

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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August 7, 2025

Via Email

Lynn Solomon, Esq., Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

Re: Request for Designation of the Property Located at 3100 NE 32nd Avenue, Fort Lauderdale, Florida, 33308, Property ID No. 494330031320, as a Green Reuse Area Pursuant to §376.80(2)(c), Florida Statutes

Dear Ms. Solomon:

On behalf of Pakman Intracoastal, LLC (“Pakman”), we are pleased to submit this Request for Designation of the parcel located at 3100 NE 32nd Avenue, Fort Lauderdale, FL Property ID No. 494330031320 (the “Subject Property”), as a Green Reuse Area pursuant to Chapter 376.80(2)(c), Florida Statutes. A property card and legal description for the Subject Property are enclosed at Exhibit A. Pakman intends to redevelop the Subject Property and an adjacent parcel to include 9,500 square feet of office space; 10,435 square feet of restaurant space; and a garage containing 4,800 square feet of retail space and 444 parking spaces.

Pakman requests this designation due to the manner in which actual contamination, likely resulting from historical use for boat storage, repair, and maintenance on the Subject Property, has significantly complicated redevelopment. This has required, and will continue to require, that Pakman incur significant time and expense for technical, engineering, and legal consultants to continue to conduct environmental assessment and remediation. The designation has thus become a key part of this ambitious project’s ultimate viability by enabling Pakman to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the discovery of contamination and the necessary response. It is also key to furthering the revitalization of this area of the City of Fort Lauderdale.

Lynn Solomon, Esq., Assistant City Attorney
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In considering a request for this type of designation, a local government must evaluate and apply the criteria set forth in Chapter 376.80(2)(c), Florida Statutes. As reflected in the Statement of Eligibility incorporated herein at Exhibit B, Pakman meets such statutory criteria. Accordingly, based on the foregoing, we respectfully request that staff recommend approval. Of course, as you evaluate the application and supporting materials, please feel free to contact us with any questions or should further information be required. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.

A handwritten signature in blue ink, appearing to read "B. Brumund", with a long horizontal flourish extending to the right.

Brett C. Brumund, Esq.
/bcb

Enclosures

cc: Pakman Intracoastal, LLC
Michael R. Goldstein, Esq., Environmental Counsel for Pakman Intracoastal, LLC

Exhibit A

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 10 - Vacant commercial	Deputy Appraiser: Commercial Department
Property ID: 494330031320	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): PAKMAN INTRACOASTAL LLC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 3020 NE 32 AVE #326 FORT LAUDERDALE, FL 33308	Bldg Under Air S.F:	Zoning : CB - COMMUNITY BUSINESS
Physical Address: 3100 NE 32 AVENUE FORT LAUDERDALE, 33308	Effective Year: 0	Abbr. Legal Des.: LAUDERDALE BEACH EXT UNIT
	Year Built:	B 29-22 B LOT 13 TO 17 BLK 26
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$5,214,300	0	0	\$5,214,300	\$5,210,620	
2024	\$4,469,400	\$2,942,870	0	\$7,412,270	\$7,412,270	\$159,994.30
2023	\$1,489,800	\$1,386,800	0	\$2,876,600	\$2,876,600	\$76,235.34

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$5,214,300	\$5,214,300	\$5,214,300	\$5,214,300
Portability	0	0	0	0
Assessed / SOH	\$5,210,620	\$5,210,620	\$5,210,620	\$5,210,620
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$5,210,620	\$5,214,300	\$5,210,620	\$5,210,620

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
11/20/2023	Multi Special Warranty Deed Excluded Sale	\$12,000,000	119261804	\$175.00	29,796	Square Foot
08/20/2019	Multi Quit Claim Deed Non-Sale Title Change	\$100	116015534			
12/01/1992	Warranty Deed		20247 / 521			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494330030160	04/09/2025	Warranty Deed	Qualified Sale	\$1,850,000	120164290	2407 NE 33 AVE FORT LAUDERDALE, FL 33305
494330030731	10/15/2024	Warranty Deed	Qualified Sale	\$925,000	119913743	2618 NE 32 AVE FORT LAUDERDALE, FL 33308
494330030470	10/02/2024	Warranty Deed	Qualified Sale	\$2,070,000	119851022	3109 NE 26 ST FORT LAUDERDALE, FL 33308
494330030710	07/25/2024	Multi Warranty Deed	Excluded Sale	\$1,270,000	119717524	3209 NE 26 ST FORT LAUDERDALE, FL 33308
494330030711	07/25/2024	Multi Warranty Deed	Excluded Sale	\$1,270,000	119717524	3201 NE 26 ST FORT LAUDERDALE, FL 33308

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)			Bayview Elementary School: A
Vacant Lots (L)									Sunrise Middle School: B
1						29,796.00			Fort Lauderdale High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

Legal Description

LOT 13, BLOCK 22, LAUDERDALE BEACH EXTENSION UNIT B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Exhibit B

Brownfield Area Designation Eligibility Statement

**Pakman Intracoastal Green Reuse Area
3100 NE 32nd Avenue, Fort Lauderdale, Florida
Property ID No. 4943-30-03-1320**

Pakman Intracoastal, LLC ("Pakman"), proposes to redevelop and rehabilitate one parcel of land located at 3100 NE 32nd Avenue, Fort Lauderdale, Florida, Property ID No. 494330031320 (the "Subject Property"), as part of a commercial development. Pakman's proposed development will consist of 9,500 square feet of office space; 10,435 square feet of restaurant space; and a garage containing 4,800 square feet of retail space and 444 parking spaces (the "Project").¹ As demonstrated herein, the Project meets all five of the applicable brownfield area designation criteria set forth at Section 376.80(2)(c), Florida Statutes.² In addition, the Subject Property meets the definition of a "brownfield site" pursuant to Section 376.79(4), Florida Statutes.

I. Subject Property Satisfies the Statutory Criteria for Designation

1. Agreement to Redevelop the Brownfield Site. As the first requirement for designation, Florida Statutes § 376.80(2)(c)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

Pakman satisfies this criterion in that it owns the Subject Property³ and in that it agrees to rehabilitate and redevelop it under a Brownfield Site Rehabilitation Agreement ("BSRA") with Broward County. Accordingly, Pakman meets this first criterion.

2. Economic Productivity. As the second requirement for designation, Florida Statutes § 376.80(2)(c)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks."

Pakman satisfies this criterion in that the Project will result in significant economic productivity in the area. The budget for rehabilitation and redevelopment is approximately \$44 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees.⁴ This work

¹ A conceptual site plan for the Project based on the nature of the current site footprint is enclosed at Attachment A to this Eligibility Statement.

² A copy of § 376.80, Florida Statutes, can be found at Attachment B to this Eligibility Statement.

³ A copy of the Subject Property deed is enclosed at Attachment C to this Eligibility Statement.

⁴ The Budget and Sources-Uses Table is enclosed at Attachment D to this Eligibility Statement.

will support approximately 250 temporary construction jobs over the period of development. The construction workers will spend a percentage of their salaries with local merchants who, in turn, will reinvest locally in their respective businesses, as well as the businesses of other local merchants.

In addition to the significant economic productivity to be generated during the Project's construction phase, the Project is anticipated to create up to 170 permanent, full-time equivalent positions not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition or construction activities, exceeding the statutory job creation requirement. This includes permanent jobs that will facilitate operation of the Project's restaurant retail, and commercial office space components. Such job creation will result in the payment of significant payroll taxes and salaries, thereby benefitting the local economy and increasing the economic productivity of the area. Accordingly, Pakman meets this second criterion.

3. Consistency with Local Comprehensive Plan and Permittable Use under Local Land Development Regulations. As the third requirement for designation, Florida Statutes § 376.80(2)(c)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations."

Pakman satisfies this criterion in that the Subject Property is located in a Community Business ("CB") zoning district and Commercial future land use designation. The City's CB district is "intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the CB district are intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business."⁵ The Subject Property's Commercial land use designation permits "business, retail, service, office and other commercial enterprises."⁶ Accordingly, Pakman meets this third criterion.

4. Public Notice and Comment. Florida Statutes § 376.80(2)(c)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be posted in the affected area." Additional notice requirements pertaining to applicants other than a governmental entity can be found at Florida Statutes § 376.80(1)(c)(4)(b) and consist of publication in a newspaper of general circulation in the area, publication in ethnic newspapers or local community bulletins, and announcement at a scheduled meeting of the local governing body before the actual public hearing.

Pakman satisfies all applicable notice and opportunity to comment requirements established by Florida Statutes § 376.80(2)(c)(4) and § 376.80(1)(c)(4)(b) as follows:

- (i) a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential designation will be held, at a date and location to be announced;*
- (ii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be posted at the Subject Property;*

⁵ See § 47.6-2(A), Unified Land Development Code, City of Fort Lauderdale.

⁶ See § 1.1.12, Fort Lauderdale Comprehensive Plan, City of Fort Lauderdale.

- (iii) *notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be published in the Sun Sentinel; and*
- (iv) *notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be published in a local community bulletin.*

All notices will contain substantially the following narrative:

Representatives for Pakman Intracoastal, LLC will hold a community meeting, at a date and location to be announced, from 5:30 p.m. to not later than 7:00 p.m. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of one parcel of land located 3100 NE 32nd Avenue, Fort Lauderdale, Florida, Property ID No. 4943-30-03-1320, as a Green Reuse Area. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Fort Lauderdale City Commission.

The community meeting, which will also address future development and rehabilitation activities planned for the site, is free and open to all members of the public. For additional instructions on how to join, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact Pakman Intracoastal LLC's representative, Victoria A. McCaffery, who can be reached by phone at (305) 777-1686, by email at vmccaffery@goldsteinenvlaw.com, and/or U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Ponce de Leon Blvd., Suite 710, Coral Gables, FL 33134.

Proof of publication or posting, as appropriate, will be provided to the City.

5. Reasonable Financial Assurance. As the fifth requirement for designation, Florida Statutes § 376.80(2)(c)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

The total capital budget of approximately \$44 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of Pakman.⁷ It therefore satisfies the fifth criterion.

II. Subject Property Meets the Definition of Brownfield Site

Section 376.79(4), Florida Statutes, defines "brownfield site" to mean ". . . real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination." The facts here clearly reflect that the Subject Property falls within the definition of the term "brownfield site" in that actual contamination is present in soil on the Subject Property that has significantly complicated redevelopment. Specifically, site assessment activities on the Subject Property revealed concentrations of petroleum compounds, arsenic, and

⁷ A letter certifying Pakman has sufficient financial resources and the ability to raise additional funds as required is enclosed at Attachment E to this Eligibility Statement.

copper in soil above their respective Soil Cleanup Target Levels (“SCTLs”).⁸ The presence of these contaminants is likely attributable to historical boat storage, repair, and maintenance activities and the presence of four underground storage tanks (“USTs”), which have been abandoned in place, and one aboveground storage tank (“AST”) on the Subject Property.⁹ Subsequent site assessment activities have delineated the extent of soil contamination in several discrete areas of the Subject Property.

As a result, Pakman must now carefully address the presence of the AST and USTs as well as the documented contaminated soil through continued site assessment activities and by undertaking measures that will include properly removing the USTs and removing or encapsulating the contaminated soil at all stages of redevelopment. As such, Pakman faces significant additional redevelopment costs that are difficult to quantify at the start of redevelopment and must also work within a strict regulatory framework that exists to ensure contamination is properly and safely managed. This imposes great legal and financial risk by requiring Pakman to incorporate design and construction changes on the Project that would not be required but for the presence of actual contamination.¹⁰

In sum, the presence of actual contamination imposes a material level of regulatory, construction, and legal liability risk, complicates redevelopment efforts, and requires significant time and money for environmental, engineering, and legal consultants to properly investigate and address. Accordingly, this expanded designation, if granted, will allow Pakman to access limited but important state-based economic incentives to help underwrite the unanticipated and unbudgeted costs associated with managing the environmental risk as well as, generally, to put the Project to a more certain financial ground. In this sense, the expanded designation will not only play a critical role in the successful redevelopment of the Subject Property, but also in the larger revitalization efforts for this area of the City.

