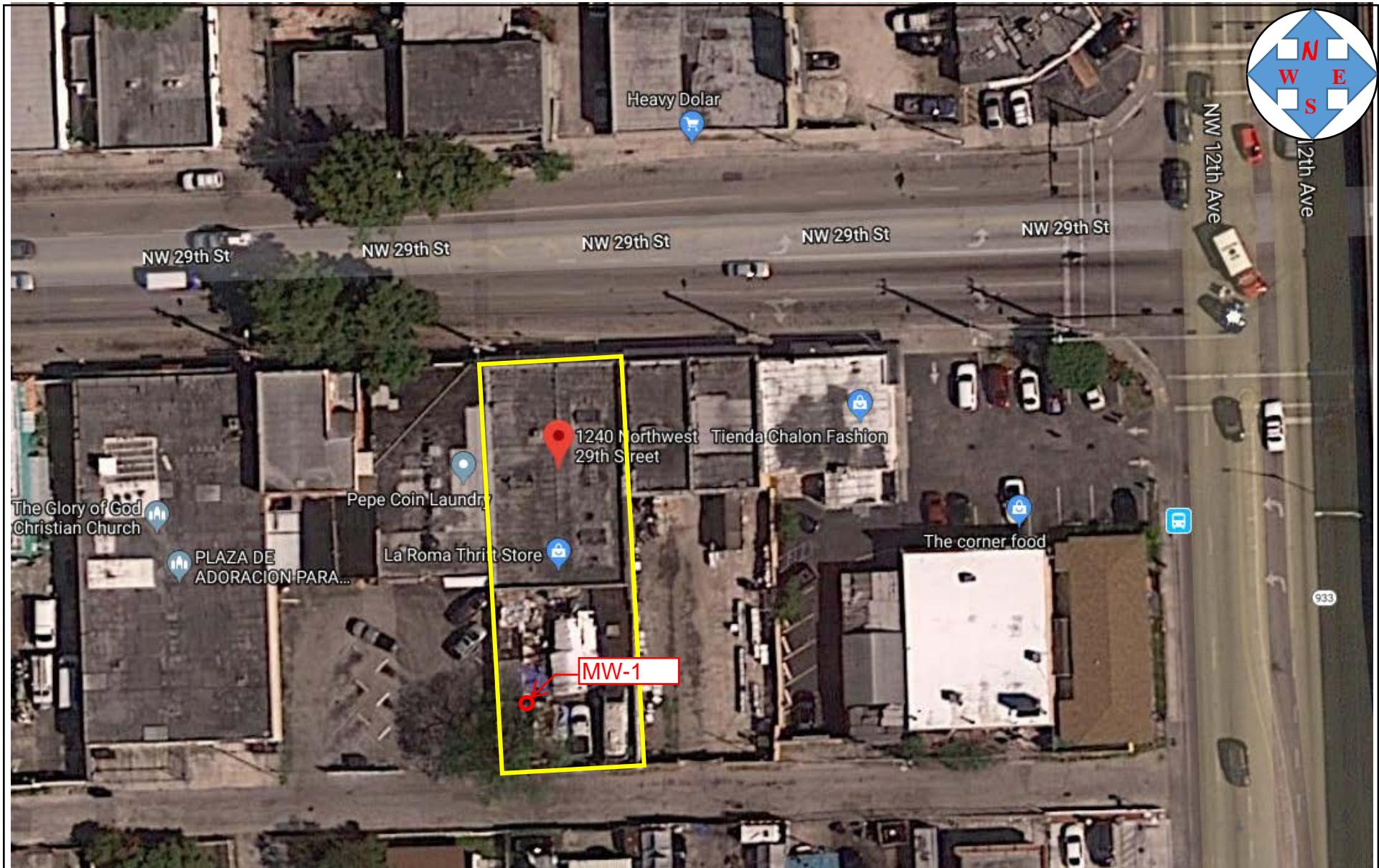
1240 NW 29th Street
Miami, Florida



Hydrologic Associates USA, Inc.

10406 SW 186 Terrace
Miami, FL 33157

FIG. 1 2015 USGS Topographic Map –



HA18-4786:

1240 NW 29th Street
Miami, Florida



Hydrologic Associates USA, Inc.

10406 SW 186 Terrace
Miami, FL 33157

FIGURE 2: Monitoring Well Location Map

Commercial Property
Project Number HA18-4786

March 1, 2018

APPENDIX 7.2

Laboratory Analytical Report and Chain of Custody Record for the Groundwater Sample Collected on February 23, 2018



Advanced Environmental Laboratories, Inc.
10200 USA Today Way Miramar, FL 33025
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Phone: (954)889-2288
Fax: (954)889-2281

February 28, 2018

Jim Miller
Hydrologic Associates
10406 SW 186 Terrace
Miami, FL 33157

RE: Workorder: M1800837 1240 NW 29 St

Dear Jim Miller:

Enclosed are the analytical results for sample(s) received by the laboratory on Friday, February 23, 2018. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Tiffany Mackie'.

