

The Underline - Segment 6

BUILD Grant FY 2018

Appendix K

**Underline Limited Environmental
Phase I**



LIMITED PHASE I
ENVIRONMENTAL SITE ASSESSMENT
10 MILE CORRIDOR PARK, METRORAIL RIGHT-OF-WAY
MIAMI RIVER TO DADELAND SOUTH STATION ALONG US-1
MIAMI, FLORIDA

- PREPARED FOR –

Miami-Dade County Parks, Recreation and Open Spaces Department

- PREPARED BY –

MILIAN, SWAIN & ASSOCIATES, INC.
IN ASSOCIATION WITH
AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC.
5845 NW 158th Street
Miami Lakes, Florida 33014

Amec Foster Wheeler Project Number 6783-16-2797

May 18, 2016



May 18, 2016

Mr. Mark Heinicke
Miami-Dade County Parks, Recreation,
and Open Spaces (MDPROS)
275 NW 2nd Street, 4th Floor
Miami, Florida 33128

Subject: **LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT
10 MILE CORRIDOR PARK**
Miami River to Dadeland South Station along US-1
Miami, Florida
Amec Foster Wheeler Project Number 6783-16-2797


Dear Mr. Heinicke:

Milian, Swain & Associates, Inc. (MSA) and Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) herewith submit this Limited Phase I Environmental Site Assessment (ESA) report for 10 miles of The Underline within the Metrorail right-of-way extending from the Miami River to Dadeland South Station along US-1 in Miami, Florida. The purpose of the ESA is to document current and historical information on and in the vicinity of the subject property (the site) to identify actual and potential environmental concerns. Miami-Dade County Parks Department intends to develop the site to use as a linear park, urban trail, and living art destination. This ESA report will assist the Miami-Dade County Parks, Recreation, and Open Spaces (MDPROS) with its evaluation of potential environmental risks at the site. Information from the ESA report is intended to be used for the design of a Phase II sampling and analysis program to be developed for review by MDPROS and the Miami-Dade County Department of Environmental Resources Management (DERM) as the next step in the environmental evaluation of the site.

This report presents project information, which includes assessment procedures and limitations, along with our findings and conclusions. We appreciate the opportunity to serve you on this project. If you have any questions, please do not hesitate to contact Mr. Ashok Aitharaju at 305-818-8478 or Arsenio Milian at 305 441 0123

Sincerely,

AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC.


Jonathan Bulley
Senior Engineer


Ricardo Fraxedas, P.E.
Chief Engineer

MILIAN, SWAIN AND ASSOCIATES


Arsenio Milian
Principal

Attachments

Distributions: Addressee -pdf, Arsenio Milian-MSA- pdf, Wilbur Mayorga-DERM (2 copies w CD)
File (1)

P:\Projects\Environmental Projects\2016 Projects\16-2797 MSA-Phase I ESA 10 Mile Corridor\Report\Final Report\Final Underline Ltd PH1
ESA Report 5-18-16.docx

Amec Foster Wheeler E&I, Inc.
5845 N.W. 158th Street
Miami Lakes, Florida 33014
Tel (305) 826-5588
Fax (305) 826-1799

www.amecfw.com

TABLE OF CONTENTS

1.0	INTRODUCTION	1-1
1.1	Purpose	1-1
1.2	Detailed Scope of Services	1-2
1.3	Significant Assumptions.....	1-3
1.4	Limitations, Exceptions, Special Terms, and Conditions.....	1-3
1.5	User Reliance	1-4
2.0	Site Description	2-1
2.1	Location and Legal Description	2-1
2.2	Site and Vicinity General Characteristics	2-1
2.3	Current Uses of the Adjoining Properties.....	2-2
3.0	Physical Setting.....	3-1
3.1	Topography.....	3-1
3.2	Soils	3-1
3.3	GROUNDWATER.....	3-2
4.0	USER-PROVIDED INFORMATION.....	4-1
5.0	ENVIRONMENTAL RECORDS REVIEW.....	5-1
5.1	Standard Environmental Records Sources.....	5-1
5.1.1	Federal Records.....	5-3
5.1.2	State and Local Records	5-5
5.1.3	EDR Proprietary Records	5-8
6.0	HISTORICAL RECORDS REVIEW	6-1
6.1	Aerial Photographs	6-1
6.2	Historical Topographic Maps	6-1
6.3	Fire Insurance Maps.....	6-1
6.4	Previous Reports or Records of Proceedings	6-1
6.5	Historical Use Information on Adjoining Properties	6-1
7.0	SITE RECONNAISSANCE.....	7-1
7.1	Methodology and Limiting Conditions.....	7-1
7.2	General Site Setting	7-1
7.3	Aboveground Storage Tanks	7-1
7.4	Underground Storage Tanks.....	7-2
7.5	Odors	7-2
7.6	Pools of Liquid.....	7-2

7.7	Pits, Ponds, or Lagoons.....	7-2
7.8	Drums	7-2
7.9	Hazardous Substances and Petroleum Products Storage Containers	7-2
7.10	Unidentified Substance Containers.....	7-2
7.11	Polychlorinated Biphenyls	7-3
7.12	Stains or Corrosion.....	7-3
7.13	Drains, Sumps, or Other Discharge Features	7-3
7.14	Stained Soil/Pavement or Stressed Vegetation	7-3
7.15	Solid Waste or Fill Dirt.....	7-3
7.16	Wastewater	7-3
7.17	Wells	7-3
7.18	Septic Systems	7-4
7.19	Wet Areas or Surface Water Bodies	7-4
8.0	INTERVIEWS	8-1
9.0	FINDINGS	9-1
10.0	OPINION	10-1
11.0	CONCLUSIONS.....	11-1
12.0	REFERENCES.....	12-1
13.0	SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S).....	13-1
14.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)	14-1

TABLES

PAGE NO.

TABLE 1	ENVIRONMENTAL DATABASE SEARCH RESULTS	5-1
---------	---------------------------------------	-----

FIGURES

FIGURE 1	SITE LOCATION
FIGURE 2A – 2C	TOPOGRAPHIC MAPS
FIGURE 3	MAP OF SITES CONSIDERED AS RECS

APPENDICES

APPENDIX A	MIAMI-DADE COUNTY PROPERTY APPRAISER INFORMATION
APPENDIX B	EDR RADIUS MAP REPORT (CD ATTACHED)
APPENDIX C	MAPS ILLUSTRATING LISTINGS
APPENDIX D	PHOTO LOG

EXECUTIVE SUMMARY

Milian, Swain & Associates, Inc. (MSA) and its sub consultant Amec Foster Wheeler Environment & Infrastructure, Inc., (Amec Foster Wheeler) were retained by Miami-Dade County Parks, Recreation, and Open Spaces (MDPROS) to conduct a Limited Phase I Environmental Site Assessment (ESA) for 10 miles of The Underline within the Miami-Dade Metrorail right-of-way. The study area (site) extends from the Miami River to the Dadeland South Station along US-1 in Miami, Florida. Due to the linear nature of the site and as proposed by MSA and Amec Foster Wheeler and approved in concept by DERM and MDPROS, this Limited Phase I ESA conforms with the scope and limitations of ASTM International (ASTM) Standard E 1527-13 except for aspects which are not applicable to a linear site or related to a property sale and purchase transaction.

The purpose of this Phase I ESA is to identify known environmental conditions or concerns associated with the site, which include any recognized environmental conditions (RECs) associated with the site. RECs do not include *de minimis* conditions that generally do not present a material risk of harm to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The results of our Limited Phase I ESA are summarized below.

The subject property consists of an approximate 10 mile long by approximately 170 feet wide site. The site is currently partially paved, landscaped, or undeveloped along its 10 mile length.

SITE HISTORY

Based on a review of reasonably ascertainable records, the site was developed into a rail track in 1984 for the Miami-Dade Transit (MDT) Metrorail (the property owner). Prior to development, the site was a right of way for Interstate road US-1, and a right-of-way for a FECI railroad track.

SITE RECONNAISSANCE

Mr. Jonathan Bulley of Amec Foster Wheeler conducted a site reconnaissance on March 31, 2016. The site reconnaissance was performed to identify obvious visual indications of present or past activities that may have contributed to environmental concerns at the site.

ENVIRONMENTAL RECORDS

A review of the federal and state records, including a proprietary records summary provided by Environmental Data Resources, Inc. (EDR), a third-party provider of environmental and land use records, indicates that properties of environmental concern are located within a search distance of 500 feet on each side of the site. Amec Foster Wheeler has screened the identified properties for significance with respect to their potential impact on the site based on reasonably ascertainable information obtained from the records review and the site reconnaissance.

The following RECs and other environmental concerns were identified during the completion of this Limited Phase I ESA:

- An area located approximately 570 feet north of the Vizcaya Station and approximately 70 feet to the east of the Metrorail tracks was observed to be filled with trash, debris or other solid waste during the site reconnaissance and is considered a REC.
- Nineteen additional adjacent and surrounding properties along the site within 500 feet on each side of the site with documented contaminants are considered RECs.

CONCLUSIONS

This Limited assessment has revealed evidence of recognized environmental conditions in connection with the site. The identified RECs will be further reviewed during the development of the sampling and analysis plan for the Phase II investigation of the site.

LIMITATIONS

This Executive Summary is provided as a summary only, and should be used only in conjunction with a full review of the complete Limited Phase I ESA report. This work was completed under the contract terms and conditions presented in the MSA revised scope of services dated Feb 23, 2016.

1.0 INTRODUCTION

Milian, Swain & Associates, Inc.'s (MSA) subconsultant, Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler), conducted a Limited Environmental Site Assessment (ESA) for 10 miles of The Underline within the Miami-Dade Metrorail right-of-way site extending from the Miami River to the Dadeland South Station along US-1 in Miami, Florida (the site or subject property). MDPROS intends to develop the property into a linear park, urban trail, and living art destination.

Our services were conducted in accordance with industry-accepted standards. The services included a review of federal and state records/databases, historical documents, and a site reconnaissance. MSA and Amec Foster Wheeler's qualifications and limitations for this Limited ESA are provided under the appropriate sections of this report.

Before the investigation was initiated a preliminary meeting with Wilbur Mayorga, RER's Chief of the Pollution Control Division, took place with MSA and Amec Foster Wheeler to discuss the project and the limits of the investigation to be performed. Because there is no transaction of property there is no need to strictly adhere to the ASTM requirements that are related to property transactions. Both, RER and MDPROS gave tentative approval to proceed as suggested.

1.1 PURPOSE

The purpose of the Limited ESA was to document current and historical information on the subject property and in the site vicinity (within 500 feet laterally of the property) to identify actual and potential environmental concerns relative to the site. The report is intended to assist the Miami-Dade County Parks, Recreation, and Open Spaces (MDPROS) with the evaluation of the risk of adverse environmental impact to the subject property. Information from the ESA report is intended to be used for the design of a Phase II sampling and analysis program to be developed for review by MDPROS and the Miami-Dade County Department of Environmental Resources Management (DERM) as the next step in the environmental evaluation of the site.

The goal of the Limited Phase I ESA process is to identify recognized environmental conditions (RECs). The term *REC* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a site: (1) due to any release to the environment, (2) under conditions indicative of a release to the environment, or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not RECs. A *de minimis* condition generally does not present

a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Separate and distinct from a REC are two other types of conditions that may be noted in a Phase I ESA: a controlled REC (CREC) or historical REC (HREC).

A CREC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the current satisfaction of the applicable regulatory authority (for example, as evidenced by a no further action [NFA] letter or the equivalent, or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls, such as site use restrictions, activity and use limitations (AULs), institutional controls, or engineering controls.

An HREC is a REC from a past release of any hazardous substances or petroleum products that has occurred in connection with the site and has been addressed to the satisfaction of the applicable regulatory authority (using current criteria) or meets the unrestricted residential use criteria established by the regulatory authority and applicable at the time of this Limited Phase I ESA without subjecting the site to any required controls.

1.2 DETAILED SCOPE OF SERVICES

A Limited ESA for the Site was conducted. Based on the linear nature of the site, the Limited ESA scope as proposed and approved by DERM and MDPROS was designed to adhere to the applicable aspects of Guidance Document E-1527-13 - ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The deviations from the ASTM standard are designed to better serve the intended purpose of the report – to provide the basis for the design of a Phase II sampling and analysis plan for the site. Because there is no proposed property sale or purchase transaction, the elements of the ASTM guidance that are designed only to provide protection for property purchasers, were not included. The exclusion of the property transaction aspects of the ASTM standard were discussed during separate planning meetings and telephone conversations with DERM and MDPROS. DERM agreed with the modification of the study area to address the linear nature of the property and determined that the exclusion of property transaction aspects of the ASTM Standard should be discussed with MDPROS. MDPROS agreed that, because there would be no property transaction, it would not be necessary to adhere to the property transaction aspects of the ASTM Standard. MDPROS also indicated that groundwater would not be used for irrigation or any other purpose in their planned use for the

property. As such, potential groundwater impacts to the site are not a significant element of this ESA. This Limited ESA involves four separate tasks as follows:

Task 1 - Records Review

Amec Foster Wheeler conducted a search of reasonably ascertainable federal, state, and local record databases to identify listings of surrounding properties located in proximity to the site.

Task 2 - Field Reconnaissance

The field reconnaissance was performed by an Environmental Professional (EP), as defined in the standard, in an effort to evaluate the visual evidence of environmental concerns that may be present on the property.

Task 3 - Report Preparation

After analysis of archival data and site observations, an Amec Foster Wheeler Environmental Professional prepared this Limited Phase I ESA report. The report presents and discusses available data in addition to providing opinions regarding potential for adverse environmental conditions. The report includes figures and site photographs to illustrate key points.

1.3 SIGNIFICANT ASSUMPTIONS

The environmental professionals preparing this report have made a reasonable effort to obtain relevant information regarding environmental concerns in connection with the site. It also assumed that the data compiled or supplied from outside sources are valid and complete. If the aforementioned assumptions were questioned by MSA or Amec Foster Wheeler during the completion of the Limited ESA, they are addressed in the pertinent sections of this report. Observations identified during the site reconnaissance represent the environmental conditions at that date and time, and may change over time. Any statements made within this report pertaining to laws, ordinances, or regulations are based on the current language in the referenced document.