Based on all the foregoing, the Subject Property clearly falls within the definition of “brownfield site” as set forth in § 376.79(4), Florida Statutes.

III. Conclusion

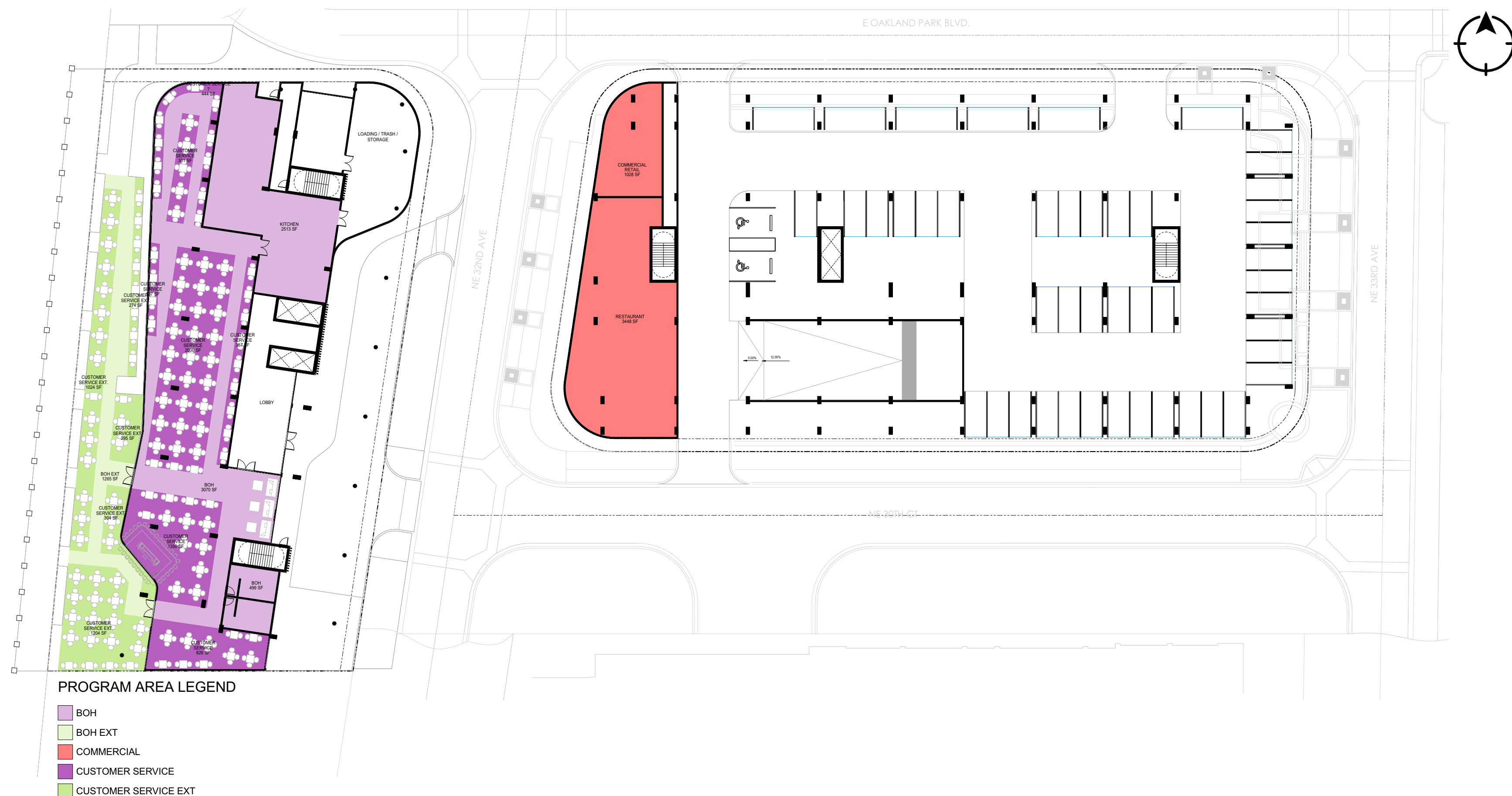
Pakman has demonstrated that the Subject Property meets the definition of a “brownfield site” and that it satisfies the five statutory criteria for designation. Accordingly, designation of the Subject Property as a brownfield area pursuant to § 376.80(2)(c), Florida Statutes, of Florida’s Brownfield Redevelopment Act is appropriate.

⁸ See excerpts from Nutting Environmental of Florida, Inc., Supplemental Phase II Environmental Site Assessment at Attachment F.

⁹ Id.

¹⁰ Onsite soil contamination will also require special handling and very specific regulatory approvals. Soil management during construction activities would be subject to a level of environmental review and scrutiny that would not otherwise apply to a clean site, in addition to considerable extra costs and scheduling delays. These risks and expenses greatly complicate redevelopment of the Subject Property.

Attachment A



PAKMAN INTRACOASTAL

GROUND FLOOR - PHASE 1

Attachment B

Select Year: 2024 ▼ Go

The 2024 Florida Statutes

Title XXVIII	Chapter 376	View Entire Chapter
NATURAL RESOURCES; CONSERVATION, RECLAMATION, AND USE	POLLUTANT DISCHARGE PREVENTION AND REMOVAL	

376.80 Brownfield program administration process.—

(1) The following general procedures apply to brownfield designations:

(a) The local government with jurisdiction over a proposed brownfield area shall designate such area pursuant to this section.

(b) For a brownfield area designation proposed by:

1. The jurisdictional local government, the designation criteria under paragraph (2)(a) apply, except if the local government proposes to designate as a brownfield area a specified redevelopment area as provided in paragraph (2)(b).

2. Any person, other than a governmental entity, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, or not-for-profit corporations, the designation criteria under paragraph (2)(c) apply.

(c) Except as otherwise provided, the following provisions apply to all proposed brownfield area designations:

1. Notification to department following adoption.—A local government with jurisdiction over the brownfield area must notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of its decision to designate a brownfield area for rehabilitation for the purposes of ss. [376.77-376.86](#). The notification must include a resolution adopted by the local government body. The local government shall notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of the designation within 30 days after adoption of the resolution.

2. Resolution adoption.—The brownfield area designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the brownfield area or alternatively a less-detailed map accompanied by a detailed legal description of the brownfield area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [166.041](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [166.041\(3\)\(c\)2](#). For counties, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [125.66](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [125.66\(5\)\(b\)](#).

3. Right to be removed from proposed brownfield area.—If a property owner within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government must grant the request.

4. Notice and public hearing requirements for designation of a proposed brownfield area outside a redevelopment area or by a nongovernmental entity. Compliance with the following provisions is required before designation of a proposed brownfield area under paragraph (2)(a) or paragraph (2)(c):

a. At least one of the required public hearings must be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns.

b. Notice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.

(2)(a) *Local government-proposed brownfield area designation outside specified redevelopment areas.*—If a local government proposes to designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area, the local government shall provide notice, adopt the resolution, and conduct public hearings pursuant to paragraph (1)(c). At a public hearing to designate the proposed brownfield area, the local government must consider:

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

(b) *Local government-proposed brownfield area designation within specified redevelopment areas.*—Paragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c).

(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. [420.0004](#) or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

(d) *Negotiation of brownfield site rehabilitation agreement.*—The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitles the identified person to negotiate a brownfield site rehabilitation agreement with the department or approved local pollution control program.

(3) When there is a person responsible for brownfield site rehabilitation, the local government must notify the department of the identity of that person. If the agency or person who will be responsible for the coordination

changes during the approval process specified in subsections (4), (5), and (6), the department or the affected approved local pollution control program must notify the affected local government when the change occurs.

(4) Local governments or persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address redevelopment of the specific brownfield area for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. Such advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. The person responsible for brownfield site rehabilitation must notify the advisory committee of the intent to rehabilitate and redevelop the site before executing the brownfield site rehabilitation agreement, and provide the committee with a copy of the draft plan for site rehabilitation which addresses elements required by subsection (5). This includes disclosing potential reuse of the property as well as site rehabilitation activities, if any, to be performed. The advisory committee shall review any proposed redevelopment agreements prepared pursuant to paragraph (5)(i) and provide comments, if appropriate, to the board of the local government with jurisdiction over the brownfield area. The advisory committee must receive a copy of the executed brownfield site rehabilitation agreement. When the person responsible for brownfield site rehabilitation submits a site assessment report or the technical document containing the proposed course of action following site assessment to the department or the local pollution control program for review, the person responsible for brownfield site rehabilitation must hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

(5) The person responsible for brownfield site rehabilitation must enter into a brownfield site rehabilitation agreement with the department or an approved local pollution control program if actual contamination exists at the brownfield site. The brownfield site rehabilitation agreement must include:

(a) A brownfield site rehabilitation schedule, including milestones for completion of site rehabilitation tasks and submittal of technical reports and rehabilitation plans as agreed upon by the parties to the agreement.

(b) A commitment to conduct site rehabilitation activities under the observation of professional engineers or geologists who are registered in accordance with the requirements of chapter 471 or chapter 492, respectively. Submittals provided by the person responsible for brownfield site rehabilitation must be signed and sealed by a professional engineer registered under chapter 471, or a professional geologist registered under chapter 492, certifying that the submittal and associated work comply with the law and rules of the department and those governing the profession. In addition, upon completion of the approved remedial action, the department shall require a professional engineer registered under chapter 471 or a professional geologist registered under chapter 492 to certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the department.

(c) A commitment to conduct site rehabilitation in accordance with department quality assurance rules.

(d) A commitment to conduct site rehabilitation consistent with state, federal, and local laws and consistent with the brownfield site contamination cleanup criteria in s. 376.81, including any applicable requirements for risk-based corrective action.

(e) Timeframes for the department's review of technical reports and plans submitted in accordance with the agreement. The department shall make every effort to adhere to established agency goals for reasonable timeframes for review of such documents.

(f) A commitment to secure site access for the department or approved local pollution control program to all brownfield sites within the eligible brownfield area for activities associated with site rehabilitation.

(g) Other provisions that the person responsible for brownfield site rehabilitation and the department agree upon, that are consistent with ss. 376.77-376.86, and that will improve or enhance the brownfield site rehabilitation process.

(h) A commitment to consider appropriate pollution prevention measures and to implement those that the person responsible for brownfield site rehabilitation determines are reasonable and cost-effective, taking into

account the ultimate use or uses of the brownfield site. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include goals for the reduction of releases of toxic materials.

(i) Certification that the person responsible for brownfield site rehabilitation has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Certification shall be accomplished by referencing or providing a legally recorded or officially approved land use or site plan, a development order or approval, a building permit, or a similar official document issued by the local government that reflects the local government's approval of proposed redevelopment of the brownfield site; providing a copy of the local government resolution designating the brownfield area that contains the proposed redevelopment of the brownfield site; or providing a letter from the local government that describes the proposed redevelopment of the brownfield site and expresses the local government's agreement with or approval of the proposed redevelopment.

(6) Any contractor performing site rehabilitation program tasks must demonstrate to the department that the contractor:

- (a) Meets all certification and license requirements imposed by law; and
- (b) Will conduct sample collection and analyses pursuant to department rules.

(7) During the cleanup process, if the department or local program fails to complete review of a technical document within the timeframe specified in the brownfield site rehabilitation agreement, the person responsible for brownfield site rehabilitation may proceed to the next site rehabilitation task. However, the person responsible for brownfield site rehabilitation does so at its own risk and may be required by the department or local program to complete additional work on a previous task. Exceptions to this subsection include requests for "no further action," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation.

(8) If the person responsible for brownfield site rehabilitation fails to comply with the brownfield site rehabilitation agreement, the department shall allow 90 days for the person responsible for brownfield site rehabilitation to return to compliance with the provision at issue or to negotiate a modification to the brownfield site rehabilitation agreement with the department for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with the brownfield site rehabilitation agreement and a modification cannot be negotiated, the immunity provisions of s. 376.82 are revoked.

