Application for Funding FY 2018
Broward Redevelopment Program
(BRP)

BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY 2018)

Part I: COVER SHEET (To Be Completed by Applicant)

Section A. Funding Request Summary

1. Project Name:	2. Funding Type:	3. Project Type (check one):		4. $ Amount Requested:
Hillsboro Corridor	Reimbursement	Public Improvement	X	$500,000
	Grant X	Affordable Housing		
		Property Acquisition	X	$500,000
		Interior Build-out for Economic Development		
		Child care Facility seeking Accreditation		

Section B. Applicant Agency Information

6. Applicant(s): The City of Coconut Creek	
7. Administrative Address: 4800 West Copans Rd.	
8. City & State: Coconut Creek, Florida	9. Zip Code: 33063
10. Telephone Number: (954)973-6730	11. Fax Number: (954)956-1424
12. E-mail Address: srose@coconutcreek.net	13. Web Site: www.coconutcreek.net
14. Mayor/City Manager (required): Mary Blasi	15. Office Phone Number: (954)973-6720
16. CRA Director (as applicable)*:	17. Office Phone Number:
18. Contact Person's Name Sheila Rose	19. Phone Number including area code (954)973-6756
20. Mailing Address, City, State, Zip Code 4800 West Copans Rd., Coconut Creek, FL 33063	
21. Type of Entity (Check all that apply.): X Municipality __ Community Redevelopment Agency __ Broward County	
22. Prior County Funding for Redevelopment to Municipality or Community Redevelopment Agency (Check all that apply. Attach explanation, if needed.): X None __ Redevelopment Capital Program __ Broward Redevelopment Program __ Tax Increment	

Section C. Certification of Accuracy and Compliance

I do hereby certify that all facts, figures, and representations made in the Application are true and correct. The filing of this Application(s) has been authorized by the Municipal, County or Community Redevelopment Agency Boards and I(we) have been duly authorized to act as the representative(s) of the Board(s) in connection with this Application. I (we) also agree to follow all Terms, Conditions, and applicable federal and state statutes.

Mary C. Blasi	City Manager
Print Authorized Mayor/ Municipal/County Manager's Name (required)	Title
Authorized Mayor/Municipal/County Manager's Signature (required)	Date
Print Authorized CRA Director's Name (as applicable)*	Title
Authorized CRA Director's Signature (as applicable)*	Date

* If the project is in a CRA, created pursuant to Chapter 163, Part III, F.S.

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APPLICATION CHECKLIST

1. Applications must be submitted in hard copy by **hand delivery** to the following address no later than **12:00 PM**, **August 2, 2017**

BROWARD COUNTY HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION
Environmental Protection and Growth Management Department
110 N.E. Third Street Suite 300
Fort Lauderdale, FL 33301

Applications received after 12:00 PM will be disqualified for FY 2018 funding and returned

2. Submit one (1) original signed Application, eight (8) copies and eight (8) electronic (CD/DVD) copies in the format provided in the Application Form on Pages 13-16.

3. Number all pages, including attachments.

4. Original completed Application – **DO NOT** staple, perforate, or bind.

5. Application copies – Do staple, clip, or use rubber bands.

6. Answer each section in the order provided.

7. A separate Cover Sheet and Application Form are required for each Application.

8. Applications must be complete and include all required documentation at the time of submittal.

9. All Applicants must provide a signed letter from the Mayor or City Manager confirming municipal and CRA, as applicable, support of the Application and project(s) with copies sent to the respective Board(s).

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Part II: ATTACHMENTS AND DOCUMENTS

Submit each of the following Attachments as an Appendix to the original Application and complete copies of the Application. Include all Attachments in the Application pagination. **Failure to include Attachments "A" through "D"** shall be a **Fatal Flaw** and the Application shall be removed from further consideration.
1. Signed letter from the Mayor or City Manager confirming municipal and CRA, as applicable, support for the Application and project(s) with copies sent to the respective Board(s) must be included as ***Attachment "A."***
2. Resolution by the municipality/CRA declaring the application and project(s) as a beneficial use of public dollars and supports economic development opportunities which will would have positive impact(s) in the community must be included as ***Attachment "B."***
3. Ordinance or Resolution defining the redevelopment area and declaring that the area meets the blighting conditions described in Chapter 163, Part III, Florida Statutes and legal description of the area must be included as ***Attachment "C."***
4. Documentation, including a map showing the project location which must be within the boundaries of a CRA or defined area declared as meeting blighting conditions, must be included as ***Attachment "D."***

Additional Attachments

1) Project Description addressing question #7 is located in ***Attachment "E."***
   - -Brief Narrative is ***Attachment "E"***
   - -Property Acquisition Appraisal is ***Attachment "E-1"***
   - -Cost Estimate is ***Attachment "E-2"***
   - -Demonstration of Project is ***Attachment "E-3"***
2) Funding Source Information addressing question #9 is located in ***Attachment "F"***
3) Project Site Control addressing question #10 is located in ***Attachment "G"***
   - -Property Acquisition - ***Attachment "G"***
   - -Public Improvement - ***Attachment "G-1"***
   - -Public Improvement FDOT Hillsboro Blvd ROW Agreement- ***Attachment "G-2"***
   - *-Phase II Environmental Assessment* - ***Attachment "G-3"***
4) Project Development Schedule addressing question #11 is located on ***Attachment "H"***

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FATAL FLAW CHECKLIST

Failure to comply with or include any of the **Required Items** or failure to respond to **Required Items** will result in a Fatal Flaw and removal of the Application from further consideration.

Required Item		Yes	No
1.	Application was received by due date and time.		
2.	Original Application contains original signature(s) under Part I: Cover Sheet Section C "Certification of Accuracy and Compliance" on Page 5.		
3.	The Application is responsive, that is, it addresses an eligible project for which funds are available.		
4.	Application provides for a Non-County funding source (cash or in-kind).		
5.	Attachments **"A"**, **"B"**, **"C"** and **"D"** are attached to the Application.		

BROWARD REDEVELOPMENT PROGRAM (BRP)
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APPLICATION INSTRUCTIONS

- **Please Note: Technical assistance is available upon request: *954-357-6679.***

DEFINITIONS

For the purposes of the Broward Redevelopment Program (BRP):

- "Affordable Housing" shall mean a project which creates new housing units only (available to individuals and families up to 140% of Adjusted Median Income (AMI). Funding is not for rehabilitation or assistance services of any kind.
- "Applicant" shall mean Broward County*, a municipality, or community redevelopment agency (CRA).
- "Build-out for Economic Development" shall mean interior build-out for a long-term tenant (minimum 5-year lease) or business/property owner that brings permanent new jobs and does not include furniture and equipment. The only eligible applicants for the proposed BRP are municipalities, CRAs or the County* and a grant will be awarded only to one of these entities. The County grant will be disbursed only after build-out is complete and the business has hired the number of new, permanent employees identified in the Application. The grant will be paid out in two (2) installments; the first being when a Certificate of Occupancy (CO) has been issued, and the next when the number of stated new jobs have been achieved, no later than 12 months after the issuance of the CO. Funding is limited to $15 per square foot not to exceed $150,000 or 50% of the interior build-out cost, whichever is less.
- "Child care center accreditation" shall mean a child care facility, as defined in Section 7-5 of the Broward County Code of Ordinances, which is seeking accreditation of its personnel pursuant to Chapter 402, Florida Statutes.
- "Economic Development" shall mean a project or activity that creates an identified number of permanent new jobs as detailed in the Application for funding under the Broward Redevelopment Program.
- "Non-County Match shall mean cash contributions and in-kind contributions. In-kind contributions shall mean the cost/value of dedicated or acquired real property and/or direct staff hours on a project for which funding is requested. (Documentation Required)
- "Property Acquisition" shall mean the acquisition of land and associated structures (if any) for the purpose of lot assemblage to facilitate economic development, job creation, redevelopment and/or other measurable community benefit(s) to the redevelopment area. Acquired properties shall be placed on the tax roll and generating tax revenue within three (3) years of the effective date of the ILA or 100% of grant money will be refunded to the County.
- "Public Improvements" shall mean improvements which further redevelopment including:
  - Utility improvements (upsizing to accommodate development/redevelopment);
  - Removal of septic tank waste systems
  - Transportation improvements (roadways, turn lanes, crosswalks, etc.);