1.4 LIMITATIONS, EXCEPTIONS, SPECIAL TERMS, AND CONDITIONS

This Limited ESA is based on the information collected by Amec Foster Wheeler staff during this investigation. MSA and Amec Foster Wheeler cannot guarantee the accuracy or completeness of governmental records. This report is prepared for the sole use and benefit of the MDPROS and it is reasonable for the MDPROS to rely upon the extent, character, and conclusions of this report. The services conducted by MSA and

Amec Foster Wheeler have been rendered in a manner consistent with the level of skill and care ordinarily exercised by members of the profession practicing under similar conditions. As detailed in Section 1.2, this Limited ESA does not strictly adhere to all aspects of the ASTM Standard because 1) there is no property transaction planned, 2) the property is linear, thus creating a modified linear search of surrounding properties, and 3) groundwater impacts will not be a significant issue due to the planned use of the property. The individual deviations from the ASTM Standard were separately discussed with and agreed to by DERM and MDPROS as described in Section 1.2.

1.5 USER RELIANCE

This report has been prepared for the exclusive use of the parties named in Section 1.4. Unless otherwise indicated in subsequent agreements (i.e., Amec Foster Wheeler reliance letter and agreement to be bound by our standard terms and conditions), no other entity may materially rely on this ESA report as a representation of the scope of work and conclusions of the work performed.

2.0 SITE DESCRIPTION

The following is a description of the location, general setting, and usage of the site and adjoining properties, based on information provided by MSA and observations during the site reconnaissance conducted by Mr. Jonathan Bulley on March 31, 2016.

2.1 LOCATION AND LEGAL DESCRIPTION

The site is The Underline within the Miami-Dade Metrorail right-of-way extending from the Dadeland South Station northeast to the Brickell Station at the northern end. The Dadeland South Station is located at 9150 Dadeland Boulevard, Miami, Florida. The Brickell Station is located south of the Miami River at 1001 SW 1st Avenue, Miami, Florida. The ten mile site includes the following Metrorail stations going south from the Brickell Station: Vizcaya, Coconut Grove, Douglas Road, University, South Miami, Dadeland South and Dadeland North. The site location is shown on **Figure 1**. The site is located in the City of Miami, Miami-Dade County, Florida.

According to the Miami-Dade County Property Appraiser the site is owned by the Miami-Dade Department of Transportation and Public Works.. Primary zoning for sections of the site available from the Miami-Dade County Property Appraiser include: Special Use, Commercial – Liberal, Industrial – General, Single Family, Community Facilities and Intensive Use. Available Parcel Control Numbers for sections of the site include 01-4115-000-0120; 01-4121-000-0140; 01-4116-000-0230; 03-4120-000-0031; 03-4120-023-4200, 03-4119-004-3410; 09-4036-000-0260; 30-4035-000-1052. Copies of available property information obtained from the Miami-Dade County Property Appraiser's office are included in **Appendix A**.

A street map identifying the site location is presented as **Figure 1**; Topographic maps identifying sections of the site are presented as **Figure 2A – 2C**.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The site consists of 10 miles of The Underline within the Miami-Dade Metrorail right-of-way extending from the Dadeland South Station northeast to the Brickell Station at the north end. The site is located in a mixed-use area including residential and commercial areas.

2.3 CURRENT USES OF THE ADJOINING PROPERTIES

Residential and commercial properties are located on the eastern and western portions of the rail running north from SW 15th Road to the Brickell Station. US-1 Highway runs adjacent and parallel generally along a majority of the southern portion of the rail running northeast to southwest from the Vizcaya Station at SW 32nd Road to SW 90th Street. A mix of residential, commercial properties and parks are located on both sides of the rail.

3.0 PHYSICAL SETTING

Amec Foster Wheeler staff reviewed reasonably ascertainable sources to assess the physical setting of the site, including the topographic, geologic, hydrogeologic, and hydrologic characteristics of the site. The results of our review are presented below.

3.1 TOPOGRAPHY

The 7.5-minute Miami, Key Biscayne and South Miami, Florida, United States Geological Survey (USGS) quadrangle, published in 1994 were examined. Review of the topographic maps indicates that the site elevation ranges from approximately 15 feet to 10 feet above mean sea level (msl). The topography of the area is generally flat with a slight slope towards the south.

3.2 SOILS

The United States Department of Agriculture (USDA) Soils Conservation Service (SCS) map showed one predominant soil type on the subject property. According to the Dade County Area Soil Survey, Urban Land is described by the USDA as “built up areas and nearly level to very steep, moderately well drained or well drained soils consisting of fill material that is 8 to more than 80 inches deep over limestone bedrock. Urban land is covered by streets, sidewalks, parking lots, buildings, and other structures that so obscure the soils that identification of the soil series is not feasible.”

The USDA Soils Conservation Service (SCS) map showed one soil type on the subject property.

Soil Unit	Landform	Typical Profile	Depth to Groundwater
15-Urban land	Marine terraces	Moderately well drained or well drained soils consisting of fill material that is 8 to more than 80 inches deep over limestone bedrock	Approximately 2 to 13 feet

3.3 GROUNDWATER

The general direction of groundwater flow can be inferred from ground surface elevations and surficial expression of groundwater identified on the Miami, Key Biscayne, and South Miami, Florida USGS topographic quadrangles. Surficial groundwater occurrences generally include permanent lakes, streams, and wetland areas. Based on Amec Foster Wheeler staff's review of topographic maps, Hydrogeology of the Surficial Aquifer System, Dade County, Florida (USGS 1991) and observations of the site vicinity, the groundwater flow direction was inferred to be generally to the east and south east. Please note that the MDPROS does not plan to use groundwater or have the users of the site come in contact with groundwater. As such, investigations of groundwater impacts are limited for this assessment.

4.0 USER-PROVIDED INFORMATION

Because this Limited ESA is being performed for a project that does not include a property transaction, user-provided information, that would be used only for a proposed transaction, was not requested by Amec Foster Wheeler's environmental professional and such information was not provided to Amec Foster Wheeler's environmental professional for the assessment. MDPROS (the user) understands that the absence of a property transaction makes the user information unnecessary and that the lack of such information is a departure for strict adherence with the transaction aspects of the ASTM standard.

5.0 ENVIRONMENTAL RECORDS REVIEW

This section presents the results from the environmental records review. Section 5.1 discusses results from the search of standard environmental databases. These records were reviewed to assess potential environmental concerns for the site, and, when applicable, surrounding properties. Section 5.2 discusses results from additional environmental record sources that were reviewed for this Limited Phase I ESA.

5.1 STANDARD ENVIRONMENTAL RECORDS SOURCES

Amec Foster Wheeler staff reviewed the results of a search of standard environmental records sources within 500 feet on each side of the site. EDR provided results of a regulatory agency database search in their report dated March 16, 2016. The report was reviewed for information pertaining to storage and/or reported releases of hazardous substances and petroleum products on the site and on surrounding properties that may affect the site. The EDR search report is included in **Appendix B dated March 16, 2016**.

The database search information has been divided into four subcategories: federal records, state and local records, tribal records, and EDR proprietary records. **Table 1** lists the environmental databases and the number of facilities found within the search distance of 500 feet on each side of the Metrorail for each standard environmental database. **Table 1** lists only those databases for which one or more facilities were found within the search distance.

Table 1: Environmental Database Search Results

Environmental List	Search Distance (feet)	Number of Facilities Listed
Federal Records		
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)		1
Resource Conservation and Recovery Act – Large quantity generators (RCRA-LQG)	500	3
Resource Conservation and Recovery Act - Small quantity generators (RCRA-SQG)	500	34
Resource Conservation and Recovery Act - Conditionally exempt small quantity generators	500	36

Environmental List	Search Distance (feet)	Number of Facilities Listed
(RCRA-CESQG)		
Resource Conservation and Recovery Act – (Non Gen/NLR)	500	24
(SSTS)	500	4
ICIS	500	1
FINDS	500	133
ECHO	500	133
US Airs	500	5
State and Local Records		
(FL SWF/LF)	500	5
FL UIC	500	138
Leaking Underground Storage Tanks (FL LUST)	500	39
FL Tanks	500	1
Registered Underground Storage Tank (FL UST)	500	134
FL LAST	500	1
FL AST	500	24
NY MANIFEST	500	1
FL SPILLS	500	5
FL PRIORITY CLEANERS	500	6
FL DRY CLEANERS	500	14
FL NPDES	500	13
FL AIRS	500	5
FL TIER 2	500	30
FL RESP PARTY	500	6
FL CLEANUP SITES	500	23
FL DWM CONTAM	500	22
EDR Proprietary Records		
EDR Historical Auto Station	500	104
EDR Historical Cleaners	500	52
FL RGA LF	500	2
FL RGA LUST	500	60

Review of the federal, state, additional environmental records, and proprietary records summary provided by EDR revealed 1059 listings for sites of environmental concern located within a search distance of 500 feet on each side of the site. Because some sites may occur on more than one database, the total number of listings may be greater than the total number of applicable sites. Maps illustrating the locations of the listings are included in **Appendix C**.

5.1.1 Federal Records

Based on distances from the site, the types of listings, and the assumed direction of groundwater flow, the sites listed below may have a negative impact on the site and should be considered for the design of the Phase II sampling and analysis investigation.

- Mario's Dry Cleaning Inc. (IW5-6175/File-5751/FDEP# 129) 5828 SE 71 St. South Miami, FL 33143, located approximately 250 feet to the east of the Metrorail at the South Miami Station was identified on the CERCLIS list. According to information presented in the EDR Report and the Miami-Dade County Department of Regulatory and Economic Resources (RER) Database, the facility is an active dry cleaning facility permitted by the RER. The facility was issued a Notice of Violation (NOV) by RER in 2011 for failing facility site inspections and in 2012 for a chlorinated solvent discharge. The facility at the request of RER submitted a Site Assessment Report (SAR) dated July 30, 2012 prepared by Hydrologic Associates USA Inc. (HAI) that documented the presence of chlorinated solvents in the groundwater at the facility. A SAR Addendum (SARA) dated January 29, 2014 prepared by HAI for the facility at the request of RER documented soil and groundwater chlorinated solvent impact. The January 2014 SARA also indicated that the groundwater flow in the vicinity of the facility is to the east, which would make the facility downgradient from the underline/subject site. RER in a memo dated March 18, 2014 requested additional site assessment to further delineate the soil and groundwater chlorinated solvent impact at the facility. The requested additional site assessment to delineate the impact is currently pending. As such Mario's Dry Cleaning Inc. is considered a REC at this time.
- McDonald Imperial Cleaners (FDEP # 13 8629041) 5840 S Dixie Hwy South Miami, Florida 33143 located approximately 200 feet southeast of the site was identified on the RCRA-SQG, FINDS, FL LUST, FL UST, FL DRYCLEANERS, FL PRIORITYCLEANERS, FL DWM CONTAM and ECHO lists. A Florida Department of Environmental Protection (FDEP) letter

dated February 22, 2016 notified the property owner of available funding for a site assessment. The McDonald Imperial Cleaners site is considered a REC at this time due to a pending site assessment.

- South Miami Radiator CO. (IW5-319/File 298) 6400 South Dixie Hwy, South Miami, Florida located approximately 150 feet southeast of the site was identified on the RCRA-SQG, FINDS and ECHO lists. According to DERM records, South Miami Radiator CO. is required to monitor the groundwater quarterly for lead related to a June 1994 violation. According to a DERM memo dated July 24, 2015 a quarterly monitoring report is pending. The South Miami Radiator CO. site is considered a REC at this time due to the pending groundwater monitoring required to document to current lead concentrations.
- Florida Power & Light (FPL) (HWR-374/File-14971) 5235 Ponce De Leon Blvd Coral Gables Florida 33134 located approximately 150 feet northwest of the site was identified on the RCRA-CESQG, FINDS, Miami Dade Co. HWS and ECHO lists. The FPL site also has a listed address of 5301 Ponce De Leon Blvd Coral Gables Florida 33134. According to a quarterly status report dated August 11, 2015 prepared by SCS Engineers, the FPL site has documented Arsenic groundwater impact. A remedial system is currently in operation to address the groundwater impact. The FPL site is considered a REC at this time due to the Arsenic groundwater impact.
- Sunset Quickprint (IW5-573/File 536) 5833 Ponce De Leon Blvd, Coral Gables Florida, 33146 located approximately 100 feet northwest of the site was identified on the RCRA-CESQG, FINDS, FL Enforcement and ECHO lists. According to a DERM memo dated September 16, 2015, evidence of unauthorized industrial waste discharges to an on-site septic tank were observed by DERM personnel on March 5, 2015 during an inspection for the facility. The Sunset Quickprint site is considered a REC at this time due to the unauthorized discharge of industrial waste to an on-site septic tank.
- Supershine Car Wash, FDEP # 13 8842244; DERM UT-1777/F-8113) 9790 South Dixie Highway, Miami, Florida located approximately 60 feet east of the site was identified on the FL LUST list. According to a Pilot Test Plan dated January 29, 2016 prepared by PI Environmental, the facility prior to operating as car wash historically operated as a Fina Service Station retailing gasoline products with last fuel sales around 1984. The UST's and dispenser islands

were removed in September 1994, and the underground piping was abandoned in place. A discharge notification form was filed in November 1988. DERM approved a SAR on October 17, 2011. The SAR and subsequent additional assessments documented groundwater petroleum hydrocarbon impact at the facility. The Supershine Car Wash site is considered a REC at this time due to the petroleum hydrocarbon groundwater impact.

5.1.2 State and Local Records

Based on distances from the site, the types of listings, and the assumed direction of groundwater flow, the following nearby sites are considered RECs.

- Union 76 -17th Ave (FDEP # 13 8503538) 2465 SW 17th Ave, Miami, Florida located approximately 70 feet northwest of the site was identified on the LUST, UST, CLEANUP SITES and DWM CONTAM Lists. The facility is currently operating as a Mobile Service Station. According to the EDR Report and an April 2004 SSAR report prepared by ENSR, petroleum hydrocarbon impact is present at the facility and remedial activities are ongoing. The former Union 76 -17th Ave site is considered a REC at this time due to the documented presence of petroleum hydrocarbon groundwater impact.
- Grove Automotive (FDEP # 8504781) 3198 S. Dixie Hwy Miami Florida and located approximately 100 feet south of the site was identified LUST, UST, Miami Dade IW, Enforcement, CLEANUP SITES and DWM CONTAM Lists. Grove Automotive is currently operating as a Chevron Service Station. According to the EDR report and DERM records, documented petroleum hydrocarbon impact is present at the facility and a RAP was approved by DERM in July 1993 to address groundwater impact. The former Grove Automotive site is considered a REC at this time due to the documented presence of petroleum hydrocarbon groundwater impact.
- 7 Eleven Store #3760 (FDEP # 8520524) 3498 S Dixie Hwy Miami Florida, located approximately 100 feet south of the site was identified on LUST, UST, Enforcement, CLEANUP SITES and DWM CONTAM Lists. The 7 Eleven Store #3760 is currently operating as a Chevron Service Station. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the former 7 Eleven Store #3760 site and, as such, is considered a REC.