(9) The department is specifically authorized and encouraged to enter into delegation agreements with local pollution control programs approved under s. 403.182 to administer the brownfield program within their jurisdictions, thereby maximizing the integration of this process with the other local development processes needed to facilitate redevelopment of a brownfield area. When determining whether a delegation pursuant to this subsection of all or part of the brownfield program to a local pollution control program is appropriate, the department shall consider the following. The local pollution control program must:

- (a) Have and maintain the administrative organization, staff, and financial and other resources to effectively and efficiently implement and enforce the statutory requirements of the delegated brownfield program; and
- (b) Provide for the enforcement of the requirements of the delegated brownfield program, and for notice and a right to challenge governmental action, by appropriate administrative and judicial process, which shall be specified in the delegation.

The local pollution control program shall not be delegated authority to take action on or to make decisions regarding any brownfield site on land owned by the local government. Any delegation agreement entered into pursuant to this subsection shall contain such terms and conditions necessary to ensure the effective and efficient administration and enforcement of the statutory requirements of the brownfield program as established by the act and the relevant rules and other criteria of the department.

(10) Local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate the public health and

environmental hazards, and to promote the creation of jobs and economic development in these previously run-down, blighted, and underutilized areas.

(11)(a) The Legislature finds and declares that:

1. Brownfield site rehabilitation and redevelopment can improve the overall health of a community and the quality of life for communities, including for individuals living in such communities.
2. The community health benefits of brownfield site rehabilitation and redevelopment should be better measured in order to achieve the legislative intent as expressed in s. ~~376.78~~.
3. There is a need in this state to define and better measure the community health benefits of brownfield site rehabilitation and redevelopment.
4. Funding sources should be established to support efforts by the state and local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, to evaluate the community health benefits of brownfield site rehabilitation and redevelopment.

(b) Local governments may and are encouraged to evaluate the community health benefits and effects of brownfield site rehabilitation and redevelopment in connection with brownfield areas located within their jurisdictions. Factors that may be evaluated and monitored before and after brownfield site rehabilitation and redevelopment include, but are not limited to:

1. Health status, disease distribution, and quality of life measures regarding populations living in or around brownfield sites that have been rehabilitated and redeveloped.
2. Access to primary and other health care or health services for persons living in or around brownfield sites that have been rehabilitated and redeveloped.
3. Any new or increased access to open, green, park, or other recreational spaces that provide recreational opportunities for individuals living in or around brownfield sites that have been rehabilitated and redeveloped.
4. Other factors described in rules adopted by the Department of Environmental Protection or the Department of Health, as applicable.

(c) The Department of Health may and is encouraged to assist local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, in evaluating the community health benefits of brownfield site rehabilitation and redevelopment.

(12) A local government that designates a brownfield area pursuant to this section is not required to use the term “brownfield area” within the name of the brownfield area designated by the local government.

History.—s. 4, ch. 97-277; s. 3, ch. 98-75; s. 11, ch. 2000-317; s. 2, ch. 2004-40; s. 44, ch. 2005-2; s. 7, ch. 2006-291; s. 5, ch. 2008-239; s. 2, ch. 2014-114; s. 11, ch. 2023-309.

Attachment

PREPARED BY AND RETURN TO:

J. Paul Raymond, Esquire
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Post Office Box 1669 (33757)
Clearwater, Florida 33756

Parcel Nos.: 494330-03-1320,
494330-04-0010, and 494330-04-0020.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of November, 2023, by and between **CIMARRON BAY INVESTMENTS IV, LLC**, a Florida limited liability company, and **CIMMARON BAY INVESTMENTS IV, LLC**, a Florida limited liability company, successor by merger of **3100_EOP, LLC**, a Florida limited liability company, whose address is 35246 US Highway 19 North, PMB 167, Palm Harbor, Florida 34684, hereinafter called the "Grantor", to **PAKMAN INTRACOASTAL, LLC**, a Florida limited liability company, whose address is 3020 NE 32nd Avenue, Suite 326, Fort Lauderdale, Florida 33308, hereinafter called the "Grantee". Whenever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives, successors and assigns.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **Broward** County, Florida, (the "Premises"), being more particularly described as:

See Exhibit "A" attached hereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the said Grantee that is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

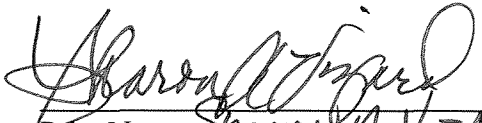
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its seal to be affixed hereunto, affixed, by its proper officers, thereunto duly authorized, the day and year first above written.

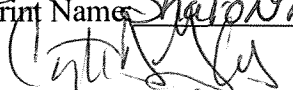
[SIGNATURE ON FOLLOWING PAGE]

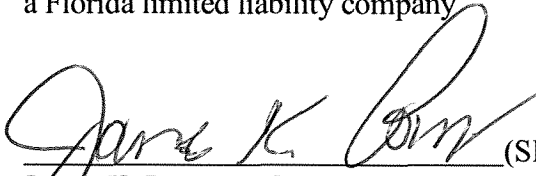
[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

In the Presence of:

CIMARRON BAY INVESTMENTS IV, LLC,
a Florida limited liability company


Print Name: Sharonda Vizard


Print Name: Cynthia D. Glaros

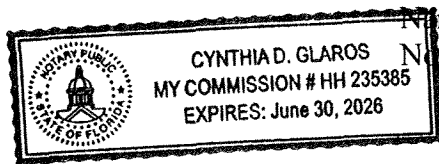
 (SEAL)
James K. Powers, Manager

STATE OF FLORIDA

COUNTY OF PINELLAS

20th Acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
day of November, 2023, by James K. Powers, as Manager of CIMARRON BAY
INVESTMENTS IV, LLC, a Florida limited liability company, ☐ who is personally known to
me or ☒ who produced FL Driver's License as identification.

(Seal)




Name: _____
Notary Public State of Florida

Exhibit "A"
Legal Description

Parcel 1:

Lots 13, 14, 15, 16 and 17, Block 26, of Lauderdale Beach Extension Unit "B", according to the map or plat thereof as recorded in Plat Book 29, Page 22, Public Records of Broward County, Florida.

Parcel 2:

Tract A, of Resubdivision of Block 29, Lauderdale Beach Extension Unit "B", according to the map or plat thereof as recorded in Plat Book 61, Page 2, Public Records of Broward County, Florida.

Parcel 3:

Tract B, of Resubdivision of Block 29, Lauderdale Beach Extension Unit "B", according to the map or plat thereof as recorded in Plat Book 61, Page 2, Public Records of Broward County, Florida.

Attachment

Pakman Intracoastal Budget and Sources-Uses Table

Capital Sources

Debt	\$	26,378,654
Equity	\$	39,567,981
Total Capital Sources	\$	65,946,635

Development Cost Budget

Land	\$	22,000,000
Hard Costs	\$	35,832,250
HC Contingency	\$	2,149,935
Financing	\$	1,254,600
Soft Costs Excl. Financing	\$	4,459,850
SC Contingency	\$	250,000
Total Development Costs	\$	65,946,635

Attachment E

PAKMAN INTRACOASTAL LLC

3020 NE 32 AVENUE ~ SUITE 326 ~ FORT LAUDERDALE ~ FL ~ 33308

July 15, 2025

Rickelle Williams, City Manager
City of Fort Lauderdale
100 N Andrews Ave
Fort Lauderdale, FL 33301

**Re: Demonstration of Reasonable Financial Assurances in Connection with
Application for Brownfield Area Designation for Pakman Intracoastal, LLC**

Dear Ms. Williams:

This letter is being submitted in connection with the pending application for brownfield area for Pakman Intracoastal, LLC (the "Company") that is being filed with the City of Fort Lauderdale (the "City") by The Goldstein Environmental Law Firm, P.A. The purpose of this letter is to provide reasonable assurance that the Company has sufficient financial resources to implement the rehabilitation and redevelopment plan (the "Project") for the property identified by Broward County Parcel ID numbers 494330031320, 494330040010, and 49330040020 (the "Subject Property"). Accordingly, please note the following:

- The Company acquired the Subject Property and owns the fee outright.
- The Company is adequately capitalized and has sufficient liquidity and access to financing to fund the expected \$66 million cost to rehabilitate and redevelop the Subject Property.
- The Company and its affiliates have significant experience developing, constructing, and managing development projects and has cultivated relationships with financial institutions necessary to raise additional capital as needed.

In addition, in my capacity as President for the Company and based upon my personal knowledge, I certify that the Company has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan at the Subject Property as referenced above.

Thank you in advance for your continuing assistance with this matter and for the City's support for this important project.

Sincerely,



Prakash Patel
Managing Member

Attachment F

SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT & SUMMARY

OF

**FORMER OCEAN HARBOUR MARINE GROUP PROPERTY
3100 NORTHEAST 32ND AVENUE
FORT LAUDERDALE, BROWARD COUNTY, FL 33308
PARCEL ID #: 4943-30-03-1320**

FOR

**PAKMAN INTRACOASTAL, LLC
3020 NORTHEAST 32ND AVENUE
SUITE 326
FORT LAUDERDALE, FL 33308**

PREPARED BY

**NUTTING ENVIRONMENTAL OF FLORIDA, INC.
1310 NEPTUNE DRIVE
BOYNTON BEACH, FL 33426**

JUNE 26, 2025

June 26, 2025

PAKMAN Intracoastal, LLC
3020 Northeast 32nd Avenue
Suite 326
Fort Lauderdale, FL 33308
Attn: Mr. Rich Haestier

Re: Supplemental Phase II Environmental Site Assessment & Summary
Former Ocean Harbour Marine Group Property
3100 Northeast 32nd Avenue
Fort Lauderdale, Broward County, FL 33308
Parcel ID #: 4943-30-03-1320
NEF #: 8388.1

Dear Mr. Haestier:

NUTTING ENVIRONMENTAL OF FLORIDA, INC. (NEF) has performed ongoing Phase II Environmental Site Assessment activities at the above referenced project in general accordance with the scope and limitations of ASTM Practice E-1903 and with your authorizations, received October 26, 2023, November 21, 2023 and February 20, 2025. This report completes NEF's authorized services to date at the project as set forth in NEF's proposals.

The purpose of this project is to further evaluate soil and groundwater quality at the subject property. This investigation follows the identification of *recognized environmental conditions* (REC) in NEF's Phase I ESA report dated November 15, 2023, related to historic boat storage and repair activities that have likely impacted the site.

The subject parcel is currently vacant and is planned for redevelopment with two restaurant buildings. This Supplemental Phase II ESA & Summary has been prepared to support the Environmental Assessment and Remediation (EAR) license application to the Broward County Environmental Protection Division (EPD). It is understood that further site assessment and remedial activities will be necessary to fulfill the requirements of the pending EAR license and to advance the design and construction of the proposed development. An Environmental Assessment Work Plan is to be drafted following this submittal for review by EPD describing the next stage in assessment site work.

Please see this report for further details regarding NEF's methodology. For further information regarding our company's qualifications, please contact the undersigned at your convenience.

I, Richard G. Iossi P.E., # 42603 certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide the engineering service contained in this report. I further certify that, in my professional judgment, this report meets the requirements of the Contaminated Site Cleanup Criteria set forth in Chapter 62-780, Florida Administrative Code, and was prepared by me or under my responsible charge. Moreover, I certify that Nutting Environmental of Florida, Inc. holds an active certificate of authorization # 5662 to provide the engineering services.

Richard G. Iossi, P.E. #42603
President

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1.0 INTRODUCTION

1.1 Purpose and Scope

The purpose of this project was to develop additional information regarding soil and groundwater quality on the subject parcel, which may have been impacted by long-term boat storage and repair activities. These activities were identified as a *recognized environmental condition* in NEF's Phase I Environmental Site Assessment report. A Phase II ESA, along with several supplemental investigations, were conducted to further characterize soil and groundwater conditions and to delineate the extent of soil contamination.