- "Green" infrastructure improvements (projects promoting water protection/retention and/or reuse, energy efficiency, etc.)
- Construction or expansion of public parking;
- Streetscaping to facilitate access to businesses, employment, and transit; and,
- Landscaping and irrigation associated with an eligible public improvement not to exceed 20% of the cost of the associated eligible public improvement.

- "Redevelopment" shall mean projects which address public purposes of removing blighting conditions and facilitating economic development opportunities and job creation; which public purposes have long-term positive impacts on the community providing a decent, secure and attractive living and working environment.
- "Reimbursement Grant" shall mean a performance-based grant with identified milestones. When milestones are achieved, Applicant may present documentation and make a request for County reimbursement, subject to County staff review and approval. Documentation includes paid receipts for project costs incurred by the applicant. For property acquisition and public improvement projects, no more than two (2) disbursements, including a final disbursement at project completion, will be made for any single project. For property acquisition and public improvement projects, the Applicant must identify milestones prior to execution of interlocal agreement otherwise one grant payment will be made when the project is complete. For interior build-out projects, the County grant will be disbursed in two (2) equal installments; the first being when a Certificate of Occupancy (CO) has been issued, and the final one when the number of stated new jobs have been achieved, no later than 12 months after the issuance of the CO. All County reimbursement grants are subject to staff review and approval of documentation.

* *County developed a companion program for the Unincorporated Area and will apply the BRP evaluation tool to score projects. Other funding sources will be used in FY 2018-19 for Unincorporated Area projects. Under the BRP, if a municipality/CRA has a project on or adjacent to County property, the County may partner with a municipality/CRA in applying for BRP funding.*

INVITATION TO APPLY

Applications must be submitted on the **Application Form** on Pages 13-16 with all other required and supplemental materials provided as Attachments.

APPLICATIONS must include the Applicant's return mailing address, contact person and telephone number. Applicants shall submit one (1) original, eight (8) bound copies with dividers, and eight (8) electronic CD/DVD copies. The Applicant **must hand deliver** the Application and documentation.

The Housing Finance and Community Development Division (Division) must receive Applications and documentation by *12:00 PM on August 2, 2017*. Applications and documentation received after that date and time will not be accepted and will be returned to the Applicant.

Applicants may withdraw their Applications by notifying the Division in writing at any time. Applications and materials submitted with the Application will be returned to the Applicant upon request.

Immediately upon receipt Applications become **"public records"** and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Applicants may invoke the exemptions to identify the data or other materials to be protected, and must state the statutory authority and the reasons why such exclusion from public disclosure is necessary. **Requests for exemption shall be subject to review and approval of the County Attorney's Office.**

SELECTION PROCESS:
Applications submitted shall be reviewed and evaluated by an evaluation committee. The Applicant understands that acceptance of an Application does not constitute an agreement or contract between the Applicant and Broward County.

Applicants will have an opportunity to present their Applications/projects to the evaluation committee at a time scheduled between September 11th and September 22, 2017.

The Board of County Commissioners reserves the right to reject all Applications submitted, waive any information, and re-advertise for new Applications. The Division may make a recommendation to the Board of County Commissioners not to fund any projects in the Applications submitted.

APPLICATION PREPARATION COSTS
Neither the County nor its representatives, which include County agencies and personnel, shall be liable for any expenses incurred in connection with preparation of an Application. Applicants should prepare their Applications simply and economically, providing straight forward and concise descriptions and responses to the questions on the Application Form.

ACCURACY OF APPLICATION INFORMATION
Any Applicant that submits in its Application to the Division any information which is determined to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration. Answers and responses must pertain to the specific question requested on the Application Form. No consideration will be given to a response that does not relate specifically to the question. If the response to a question is contained elsewhere in the Application, it must be specifically cited (i.e. page number, question number, etc.).

INSURANCE/SOVEREIGN IMMUNITY
County, CRAs and Municipalities are state agencies or political subdivisions of the State of Florida as defined in Chapter 768.28, Florida Statutes, and each party shall be fully responsible for acts and omissions of its agents, contractors, or employees in the performance of its obligations under this Application and subsequent interlocal agreement, to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties, in any matter, arising out of this Application or any other contract or agreement.

FUNDING AWARD
The selected Applicant(s) (municipality and CRA, as applicable) shall be required to execute an interlocal agreement with Broward County as soon as possible subsequent to project and

funding approval by the Board of County Commissioners. In addition, if an applicant does not execute an Interlocal Agreement within one (1) year subsequent to funding approval, the funding commitment is forfeited. Applicant can re-apply for the funds in next round of BRP funding.

The Funding Award is for the specific eligible project described in the Application, and is available for a reimbursement grant(s), consistent with the milestones established in the interlocal agreement, if the project is completed in compliance with the terms, conditions, and provisions of the interlocal agreement, within three (3) years from the effective date of the interlocal agreement, subject to County staff review and approval of documentation submitted.

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HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION
BROWARD REDEVELOPMENT PROGRAM (BRP)

APPLICATION FORM

(To Be Completed by Applicant)

1. Application Date: 8/1/2017

2. Applicant(s): City of Coconut Creek

   Address: 4800 West Copans Road

   Contact Person: Sheila Rose Title: Director of Sustainable Development

   Telephone #: (954)973-6756 FAX #: (954)956-1424

   E-mail: srose@coconutcreek.net

3. Project: Hillsboro Corridor Redevelopment Area

   Project Address: W HILLSBORO BOULEVARD
   Coconut Creek, FL 33073

   Project Location (Attach Map and Legal Description): Please see Attachment "D",
   Attachment "G" - Property Aquisition
   Attachment "G1"- Public Improvements

4. Project Start Date: June 2018

   Project Completion Date: May 2021

5. Property Owner(s): 4651 W HILLSBORO LLC/ FDOT RIGHT OF WAY

   Property Owner(s) Address: 10000 MANDARIN ST PARKLAND FL 33076

   Telephone #: _____ FAX #: _____

   E-mail: _____

6. Funds Requested: $1,000,000

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7. Project Description:

   a. Provide brief narrative of the proposed project including project objectives, major project characteristics, number and type of permanent jobs created, removal of blighting conditions, population served, public purpose, proximity to public or other transportation, and non-County funding sources. ***(See Attachment "E")***

   b. Property acquisition projects must provide current appraisal(s) (i.e. no older than 6 months), and environmental assessment(s), in accordance with the County requirements shown in Appendix II on Page 28. A Contract for Purchase is the minimum required documentation. (See #10 on Page 15). ***(See Attachment "E1")***

   c. In addition to the number of permanent new jobs created, interior build-out projects for economic development must identify the project to be undertaken, the long-term tenant or business/property owner, and the term of the lease.

   d. Provide detailed cost information regarding the project. Include design plans and costs estimates, bids, and other available information. Attach project plans and detailed cost estimates. Plans must be to scale. Interior build-out projects must include the cost per square foot, number of square feet, and cost of the interior build-out not including furniture and equipment. ***(See Attachment "E2")***

   e. Demonstrate how the project addresses the Criteria, shown on Pages 17-20. ***(See Attachment "E3")***

   f. Provide additional attachments as needed.