- DEEL Volvo (FDEP # 13 8504336) 3650 Bird Road, Miami Florida adjacent to the north of the site was identified on the LUST, UST, CLEANUP SITES and DWM CONTAM Lists. An FDEP letter dated January 14, 2016 notified the property owner of available funding for a site assessment for documented petroleum impact related to a July 1992 from discharge that is pending assessment. The DEEL Volvo site is considered a REC at this time due to the pending site assessment to characterize documented petroleum impact.
- Sunshine #245 (FDEP # 8504023) 3010 SW 37th Ave Miami Florida located approximately 300 feet northwest of the site was identified on the LUST, UST, AST, CLEANUP SITES and DWM CONTAM Lists. The Sunshine #245 facility is currently operating as a WESTAR Service Station. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the former Sunshine #245 site and as such is considered a REC.
- Culligan Water Conditioning (FDEP # 8622130) 3510 S Dixie Hwy Miami Florida located approximately 250 southeast was identified on the LUST, UST, CLEANUP SITES and DWM CONTAM Lists. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the Culligan Water Conditioning site and as such is considered a REC.
- 7 Eleven Store # 3759 (FDEP 8504440) 375 S Dixie Hwy Miami Florida located adjacent to the southeast of the site was identified on LUST, UST, Enforcement, CLEANUP SITES and DWM CONTAM Lists. The 7 Eleven Store # 3759 is currently operating as a Mobil Service Station. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the former 7 Eleven Store # 3759 site and as such is considered a REC.
- University of Miami – Physics (FDEP 8942886) 1535 Levante Ave Coral Gables Florida located approximately 400 feet northwest of the site was identified on the LUST, UST, UIC, AST, Miami Dade IW, Enforcement, Miami-Dade Co. AP CLEANUP SITES and DWM CONTAM Lists. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the University of Miami – Physics site and as such is considered a REC.
- University Car Care (FDEP # 8506412) 1492 S Dixie Hwy, Coral Gables Florida located approximately 150 feet southeast of the site was identified on LUST, UST, AST, CLEANUP SITES and DWM CONTAM Lists. The

University Car Care facility is currently operating as a Shell Service Station. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the former University Car Care site and as such is considered a REC.

- 7 Eleven Store #3760 (FDEP# 8506411) 6790 SW 57th Ave South Miami Florida located approximately 75 feet northwest of the site was identified on LUST, UST, CLEANUP SITES and DWM CONTAM Lists. The 7 Eleven Store #3760 is currently operating as a Mobil Service Station. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the former 7 Eleven Store #3760 site and as such is considered a REC.
- Sunshine #107/Amoco Service Station (FDEP # 13 8505925) 6350 S Dixie Hwy South Miami, Florida located approximately 100 feet southeast of the site was identified on the LUST, UST, Miami Dade IW, Enforcement, DWM CONTAM, RCRA-SQG, FINDS and ECHO lists. The Sunshine #107/Amoco Service Station is currently operated as a Marathon Service Station. An FDEP letter dated September 28, 2015 notified the property owner of available funding for a site assessment for documented petroleum impact from August 1988 and September 1992 discharges that are pending assessment. The Sunshine #107/Amoco Service Station site is considered a REC at this time due to the pending site assessment to characterize documented petroleum impact.
- Sunshine # 252 (FDEP # 8505993) 8033 S Dixie Hwy, Miami, Florida located approximately 140 feet southeast of the site was identified on LUST, UST, Miami-Dade Co. HWS, Miami-Dade Co. SPILL, Enforcement, CLEANUP SITES and DWM CONTAM Lists. The Sunshine # 252 is currently operating as a Shell Service Station. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the former Sunshine # 252 site and, as such, is considered a REC.
- Auto Perfection (FDEP 8504810) 9180 S Dixie Hwy Miami Florida located approximately 50 feet southeast of the site was identified on LUST, UST, Miami-Dade Co. AP, Miami-Dade IW, Enforcement and CLEANUP SITES, DWM CONTAM lists. According to the EDR report and FDEP records, petroleum hydrocarbon impact is present at the Auto Perfection site and, as such, is considered a REC.

5.1.3 EDR Proprietary Records

Based on distances from the site, the types of listings, and the assumed direction of groundwater flow, none of the additional listings is likely to have a negative impact on the subject property.

6.0 HISTORICAL RECORDS REVIEW

Amec Foster Wheeler staff reviewed reasonably ascertainable, standard historical sources provided in EDR Radius Map with GeoCheck®, EDR, Inquiry Number 4558473.5s, dated March 16, 2016 to develop a history of the previous uses of the surrounding areas in order to help identify the likelihood of past uses that could have led to RECs in connection with the site.

6.1 AERIAL PHOTOGRAPHS

Aerial photographs were not reviewed for the Limited Phase I ESA.

6.2 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps of the site and surrounding area were not reviewed for the Limited Phase 1 ESA.

6.3 FIRE INSURANCE MAPS

Fire insurance maps were not reviewed for the site.

6.4 PREVIOUS REPORTS OR RECORDS OF PROCEEDINGS

Previous reports or records of proceedings for the site were not available for review.

6.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Amec Foster Wheeler staff obtained historical use information on several adjoining properties in the process of researching the site, as described in the preceding sections. Based on our review, historical records identify some adjacent sites that have the likelihood of past uses that cause them to be considered as RECs in connection with the site. The identified historical sites have been listed in the previous sections.

7.0 SITE RECONNAISSANCE

Mr. Jonathan Bulley of Amec Foster Wheeler completed the site reconnaissance on March 31, 2016, observing general conditions of accessible areas of 10 miles of The Underline within the Metrorail right-of-way extending from the south end at the Dadeland South station northeast to the Brickell Station at the north end. Mr. Jonathan Bulley was accompanied by Nelson Borgen of Amec Foster Wheeler during the site reconnaissance on March 31, 2016. This section presents the findings of the site reconnaissance. These observations pertain to the general conditions of the physical land, including location and presence of ponded water, wetlands, stained and stressed vegetation, monitoring wells, wastewater, and solid or liquid waste.

7.1 METHODOLOGY AND LIMITING CONDITIONS

A description of the subject property, as observed during the reconnaissance, is provided in the following subsections. Photographs obtained during the reconnaissance have been included in **Appendix D**.

7.2 GENERAL SITE SETTING

At the time of Amec Foster Wheeler staff's site reconnaissance on March 31, 2016, the subject property was observed as The Underline within the 10 mile stretch of the Metrorail right-of-way extending from the south end at the Dadeland South Station northeast to the Brickell Station at the north end. The Underline was covered by grass or asphalt pavement.

No hazardous substance or petroleum products usage or on-site processes that use, treat, store, dispose, or generate hazardous substances or petroleum products were observed.

We did not observe roads or pathways with no apparent outlet that appeared to have been used as an avenue for dumping of hazardous materials or petroleum products. Some waste dumping was noted in a limited section north of the Vizcaya Station as noted on Photo #8 in **Appendix D**.

7.3 ABOVEGROUND STORAGE TANKS

No ASTs or associated dispenser(s) and piping were observed on the site.

7.4 UNDERGROUND STORAGE TANKS

No USTs or associated dispenser(s) and piping were observed on the site.

7.5 ODORS

No unusual odors were noted at the site on the day of the site reconnaissance.

7.6 POOLS OF LIQUID

Standing surface water was not observed on the site during the site reconnaissance. Pools, catchment structures, or sumps containing liquids or oily sheen likely to be hazardous substances or petroleum products were not observed on the site during the site reconnaissance.

7.7 PITS, PONDS, OR LAGOONS

No pits, ponds, or lagoons were observed at the site on the day of the site reconnaissance.

7.8 DRUMS

No drums were observed on the site during the site reconnaissance.

7.9 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORAGE CONTAINERS

No containers identified as containing hazardous substances or petroleum products were observed on the site during the site reconnaissance.

7.10 UNIDENTIFIED SUBSTANCE CONTAINERS

No unidentified containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the site during the site reconnaissance.

7.11 POLYCHLORINATED BIPHENYLS

Electrical transformers are a potential REC due to the potential presence of polychlorinated biphenyls (PCBs) contained in dielectric fluids used in some units. Amec Foster Wheeler staff did not observe any electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs on the site. PCBs were not included in transformers when Metrorail was constructed.

7.12 STAINS OR CORROSION

No stains or corrosion indicative of hazardous substances or petroleum products were observed on the site during the site reconnaissance.

7.13 DRAINS, SUMPS, OR OTHER DISCHARGE FEATURES

Several stormwater drains were observed at the subject property. The discharge point of the drains was not verified. It is likely that the storm drains discharge directly to the ground in the vicinity of the Metrorail.

7.14 STAINED SOIL/PAVEMENT OR STRESSED VEGETATION

No stained soil/pavement or stressed vegetation was observed at the subject property during the site reconnaissance.

7.15 SOLID WASTE OR FILL DIRT

An area located approximately 570 feet north of the Vizcaya rail Station and approximately 70 feet to the east of the Metrorail tracks was observed to be filled with trash, debris or other solid waste during the site reconnaissance. See Photo #8 in **Appendix D**.

7.16 WASTEWATER

No wastewater, leach fields, or sanitary discharges were observed on the site during the site reconnaissance.

7.17 WELLS

No dry wells, irrigation wells, injection wells, abandoned wells, or monitoring wells were observed at the subject property during the site reconnaissance.

7.18 SEPTIC SYSTEMS

No septic systems were observed on the site during the site reconnaissance.

7.19 WET AREAS OR SURFACE WATER BODIES

A detailed wetland evaluation is beyond the scope of this investigation. Areas that may be wetlands or nearby surface water bodies were not observed on the site. There were not obvious signs of filling of wetlands or discharges (e.g., oily sheen) to surface water bodies.

8.0 INTERVIEWS

No interviews were conducted as part of the Limited Phase I ESA.

9.0 FINDINGS

Amec Foster Wheeler staff has performed this Limited Phase I ESA for the site identified as The Underline within the Metrorail right-of-way extending from the Dadeland South Station northeast to the Brickell Station at the northern end in Miami-Dade County, Florida.

The following RECs and other environmental concerns were identified during the completion of this Limited Phase I ESA:

- An area located approximately 570 feet north of the Vizcaya Station and approximately 70 feet to the east of the underline of the rail was observed to be filled with trash, debris or other solid waste during the site reconnaissance and is considered a REC.
- Nineteen adjacent and surrounding properties along the site within 500 feet on each side of the site with documented contaminants are considered RECs.

Figure 3 illustrates the adjacent and surrounding properties considered as RECs.

10.0 OPINION

Based on the opinion of the environmental professional, the site may be impacted by contamination from adjacent and surrounding properties. The listed RECs should be further evaluated and considered during the design of a Phase II sampling and analysis plan for the site. It should be noted that the groundwater contamination concerns associated with the RECs may not be of significant relevance for the proposed use of the subject property since no groundwater use or likely groundwater contact is anticipated.

11.0 CONCLUSIONS

Amec Foster Wheeler staff has performed a Limited Phase I ESA for the 10 mile long site identified as The Underline within the Metrorail right-of-way extending from the Dadeland South Station to the Brickell Station in Miami-Dade County, Florida. This assessment has revealed the evidence of recognized environmental conditions in connection with the site. The RECs are primarily associated with contaminated groundwater, which may not present significant relevant issues based on the anticipated non groundwater use of the subject site. The listed RECs will be used in the design of a Phase II sampling and analysis plan for the site.

Should additional surface, subsurface, chemical, or other data become available after the date of issue of this report, the findings, conclusions, and recommendations contained herein may have to be modified.

12.0 REFERENCES

ASTM International (ASTM), 2013, ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM International, West Conshohocken, Pennsylvania.

U.S. Geological Survey (USGS), *Miami, Key Biscayne and South Miami* Target Property Quadrangle, 7.5-minute series (topographic) maps, dated 1994.

EDR Radius Map with GeoCheck®, EDR, Inquiry Number 4558473.5s, dated March 16, 2016.

13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I/we declare that, to the best of my/our professional knowledge and belief, I/we meet the definition of environmental professional as defined in Title 40 of the Code of Federal Regulations (CFR), Part 312.0. I/we have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the subject site. I/we have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC.



Jonathan Bulley
Senior Engineer



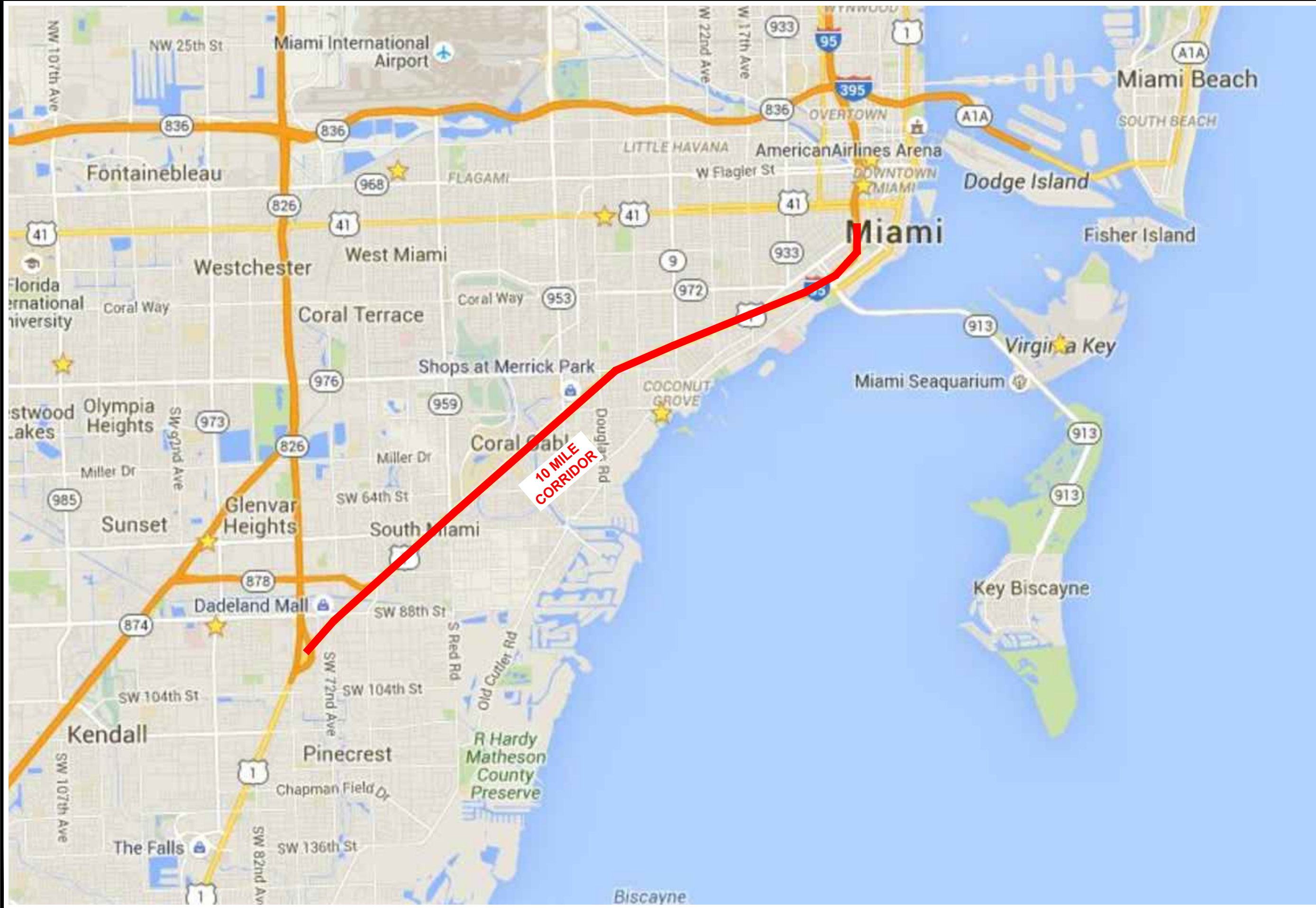
Ricardo Fraxedas, P.E.
Chief Engineer



14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

Resumes for the individuals acting as representatives of Amec Foster Wheeler involved in preparing this report are included in **Appendix J**.