1.2 Special Terms and Conditions

Independent examination of the facts developed for the subject site is the principal component of a due diligent environmental assessment effort. NEF has made a diligent effort to obtain and verify as many facts pertinent to an environmental evaluation of the subject site as possible, given time and physical constraints. A rigorous effort has been made to identify recognized environmental conditions on the subject site, but because of limitations within the data used to evaluate the property and limitations inherent in the quantitative tests performed, it is not possible to guarantee that the site is completely free of recognized environmental conditions.

Our client for this Phase II Environmental investigation was:

PAKMAN Intracoastal, LLC
6020 Northeast 32nd Avenue
Suite 326
Fort Lauderdale, FL 33308
Attn: Mr. Rich Haestier

The contents of this report are for the exclusive use of the clients and their authorized representatives. Information conveyed in this report should not be used or relied upon by other parties without the written consent of NUTTING ENVIRONMENTAL OF FLORIDA, INC.

1.3 Limitations and Exceptions of Assessment

The Phase II Environmental Site Assessment was conducted in general accordance with the scope of work described above and in substantive accordance with the scope and limitations of ASTM Practice E-1903 of the above referenced site, the property. The work conducted by NEF is limited to the services authorized by the client, and no other services beyond those explicitly stated should be inferred or implied.

A recommendation that further assessment activities are not warranted or mandatory at the subject site in no way constitutes an assurance by NEF that recognized environmental conditions are not present at the subject site, but reflects NEF's opinion, based upon the evidence encountered, that there was a low likelihood that recognized environmental conditions are present on the property at the time of the evaluation. Subsurface conditions can vary significantly between test locations for a variety of reasons including potential latent, undisclosed conditions. The client is at liberty to request additional tests in an effort to reduce this potential variability.

Future use and changes to the property were not considered in this scope of work unless specifically stated to the contrary in our proposal. It is possible that documented and/or latent soil and groundwater quality conditions and underground structures (e.g. septic tanks, oil water separators, etc.), may play a significant role in permitting for and physical implementation of future property use. NEF would be pleased to provide additional consulting services upon receipt of specific written request and following receipt of details for the proposed land use and/or modifications.

The client should be aware that the information contained in this report is being held in confidence. NEF has no obligation under Florida law to report to regulatory agencies the presence of limited contamination detected during the

performance of environmental site assessments. However, the client or owner of the property may have such a reporting obligation. A legal opinion relative to these responsibilities should be obtained by the client or owner.

NEF warrants that the services performed by NEF were conducted in a manner consistent with the normal level of care and skill ordinarily exercised by members of this profession in Florida at the time and under the conditions in which the services were performed. No other warranties, expressed or implied, are made.

1.4 Limiting Conditions and Methodology Used

It is understood that an environmental assessment generates information upon which to form an opinion regarding site conditions and does not lead to full knowledge of property conditions. There can be no assurance nor does NEF offer any assurance that property conditions do not exist or could not exist in the future which were undetected at the time of the assessment and could lead to liability in connection with the property. In conducting the investigation, NEF analyzed records and site conditions in accordance with industry accepted Environmental Site Assessment practice. We cannot predict what actions, if any, a given regulatory agency may presently take or what standards and practices may apply to the property in the future nor do we accept liability for the consequences of such changes should they occur.

The findings of this investigation are based upon conditions identified at the time of our study and may not necessarily represent concealed conditions or conditions which may develop subsequent to our study. All field testing performed as a part of the scope of work of this investigation was conducted in general accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOP) for Field Activities (DEP-SOP-001/01).

The client provided NEF with a site diagram defining the boundaries of the subject property. Resurveying or confirmation of the actual legal boundaries of the subject property was not included as a part of this investigation. NEF will not be held responsible for inaccuracies in site boundary information provided by the client.

Certain sections of the report may contain information derived from regulatory agency databases and files, historical information resources, laboratories and interviews with persons familiar with the subject property. NEF cannot be held responsible for the accuracy or completeness of the information from these sources. Therefore, NEF assumes no liability for any loss resulting from errors or omissions arising from the use of inaccurate or incomplete information or misrepresentations or omissions made by others.

Field headspace testing, performed with a Photo Ionization Detector (PID) or Flame Ionization Detector (FID), is frequently used to screen soil samples for the presence of certain Volatile Organic Compounds (VOCs) present in gasoline, diesel fuel, and some solvents. Field headspace testing is conducted by NEF in accordance with procedures outlined in Chapter 62-770 Florida Administrative Code (FAC) for the presence of detectable concentrations of VOCs. An in-line condensable carbon filter is used to obtain filtered readings to correct for the presence of naturally occurring VOCs when using a FID. Net VOC readings are calculated by subtracting the filtered reading from the unfiltered reading for each sample. Although valuable in estimating the degree of impact from certain types of contaminants, many petroleum and non-petroleum contaminants cannot be detected with this method; therefore, the results of the field headspace testing should not be used to construe that the subject property is free of environmental contamination.

Laboratory results are expressed in this report in parts per million (ppm, mg/L or mg/Kg) or parts per billion (ppb, ug/L or ug/kg). Field headspace screening results are expressed in parts per million (ppm). Sampling depths are expressed in feet below land surface (BLS).

Test data presented in this report pertains to the actual soil and groundwater samples recovered at the subject site. Substantial variation in soil and groundwater quality can occur between test locations. NEF has attempted to exercise due care in the selection of test locations and test parameters to provide the basis for the opinions expressed in this report.

2.0 SUMMARY OF SITE INFORMATION

2.1 Site Description

The subject site is comprised of a single parcel totaling approximately 0.90 acres (about 39,253 square feet) with frontage along the Intracoastal Waterway in Fort Lauderdale, Florida. This parcel was previously developed with a dry boat storage facility and an adjacent five-story office building. Both structures were demolished in early 2025, and the site is currently vacant.

2.2 Historical Summary

Based on a review of the information collected in this investigation, it is NEF's understanding that the Parcel was historically vacant and undeveloped prior to 1940. By 1964, a commercial building was constructed on the southern portion of the Parcel. By 1967, an addition was constructed to the existing building.

From 1964 through approximately 2020, the Parcel was occupied by a variety of professional office tenants and marine-related businesses, including Crafts LTD Inc. Boat Dealers, Marina Mar of Ft. Lauderdale, Bert's Boat Rentals, Island Marine Service Boat Repairing, Marina Mar Marine Services, Hillsboro Marine at Marina Mar, and Ocean Harbor Marine Group Inc.

2.3 Prior Environmental Assessments

NEF's Phase I Environmental Site Assessment Report performed on the subject property and the parcel located to the east of the subject site, beyond NE 32nd Avenue, dated November 15, 2023, concluded the following:

"We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527 of the Former Ocean Harbour Marine Group Property located at 3100 Northeast 32nd Avenue and 3051 Northeast 33rd Avenue in Fort Lauderdale, Broward County, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report.

This assessment has revealed the following recognized environmental conditions, controlled recognized environmental conditions, and/or significant data gaps in connection with the subject property:

Former Underground Storage Tanks and Petroleum Releases on the Subject Site

Based on a review of information on file with the Florida Department of Environmental Protection (FDEP) and the Broward County Environmental Permitting Division (EPD), three 4,000-gallon underground storage tank systems (USTs) containing leaded and unleaded gasoline and one 3,000-gallon UST containing unleaded gasoline were formerly located on the West Parcel of the Subject Site.

A Partial Site Plan dated April 1990 mapped three 4,000-gallon USTs located on the northeast portion of the West Parcel. The Partial Site Plan identified a scope of work of "remove all product from 3 existing 4,000-gal tanks then concrete fill 2 of them & blow & cap all lines. Remove 3rd tank replace w/ 1-3,000 gal underground fiberglass coated steel tank."

A Site Manager Summary Report dated May 2016 on file with the FDEP stated that a discharge was reported at this facility in August 1990, a Contamination Assessment Report and Monitoring Only Plan were approved in February and June 1993, and a Site Rehabilitation Completion Report was submitted in June 1994 and approved in July 1994. As such, the August 1990 discharge was identified to have been issued a Site Rehabilitation Completion Order in July 1994. However, it should be noted that copies of these files were not available for review during the course of this investigation. It is indicated that the discharge was discovered at the time of the removal/closure of the former 4,000-gallon USTs.

A UST Closure Report For UST Abandonment In-Place report was completed for the West Parcel in 2011 by the FGS Group. The report documented one 3,000-gallon UST containing unleaded gasoline was located on the northeastern portion of the West Parcel. The report noted that the UST had been out of service since December 2009. The report

documented the removal process began (including dispensers in the dock area) in November 2011 and that the UST was abandoned in place by Permafill (foam material). Soil samples were collected every twenty feet along the north side of the building (area of the product lines from the fuel tank to the dispensers) and around the UST for OVA field screening. OVA field screening results were reported below 10 ppm for all the collected soil samples. One soil sample was reportedly collected from the area of the fill port (designated as Fill Port (1-1.5')) for laboratory analysis. The report identified benzo(a)pyrene was reported above its respective Residential Direct Exposure Soil Cleanup Target Level (SCTL) in the collected soil sample. Groundwater samples were collected from two existing compliance wells located at the northwest and southeast corner of the UST and two temporary wells installed at the northeast and southwest corner of the UST. Laboratory analytical results of the groundwaters samples were reported below their respective Groundwater Cleanup Target Levels (GCTLs) for all parameters tested. Broward County Environmental Permitting Division (EPD) correspondence dated December 21, 2011 in response to the tank closure assessment report stated: "The TCAR suggests that petroleum product contamination was identified at this site during the tank closure assessment." The contamination was subsequently listed in the FDEP discharge database with a discharge date of November 23, 2011.

A Site Assessment Report (SAR), dated March 30, 2012, was completed for the West Parcel by The FGS Group, which documented the collection of one confirmatory soil sample from approximately 2' BLS in the area of the UST fill port for laboratory analysis for PAH (including benzo(a)pyrene). Laboratory analytical results of the collected soil sample reported benzo(a)pyrene below its respective Residential Direct Exposure SCTL. The SAR concluded: "The confirmation soil samples SB-6 (2') confirms that the site meets NFA requirements, and that this environmental case should be closed".

A Memorandum from EPD dated May 1, 2012, stated: "the Division does not believe that the initial BaPE result is verification of a petroleum discharge; accordingly. the Division hereby requests that the referenced discharge be given a determination of "Cleanup Not Required".

Given the former USTs were removed and abandoned in place and the August 1990 discharge was issued a SRCO in July 1994 and the November 2011 discharge was issued a "Cleanup Not Required" status, it is NEF's opinion that the former USTs and the August 1990 and November 2011 discharges represent a historic recognized environmental condition to the subject site, at this time.

Long Term Boat Storage and Repair/Maintenance Activities on the West Parcel of the Subject Site

Based on a review of the information collected in this investigation, it is NEF's understanding West Parcel of the subject site was historically vacant and undeveloped land prior to 1940. By 1964, a commercial building was reportedly constructed on the southern portion of the West Parcel. By 1967, an addition was constructed to the existing building on the West Parcel. The West Parcel has been occupied by but not limited to Crafts LTD Inc. Boat Dealers, Marina Mar of Ft. Lauderdale, Bert's Boat Rentals, Island Marine Service Boat Repairing, Marina Mar Marine Services, Hillsboro Marine at Marina Mar and Ocean Harbor Marine Group Inc. from 1964 until 2020.

On the day of the site inspection, NEF noted that the West Parcel appeared to have been used as boat storage and boat repair/maintenance area. NEF observed one 275-gallon aboveground storage tank (AST) containing used oil, one 55-gallon drum containing used oil, and various retail sized fuel containers and 5-gallon buckets (noted to be empty). The AST and 55-gallon drum were located within a bermed concrete area. Additionally, NEF observed one 550-gallon AST containing used oil. NEF observed extensive oil staining throughout the interior of the southern portion of the West Parcel. NEF observed several used batteries, two empty 55-gallon drums and retail sized boat cleaning products within the northern storage area.