Tiffany Mackie - Client Services Manager
TMackie@AELLab.com

Enclosures

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SAMPLE SUMMARY

Workorder: M1800837 1240 NW 29 St

Lab ID	Sample ID	Matrix	Date Collected	Date Received
M1800837001	MW-1	Water	2/23/2018 12:30	2/23/2018 12:40

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ANALYTICAL RESULTS

Workorder: M1800837 1240 NW 29 St

Lab ID: **M1800837001** Date Received: 02/23/18 12:40 Matrix: Water
 Sample ID: **MW-1** Date Collected: 02/23/18 12:30

Sample Description: Location:

Parameters	Results	Qual	Units	DF	Adjusted PQL	Adjusted MDL	Analyzed	Lab
VOLATILES								
Analysis Desc: 8260B Analysis, Water Preparation Method: SW-846 5030B								
Analytical Method: SW-846 8260B								
1,1,1-Trichloroethane	0.55	U	ug/L	1	1.0	0.55	2/27/2018 19:34	M
1,1,2,2-Tetrachloroethane	0.16	U	ug/L	1	1.0	0.16	2/27/2018 19:34	M
1,1,2-Trichloroethane	0.61	U	ug/L	1	1.0	0.61	2/27/2018 19:34	M
1,1-Dichloroethane	0.37	U	ug/L	1	1.0	0.37	2/27/2018 19:34	M
1,1-Dichloroethylene	0.47	U	ug/L	1	1.0	0.47	2/27/2018 19:34	M
1,2-Dichlorobenzene	0.87	U	ug/L	1	1.0	0.87	2/27/2018 19:34	M
1,2-Dichloroethane	0.49	U	ug/L	1	1.0	0.49	2/27/2018 19:34	M
1,2-Dichloropropane	0.57	U	ug/L	1	1.0	0.57	2/27/2018 19:34	M
1,3-Dichlorobenzene	0.59	U	ug/L	1	1.0	0.59	2/27/2018 19:34	M
1,4-Dichlorobenzene	0.48	U	ug/L	1	1.0	0.48	2/27/2018 19:34	M
2-Chloroethyl Vinyl Ether	1.5	U	ug/L	1	5.0	1.5	2/27/2018 19:34	M
Bromodichloromethane	0.42	U	ug/L	1	1.0	0.42	2/27/2018 19:34	M
Bromoform	0.73	U	ug/L	1	5.0	0.73	2/27/2018 19:34	M
Bromomethane	0.64	U	ug/L	1	1.0	0.64	2/27/2018 19:34	M
Carbon Tetrachloride	0.43	U	ug/L	1	1.0	0.43	2/27/2018 19:34	M
Chlorobenzene	0.69	U	ug/L	1	1.0	0.69	2/27/2018 19:34	M
Chloroethane	0.64	U	ug/L	1	1.0	0.64	2/27/2018 19:34	M
Chloroform	0.51	U	ug/L	1	1.0	0.51	2/27/2018 19:34	M
Chloromethane	0.42	U	ug/L	1	1.0	0.42	2/27/2018 19:34	M
Dibromochloromethane	0.37	U	ug/L	1	1.0	0.37	2/27/2018 19:34	M
Dichlorodifluoromethane	0.40	U	ug/L	1	1.0	0.40	2/27/2018 19:34	M
Methylene Chloride	1.0	U	ug/L	1	5.0	1.0	2/27/2018 19:34	M
Tetrachloroethylene (PCE)	0.48	U	ug/L	1	1.0	0.48	2/27/2018 19:34	M
Trichloroethene	0.46	U	ug/L	1	1.0	0.46	2/27/2018 19:34	M
Trichlorofluoromethane	0.40	U	ug/L	1	1.0	0.40	2/27/2018 19:34	M
Vinyl Chloride	0.12	U	ug/L	1	1.0	0.12	2/27/2018 19:34	M
cis-1,2-Dichloroethylene	0.48	U	ug/L	1	1.0	0.48	2/27/2018 19:34	M
cis-1,3-Dichloropropene	0.19	U	ug/L	1	1.0	0.19	2/27/2018 19:34	M
trans-1,2-Dichloroethylene	0.59	U	ug/L	1	1.0	0.59	2/27/2018 19:34	M
trans-1,3-Dichloropropylene	0.15	U	ug/L	1	1.0	0.15	2/27/2018 19:34	M
1,2-Dichloroethane-d4 (S)	120		%	1	70-128		2/27/2018 19:34	
Toluene-d8 (S)	118		%	1	77-119		2/27/2018 19:34	
Bromofluorobenzene (S)	99		%	1	86-123		2/27/2018 19:34	

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ANALYTICAL RESULTS QUALIFIERS

Workorder: M1800837 1240 NW 29 St

PARAMETER QUALIFIERS

- U The compound was analyzed for but not detected.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

LAB QUALIFIERS

- M DOH Certification #E82535(AEL-M)(FL NELAC Certification)

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QUALITY CONTROL DATA

Workorder: M1800837 1240 NW 29 St

QC Batch: MSVm/1291 Analysis Method: SW-846 8260B
QC Batch Method: SW-846 5030B Prepared: 02/27/2018 00:00
Associated Lab Samples: M1800837001