FIGURES



REFERENCE:
2016 MAP BY
GOOGLE MAPS ONLINE.

NOTE:
MAP IS COLOR CODED.
DO NOT PLOT BLACK & WHITE.



SCALE : NOT TO SCALE



AMEC FOSTER WHEELER
ENVIRONMENT & INFRASTRUCTURE, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588
FAX: (305) 826-1799
AMECFW PROJECT #: 6783-16-2797

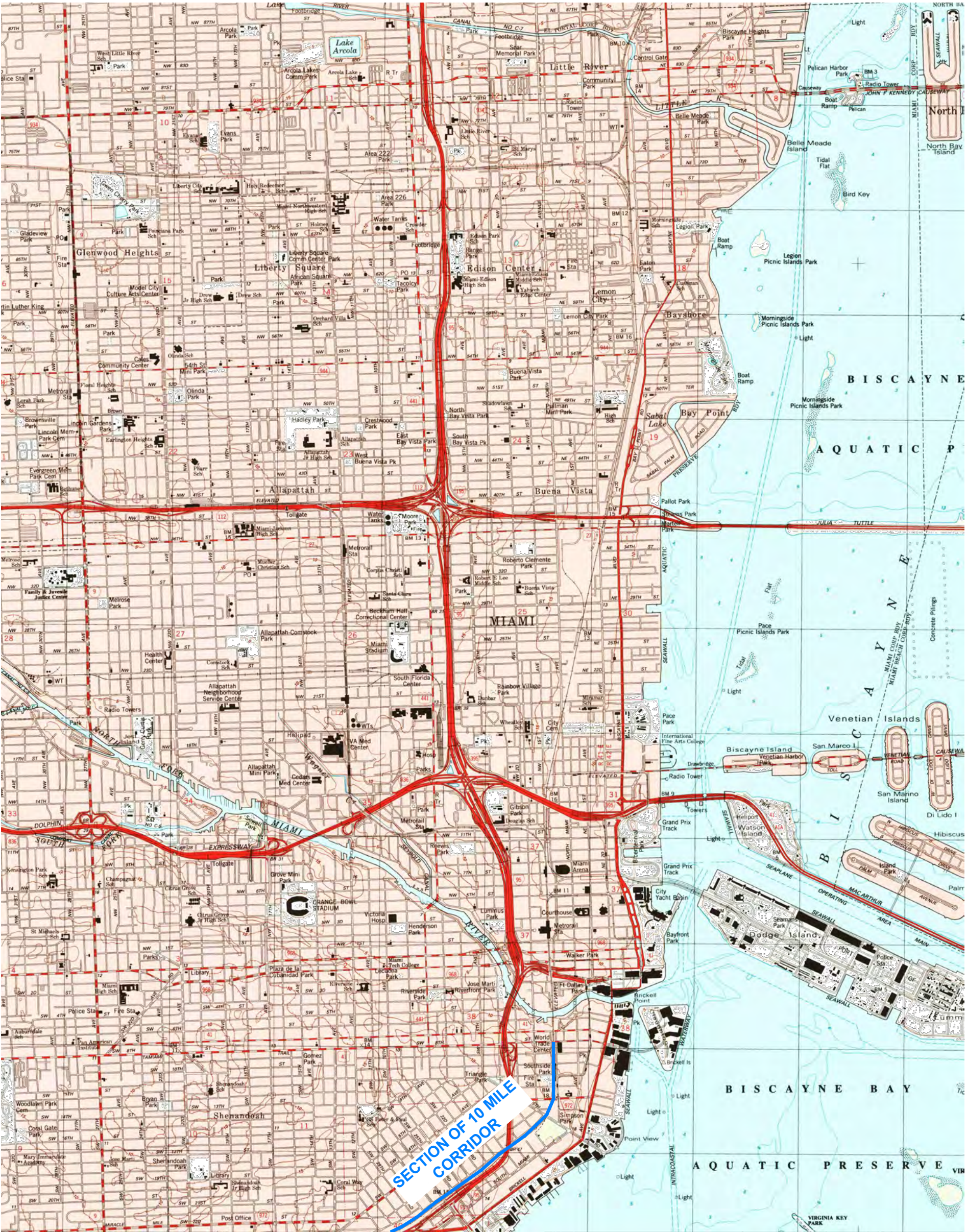
10 MILE CORRIDOR

SOUTH PORTION OF METRO RAIL
MIAMI, FLORIDA

FIGURE 1

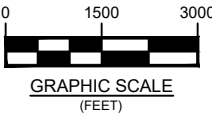
SITE VICINITY MAP

DRAWN BY:	DATE:
NAB	04/07/16
CHECKED BY:	SCALE:
JAB	N.T.S.



LEGEND

SECTION OF 10 MILE CORRIDOR



REFERENCE
USGS - CHRISTIANSTED QUADRANGLE MAPS 2013
DADE COUNTY, MIAMI, FLORIDA
7.5 MINUTE SERIES (TOPOGRAPHIC)

REVISED BY: NAB

DRAWN BY: NAB

CHECKED BY: JAB

DATE: 04/08/16

SCALE: AS SHOWN



AMEC FOSTER WHEELER
ENVIRONMENT & INFRASTRUCTURE, INC.

5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588
FAX: (305) 826-1799

AMECFW PROJECT #: 6783-16-2797

FIGURE 2a

TOPOGRAPHIC AREA MAP
(DOWNTOWN MIAMI QUAD.)

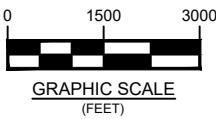
MIAMI METRORAIL
10 MILE CORRIDOR

MIAMI, FLORIDA



LEGEND

SECTION OF 10 MILE CORRIDOR





AMEC FOSTER WHEELER
ENVIRONMENT & INFRASTRUCTURE, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588
FAX: (305) 826-1799

AMECFW PROJECT #: 6783-16-2797

FIGURE 2b
TOPOGRAPHIC AREA MAP
(KEY BISCAYNE QUAD.)

MIAMI METRORAIL
10 MILE CORRIDOR

MIAMI, FLORIDA

REFERENCE
USGS - CHRISTIANSTED QUADRANGLE MAPS 2013
DADE COUNTY, MIAMI, FLORIDA
7.5 MINUTE SERIES (TOPOGRAPHIC)

REVISED BY: NAB

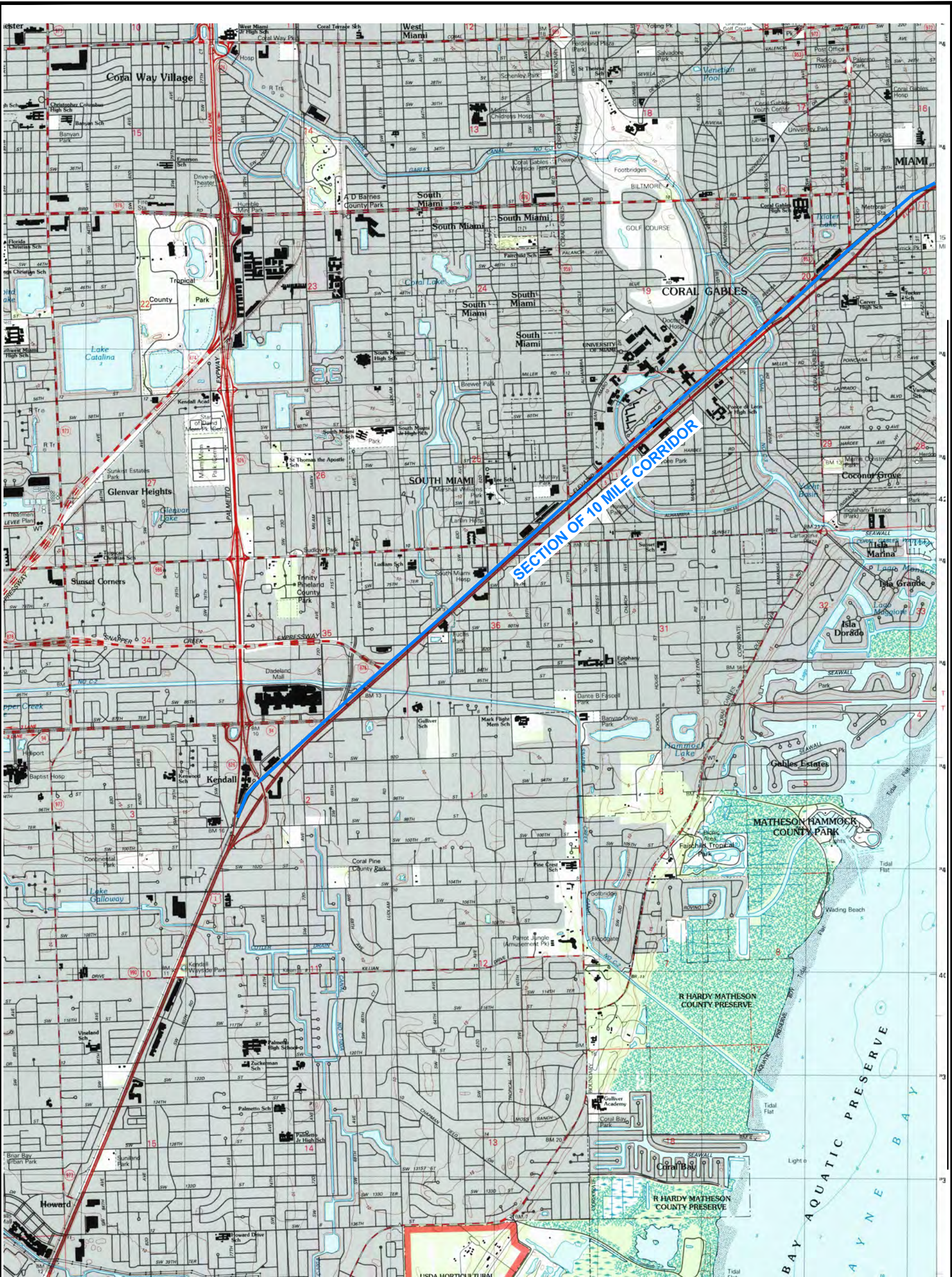
DRAWN BY: NAB

CHECKED BY: JAB

DATE: 04/08/16

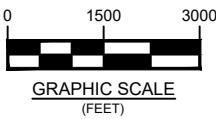
SCALE: AS SHOWN





LEGEND

SECTION OF 10 MILE CORRIDOR



REFERENCE
USGS - CHRISTIANSTED QUADRANGLE MAPS 2013
DADE COUNTY, MIAMI, FLORIDA
7.5 MINUTE SERIES (TOPOGRAPHIC)

REVISED BY: NAB

DRAWN BY: NAB

CHECKED BY: JAB

DATE: 04/08/16

SCALE: AS SHOWN



AMEC FOSTER WHEELER
ENVIRONMENT & INFRASTRUCTURE, INC.

5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588
FAX: (305) 826-1799

AMECFW PROJECT #: 6783-16-2797

FIGURE 2c

TOPOGRAPHIC AREA MAP
(SOUTH MIAMI QUAD.)

MIAMI METRORAIL
10 MILE CORRIDOR

MIAMI, FLORIDA



REFERENCE:

2016 AERIAL PHOTOGRAPH BY
GOOGLE EARTH PRO..

NOTE:

MAP IS COLOR CODED.
DO NOT PLOT BLACK & WHITE.



LEGEND:



 RECOGNIZED ENVIRONMENTAL
CONDITION (REC)



AMEC FOSTER WHEELER
ENVIRONMENT & INFRASTRUCTURE, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588
FAX: (305) 826-1799
AMECFW PROJECT #: 6783-16-2797

10 MILE CORRIDOR

SOUTH PORTION OF METRORAIL
MIAMI, FLORIDA

FIGURE 3

MAP OF SITES
CONSIDERED AS REC's

DRAWN BY:
NAB

DATE:	04/07/16
-------	----------

CHECKED BY:
JAB

SCALE:
N.T.S.