On the day of the site inspection, NEF observed four cutouts (measuring approximately 20 feet wide by 30 feet long, 20 feet wide by 50 feet long, 20 feet wide and 100 feet long and 30 feet wide by 50 feet long) in the concrete slab located within the first floor of the building (former storage and maintenance/repair operations) of the West Parcel. It would appear that the slab of the building was cutout for boat storage, repair and maintenance activities within these areas. The areas were noted to be exposed to open ground (soil below the foundation of the building), resulting in a

direct pathway for potential releases to impact soil and/or groundwater quality on the subject site. NEF observed staining throughout the interior of the building on the West Parcel.

NEF observed three monitoring wells on the subject site within the area of the former boat storage and boat repair/maintenance areas. The monitoring wells appear to have been installed as part of a prior due diligence investigation, however no assessment information was available to NEF during the course of this investigation.

Marina Mar formerly maintained a hazardous materials license to operate as a boat maintenance and repair facility. Hazardous waste streams were reported to consist of petroleum products, solvents, batteries and fluorescent light bulbs. Available inspection reports on file with EPD and FDEP dated October 2003, March 2005, May 2005, January 2006, February 2007, March 2008, July 2008, August 2009, July 2010, July 2012 and May 2017 listed this facility as in compliance. Inspection reports dated December 2004, August 2009, July 2010 and July 2011 listed this facility as out of compliance for annual test results for line leak detector not available for review, no proof of financial responsibility, facility not doing end of month fuel reconciliation, and having an underground storage tank empty and out of service without proper closure. An inspection report dated October 2003 documented one 250-gallon used oil tank and new oil drums to be stored within the maintenance building located on a "concrete curbed containment area". An inspection report dated July 2008 stated "both parts washers are inside building far away from any doorways".

Given the above, NEF recommends the performance of a Phase II Environmental Site Assessment to develop information regarding soil and groundwater quality on the subject site."

3.0 SCOPE OF WORK

The original Phase II Environmental Site Assessment (ESA), dated November 15, 2023, included subsurface investigations consisting of ten soil borings and the installation of one temporary shallow water table monitoring well and sampling of three existing monitor wells. These activities were conducted to collect soil and groundwater samples for laboratory analysis targeting specific contaminants of concern related to historical long-term boat storage and repair and maintenance operations at the subject site. Laboratory results from the original assessment identified the presence of arsenic and copper contamination at several of the boring locations.

Subsequent to the Phase II ESA dated November 2023, additional soil assessment activities were performed to further delineate the extent of arsenic and copper soil contamination. These included:

- Sixteen additional soil borings on December 5, 2023;
- Nineteen additional soil borings on January 21, 2025;
- Seventeen additional soil borings on March 6, 2025.

Soil samples collected during these efforts were submitted for laboratory analysis specifically targeting arsenic and copper concentrations.

This Supplemental Phase II ESA consolidates the laboratory findings from the original Phase II ESA and the three subsequent assessment events (dated December 5, January 21 and March 6, 2025). It also provides updated recommendations based on the cumulative results to date.

3.1 Soil Borings and Soil Sample Collection Activities

On November 2, 2023, NEF personnel performed a total of ten soil borings (designated SB-1 through SB-10) throughout the subject site as part of the original Phase II Environmental Site Assessment, dated November 15, 2023. Subsequently, to further delineate the extent of soil contamination, NEF personnel conducted an additional sixteen soil borings on December 5, 2023 (SB-11 through SB-26); nineteen soil borings on January 21, 2025 (SB-27 through SB-46); and seventeen additional borings on March 6, 2025. The March 2025 borings included supplemental locations designated as SB-22 E1', W1', and E15'; SB-27 N5', W15', and W20'; SB-34 S5', S10', and W15'; SB-35 E5', N5', and E10'; SB-37 E5' and E10'; SB-43 N5' and N10'; and SB-47.

The original ten borings (SB-1 through SB-10) were advanced to depths of approximately four to six feet below land surface (BLS) to facilitate the collection of soil samples at two-foot vertical intervals for Organic Vapor Analyzer (OVA) field screening and laboratory analysis of selected samples.

Field screening was performed by NEF personnel using a MiniRAE Photo Ionization Detector (PID), which was calibrated in accordance with the manufacturer's specifications. The PID was used to evaluate the soil samples for elevated concentrations of total volatile organic compounds (VOCs).

No OVA field screening or headspace testing was conducted on the additional borings performed after the original Phase II ESA. These subsequent borings were advanced to depths ranging from approximately six inches to three feet BLS to collect soil samples for laboratory analysis only. Please refer to Figures 1 through 3 for the locations of the original and subsequent soil borings.

The drilling equipment was decontaminated between each sampling event in general accordance with the Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOP) for Field Activities (DEP-SOP-001/01).

3.2 Soil Sampling Activities

On November 2, 2023, NEF personnel collected a total of five soil samples for laboratory analysis. On November 2, 2023, soil samples were collected from the 0-2' interval BLS at the SB-1, SB-4, SB-6, SB-9 and SB-10 soil boring

locations. The soil sample locations and depth intervals at these locations were based on OVA field screening results, field observations and NEF's professional judgment.

Specifically, NEF personnel collected soil samples on November 2, 2023 for laboratory analysis as follows:

Soil Sample ID	Depth Interval	Laboratory Analysis*	Area of Concern
SB-1	0 – 2'	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Northern Maintenance Area
SB-4	0 – 2'	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Northern Maintenance Area
SB-6	0 – 2'	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Northern Maintenance Area
SB-9	0 – 2'	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Southern Maintenance Area
SB-10	0 – 2'	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Southern Maintenance Area

*laboratory analytical methods: Volatile Organic Compounds (VOCs) per EPA Method 8260, Polycyclic Aromatic Hydrocarbons (PAHs) per EPA Method 8270, Polychlorinated Biphenyls (PCBs) per EPA Method 8082, 8 RCRA Metals, and Total Recoverable Petroleum Hydrocarbons (TRPH) per the FL-PRO Method.

Following the original Phase II Environmental Report, dated November 15, 2023, NEF personnel collected a total of forty-eight additional soil samples on December 5, 2023, forty-six additional soil samples on January 21, 2025, and forty-seven additional soil samples on March 6, 2025 for laboratory analysis. Specifically, NEF personnel collected additional soil samples after the original Phase II Environmental Assessment Report for laboratory analysis of copper and arsenic contaminants per EPA Method 6010 as follows:

Soil Sample ID	Depth Interval	Laboratory Analysis*	Area of Concern
SB-11 through SB-22, SB-27 through SB-42, SB-47	0 – 3'	Arsenic and Copper	Northern Maintenance Area
SB-23 through SB-26, SB-43 through SB-46,	0 – 3'	Arsenic and Copper	Southern Maintenance Area

*laboratory analytical methods: Arsenic and Copper per EPA Method 6010.

The soil samples were collected in general accordance with the Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOP) for Field Activities (DEP-SOP-001/01) and were collected in a laboratory provided sample containers. Upon completion of soil sample collection activities, the outside of the sample containers were cleaned to remove excess soil and the sample container was placed on wet ice and delivered to a NELAP certified laboratory. Chain of Custody records were maintained to control the transfer of the soil sample. Chain of Custody records are attached.

3.3 Monitor Well Installation and Groundwater Sampling Activities

On November 2, 2023, NEF personnel installed one shallow geoprobe wellpoint (designated as TMW-4) using a Screen Point 15 (SP-15) groundwater sampler, in which a decontaminated drive rod with stainless steel screen was threaded onto the leading end of a probe rod and driven to the desired sampling interval. Upon reaching the desired groundwater sampling interval, the drive rod was retracted to expose the wire-wound stainless steel screen to allow for groundwater sample collection activities.

At the groundwater sample locations, the stainless steel probe rod was driven to approximately three to six feet BLS, upon which the stainless steel screen was exposed to bracket the water table and facilitate the collection of groundwater

samples from approximately four feet BLS. The temporary wells were developed using a peristaltic pump prior to groundwater sample collection.

Following the temporary monitoring well development, NEF collected groundwater samples TMW-4 and three existing monitoring wells (designated as TMW-1 through TMW-3) using a peristaltic pump in general accordance with the DEP Standard Operating Procedures (SOP) for Field Activities (DEP-SOP-001/01).

The groundwater sample locations were based on OVA field screening results, field observations and NEF's professional judgment. Please see the attached figures for the specific groundwater sample locations. Specifically, NEF personnel collected groundwater samples for laboratory analysis as identified in the following table:

Groundwater Sample ID	Soil Boring Location	Laboratory Analysis*	Area of Concern
TMW-1	N/A	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Northern Maintenance Area
TMW-2	N/A	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Southern Maintenance Area
TMW-3	N/A	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Southern Maintenance Area
TMW-4	SB-7	VOCs, PAHs, PCBs, TRPH, 8 RCRA Metals and copper, tin and zinc	Northern Maintenance Area

*laboratory analytical methods: Volatile Organic Compounds (VOCs) per EPA Method 8260, Polycyclic Aromatic Hydrocarbons (PAHs) per EPA Method 8270, Polychlorinated Biphenyls (PCBs) per EPA Method 8082, and Total Recoverable Petroleum Hydrocarbons (TRPH) per the FL-PRO Method.

Following the sampling event, the groundwater samples were delivered on ice to Advanced Environmental Laboratories, Inc., a state certified laboratory for laboratory analysis. Chain of custody records were maintained to control the transfer of the groundwater samples. FDEP groundwater sampling logs and chain of custody records are attached.

4.0 RESULTS

4.1 Soil Assessment Results

OVA Field Screening Results

Results of field headspace testing of soil samples collected during the performance of soil borings performed as part of this investigation on November 2, 2023 did not indicate the significant presence of net VOCs (over 10 parts per million (ppm)) in the samples recovered from the soil borings. In addition, no soil discoloration or odors were noted in the soil samples collected as part of this investigation.

Please see Table 1 for results of the headspace testing of the soil samples collected and lithologic logs for each of the soil borings.

Soil Analytical Results

Laboratory analytical results of the soil samples collected as part of the Phase II ESA investigation were reported below the laboratory method detection and/or their respective Residential Direct Exposure and/or Leachability Soil Cleanup Target Levels (SCTL), as listed in Chapter 62-777, Florida Administrative Code (FAC) for all parameters tested, with the exception of arsenic and copper.

During the original exploration for the borings performed on November 2, 2023, arsenic was reported at concentrations between 4.9 milligrams per kilogram (mg/kg) and 19 mg/kg in the soil samples collected from the 0-2' interval BLS at the SB-1 and SB-9 soil boring locations, which is above the Residential Direct Exposure SCTL of arsenic of 2.1 mg/kg.

Laboratory analytical results from the December 5, 2023 sampling event reported arsenic at concentrations ranging from 2.4 mg/kg to 17.1 mg/kg in the soil samples collected from the 0-3' interval BLS at the SB-11 through SB-25 soil boring locations, which are above the Residential Direct Exposure SCTL of arsenic of 2.1 mg/kg.

Laboratory analytical results from the December 21, 2025 sampling event reported arsenic at concentrations ranging from 2.6 mg/kg to 42.0 mg/kg in the soil samples collected from the 0-3' interval BLS at the SB-27 through SB-32, SB-34, SB-35, SB-37, SB-38, and SB-43 soil boring locations, which are above the Residential Direct Exposure SCTL of arsenic of 2.1 mg/kg.

During the fourth exploration in the borings performed on March 6, 2025, arsenic was reported at concentrations ranging from 2.2 mg/kg to 56.1 mg/kg in the soil samples collected from the 0-3' interval BLS at the SB-27 N5', W15', and W20'; SB-34 S5' and W15'; SB-35 N5'; SB-37 E5' and E10', SB-43 N5' and N10', and SB-47 soil boring locations, which are above the Residential Direct Exposure SCTL of arsenic of 2.1 mg/kg.

During the original exploration for the borings performed on November 2, 2023, copper was reported between concentrations of 1,200 mg/kg and 510 mg/kg in the soil samples collected from the 0-2' interval BLS at the SB-1 and SB-9 soil boring locations, which are above the Residential Direct Exposure SCTL of copper of 150 mg/kg.