METHOD BLANK: 2631871

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
VOLATILES				
Dichlorodifluoromethane	ug/L	0.40	0.40	U
Chloromethane	ug/L	0.42	0.42	U
Vinyl Chloride	ug/L	0.12	0.12	U
Bromomethane	ug/L	0.64	0.64	U
Chloroethane	ug/L	0.64	0.64	U
Trichlorofluoromethane	ug/L	0.40	0.40	U
1,1-Dichloroethylene	ug/L	0.47	0.47	U
Methylene Chloride	ug/L	1.4	1.0	I
trans-1,2-Dichloroethylene	ug/L	0.59	0.59	U
1,1-Dichloroethane	ug/L	0.37	0.37	U
cis-1,2-Dichloroethylene	ug/L	0.48	0.48	U
Chloroform	ug/L	0.51	0.51	U
1,2-Dichloroethane	ug/L	0.49	0.49	U
1,1,1-Trichloroethane	ug/L	0.55	0.55	U
Carbon Tetrachloride	ug/L	0.43	0.43	U
1,2-Dichloropropane	ug/L	0.57	0.57	U
Trichloroethylene	ug/L	0.46	0.46	U
Bromodichloromethane	ug/L	0.42	0.42	U
2-Chloroethyl Vinyl Ether	ug/L	1.5	1.5	U
cis-1,3-Dichloropropene	ug/L	0.19	0.19	U
trans-1,3-Dichloropropylene	ug/L	0.15	0.15	U
1,1,2-Trichloroethane	ug/L	0.61	0.61	U
Dibromochloromethane	ug/L	0.37	0.37	U
Tetrachloroethylene (PCE)	ug/L	0.48	0.48	U
Chlorobenzene	ug/L	0.69	0.69	U
Bromoform	ug/L	0.73	0.73	U
1,1,2,2-Tetrachloroethane	ug/L	0.16	0.16	U
1,3-Dichlorobenzene	ug/L	0.59	0.59	U
1,4-Dichlorobenzene	ug/L	0.48	0.48	U
1,2-Dichlorobenzene	ug/L	0.87	0.87	U
1,2-Dichloroethane-d4 (S)	%	118	70-128	
Toluene-d8 (S)	%	118	77-119	
Bromofluorobenzene (S)	%	98	86-123	

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QUALITY CONTROL DATA QUALIFIERS

Workorder: M1800837 1240 NW 29 St

QUALITY CONTROL PARAMETER QUALIFIERS

- U The compound was analyzed for but not detected.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- J3 Lab QC Failure
- J4 Estimated Result
- V Method Blank Contamination

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Environmental Laboratories, Inc.

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Fax: (954)889-2281

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: M1800837 1240 NW 29 St

Lab ID	Sample ID	Prep Method	Prep Batch	Analysis Method	Analysis Batch
M1800837001	MW-1	SW-846 5030B	MSVm/1291	SW-846 8260B	MSVm/1292

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Fort Myers: 12101 N. Tamiami Trail, Fort Myers, FL 33913 • 239.574.4140 • Fax 239.564.8128

Jacksonville: 6001 Sanfrat Pkwy., Jacksonville, FL 32216 • 904.368.9330 • Fax 904.363.5924

Tallahassee: 2055 North Monroe St., Suite 113, Tallahassee, FL 32303 • 850.219.9521 • Fax 850.219.9526

M1800837

Project Name:	1240 NW 29 St.											
Address:												
Phone:	H-A											
FAX:												
Contact:	J. M. Miller											
Sampled By:												
Turn Around Time:	<input type="checkbox"/> STANDARD <input checked="" type="checkbox"/> RUSH											
Ref. Home #:												
<input type="checkbox"/> ADAPT <input type="checkbox"/> EQUIP <input type="checkbox"/> OTHER												
SAMPLE ID	SAMPLE DESCRIPTION		Grab Comp	SAMPLING DATE	MATRIX	NO. COUNT	ANALYSIS REQUIRED					BOTTLE SIZE & TYPE
	MW-1		(C)	2/23/01	1240 (GW)	3	VOH					
Preservation Code:												
1000, HCl, 5 = H2SO4, N = HNO3, T = Sodium Thiosulfate												
Temp, when received (cassered) ... °C Temp, when received (connected) °C												
Preservatives used for preserving Temp by unique identifier (check IR (amp gun used)) J: 9A G: LT-1 LT-2 T: 0A A: 3A M: 3A S: 1V F: 1A												
Received on 1000	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Temp taken from sample <input type="checkbox"/> Temp from blank <input type="checkbox"/> Where required, pH checked											
DCN: AD-051 Form last revised 08/19/2017												
Requisitioned by:	Date	Time	Received by:	Date	Time	Comments, when received (cassered) ... °C Temp, when received (connected) °C						
1	2/23/01	12:40	J. M. Miller	2/23/01	12:40							
2												
3												
4												
FOR DRINKING WATER USE:												
(When FWS information not otherwise supplied) IWS ID: 6-5												
Contact Person: _____ Phone: _____												
Supplier of Water: _____												
Site Address: _____												

Wednesday, February 28, 2018 4:34:59 PM

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