

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
ASTM PRACTICE E 1527-13**

Subject Office Building Property
Property: 4701 Northwest 33rd Avenue
Oakland Park, Florida 33309

Client: Broward County Commission
Public Works Department
Real Property Section
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Project No: 19-1606

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EXHIBITS

- EXHIBIT 1 - LOCATION MAP (APPENDIX 16.1)
- EXHIBIT 2 - SITE PLAN (APPENDIX 16.1)
- EXHIBIT 3 - AERIAL PHOTOGRAPH (APPENDIX 16.3)
- EXHIBIT 4 - TOPOGRAPHIC MAP (APPENDIX 16.3)

Office Building Property
4701 Northwest 33rd Avenue
Oakland Park, Florida 33309

ASTM Practice E 1527-13
Phase I ESA
Project No.: 19-1606

1.0 SUMMARY

ProTech Assessments, Inc. (ProTech) has conducted a Phase I Environmental Site Assessment of the following subject property.

**OFFICE BUILDING PROPERTY
4701 NORTHWEST 33RD AVENUE
OAKLAND PARK, FLORIDA 33309**

The following client contracted the Phase I Environmental Site Assessment.

**BROWARD COUNTY COMMISSION
PUBLIC WORKS DEPARTMENT
REAL PROPERTY SECTION
115 SOUTH ANDREWS AVENUE
ROOM 501
FORT LAUDERDALE, FLORIDA 33301**

FINDINGS

The following items are identified as potential (known or suspect) environmental conditions in connection with the subject property.

- One RCRA-Info Site
- Two UST/AST Sites
- One DSCP Site
- Hydraulic Elevators (Subject Property)
- Electric Transformers

CONCLUSIONS

A Phase I Environmental Site Assessment was conducted in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 of the Office Building Property, 4701 Northwest 33rd Avenue, Oakland Park, Florida, the subject property. Any deletions, deviations, or data gaps from this Practice are described in Section 11.0 of this report.

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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.

- This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject property.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- This assessment has revealed no evidence of Controlled Recognized Environmental Conditions (CRECs) in connection with the subject property.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- This assessment has revealed no evidence of Historical Recognized Environmental Conditions (HRECs) in connection with the subject property.

Vapor Encroachment Concern (VEC) - The ASTM definition of a Vapor Encroachment Concern is defined by the ASTM Standard Practice E 2600-10 as the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property. ProTech has performed a Vapor Encroachment Screening (Tier 1) in general accordance with the scope of work and limitations of ASTM Standard Practice E 2600-10, for the subject property (see Section 5.1.3).

- Based on the findings of the Tier 1 screen, a reasonable probability was not identified to indicate that a VEC exists at the subject property.

Business Environmental Risks (BERs) include risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property, not necessarily limited to those environmental issues required to be investigated in the standard ASTM scope. BERs may affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability of the subject property presently and in the future. This assessment has revealed the following BERs associated with the subject property:

- A Business Environmental Risk (BER) evaluation was not performed as part of this assessment.

RECOMMENDATIONS

- Based on the findings and conclusions of this Phase I Environmental Site Assessment, no further investigation with regards to the environmental assessment of the subject property is recommended at this time.
- In addition, due to the setting of the subject property within a mixed-use area (commercial properties, office properties, paved parking lots, residential developments), it is advised that the Owner be vigilant regarding the environmental conditions of the subject property in the future.
- ProTech has not been informed of the potential future development plans, and specifically future construction activities, for the subject property. It is ProTech's opinion that a *Soil Management Plan* must be devised for any new construction (earthwork). This report does not include any recommendations in regards to a Soil Management Plan. If engineering fill (soil) is to be imported onto the subject property, or if any excavation and soil removal from the subject property will be performed or required in the future, ProTech recommends that a comprehensive *Soil Management Plan* be prepared for the subject property.

CERTIFICATION STATEMENT

Certification of the Phase I Environmental Site Assessment (ESA) and Report is as follows:

- The Phase I ESA and Report were completed on May 8, 2019.
- The Phase I ESA meets the requirements of the Client and Client's designees.

Office Building Property
4701 Northwest 33rd Avenue
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ASTM Practice E 1527-13
Phase I ESA
Project No.: 19-1606

- The Client and the Client's designees are entitled to rely on the information set forth in the Phase I ESA.
- The accuracy, correctness, and completeness of the Phase I ESA is provided with the knowledge of the Comprehensive Environmental Response Compensation And Liability Act, as set forth in 42 U.S.C. Section 9601 et seq., as amended ("CERCLA").