8. Project Costs and Funding Sources
   As an attachment, provide cost information regarding the project. Provide detail necessary to identify funding sources (which may be less detail than in #7d).

PROJECT COSTS					
Itemized Cost	**County BRP**	**Municipal Funds**	**CRA Funds**	**Other Funds**	**Total Costs**
A. Acquisition Cost					
1. Contract Purchase Price	$360,000			* Private Investment	$360,000
2. Appraisals	$0	$1,750		project costs will	$1,750
3. Survey	$0			be attached shortly.	
4. Environmental Audit(s)	$0				$0
B. Public Improvement / Aff. Housing					
1. Architectural/Engineering Fees	$130,952	$37,000			$167,952
2. Construction Costs	$289,680	$177,000			$466,680
3. Contingency Costs	$43,968	$0			$43,968
4. Other	$150,000	$0			$150,000
C. Interior Build-out / Child Care Accredition					
1. Architectural/Engineering Fees					
2. Construction Costs					
3. Contingency Costs					
4. Other					
Total Project Costs	$974,600	$215,750			$1,190,350

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9. Funding Source Information (Include Match information. See "Definitions" on Pages 9-10.

As an attachment, provide the following for each funding source currently in place to complete this project. ***See Attachment "F1", "F2" and "F3"***

a. Funding provided
b. Name, address, telephone number, contact person
c. Type of funding provided (e.g., grant, loan, other-specify), funding timeframes, and special terms and conditions (e.g., performance-based, interest rate, etc.)
d. Date funded, requested and expected (Attach commitment or award letters)

SOURCES OF FUNDS		
Funding Amount	**Name of Source**	**Type of Funding and Terms and Conditions**
$177,000	City of Coconut Creek- Attachment "F1"	Public Improvements
$37,000	City of Coconut Creek- Attachment "F2"	Design and Planning
$100,000	Broward Beautiful State Grant- Attachment "F3"	Public Improvements
Total Funding		

10. Project Site Control -***See Attachment "G" for Property Acquisition Component - See Attachment "G1" for Public Improvement Component***

a. Applicant currently has control of project site through:

_____ Fee Simple Title

_____ Lease

X Other (describe) See Attachment "G" and "G1"

b. Provide Evidence of Site Control (i.e., copy of Warranty Deed, etc.)

c. If site is not under Applicant's control, provide time line and schedule for establishing control. (Contract for Purchase is the minimum required documentation.)

Legal Description and Map (attach):

Street Address: W Hillsboro Blvd

Current Owner: 4651 Hillsboro LLC

d. If the project site is vacant, describe any prior known use. Also indicate the age of any buildings or other structures currently located on the site.

e. Provide a layout of the project site showing details, including the locations of any existing buildings or other structures and any public improvement projects addressed in the Application. ***See Attachment "G" and "G1"***

f. Provide a location map, showing location of the project to the surrounding area.

i. Attach Phase 1 and Phase 2 environmental assessments, as required. Provide mitigation plan, if required. ***See Attachment G-3***

The City recognizes the requirement for an Environmental Audit for BRP property acquisition proposals. However, the subject property is already the subject of a Florida Department of Environmental Protection (FDEP) clean up, as a former auto service facility. The FDEP has completed the initial stages of Site Assessment for the petroleum discharge in cooperation with the Broward County Environmental and Engineering and Permitting Division. Reports, which can be made available on request, indicate that any contamination on site is minimal, with the primary contamination underneath Hillsboro Boulevard right-of-way, which is state owned. Conversations with Broward County staff indicate that the FDEP will be entering into an agreement with the owner of the subject property to complete the state funded clean up within 6 to 9 months. This is an ideal redevelopment opportunity with both remediation of contamination and lot assemblage to provide a viable development parcel for the Hillsboro Corridor. Attachment G-3 is the Phase II Environmental Asessment for the property. The report indicates that with redevelopment, the property owner/operator will be responsible for properly managing petroleum affected soils or groundwater that may be disturbed during construction.

11. Project Development Schedule: Provide a Project Development Schedule from start date to completion date and note milestones. ***See Attachment "H"***

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EVALUATION TOOL

Criteria, scoring points, and **weights** for project selection are described on the following pages. For each project, eight of the nine **"Criteria"** will be rated from 0 to 3 points, with the lowest score of "**0**" and the highest score of "**3**."

Applicants are **required** to identify, through narrative statements or through referencing by Application page number(s), how the "**Criteria**" are addressed. If the Application does not address a criterion, because it does not apply, then that should be indicated with an "N/A." Applicants may provide Attachments, as needed.

At a minimum, the Application should address the "**Criteria.**" "**Weights**" will be applied to the "**Criteria.**" While all the "**Criteria**" are important to redevelopment, the "**Weights**" provide higher "**Final Scores**" to projects which address specific issues.

Each **Evaluation Committee** member will assign 0 to 3 points to each "**Criteria (1-10)**" based on the documentation provided in the Application. The "**Points**" will be multiplied by the "**Weight**" to obtain the "**Final Score**" for each of the "Criteria." For the ninth criterion; "Number of Jobs Created for Redevelopment Area Residents" and "Number of High-Paying Jobs" it will assign 0 to 2 points.

The sum of the Final Scores for the nine "Criteria" is the "**Final Project Score.**" However, **"YES"** responses to the following questions will add **10 points each to the "Final Project Score."**

A. **Is the project within a redevelopment area that has never received funding through the Redevelopment Capital Program (RCP) or the BRP?**
B. **Is the project within a municipality that has never received County Tax Increment Financing (TIF)?**

The minimum "**Final Project Score**" is **0 points** and the maximum is **114 points**.

The "**Average Final Project Score**" for each project will be an *average* of the "Final Project Score" of all members of the Evaluation Committee. Projects will be recommended for funding consideration by the Board of County Commissioners based on the average "**Average Final Project Score**" and the availability of BRP funds.

No project with an **"Average Final Project Score"** of **less than 70 points** will be recommended for BRP funding.