APPENDIX A

MIAMI DADE COUNTY

PROPERTY APPRAISER INFORMATION

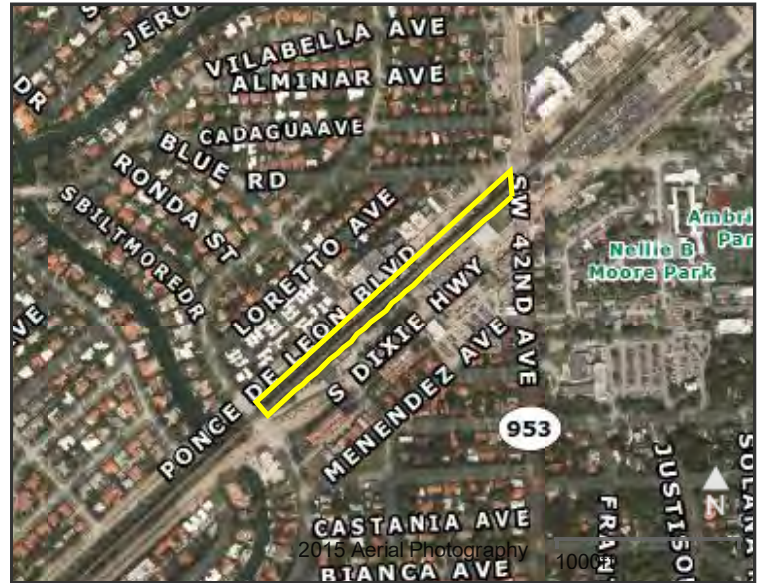


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	03-4120-023-4200
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902
Primary Zone	8600 SPECIAL USE
Primary Land Use	9162 UTILITY : RAILROAD ASSESSMENT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	183,272 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,557,812	\$1,557,812	
Building Value	\$0	\$0	
XF Value	\$0	\$0	
Market Value	\$1,557,812	\$1,557,812	
Assessed Value	\$1,557,812	\$1,557,812	

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$1,557,812	\$1,557,812	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
20 54 41 4.207 AC M/L
C GABLES RIVIERA SEC 2
PB 28-18
COMM AT X CENTERLINE OF RIVIERA
DR & PONCE DE LEON BLVD S 42 DEG

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,557,812	\$1,557,812	
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$1,557,812	\$1,557,812	
Taxable Value	\$0	\$0	
City			
Exemption Value	\$1,557,812	\$1,557,812	
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$1,557,812	\$1,557,812	
Taxable Value	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1979	\$0	10411-0380	Sales which are disqualified as a result of examination of the deed

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

Version:

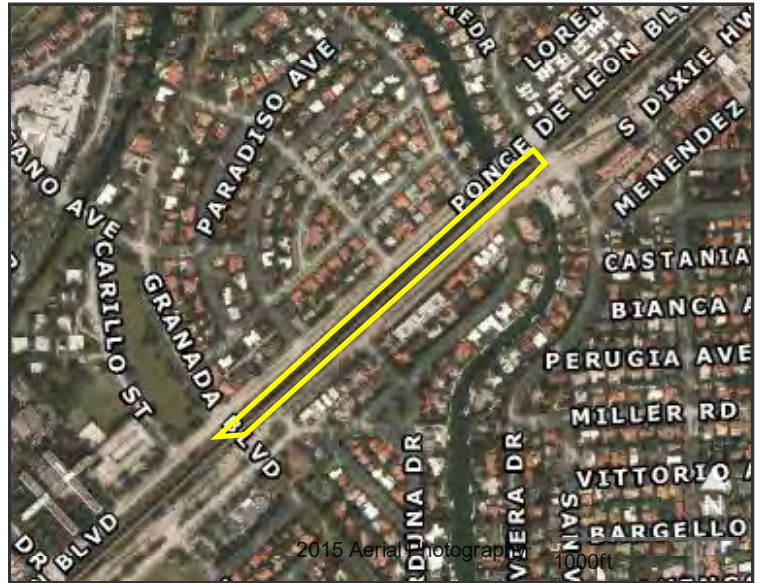


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	03-4119-004-3410
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902 USA
Primary Zone	8600 SPECIAL USE
Primary Land Use	9162 UTILITY : RAILROAD ASSESSMENT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	217,778 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,851,113	\$1,851,113	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,851,113	\$1,851,113	\$0
Assessed Value	\$1,851,113	\$1,851,113	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$1,851,113	\$1,851,113	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
19-20 54 41 5.00 AC M/L
C GABLES RIVIERA SEC 3 REV
PB 28-44
COMM AT X CENTERLINE OF GRANADA
BLVD & PONCE DE LEON BLVD TH S

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,851,113	\$1,851,113	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,851,113	\$1,851,113	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,851,113	\$1,851,113	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,851,113	\$1,851,113	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1979	\$0	10411-0380	Sales which are disqualified as a result of examination of the deed

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

Version:

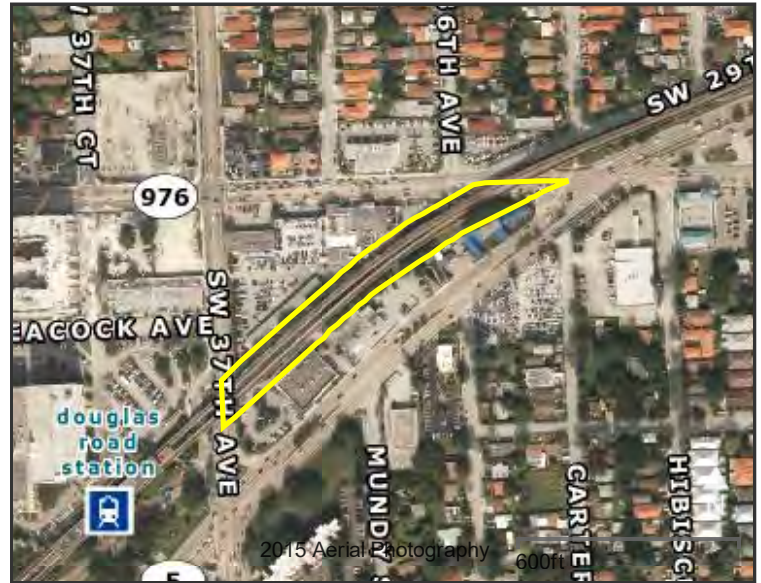


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	01-4121-000-0140
Property Address:	
Owner	MIAMI DADE COUNTY TRANSIT OVERTOWN TRANSIT VILLAGE
Mailing Address	701 NW 1 CT 15 FLOOR MIAMI, FL 33136
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	87,423 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$874,230	\$874,230	\$874,230
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$874,230	\$874,230	\$874,230
Assessed Value	\$874,230	\$874,230	\$874,230

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$874,230	\$874,230	\$874,230
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
21 54 41 2.32 AC 100FT F E C R/W IN NW1/4 OF NW1/4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$874,230	\$874,230	\$874,230
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$874,230	\$874,230	\$874,230
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$874,230	\$874,230	\$874,230
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$874,230	\$874,230	\$874,230
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

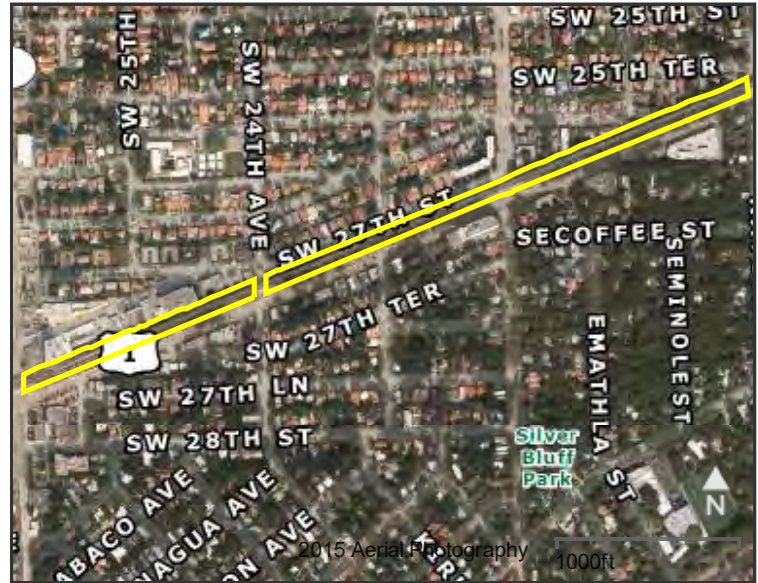


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	01-4115-000-0120
Property Address:	
Owner	MIAMI DADE COUNTY TRANSIT DEPT
Mailing Address	701 NW 1 CT 15TH FL MIAMI, FL 33136 USA
Primary Zone	7000 INDUSTRIAL - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	385,001 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$385,001	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$385,001	\$0	\$0
Assessed Value	\$385,001	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$385,001		

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

Short Legal Description
15 54 41 8.83 AC M/L
70FT R/W THRU SEC DESC AS BEG SE
COR OF LOT 52 BLK 52 OF PB 10-65
FOR POB TH S 02 DEG E 74.54FT S
67 DEG W 1337.23FT N 02 DEG W

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1979	\$0	10411-0380	Sales which are disqualified as a result of examination of the deed

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	03-4120-000-0031
Property Address:	5600 PONCE DE LEON BLVD Coral Gables, FL 33146-2700
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902
Primary Zone	0700 SGL FAMILY - 1551-1700 SQ
Primary Land Use	8617 COUNTY : COMMERCIAL - TOTAL VALUE
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$73,905,086	\$73,905,086	\$73,905,086
Assessed Value	\$73,905,086	\$73,905,086	\$73,905,086

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$73,905,086	\$73,905,086	\$73,905,086
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ALL THAT PORTION OF METRO RAIL LYG WITHIN THE BDRY OF THE CITY OF CORAL GABLES	



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$73,905,086	\$73,905,086	\$73,905,086
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$73,905,086	\$73,905,086	\$73,905,086
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$73,905,086	\$73,905,086	\$73,905,086
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$73,905,086	\$73,905,086	\$73,905,086
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

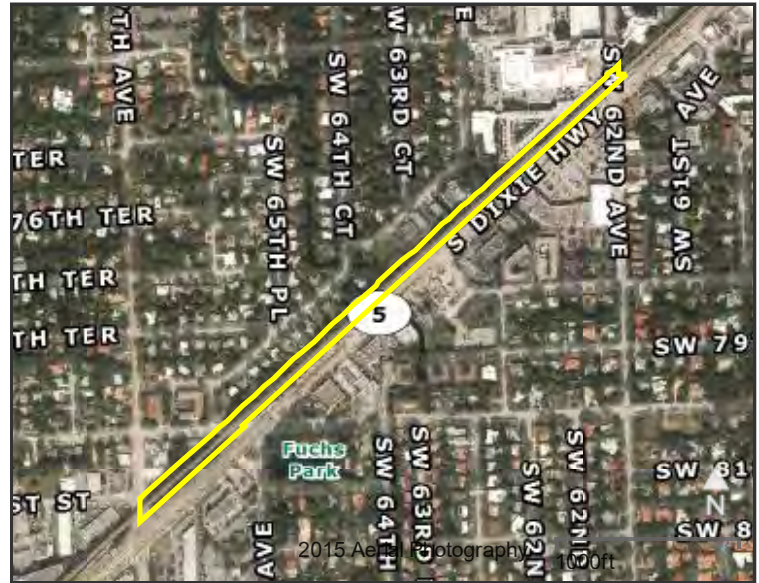


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	09-4036-000-0260
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902 USA
Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	246,591 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$246,591	\$246,591	\$25,788
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$246,591	\$246,591	\$25,788
Assessed Value	\$31,202	\$28,366	\$25,788

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$215,389	\$218,225	
County	Exemption	\$31,202	\$28,366	\$25,788
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
36 54 40 5.66 AC M/L
BEG 443.61FTE & 54.98FTS IN NW
COR OF SW1/4 OF SEC 36 CONT S 47
DEG W 469.60FT S 02 DEG 115FT
N 47 DEG E 650.41FT S 87 DEG W

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$31,202	\$28,366	\$25,788
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$246,591	\$246,591	\$25,788
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$31,202	\$28,366	\$25,788
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$31,202	\$28,366	\$25,788
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1979	\$0	10411-0380	Sales which are disqualified as a result of examination of the deed

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	30-4035-000-1052
Property Address:	6601 NW 72 AVE Miami, FL 33142-4766
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902
Primary Zone	7600 INTENSIVE USE
Primary Land Use	8617 COUNTY : COMMERCIAL - TOTAL VALUE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	42,224 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	42,224 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1993

Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$178,712,952	\$178,712,952	\$178,712,952
Assessed Value	\$178,712,952	\$178,712,952	\$178,712,952

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$178,712,952	\$178,712,952	\$178,712,952
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ALL THAT PORT OF METRO RAIL LYG	
WITH THE BDY OF THE COUNTY T-14155	
LESS DADELAND NORTH PARKING	
GARAGE AND LESS BROWNSVILLE STA	
AND LESS PB 160-72 NAU 30-3115-	



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$178,712,952	\$178,712,952	\$178,712,952
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$178,712,952	\$178,712,952	\$178,712,952
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$178,712,952	\$178,712,952	\$178,712,952
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

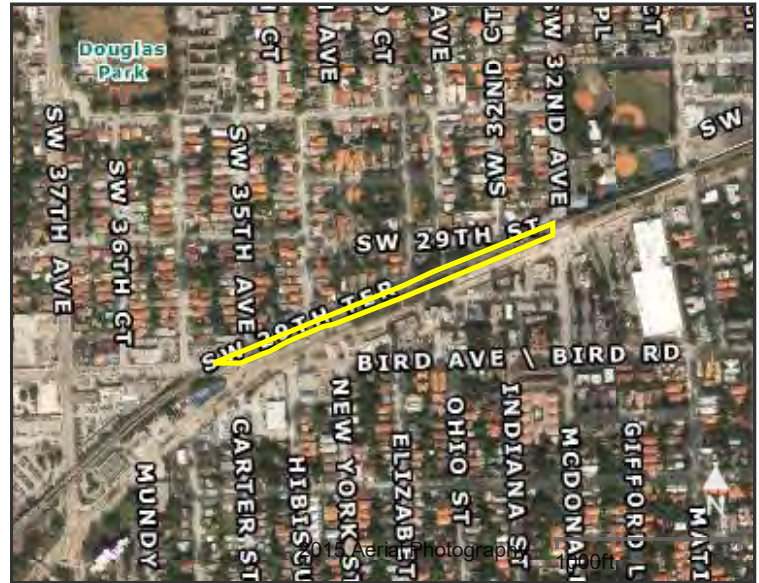


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	01-4116-000-0230
Property Address:	
Owner	MIAMI DADE COUNTY TRANSIT OVERTOWN TRANSIT VILLAGE
Mailing Address	701 NW 1 CT 15 FLOOR MIAMI, FL 33136
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	128,005 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,280,050	\$1,280,050	\$1,280,050
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,280,050	\$1,280,050	\$1,280,050
Assessed Value	\$1,280,050	\$1,280,050	\$1,280,050

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$1,280,050	\$1,280,050	\$1,280,050

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

Short Legal Description	
16 54 41 2.938 AC M/L 70FT R/W THRU SEC PLUS IRREGULAR CONTIG STRIP IN SW1/4 MAX 30FT LESS LEASE TO SOUTHERN BELL TEL & LESS DOT PORT PER OR 27052 0887	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,280,050	\$1,280,050	\$1,280,050
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,280,050	\$1,280,050	\$1,280,050
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,280,050	\$1,280,050	\$1,280,050
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,280,050	\$1,280,050	\$1,280,050
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/05/2009	\$0	27052-0887	Federal, state or local government agency

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

Version:

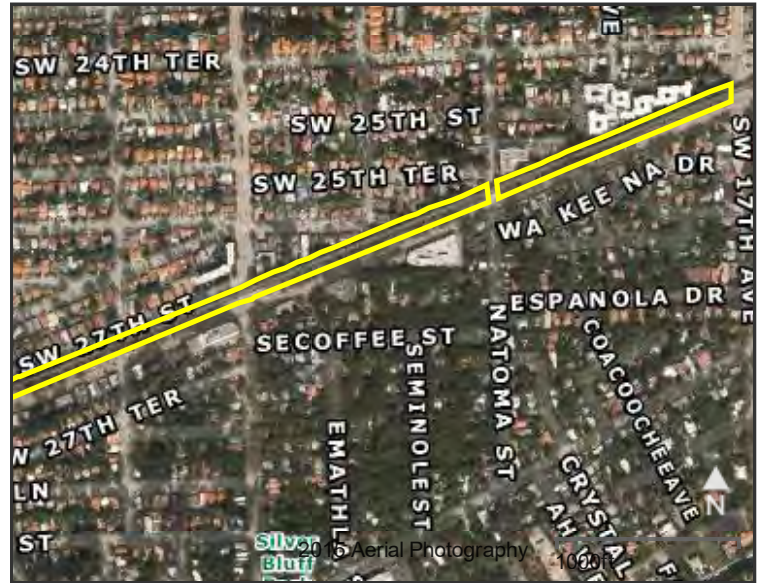


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	01-4115-000-0120
Property Address:	
Owner	MIAMI DADE COUNTY TRANSIT DEPT
Mailing Address	701 NW 1 CT 15TH FL MIAMI, FL 33136 USA
Primary Zone	7000 INDUSTRIAL - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	385,001 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$385,001	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$385,001	\$0	\$0
Assessed Value	\$385,001	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$385,001		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
15 54 41 8.83 AC M/L
70FT R/W THRU SEC DESC AS BEG SE
COR OF LOT 52 BLK 52 OF PB 10-65
FOR POB TH S 02 DEG E 74.54FT S
67 DEG W 1337.23FT N 02 DEG W

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$385,001	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1979	\$0	10411-0380	Sales which are disqualified as a result of examination of the deed

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

Version:

APPENDIX B

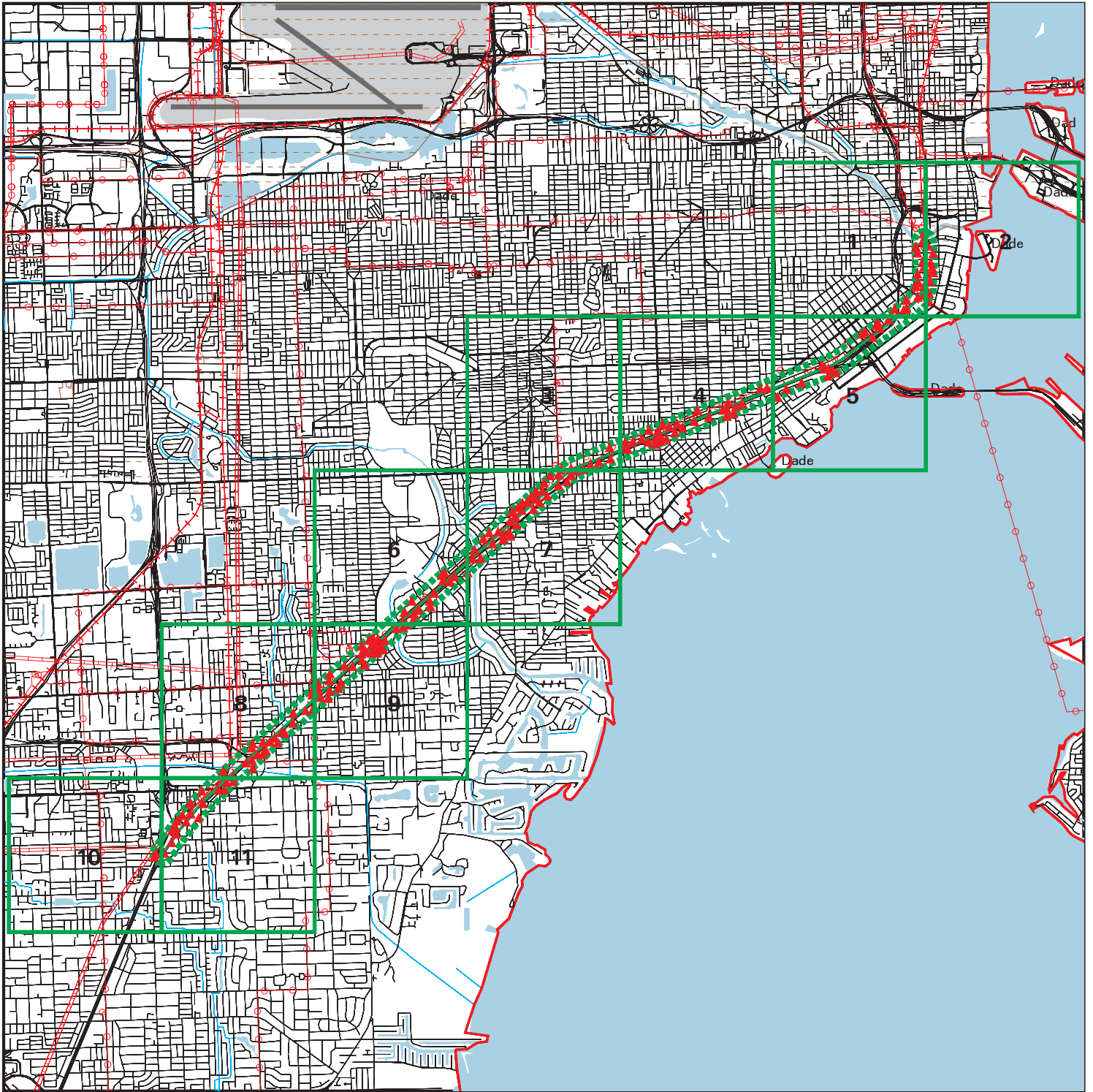
EDR RADIUS MAP REPORT

(CD ATTACHED)

APPENDIX C

MAPS ILLUSTRATING LISTINGS

Key Map

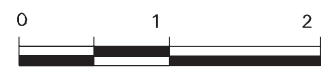


EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

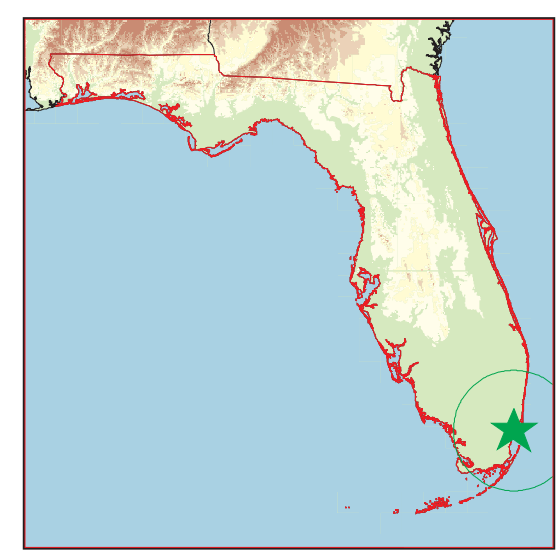
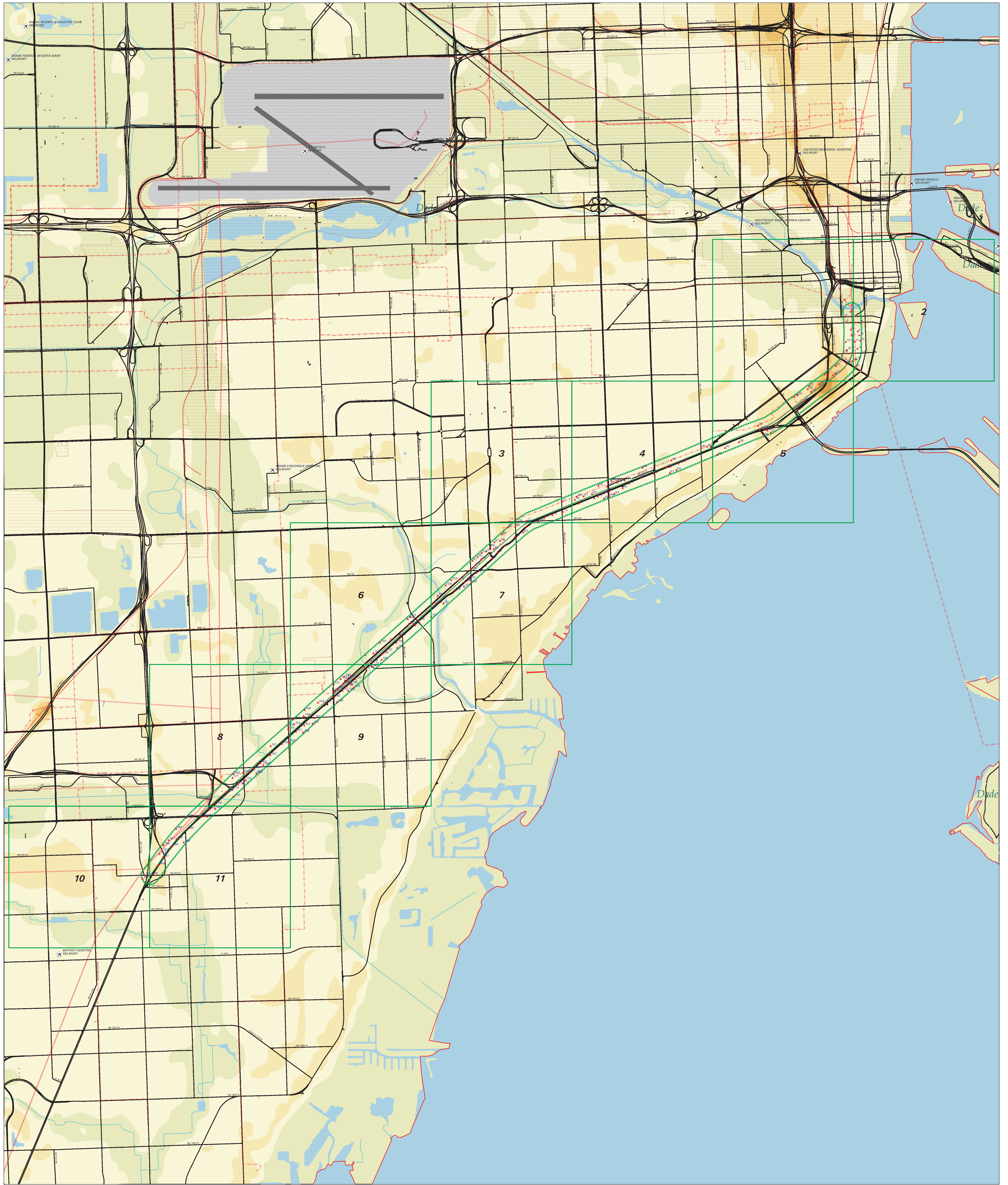
Legend

Roads	Waterways	Powerlines	Water	Listed Sites
Major Roads	Railroads	Pipelines	Superfund Sites	
Contour Lines	Study Boundary	Fault Lines	Federal DOD Sites	Florida Brownfields
		Indian Reservations BIA		



Scale in Miles

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



EDR DataMap® - Environmental Atlas

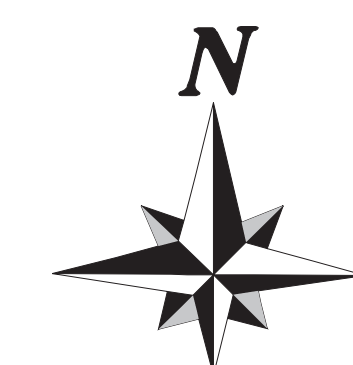
MSA-Phase I ESA 10 Mile Corridor

Legend

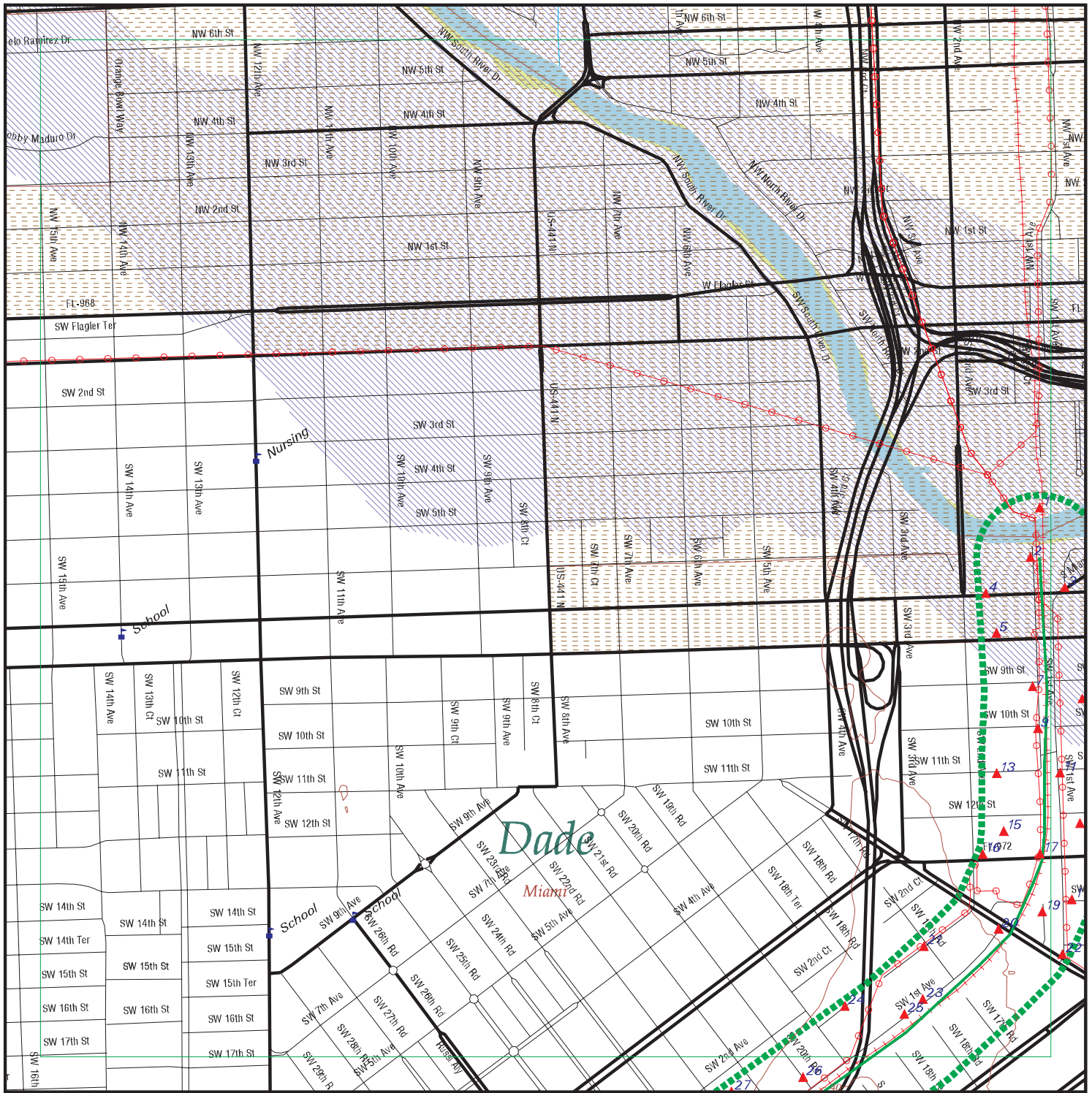
- | | | | | |
|---------------|----------------|------------|-------------------------|--|
| Roads | Waterways | Pipelines | Superfund Sites | Listed Sites |
| Major Roads | Study Boundary | Powerlines | Federal DOD Sites | Earthquake Epicenters (Richter 5 or greater) |
| Contour Lines | Fault Lines | Railroads | Indian Reservations BIA | |
| | Water | | Florida Brownfields | |

0 7 13 20 26 33 39
Elevation in Feet

0 1/4 1/2 1
Scale in Miles



Focus Map 1



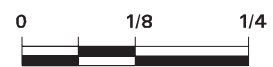
EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

Roads	Waterways	Powerlines	Water	Listed Sites
Major Roads	Railroads	Pipelines	Superfund Sites	Sensitive Receptors
Contour Lines	Study Boundary	Fault Lines	Federal DOD Sites	Florida Brownfields
National Wetlands Inventory	100-Yr Flood Zones	Indian Reservations BIA		

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 2

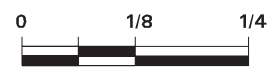


EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

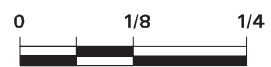
Focus Map 3



EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend



Scale in Miles

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.