During the second exploration for the borings performed on December 5, 2023, copper was reported at concentrations of 579 mg/kg to 11,500 mg/kg in the soil samples collected from the 0-3' interval BLS at the SB-12, SB-14, SB-15, SB-17, SB-18, SB-20, SB-22, and SB-23 soil boring locations, which are above the Residential Direct Exposure SCTL of copper of 150 mg/kg.

the third exploration for the borings performed on January 21, 2025, copper was reported at a concentration of 1,720 mg/kg in the soil sample collected from the 0-6" interval BLS at the SB-30 soil boring location, which is above the Residential Direct Exposure SCTL of copper of 150 mg/kg.

During the third exploration for the borings performed on March 6, 2025, copper was reported below the Residential Direct Exposure SCTL of copper of 150 mg/kg in the soil samples collected from the SB-22 E1' and W1' and SB-34 S10' soil boring locations.

The laboratory analytical data for specific contaminants of concern are summarized in the attached Table 2 through Table 4A. Copies of the laboratory reports and chain of custody forms are attached.

4.2 Groundwater Assessment Results

Results of the laboratory analysis of the groundwater samples collected as part of the original Phase II ESA investigation were reported below the laboratory method detection and/or the Groundwater Cleanup Target Levels (GCTL) as listed in Chapter 62-777, Florida Administrative Code (FAC), for all parameters tested.

The laboratory analytical data for the above detected parameters and specific contaminants of concern are summarized in Table 5 and Table 6. Copies of the laboratory reports and chain of custody forms are attached. The monitor well locations are provided in the Soil Boring and Monitoring Well Location Map (Figure 1), enclosed in Appendix A.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The assessment activities performed as part of this Phase II Environmental Site Assessment, consisted of soil and groundwater assessment activities through the performance of a total of sixty-two soil borings, the installation of one temporary shallow water table monitoring well, and sampling of three existing monitoring wells to facilitate the collection of soil and groundwater samples for laboratory analysis for specific contaminants of concern associated with the long term boat storage, repair and maintenance activities on the subject site.

Soil samples collected during these efforts were submitted for laboratory analysis specifically targeting arsenic and copper concentrations.

This Supplemental Phase II ESA consolidates the laboratory findings from the original Phase II ESA and the three subsequent assessment events (dated December 5, January 21 and March 6, 2025). It also provides updated recommendations based on the cumulative results to date.

5.1 Summary of Assessment Information

Soil Assessment Results

Field headspace testing of soil samples collected during the soil borings conducted as part of this investigation did not indicate the significant presence of volatile organic compounds (VOCs), with all measurements below 10 parts per million (ppm). Additionally, no soil discoloration or odors were noted in the samples recovered during the investigation.

Laboratory analytical results for the soil samples collected as part of the Phase II Environmental Site Assessment were reported below both the laboratory method detection limits and the applicable Residential Direct Exposure and/or Leachability Soil Cleanup Target Levels (SCTLs), as defined in Chapter 62-777, Florida Administrative Code (FAC), for all tested parameters—except for arsenic and copper.

Arsenic Detections by Sampling Event

Original Exploration – November 2, 2023:

Arsenic was detected at concentrations of 4.9 mg/kg and 19 mg/kg in soil samples collected from the 0–2' below land surface (BLS) interval at boring locations SB-1 and SB-9, respectively. These values exceed the Residential Direct Exposure SCTL for arsenic of 2.1 mg/kg.

Second Exploration – December 5, 2023:

Arsenic concentrations ranged from 2.4 mg/kg to 17.1 mg/kg in soil samples collected from the 0–3' BLS interval at boring locations SB-11 through SB-25, exceeding the SCTL of 2.1 mg/kg.

Third Exploration – January 21, 2025:

Arsenic concentrations ranged from 2.6 mg/kg to 42.0 mg/kg in samples collected from the 0–3' BLS interval at boring locations SB-27 through SB-32, and at SB-34, SB-35, SB-37, SB-38, and SB-43.

Fourth Exploration – March 6, 2025:

Arsenic concentrations ranged from 2.2 mg/kg to 56.1 mg/kg in samples collected from the following supplemental boring locations:

- SB-27 (N5', W15', W20')
- SB-34 (S5', W15')
- SB-35 (N5')
- SB-37 (E5', E10')
- SB-43 (N5', N10')
- SB-47

All of these concentrations exceed the Residential Direct Exposure SCTL of 2.1 mg/kg, indicating persistent and widespread arsenic contamination beneath the former boat storage and maintenance building.

Copper Detections by Sampling Event

Original Exploration – November 2, 2023:

Copper was detected at concentrations of 510 mg/kg and 1,200 mg/kg in soil samples collected from the 0–2' below land surface (BLS) interval at boring locations SB-1 and SB-9, respectively. These concentrations exceed the Residential Direct Exposure Soil Cleanup Target Level (SCTL) for copper of 150 mg/kg.

Second Exploration – December 5, 2023:

Copper concentrations ranged from 579 mg/kg to 11,500 mg/kg in soil samples collected from the 0–3' BLS interval at boring locations SB-12, SB-14, SB-15, SB-17, SB-18, SB-20, SB-22, and SB-23, exceeding the SCTL of 150 mg/kg.

Third Exploration – January 21, 2025:

Copper was detected at a concentration of 1,720 mg/kg in the soil sample collected from the 0–6" BLS interval at boring location SB-30, which exceeds the Residential Direct Exposure SCTL.

Fourth Exploration – March 6, 2025:

Copper was reported below the Residential Direct Exposure SCTL of 150 mg/kg in samples collected from the following locations:

- SB-22 (E1', W1')
- SB-34 (S10')

These results indicate that while elevated copper concentrations were observed in earlier investigations, subsequent sampling has identified the extent of copper-impacted soil, and some boundary samples have shown concentrations below regulatory thresholds.

Groundwater Assessment Results

Results of the laboratory analysis of the groundwater samples collected as part of the Phase II ESA investigation were reported below the laboratory method detection and/or the Groundwater Cleanup Target Levels (GCTL) as listed in Chapter 62-777, Florida Administrative Code (FAC), for all parameters tested.

5.2 Conclusions and Recommendations

The soil and groundwater assessment activities performed as part of this Phase II Environmental Assessment were intended to evaluate the recognized environmental conditions identified in NEF's Phase I ESA report, dated November 15, 2023 and to evaluate impacts identified in subsequent sampling events.

The soil and groundwater assessment activities conducted as part of this Phase II Environmental Site Assessment identified the presence of widespread arsenic-impacted soils, and to a lesser extent, copper-impacted soils beneath the former boat storage and maintenance building. Contaminant concentrations were observed at varying levels from the surface down to the tidally influenced water table, located approximately 2.5 to 5.5 feet below land surface (BLS).

Based on laboratory analytical results, it is NEF's professional opinion that copper contamination in the soil has been adequately delineated. However, complete delineation of arsenic contamination has not yet been achieved. Additional assessment activities are warranted to define the full extent of arsenic-impacted soils.

To date, limited groundwater sampling has been conducted, and available results have not indicated any exceedances of Florida Department of Environmental Protection (FDEP) Groundwater Cleanup Target Levels (GCTLs).

Further assessment activities will be detailed in an Environmental Assessment Work Plan to be submitted to the Broward County Environmental Protection Division (EPD) for review and comment.

NEF appreciates this opportunity to be of service. Should you have any further questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Sincerely,
NUTTING ENVIRONMENTAL OF FLORIDA, INC.

Richard G. Iossi

Richard G. Iossi, P.E. #42603
President

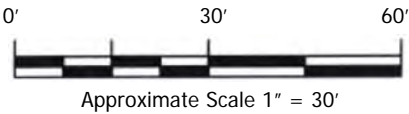
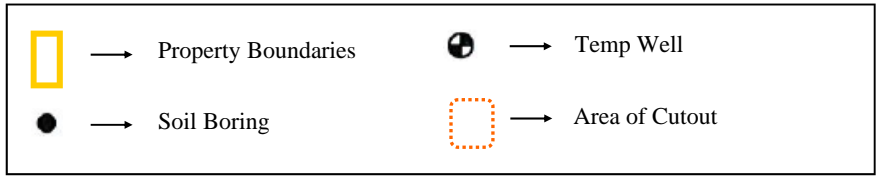
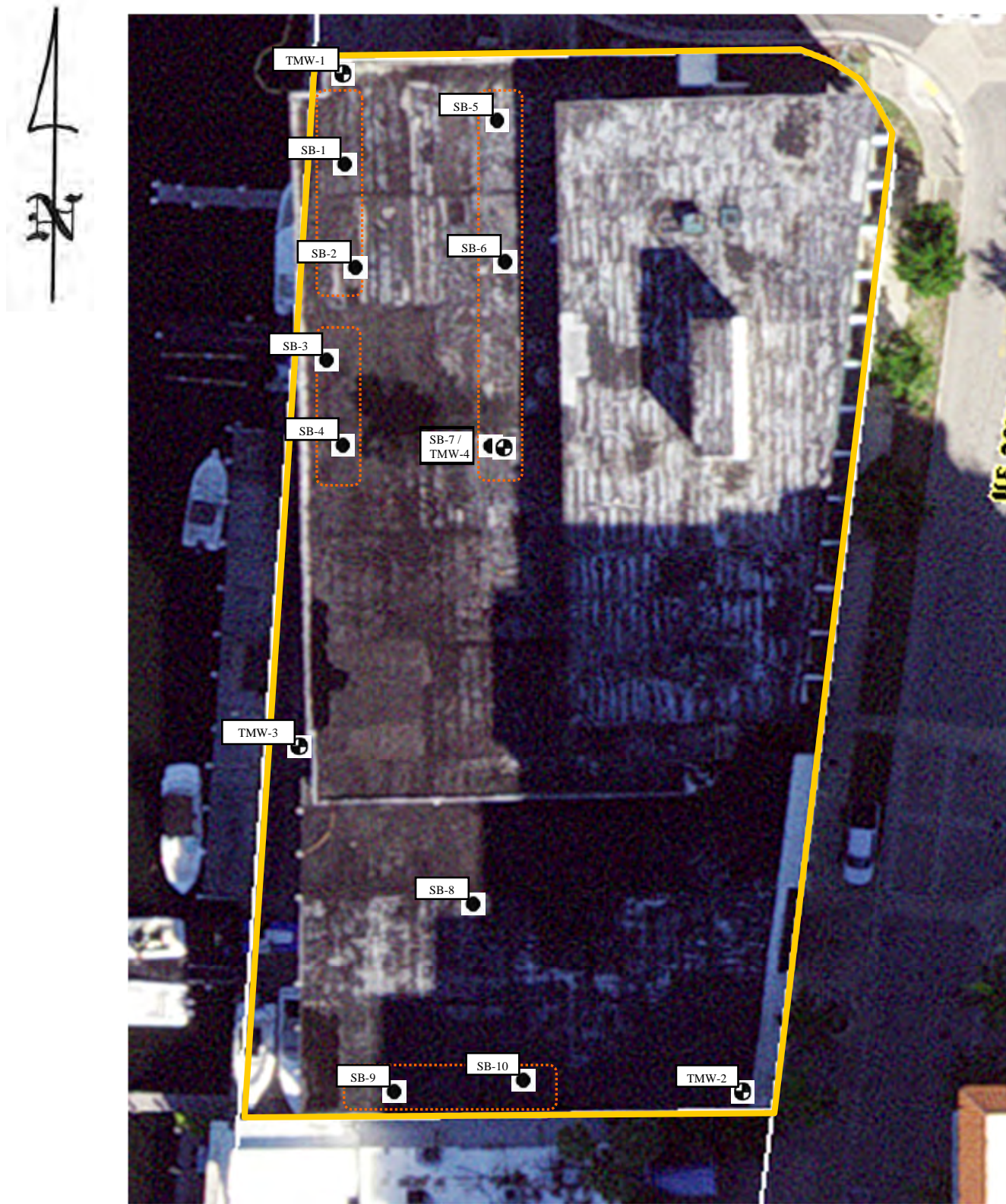
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APPENDICES