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Criteria

1. **Proximity to Transit and Transit Accommodations.** To obtain a high score of "3," the Application must demonstrate that the project is within ¼ mile of public transportation (attach map) and that the project includes transit accommodations. The low score of "0" will be given if the Application provides no documentation or the project is one mile or more from public transportation. Transit accommodations include, but are not limited to: shuttle service, bicycle racks, private shower, etc.
2. **Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.).** To obtain a high score of "3," the Application must demonstrate that the project contains two (2) or more components that address environmental sustainability. The low score of "0" will be given if the Application provides no documentation or there are no environmental sustainability components.
3. **Ability to Timely Complete Project.** To obtain a high score of "3," the Application must include a Project Development Schedule and demonstrate that the project will be completed in accordance with the Project Development Schedule. In addition, projects which are "shovel ready" will be given a higher score than ones currently only in a preliminary design phase. The low score of "0" will be given if the Application provides no documentation regarding a Project Development Schedule or ability to complete within the Project Development Schedule.
4. **Contribution from non-County Sources.** To obtain a high score of "3," the Application must provide detailed project costs and all funding including County and non-County funding, including an in-kind match as defined on Page 10. The low score of "0" will be given if the Application provides no documentation regarding the contribution or there is less than 15% non-County contribution.
5. **Increase in Tax Base for *Non-Public Improvement Projects* OR Benefits to Community for *Public Improvement Projects*.** To obtain a high score of "3," the Application must provide calculations of the expected increase in the tax base due to private redevelopment, document the private redevelopment, and show the increase in the tax base. The low score of "0" will be given if the Application provides no calculations or insufficient documentation of private redevelopment or no increase in the tax base. As it pertains to Benefits to Community for *Public Improvement Projects*; To obtain a high score of "3," the Application must provide documentation which demonstrates how the public improvement will "add value" to the community in which it is located. The low score of "0" will be given if the Application provides no or insufficient documentation of how the scope and/or type of project will benefit the general public, area residents and property owners.
6. **Higher Unemployment than Municipality and County and/or Lower Property Value Growth for Redevelopment Area than for Municipality and County.** To obtain a high score of "3," the Application must demonstrate higher unemployment and/or lower property value growth in the redevelopment area than those of the Municipality or the County. The low score of "0" will be given if the Application provides no documentation regarding unemployment and property values or if unemployment in the redevelopment area is lower than those of the Municipality and the County and/or property value growth is higher than those of the Municipality and the County.
7. **Increase Accredited Area Child Care Facilities Available.** To obtain a high score of

"3," the Application must provide documentation which demonstrates the child care facility project (as defined by Section 7-5 of the Broward County Code of Ordinances) seeks accreditation of its facility and personnel (pursuant to Chapter 402, Florida Statutes). The low score of "0" will be given if the Application lacks to provide any documentation which demonstrates how the facility/project increases the number of accredited child care facilities in the redevelopment area.

8. **Removal of Blighting Conditions.** To obtain a high score of "3," the Application must demonstrate the blighting conditions and how the project will remove such conditions. The low score of "0" will be given if the Application provides no documentation regarding blighting conditions.
9. **Number of Permanent Jobs Created and/or Job Training/Apprenticeships.** To obtain a high score of "3," the Application must demonstrate the number of permanent jobs created and/or job training/apprenticeships and how the project contributes to long-term job creation and/or job training/apprenticeships. If the application proposes job training or apprenticeships, the job mentoring/training program must be described in detail (provide attachment, if necessary). The low score of "0" will be given if the Application provides no documentation regarding the permanent number of jobs and/or job training/apprenticeships created or how the project contributes to long-term job creation.

The number of jobs created should be calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA). Instructions as described in the 2010 White House OMB Memorandum Updated Guidance for ARRA for reporting job estimates can be downloaded from the Broward County Housing Finance and Community Redevelopment website at http://www.broward.org/Housing/Pages/BRProgram.aspx. The number of jobs must be expressed as Full-Time Equivalents (FTE) and must not include indirect and induced jobs. Attached as Appendix III is an example worksheet used to calculate FTE's.

In addition, the number of points will awarded per the following table;

Number of Permanent Jobs Created (FTE's)*	Point Allocation
1-5	1
6-15	2
16-29	3
30 or greater	4

** For public infrastructure projects to get points, the application must identify a direct linkage to a specific business/employer which will locate or expand employment to the area as a result of the infrastructure improvement(s).*

In addition, for calculating job creation by business type, the following reference guide is published by the United States Green Building Council (USGBC) at http://www.usgbc.org/redirect.php?DocumentID=4111.

10. A maximum of two (2) points for each, will be possible based on the responses to the following:

a. **Number of Jobs Created for Area Residents.** To obtain the maximum points, the Application must demonstrate that the permanent jobs created are for residents of the redevelopment area. No points will be given if the Application provides no documentation or none of the jobs created are for residents of the redevelopment area.

b. **Number of High-Paying Jobs.** To obtain the maximum points, the Application must demonstrate that the jobs created are permanent high-paying jobs. No points will be given if the Application provides no documentation or no high-paying jobs are created. High-paying jobs are jobs paying at least 115% of the County average wage. Effective January 1, 2017, the Broward County Average Annual Wage, as defined by the "State of Florida Incentives Average Wage Requirements," is $47,859; and, 115% of this amount is $55,038.

TIEBREAKER: How many permanent jobs are created? If two projects receive the same score, the project which creates the most permanent jobs shall be recommended for funding ahead of the project which creates fewer jobs.

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CRITERIA / WEIGHTING / SCORING

(To Be Completed by Evaluation Committee)

A. Is the project within a redevelopment area that has never received funding through the Redevelopment Capital Program (RCP) or BRP?	____ YES* *If **YES** add 10 points to Final Project Score.		____ NO
B. Is the project within a municipality that has never received County Tax Increment Financing (TIF)?	____ YES* *If **YES** add 10 points to Final Project Score.		____ NO
CRITERIA	**POINTS** (0 – 3)	**WEIGHT**	**FINAL SCORE** (POINTS x WEIGHT)
1. Proximity to Transit and Transit Accommodations		3	
2. Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.)		3	
3. Ability to Timely Complete Project		3	
4. Contribution from non-County Sources		2	
5. Increase in Tax Base for *Non-Public Improvements*) **OR** Benefits to Community for *Public Improvements*)		3	
6. Higher Unemployment/Lower Property Value Growth for Redevelopment Area than for City and County		3	
7. Increase accredited area child care facilities available		3	
8. Removal of Blighting Conditions		5	
9. Number of Permanent Jobs Created/Job Training or apprenticeships		5	
10. **Do Permanent Jobs Created include the following?** if applicable: a. Number of Jobs Created for Redevelopment Area Residents b. Number of High-Paying Jobs	**POINTS** (0- 2)	1 1	
FINAL PROJECT SCORE	--	--	
TIEBREAKER: How many permanent jobs are created?		____ # of Jobs	

BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY 2018)
APPENDIX I

SCOPE OF INTERLOCAL AGREEMENT

An interlocal cooperation agreement must be executed by the County, the municipality and the community redevelopment agency (CRA), as applicable, and as soon as possible subsequent to project and funding approval by the Broward County Board of County Commissioners. If an applicant awarded funding by the Board does not execute an Interlocal Agreement within one (1) year subsequent to funding approval, the funding commitment is forfeited. Applicant can re-apply for the funds in next round of BRP funding.