Focus Map 4



EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

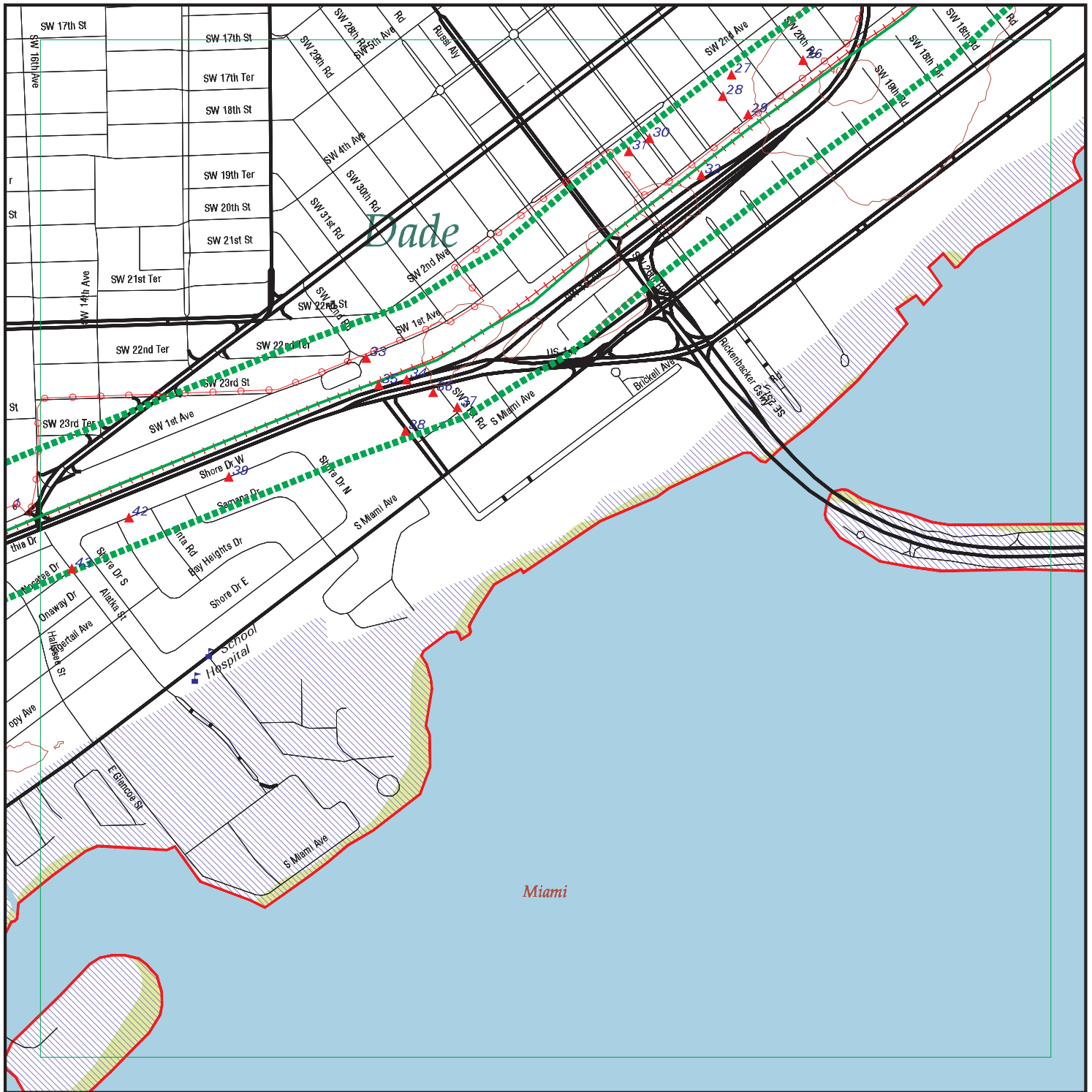
- | | | | | |
|-----------------------------|--------------------|-------------------------|-------------------|---------------------|
| Roads | Waterways | Powerlines | Water | Listed Sites |
| Major Roads | Railroads | Pipelines | Superfund Sites | Sensitive Receptors |
| Contour Lines | Study Boundary | Fault Lines | Federal DOD Sites | |
| National Wetlands Inventory | 100-Yr Flood Zones | Indian Reservations BIA | | |

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 5



EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

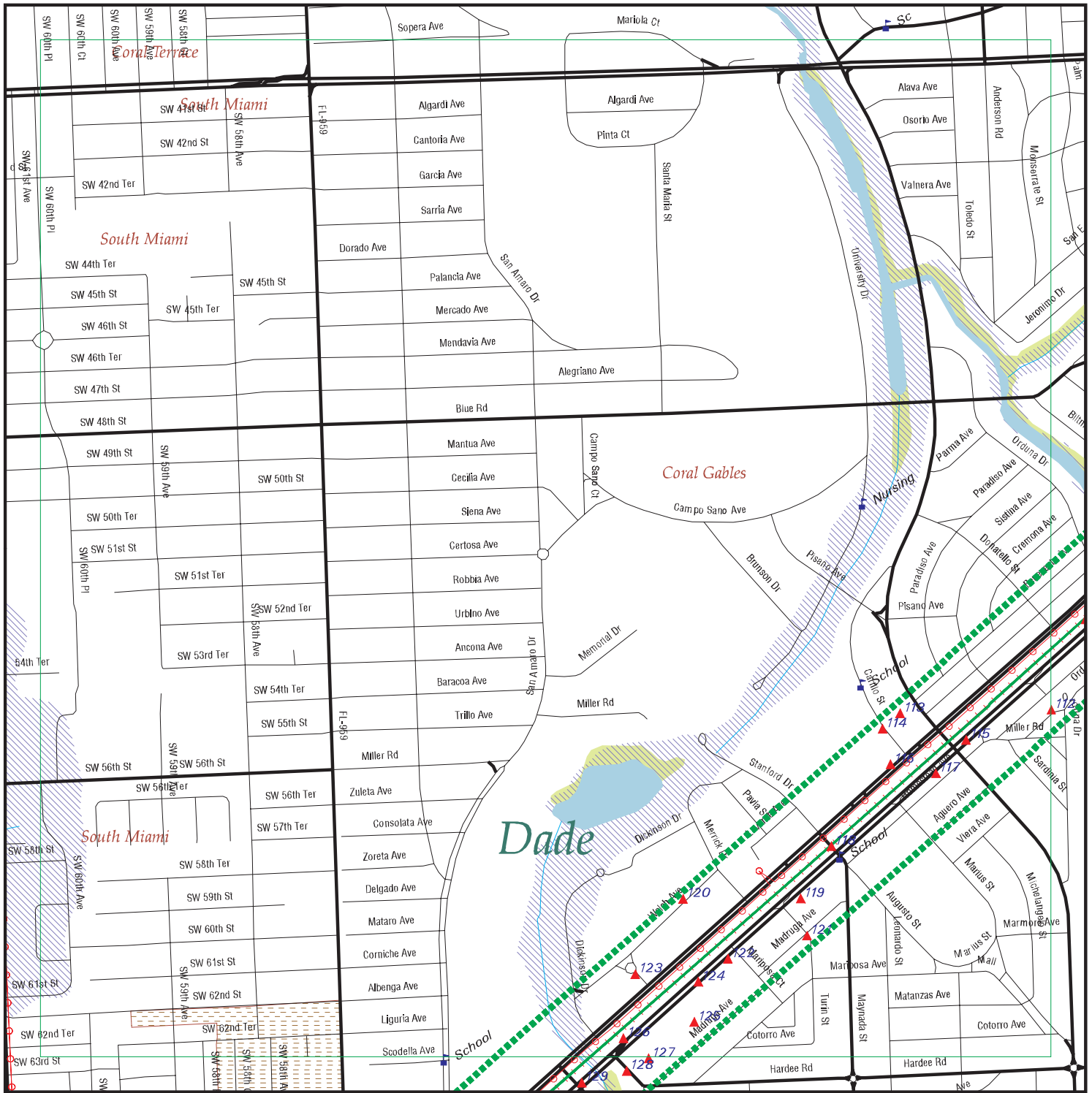
Legend

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 6

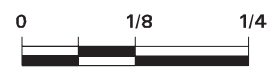


EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 7



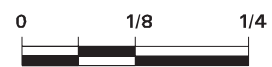
EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

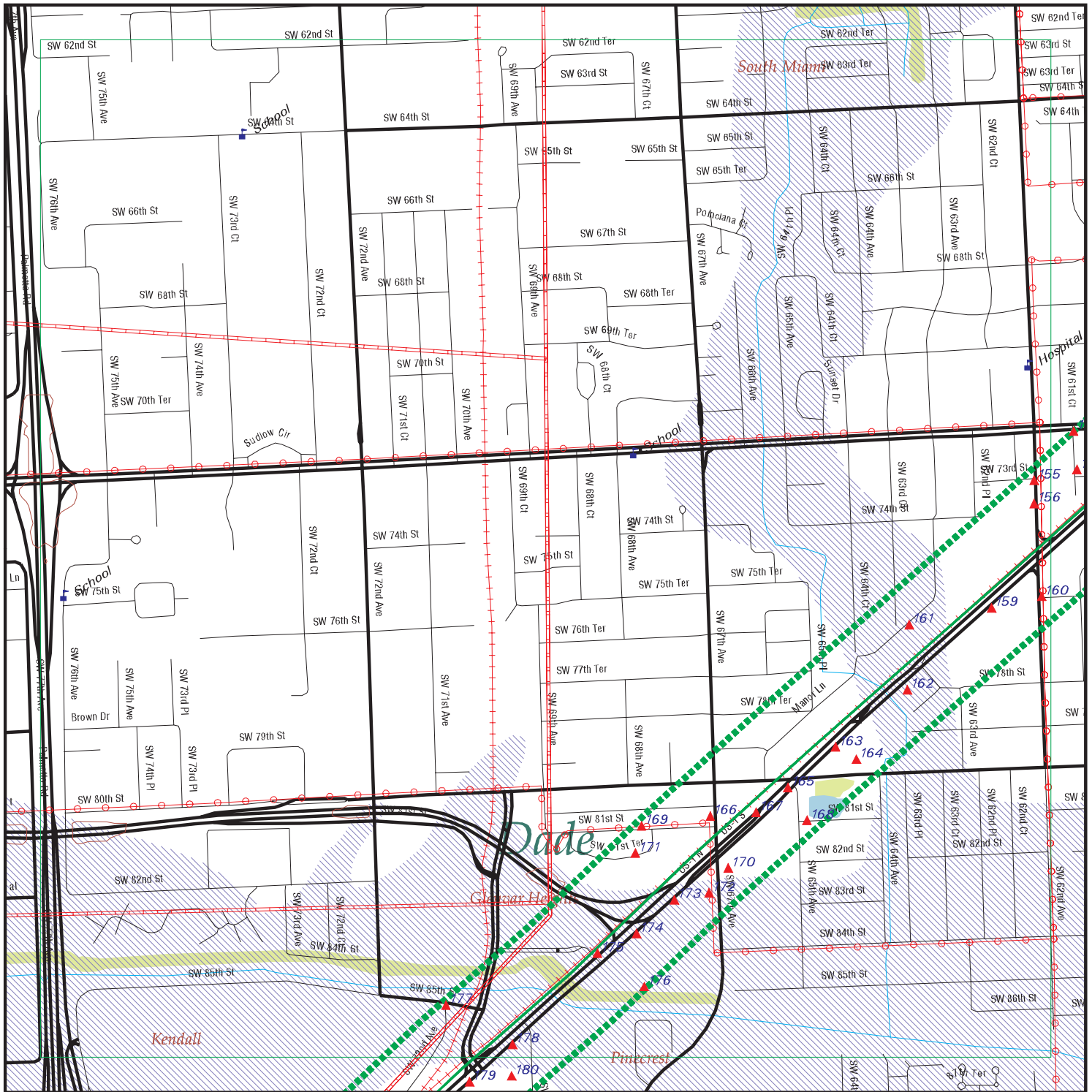
- | | | | | |
|-----------------------------|--------------------|-------------------------|-------------------|---------------------|
| Roads | Waterways | Powerlines | Water | Listed Sites |
| Major Roads | Railroads | Pipelines | Superfund Sites | Sensitive Receptors |
| Contour Lines | Study Boundary | Fault Lines | Federal DOD Sites | |
| National Wetlands Inventory | 100-Yr Flood Zones | Indian Reservations BIA | | |