Appendix A - Tables and Figures



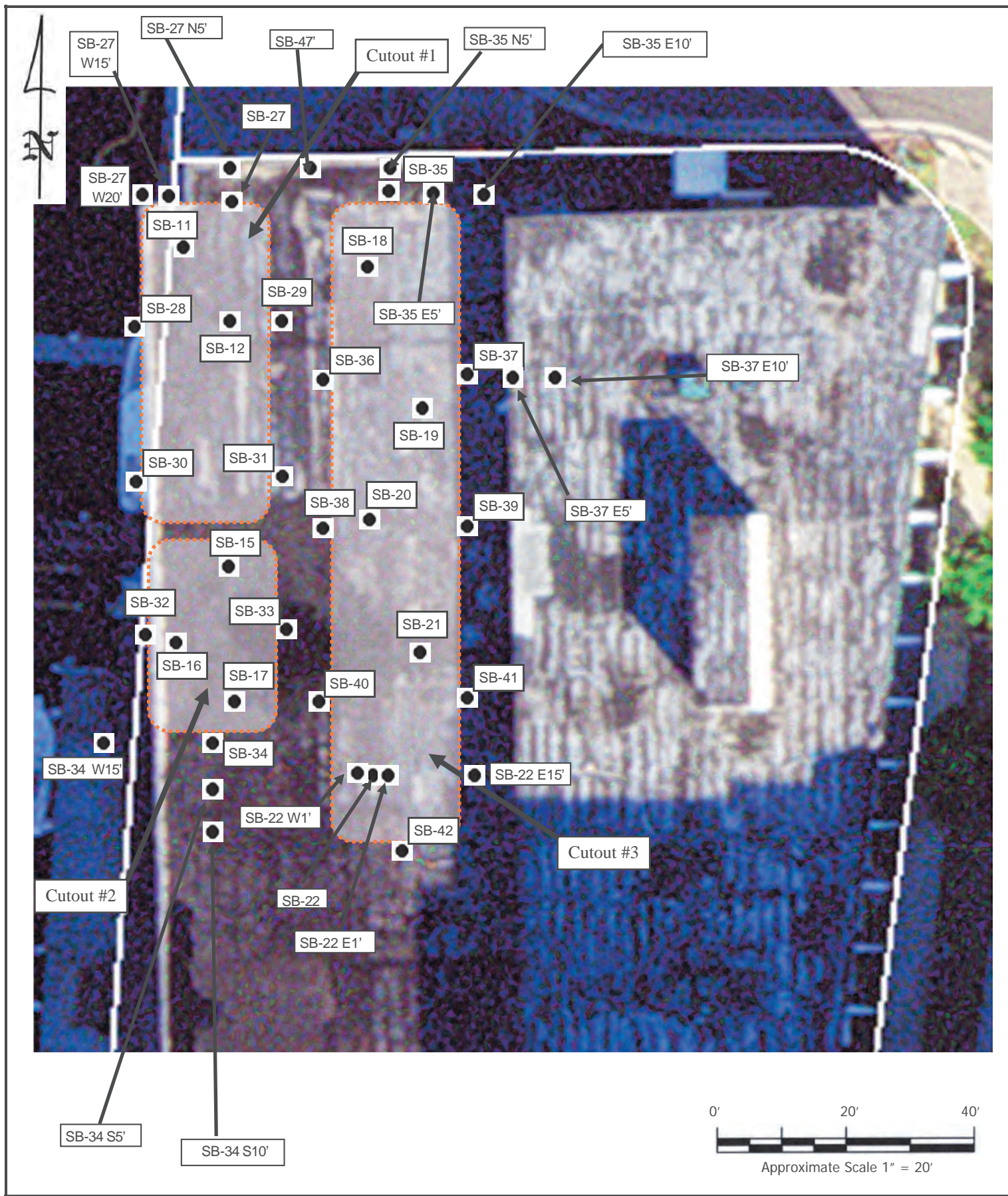
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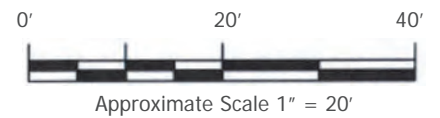
Former Ocean Harbour Marine Group Property
3100 Northeast 32nd Avenue and
3051 Northeast 33rd Avenue
Fort Lauderdale, Broward County, FL
NEF#: 8345.1

**Soil Boring
and
Monitoring
Well Location
Map**
CAM 25-1191

FIG.1



 <p>NUTTING ENVIRONMENTAL OF FLORIDA, INC. <i>Your Project Is Our Commitment.</i></p>	<p>Former Ocean Harbour Marine Group Property 3100 Northeast 32nd Avenue Fort Lauderdale, Broward County, FL NEF#: 8388.1</p>	<p>Soil Boring Location Map North Building</p>	<p>FIG.2</p>
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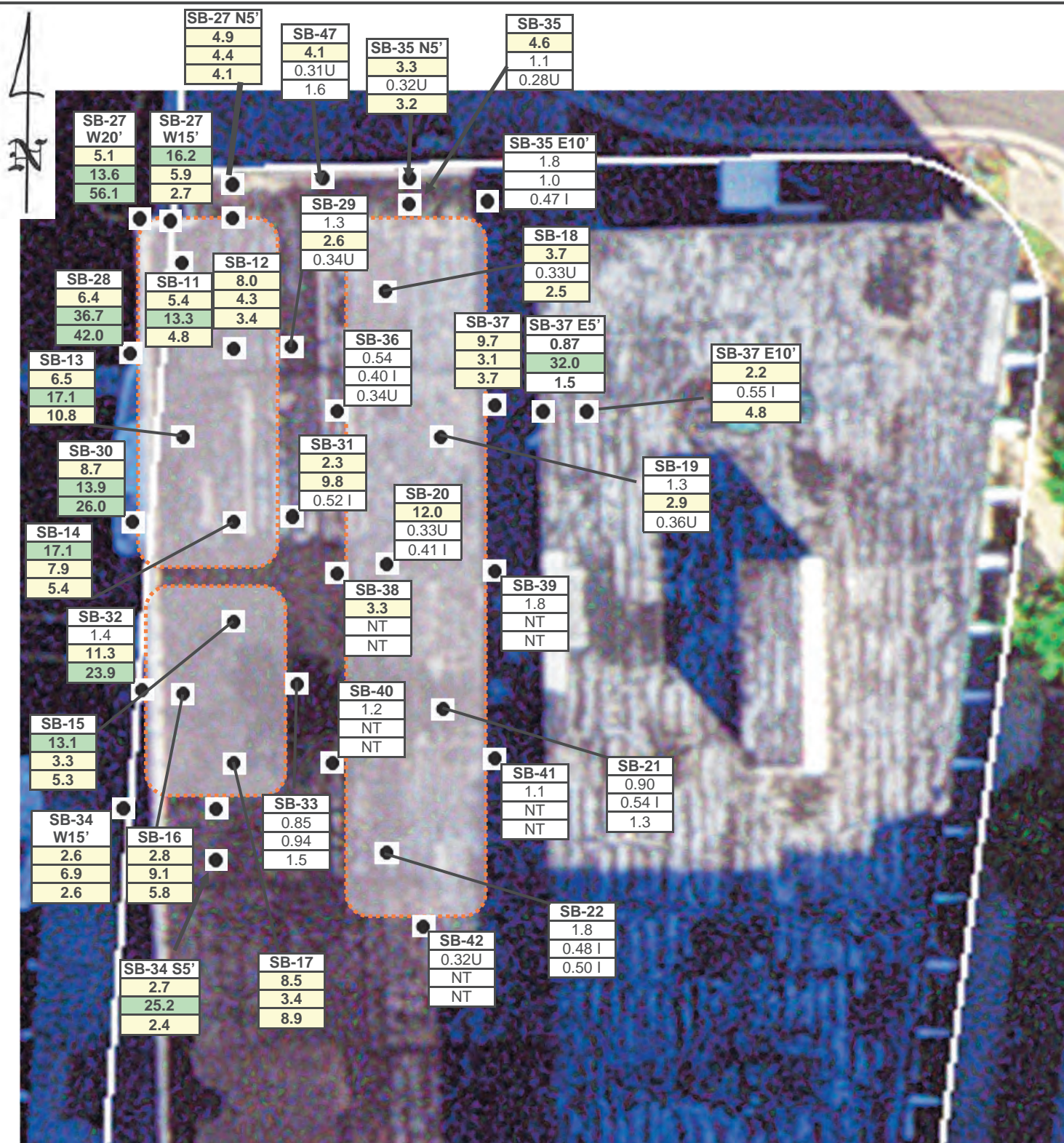


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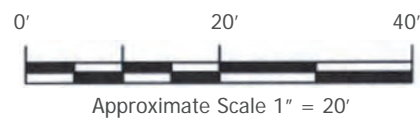
**Soil Boring
Location Map
South Building**

FIG.3



Soil Boring ID	
Arsenic (mg/kg) in Soil 0 - 6" BLS	
Arsenic (mg/kg) in Soil 6" - 2' BLS	
Arsenic (mg/kg) in Soil 2' - 3' BLS	

bold	Concentration Exceeds Residential DE SCTL of 2.1 mg/kg
bold	Concentration Exceeds Commercial DE SCTL of 12 mg/kg

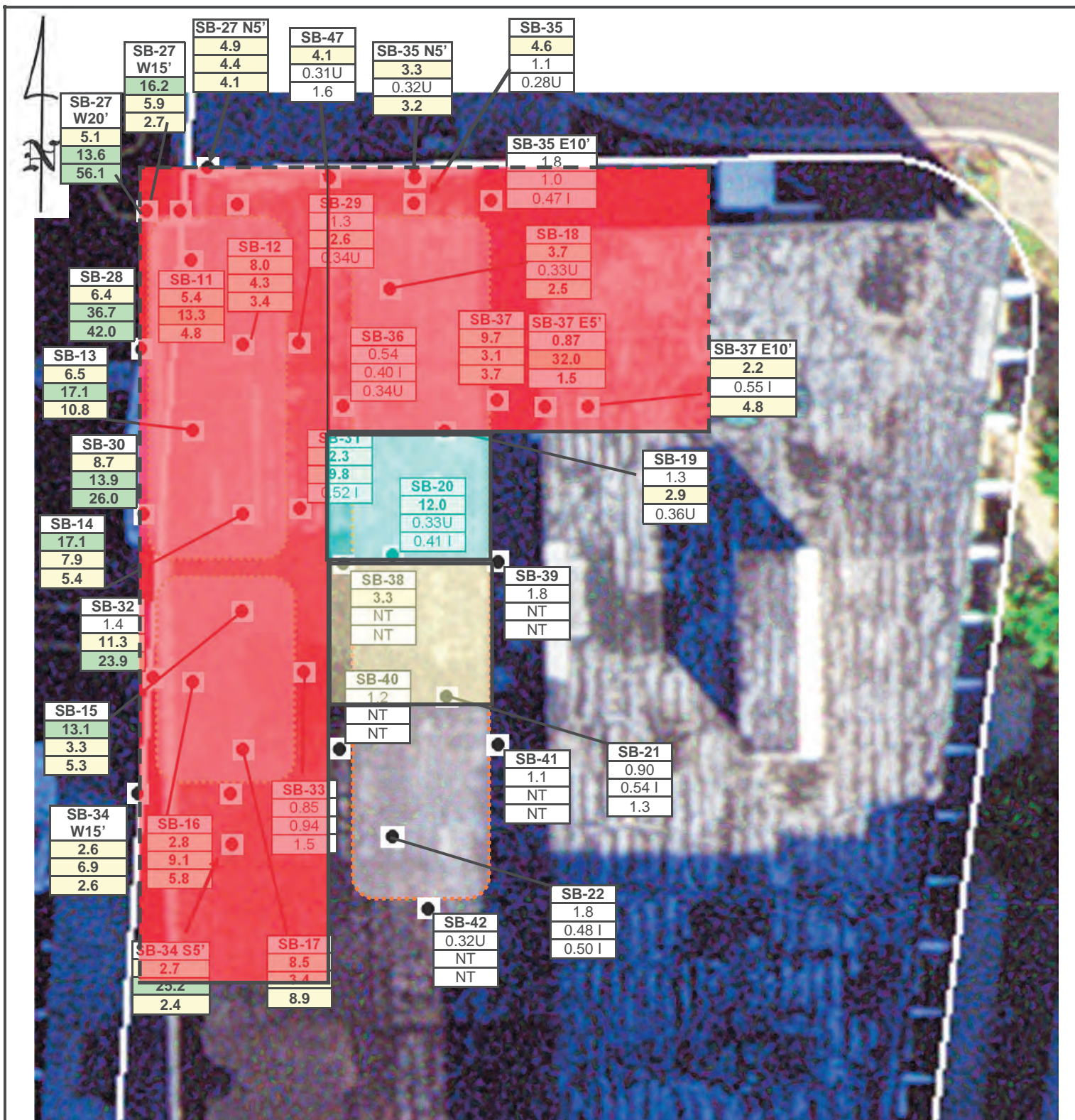


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**Arsenic
Concentrations
in Soil
North Building**