Scope of ILA

- Interlocal Cooperation Agreement (ILA) establishes:
  - Size and boundaries of the redevelopment area;
  - Term of County financial obligation;
  - Maximum amount payable by the County;
  - Terms of Reimbursement Grant;
  - Reporting requirements;
  - Penalties for failing to create new, permanent jobs as represented in application
  - Detailed Project Description; and
  - Documentation required for County reimbursement including:
    - Signed letter from the Mayor/City Manager certifying completion of a milestone and for final reimbursement certifying completion and operation of the public improvement or completion of property acquisition or completion and operation of the interior build-out and number of jobs created;
    - Contract including Scope of Work and Project Cost;
    - Itemized actual costs;
    - Evidence of payment, which at a minimum will include copies of invoices and canceled checks or wire transfers; and,
    - For property acquisition, the municipality/CRA must provide a bond, letter of credit or other monetary security, satisfactory to the County, to secure the performance obligations of the interlocal agreement or, at the County's option, the return of all or a portion of the acquisition payment pursuant to the terms of the interlocal agreement. and agree that as detailed below, either 100% or 50% of the grant shall be refunded to the County in the event the acquisition and redevelopment of the property does not comply with all of the requirements of the interlocal agreement, including placement of the property on the tax roll within three (3) years of the effective date of the ILA and demonstration that economic development, the creation of new permanent jobs, redevelopment, and/or measurable community benefit(s) to the redevelopment area has occurred within three (3) years from placement of the property on the tax roll.
      - Failure to place the property on the tax roll within three (3) years subsequent to the effective date of an ILA shall require one hundred

percent (100%) of the grant to be refunded to the County.

- In the event that the economic development, creation of new permanent jobs, redevelopment, and/or measurable community benefit(s) to the redevelopment area was not completed as proposed in the application, and within three (3) years from placement of the property on the tax roll, the applicant shall be required to return 50% of the grant amount disbursed for the acquisition.

- For affordable housing projects, the municipality/CRA must agree that 25% of the grant reimbursement shall be forfeited in the event 100% of the stated number of new, permanent jobs are not be created within twelve (12) months subsequent to a CO being issued. There is no proration given for anything less than 100% of stated amount of new, permanent jobs.

- For interior build-out projects, the municipality/CRA must agree that 50% of the grant reimbursement shall be forfeited in the event 100% of the stated number of new, permanent jobs are not be created within twelve (12) months subsequent to a CO being issued. There is no proration given for anything less than 100% of stated amount of new, permanent jobs.

Use of County Funding

- All projects shall be completed in conformance with the ILA, and within three (3) years of the effective date of the ILA.
- County funding shall be provided to projects that address the public purposes of economic development, affordable housing units, job creation and removal of blighting conditions and the public purposes must have long-term positive impacts on the community providing a decent, secure and attractive living and working environment.
- County funding of property acquisition, public improvement projects, affordable housing units, and interior build-out shall be in compliance with County funding policies and practices.
- The Broward Redevelopment Program (BRP) shall be funded through a non ad valorem appropriation.
- County funding shall be based on funds available through the Broward Redevelopment Program (BRP).
- County funding through the Broward Redevelopment Program (BRP) shall be a reimbursement grant(s).
- A reimbursement grant for property acquisition projects may include the actual purchase price and associated acquisition costs for a survey, appraisal(s), and environmental assessments (not mitigation) not to exceed the amount approved by the Board of County Commissioners.
- Reimbursement grants shall be for documented actual project costs not to exceed the amount approved by the Board of County Commissioners.

- County reimbursement shall not be made until milestones identified in the ILA are achieved. When milestones are achieved, the Applicant must present documentation and make a request for a County disbursement, subject to County staff review and approval. No more than two (2) disbursements, including a final disbursement at project completion, shall be made for any single property acquisition, or public improvement, affordable housing units, interior build-out project or accredited child care facility. For property acquisition, affordable housing units, and public improvement projects, the Applicant must identify milestones prior to execution of interlocal agreement otherwise one grant payment will be made when the project is complete. For interior build-out, the County grant will be disbursed in two (2) installments; the first being when a Certificate of Occupancy (CO) has been issued, and the next when the number of stated new jobs have been achieved, no later than 12 months after the issuance of the CO. All County reimbursement grants are subject to staff review and approval of documentation.
- Requests for reimbursement must be made within 120 days of completion of milestone or project completion.
- No Broward Redevelopment Program (BRP) funds may be used to clean up a contaminated site.
- No Broward Redevelopment Program (BRP) funds will be awarded to a community redevelopment area, created pursuant to Chapter 163 Part III, F.S, which is receiving County tax increment financing (TIF).

Reporting Requirements

- The municipality or CRA is responsible for implementing and conforming to the terms and conditions of the ILA. The municipality or CRA shall provide to the County advance notice of all public meetings related to projects pursuant to the ILA. The municipality or CRA shall keep the County informed throughout the planning, design and construction of such projects.
- In addition to the requirements of Ch. 163, Sections 356, 362 and 387, F.S. (Ch. 163 applies to CRAs), which are due by March 31 of each year, the CRA or municipality shall submit to the County on the anniversary date of the effective date of the interlocal agreement, a detailed, narrative report (Annual Report) which discusses the progress made in carrying out the projects approved by the Board of County Commissioners for BRP funding. Additionally, a Status Report for the Project, including the updated Project Development Schedule, along with reports on benchmarks, including number of jobs created shall be delivered to the COUNTY every six (6) months from the effective date of the ILA. The Status Report must include both expenditures for the current fiscal year and cumulative financial information for the Project. The Annual Report shall include the Project Development Schedule for a property acquisition, public improvement or affordable housing project, interior build-out or child care accreditation and a critical path timeline as to overall redevelopment within the declared redevelopment area. Additionally, the Annual Report shall include time frames and benchmarks, including, but not limited to, accounting of County funding, enhancements to the tax base, any

leverage of private or public funds, costs and revenues, growth in new business, job creation, removal of blighting conditions, reduction in code violations, improvements to infrastructure and ongoing benefits to the broader community. The report shall contain sufficient information for the County to determine if the projects conform to the ILA. Financial information must be provided in the format provided in Exhibit 1 on Pages 26.

Compliance with County Regulations

- By executing an interlocal agreement, the Applicant agrees to comply with any and all County policies, regulations, and practices.

BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY 2018)

EXHIBIT 1

FINANCIAL INFORMATION FORMAT

Municipalities and Community Redevelopment Agencies (CRAs) receiving funding through the Broward Redevelopment Program (BRP) have a reporting responsibility to Broward County, the funding agency. To effectively demonstrate accountability for the use of County funding through the Broward Redevelopment Program, the annual progress report (Annual Report) must include **cumulative** financial information for each individual project undertaken pursuant to the interlocal agreement (ILA).

As shown, on Page 27, the financial information report format is composed of three sections. Section One represents project expenditures for the current year* and the cumulative expenditures for each redevelopment project as follows: 1) a description of the project; 2) the projected cost of the project as originally presented in the application for BRP funding; 3) the cumulative expenditures for the project up to the beginning of the year* being reported; 4) the expenditures for the project for the year*; and 5) the total cumulative expenditures for the project as of the end of the year* being reported. Section Two presents the Statement of Revenue, Expenditures and Changes in Fund Balance for the separate account/fund established for BRP monies received from Broward County pursuant to the ILA, and the Redevelopment Trust Fund, as appropriate, and include 1) revenue received by source; 2) the project expenditures; 3) administrative costs**, including salaries, contractual services, and capital outlay; 4) debt service**, including principal and interest; 5) other expenditures; and 6) the fund balances. Section Three presents the Balance Sheet for the BRP account and the Redevelopment Trust Fund, as appropriate. There must be full disclosure in all sections and the information presented must be reconcilable to the ILA, and the independent financial audit of the BRP account for either the municipality or the CRA, as required by the ILA.