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 8

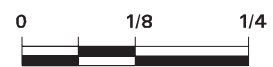


EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

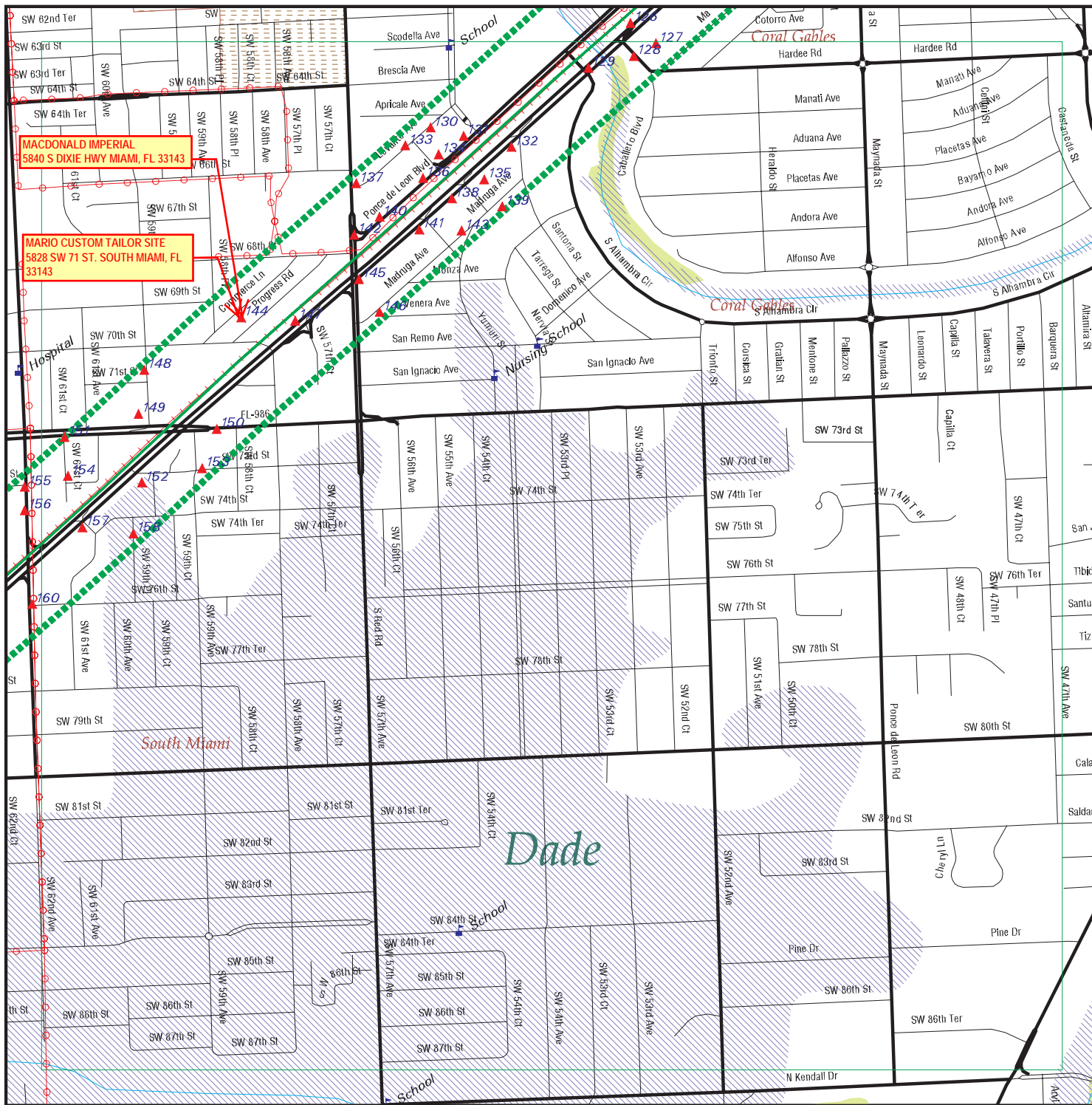
Legend

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 9



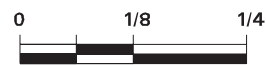
EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

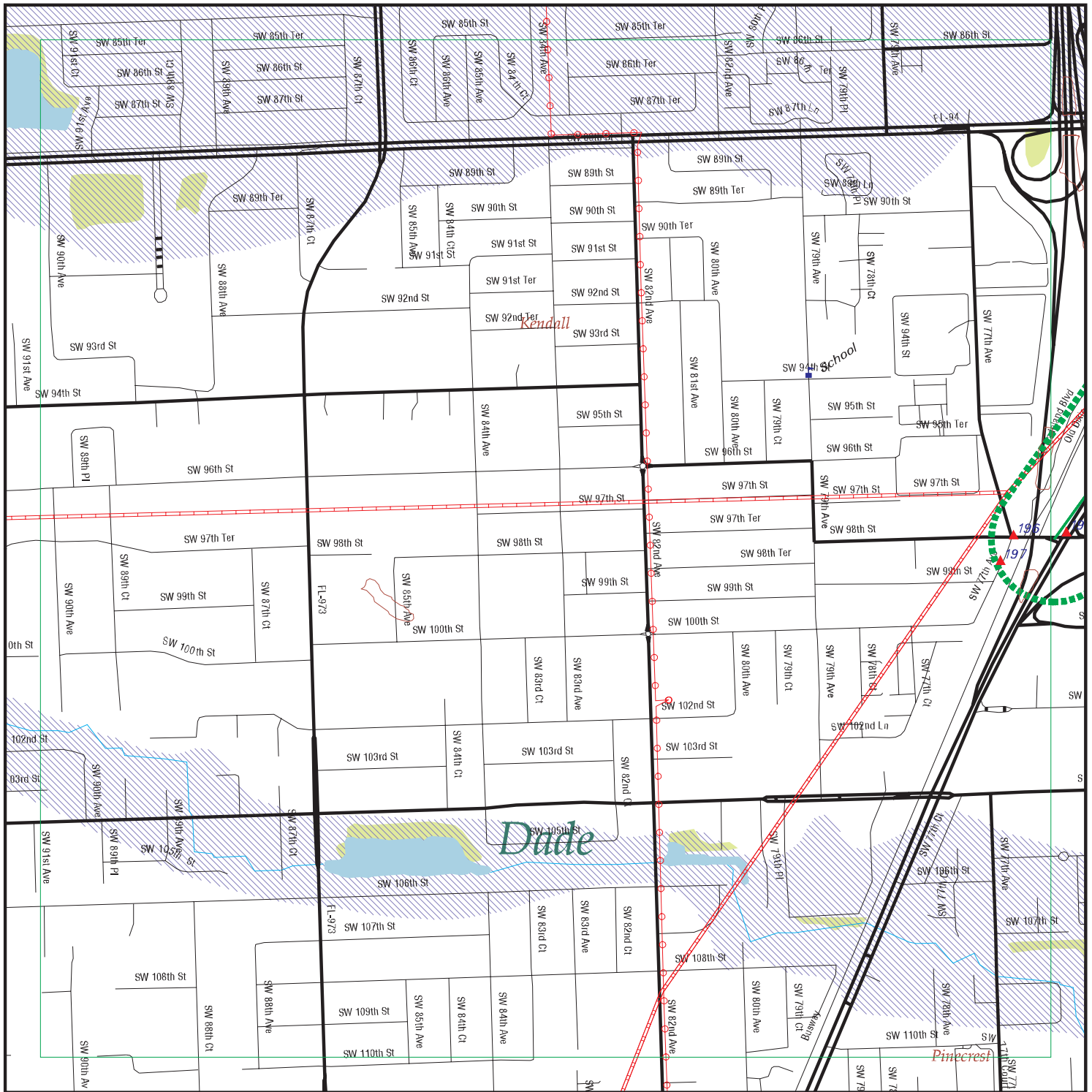
- | | | | | |
|-----------------------------|--------------------|-------------------------|-------------------|---------------------|
| Roads | Waterways | Powerlines | Water | Listed Sites |
| Major Roads | Railroads | Pipelines | Superfund Sites | Sensitive Receptors |
| Contour Lines | Study Boundary | Fault Lines | Federal DOD Sites | Florida Brownfields |
| National Wetlands Inventory | 100-Yr Flood Zones | Indian Reservations BIA | | |

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 10



EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

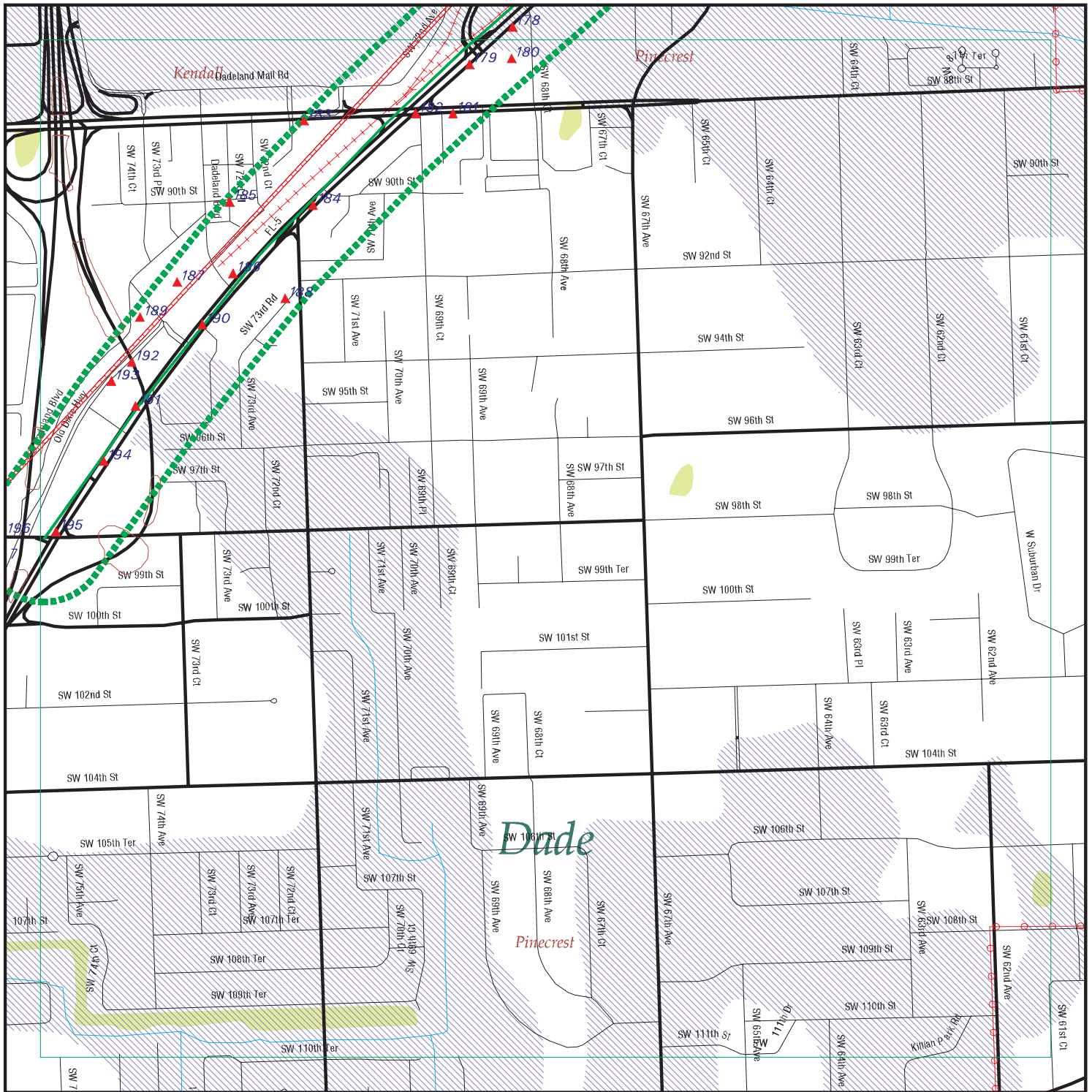
- | | | | | |
|-----------------------------|--------------------|-------------------------|-------------------|---------------------|
| Roads | Waterways | Powerlines | Water | Listed Sites |
| Major Roads | Railroads | Pipelines | Superfund Sites | Sensitive Receptors |
| Contour Lines | Study Boundary | Fault Lines | Federal DOD Sites | |
| National Wetlands Inventory | 100-Yr Flood Zones | Indian Reservations BIA | | |

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.



Scale in Miles

Focus Map 11

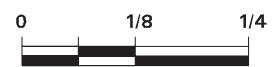


EDR DataMap® - Environmental Atlas

MSA-Phase I ESA 10 Mile Corridor

Legend

- | | | | | |
|-----------------------------|--------------------|-------------------------|-------------------|---------------------|
| Roads | Waterways | Powerlines | Water | Listed Sites |
| Major Roads | Railroads | Pipelines | Superfund Sites | Sensitive Receptors |
| Contour Lines | Study Boundary | Fault Lines | Federal DOD Sites | |
| National Wetlands Inventory | 100-Yr Flood Zones | Indian Reservations BIA | | |



Scale in Miles

Copyright © 2016 EDR, Inc. © 2015 TomTom Rel. 2015.

10 Mile Corridor Limited Phase I, Miami FL
Amec Foster Wheeler
Project Number 6783-16-2797
May 18, 2016



APPENDIX D

PHOTO LOG



**PHOTO 1: Underline
of Rail, near Brickell
Station**



**PHOTO 2: Underline
of Rail, near Brickell
Station**



PHOTO 3: Underline of Rail, near Brickell Station



PHOTO 4: Overgrown field adjacent to underline, near Vizcaya Station



**PHOTO 5: Underline
of Rail, near Vizcaya
Station**



**PHOTO 6: Underline
of Rail, near Vizcaya
Station**



**PHOTO 7: Underline
of Rail**



**PHOTO 8: Trash and
debris next to
underline north of
Vizcaya Station.**



PHOTO 9: Trash and debris behind fence near underline north of Vizcaya Station.



PHOTO 10: Mobil station adjacent to rail by Vizcaya Station



**PHOTO 11: Underline
of Rail**



**PHOTO 12: Underline
of Rail**



**PHOTO 13: Underline
of Rail near
University Station**



**PHOTO 14: Underline
of Rail near
University Station**



PHOTO 15: Auto shop storage area behind fence near underline of Rail, by University Station



PHOTO 16: Underline of Rail



**PHOTO 17: Underline
of Rail**



**PHOTO 18: Underline
of Rail**



**PHOTO 19: Underline
of Rail**



**PHOTO 20: Underline
of Rail near South
Miami Station.**



PHOTO 21: Auto repair and body shop near underline of Rail, near South Miami Station.



PHOTO 22: Underline of Rail near South Miami Station.