FIG.4

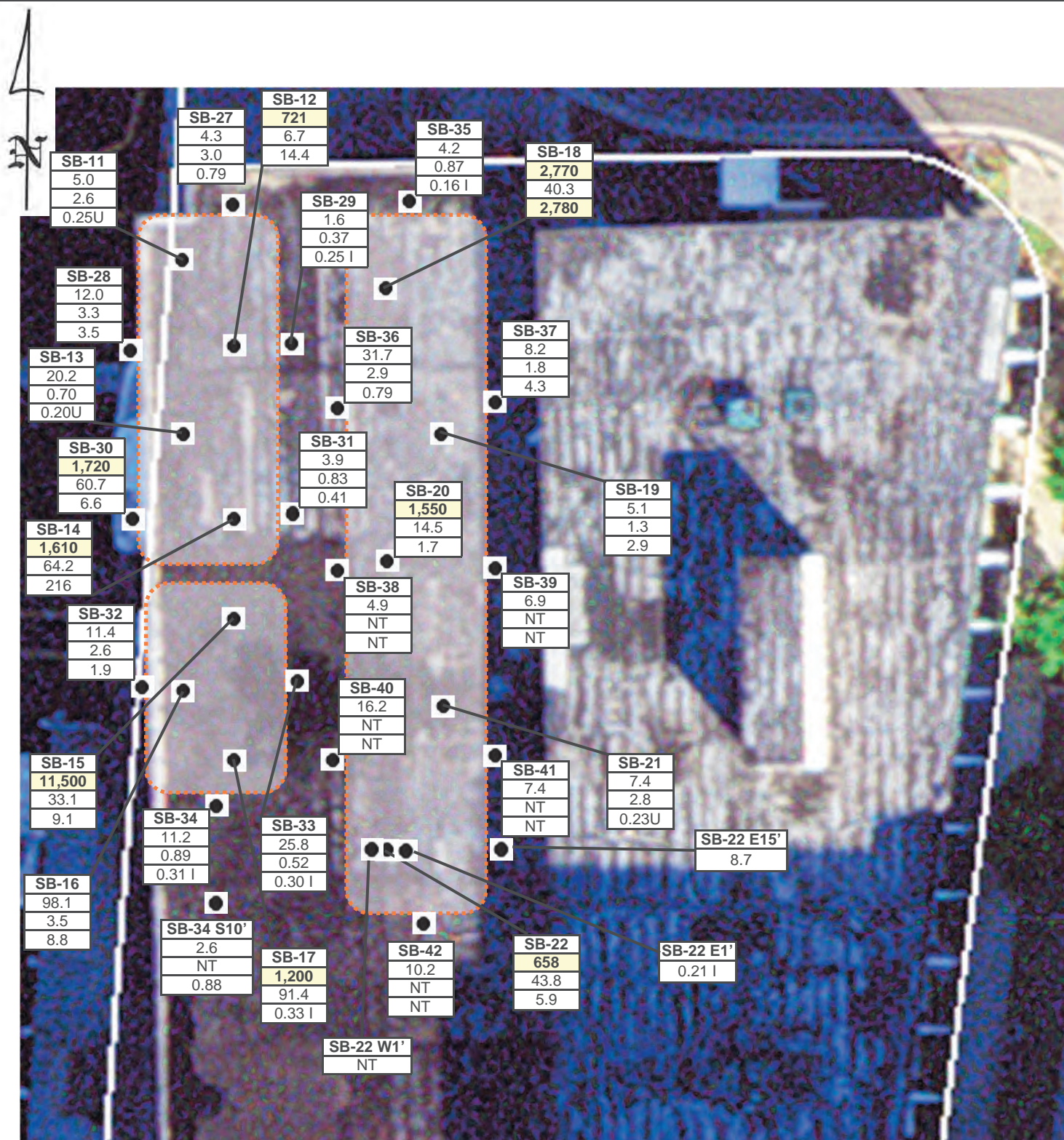


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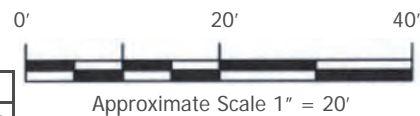
**Arsenic
Contaminant
Plumes in Soil
North Building**

FIG.5



Soil Boring ID	
Copper (mg/kg) in Soil 0 - 6" BLS	
Copper (mg/kg) in Soil 6" - 2' BLS	
Copper (mg/kg) in Soil 2' - 3' BLS	

bold	Concentration Exceeds Residential DE ASCTL of 600 mg/kg
bold	Concentration Exceeds Commercial DE SCTL of 89,000 mg/kg

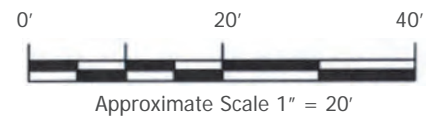
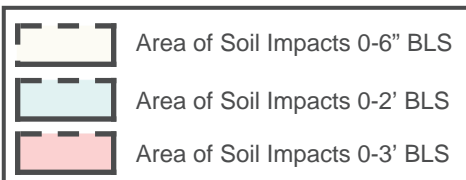
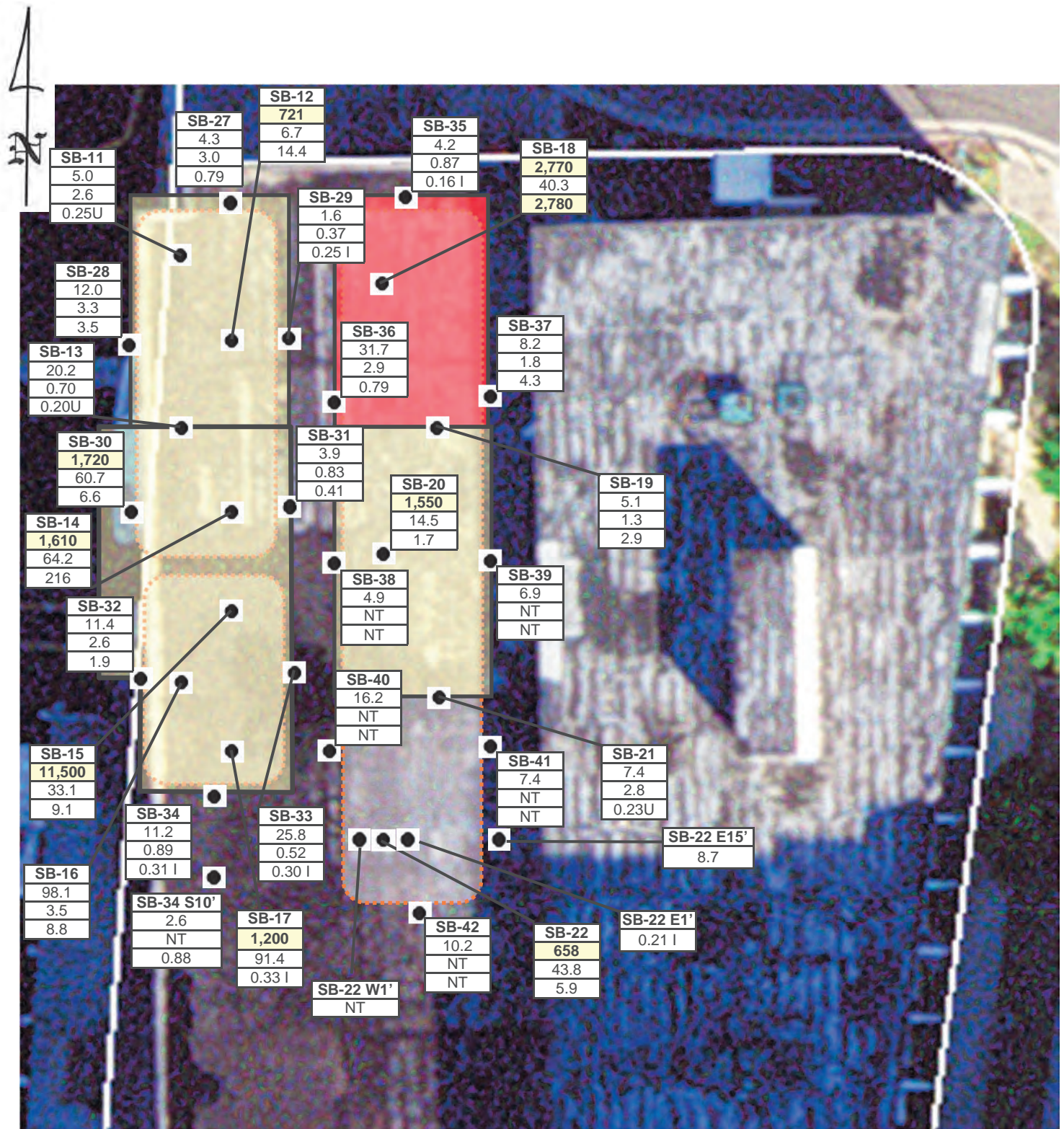


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**Copper
Concentrations
in Soil
North Building**

FIG.6



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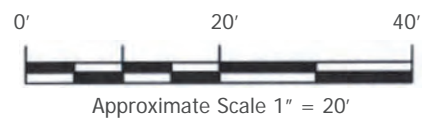
**Copper
Contaminant
Plumes in Soil
North Building**

FIG.7



Soil Boring ID		
Arsenic (mg/kg) in Soil 0 - 6" BLS		
Arsenic (mg/kg) in Soil 6" - 2' BLS		
Arsenic (mg/kg) in Soil 2' - 3' BLS		

bold	Concentration Exceeds Residential DE SCTL of 2.1 mg/kg
bold	Concentration Exceeds Commercial DE SCTL of 12 mg/kg



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**Arsenic
Concentrations
in Soil
South Building**

FIG.8



Area of Soil Impacts 0-6" BLS

Area of Soil Impacts 0-2' BLS



Approximate Scale 1" = 20'



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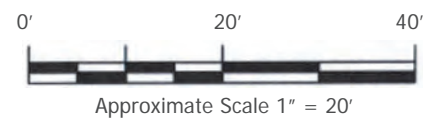
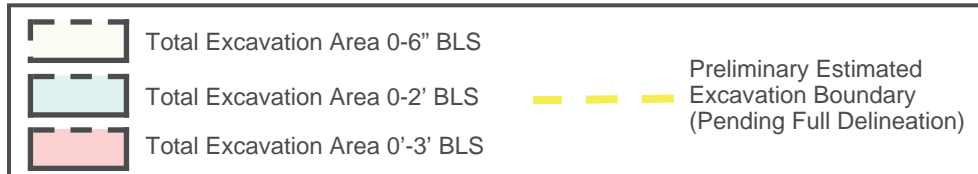
**Arsenic
Contaminant
Plumes in Soil
South Building**

FIG.9

CAM 25-1191

Exhibit 2

Page 58 of 59



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**Preliminary
Estimate of
Excavation Area -
North Building
Copper/Arsenic
(Subject to
Changes)**

**FIG.
10**