* Fiscal year or other date specified in the ILA
**Administrative costs or debt service are required as they apply to overall redevelopment.

BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY2018)
Format for Financial Information for the Annual Report

XYZ Municipality or CRA receiving BRP Funding For Fiscal Year Ended September 30, 201X*

Section I: Project Expenditures

Description Project	Cost as Presented in ILA	Expenditures Through 9-30-1X*	Cumulative Expenditures for Fiscal Year 201X*	Cumulative Expenditures Through 9-30-1X*
Streetscape Improvements	$6,500,000	$3,500,000	$50,000	$3,550,000
BRP Funds				
Other Funds				
Parking Project	4,500,000	50,000	4,000,000	4,050,000
BRP Funds				
Other Funds				
Roadway Improvements	2,000,000	2,000,000	0	2,000,000
BRP Funds				
Other Funds				
Streetlight Installation	500,000	200,000	50,000	250,000
BRP Funds				
Other Funds				
Total Expenditures			$4,100,000	
BRP Funds				
Other Funds				

Section II: Statement of Revenue, Expenditures & Changes in BRP Account & Redevelopment Trust Fund** Balances

Revenues:		
County BRP		$#,###,###
Redevelopment Trust Fund **	#,###,###	
Interest		###,###
Total Revenues		#,###,###
Project/Activity Expenditures (total from Section I)	4,100,000	
Administrative Costs**:		
Salaries		###,###
Contractual Services		##,###
Capital Outlay		#,###
Total Administrative Costs		###,###
Debt Service**:		
Principal		###,###
Interest		###,###
Total Debt Service	#,###,###	
Other Expenditures	##	
Total Expenditures	#,###,###	
Excess of Revenues Over Expenditures	#,###	
Fund Balances, October 1*		
County BRP		###,###
Redevelopment Trust Fund	###,###	
Fund Balances, September 30*		
County BRP		###,###
Redevelopment Trust Fund	$###,###	

Section III: Balance Sheet

Assets (with detail)	$#,###,###	
Liabilities and Fund Balances (with detail)		$#,###,###

* Fiscal year or other date specified in the ILA

** Items are required as they apply to overall redevelopment.

BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY2018)

APPENDIX II

PROPERTY ACQUISITION REQUIREMENTS

1. Broward County Administrative Code, Chapter 6, subsection 6.23(j)(11), establishes County appraisal policy, as follows:

   Obtain not less than two (2) appraisals from qualified independent appraisers on the list, as defined in #2, approved annually by the County Administrator on parcels of real property, except rights-of-way valued at $500,000.00 or more, exclusive of damages, which the City/CRA contemplates purchasing. Obtain at least one independent appraisal from the same list of qualified appraisers on property with a value of less than $500,000.00.

2. Broward County requires appraisals from the "Broward County/School Board of Broward County List of Preferred/Qualified Real Estate Appraisers" (List). Appraisals have to be reviewed and accepted by Broward County's Real Estate Due Diligence Officer. Please call (954) 357-6826 for the List.

3. Broward County requires a Phase 1 Environmental Audit, and if deemed necessary by the County, a Phase 2 Environmental Audit. These environmental audits are subject to approval by the County.

BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY2018)
APPENDIX III

FULL TIME EQUIVALENT (FTE) WORKSHEET (EXAMPLE - Build-out)

FTE = 40 HOURS X 13 WEEKS PER QUARTER = 520 HOURS WORKED PER QUARTER

520 HOURS WORKED
520 QUARTERLY HOURS = 1.0 FTE

After construction is completed; the XYZ Retail Fashions will create an estimated 18 new permanent jobs in the Village of Broward, with a combination of part-time, full time, administrative and "high paying" positions. The hours of operation will be from 11AM to 7PM and may extend during holiday seasons or special events. It is anticipated the number of positions will grow 10% per year as its customer base grows, allowing business expansion.

XYZ Retail Fashions

Full time Jobs Created (FTE) (calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA)

Position/Job Title	# of Employees	Full time (FT-40) or Part time (PT-20)	Number of High Paying Jobs	Weekly Hours worked	Quarterly Hours Worked (X 13 weeks)	*(divided by)* QTRLY HOURS	Full Time Equivalent Jobs Created (FTE's) by 2016	Notes / Comments
Sales Clerk	12	PT	-	240	3,120	520	6	
Store Manager	2	PT	2	40	1040	520	1	
General Manager	1	FT	1	40	520	520	1	
Stock Clerk	2	FT	-	80	1040	520	2	
Janitor/Maintenance	1	FT	-	40	520	520	1	
Totals	**18**	**-**	**3**	**440**	**5720**	**-**	**11**	

Assumptions:

1. Business operating hours; 11AM to 7PM.
2. Jobs are created and maintained within 12 months subsequent to issuance of the Certificate of Occupancy (CO).

Attachment "A"

COCONUT CREEK
BUTTERFLY CAPITAL OF THE WORLD®

CITY MANAGER'S OFFICE
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

MARY C. BLASI
CITY MANAGER

June 28, 2017

Ms. Susan Fejes
Housing Finance and Community Redevelopment Division
Broward County
110 NE 3rd St. #300
Fort Lauderdale, FL 33301

Re: Broward Redevelopment Grant Program
Attachment A: Authorization Letter

Dear Ms. Fejes:

Please accept this letter as authorization for submission of an application to the Broward Redevelopment Program (BRP) for grant funding for the Hillsboro Corridor Redevelopment Project. This letter serves as confirmation of the City's support for the Redevelopment Project. Contained in the application, you will find a copy of the municipal Resolutions supporting the Hillsboro Corridor Redevelopment Project and the grant application. The Resolutions were adopted on August 10, 2017. The enclosed copy has been certified by our City Clerk..

If you have any questions or need additional information, please do not hesitate to contact Sheila Rose, Director of Sustainable Development at (954)956-1475.

Sincerely,

MARY C. BLASI
City Manager

MCB:dn
O:\Documents\Grants\2017- BRP\Attachment A- CITY MANAGER Letter.docx

Attachment "B"

RESOLUTION NO. 2017-200

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO PREPARE AND SUBMIT A GRANT APPLICATION TO THE BROWARD COUNTY HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION FOR THE FISCAL YEAR (FY) 2018 BROWARD REDEVELOPMENT PROGRAM (BRP) FUNDING CYCLE FOR PUBLIC IMPROVEMENTS ALONG THE HILLSBORO BOULEVARD CORRIDOR; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO THE APPROPRIATE AGREEMENTS REQUIRED TO RECEIVE FUNDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 2017, the Broward County Board of County Commissioners ("Board") approved $8,500,000 for the Fiscal Year (FY) 2018 Broward Redevelopment Program ("BRP") funding cycle for the purpose of providing County funding for eligible projects that result in redevelopment in designated areas exhibiting blighted conditions, high unemployment, and declining property values; and

WHEREAS, the BRP provides matching grant funds for property acquisition, affordable housing, public improvements, interior build-out for economic development for a long-term tenant, or child care facilities undergoing or seeking accreditation; and

WHEREAS, the BRP application requires the City Commission to adopt a resolution as an official form of support of the application; and

WHEREAS, the BRP application and proposed project support a beneficial use of public dollars by supporting economic development opportunities, which will positively impact the community; and

WHEREAS, the City is proposing to apply for $1,000,000 in grant funds, the maximum available for an individual applicant, for the revitalization and redevelopment of the Hillsboro Corridor Redevelopment Area; and

WHEREAS, a fifteen percent local funding match is required, which match must be from non-County funds or through in-kind services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the City Commission supports the redevelopment of the Hillsboro Corridor.

Section 2: That the City Manager, or designee, is hereby authorized to prepare and submit any necessary applications to the FY 2018 Broward Redevelopment Grant Program.

Section 3: That the City Manager, or designee, is hereby authorized to execute any agreements necessary to receive funding for the FY 2018 Broward Redevelopment Grant Program.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption.

Adopted this _____ day of _____, 2017.

_____
Rebecca A. Tooley, Mayor

Attest:

_____
Leslie Wallace May, City Clerk

Tooley _____
Rydell _____
Sarbone _____
Belvedere _____
Welch _____

WSS; dn
O:\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\Res 2017-200- BRP Grant Application.docx

Attachment "C"

RESOLUTION NO. 2017-199

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, FINDING THAT BLIGHTING CONDITIONS EXIST WITHIN THE HILLSBORO CORRIDOR AREA OF THE CITY, AS DEPICTED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, AND THAT SUCH CONDITIONS MEET THE CRITERIA SET FORTH IN SECTION 163.340, FLORIDA STATUTES, FOR A BLIGHTED AREA; FINDING AND DECLARING THAT THE REDEVELOPMENT OF THE HILLSBORO CORRIDOR IS NECESSARY AND IN THE BEST INTEREST OF THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 2017, the Broward County Board of County Commissioners approved the allocation of $8,500,000 for the 2018 cycle of the Broward Redevelopment Program ("BRP"), which focuses on the public purpose of economic development, job creation, and the removal of blighted conditions; and

WHEREAS, in order to qualify for BRP funds, the City must adopt a resolution finding that the conditions within an intended project area meet the conditions described in Section 163.340, Florida Statutes, for a blighted area and that the rehabilitation, conservation, or redevelopment of this blighted area is necessary and in the best interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, at the January 12, 2017, City Commission Workshop the City Commission found that blighting conditions, as defined in Chapter 163, Florida Statutes, exist within the area known as the Hillsboro Corridor, as depicted in Exhibit "A;" and

WHEREAS, the Hillsboro Finding of Blight Report, attached hereto and made a part hereof as Exhibit "B," serves to support the City Commission's finding of blighted conditions along the Hillsboro Corridor; and

WHEREAS, the redevelopment of the Hillsboro Corridor will preserve and enhance the property values within the City; and

WHEREAS, the City Commission has determined that blighting conditions exist within the Hillsboro Corridor and that it is necessary to redevelop the area in the interest of the public health, safety, and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the forgoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All Exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2: Based upon the data and evidence presented, including information contained in Exhibit "B," the City Commission hereby finds and determines that the conditions within the Hillsboro Corridor, as depicted in Exhibit "A," meet the criteria set forth in Section 163.340, Florida Statutes, for a blighted area, which is defined as an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Section 3: That the City Commission hereby finds and determines that the Hillsboro Corridor, as depicted in Exhibit "A," is a blighted area within the City due to faulty lot layout and the deterioration of site or other improvements.

Section 4: That the City Commission hereby finds and determines that the Hillsboro Corridor, as depicted in Exhibit "A," is necessary to redevelop in the interest of the public health, safety, and welfare of the residents of the City.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption.

Adopted this _____ day of _____, 2017.

_____
Rebecca A. Tooley, Mayor

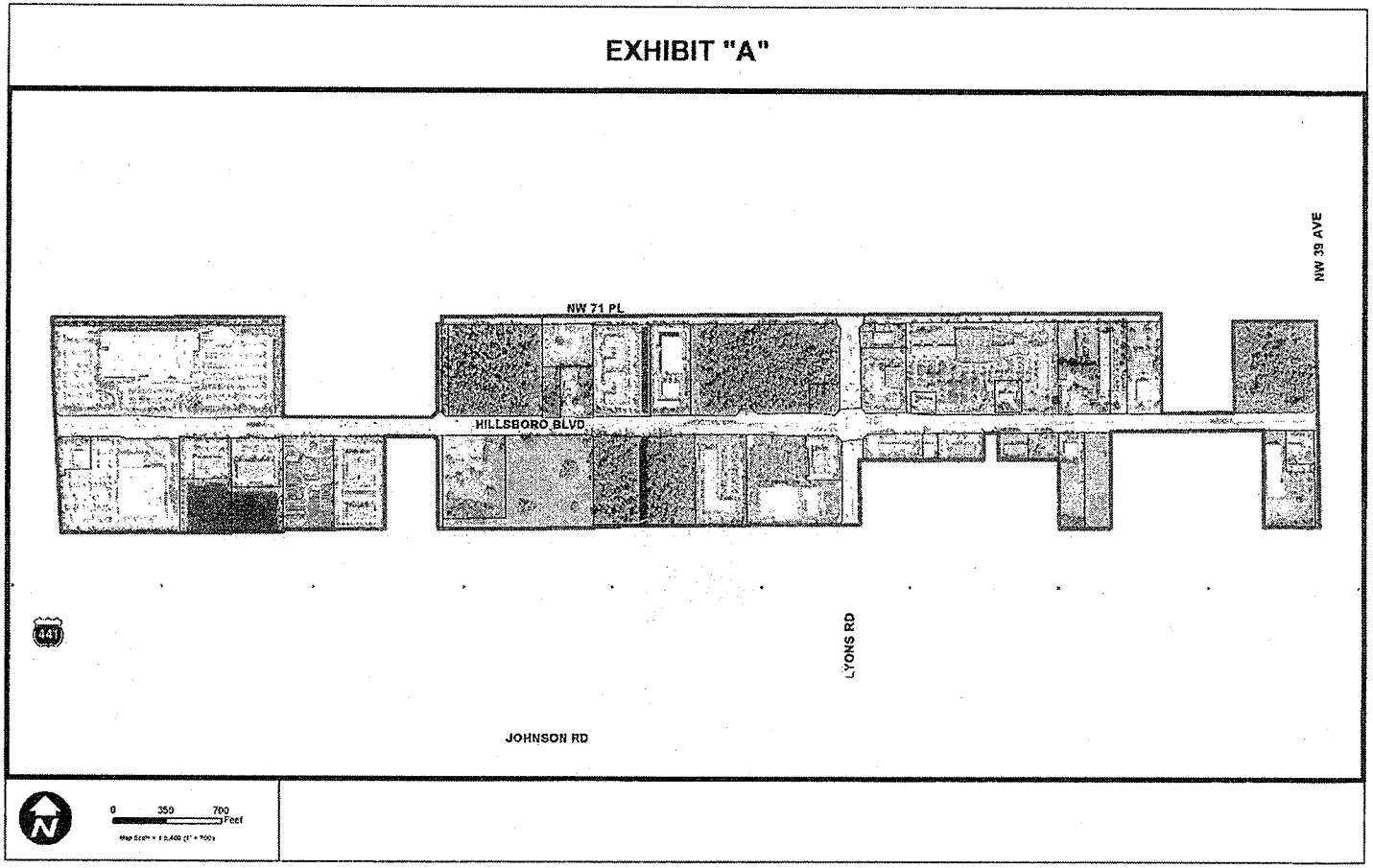
Attest:

_____
Leslie Wallace May, City Clerk

Tooley _____
Rydell _____
Sarbone _____
Belvedere _____
Welch _____

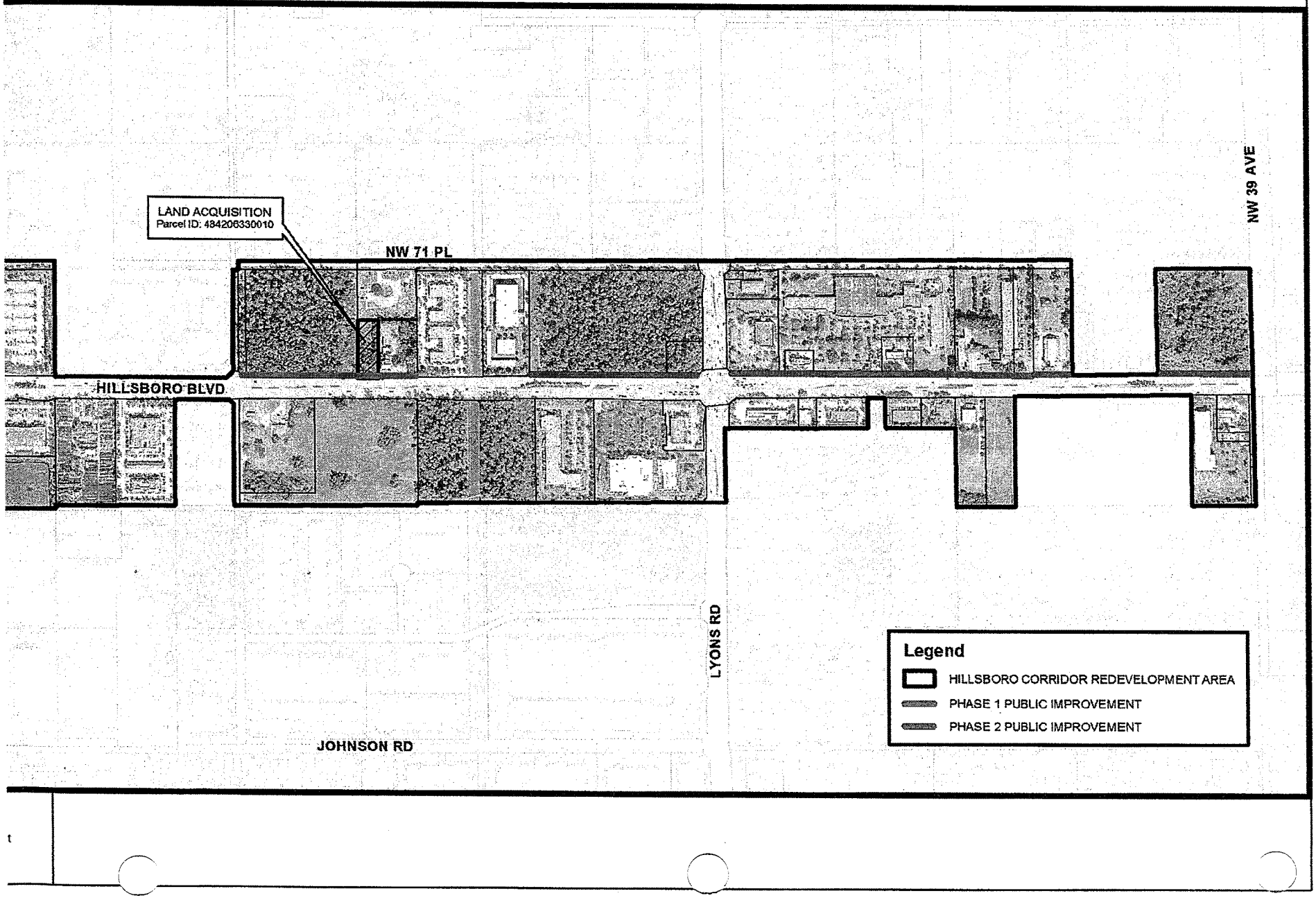
WSS: dn
O:\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\Reso 2017-192 FY15-16 HOME Amendment to ILA 06-27-17.docx

EXHIBIT "A"


NW 39 AVE
NW 71 PL
HILLSBORO BLVD
441
LYONS RD
JOHNSON RD
0
350
700
Feet

Attachment "D"

EXHIBIT "D"
Location Map



Attachment

"E"

Attachment "E"- Funding Source Overview

Attachment "E-1"- Property Appraisal

Attachment "E-2"- Cost Estimate

Attachment "E-3"- Project Criteria

7) Project Description

a) Provide brief narrative of the proposed project including project objectives, major project characteristics, number and type of permanent jobs created, removal of blighting conditions, population served, public purpose, proximity to public or other transportation, and non-County funding sources.-

Hillsboro Boulevard has been identified by the Coconut Creek City Commission as a high priority area for redevelopment and is the proposed project area for seeking future Broward County Redevelopment funds. Phase 1 of the Hillsboro Corridor Redevelopment Area consists of two major components. The first component provides for the acquisition of a .81 acre of land that is a remnant parcel of land, when the adjacent parcel was acquired by Broward County for preservation. This .81 acre sliver of land is now a non-conforming lot for development purposes and was excluded from the Broward County acquisition because of historic contamination of the site. This parcel is proposed to be assembled with the property to the east, Deenies Hideaway, which is another non-conforming lot and use. Deenies Hideaway parcel is no longer in operation and the site is a prime candidate for redevelopment. Details associated with the historic contamination and cleanup of the property are addressed on question 10. The property is vacant and contaminated. The proposed project will transform a vacant contaminated property into a productive economic development area. The proposed property acquisition is designed to create a more viable redevelopment opportunity while eliminating blighted conditions. The property acquisition will provide for lot assemblage, creating a 2.4-acre site rather than a substandard 1.6-acre parcel. The redevelopment site, as proposed to be assembled, currently pays a combined $29,956.35 in property taxes. A comparable developed commercial property along the Hillsboro Corridor, slightly smaller in size, pays almost $95,000 in taxes. The Hillsboro Redevelopment Area Project will have the assembled lots on the tax roll within 3 years after the execution of the ILA, adding a financial value to the community as well as a new community service to the struggling corridor. The owner of the former non-conforming use has opted to collaborate with a local developer to create an economic and community development project that will provide retail development and office space for a recently established 501(c) 3 corporation founded to support recently incarcerated women.

The second component of Phase 1 is focused on pedestrian and transit enhancements. The masterplan concept is centered on transportation improvements, bus shelters, bicycle lanes and a 10ft. wide multipurpose path with landscape enhancements, which were designed to recreate the historic landscape of the areas preserves. Transit enhancements will contain multiple sustainable components. The proposed public improvements have been separated into two phases. This grant application is specifically for Phase 1, due to the high costs of property acquisition. However, City staff has completed project cost estimates for Phase II if unforeseen complications arise with regards to the property acquisition.

b) Property acquisition projects must provide current appraisal(s) (i.e. no older than 6 months), and environmental assessment(s), in accordance with the County requirements shown in Appendix II on Page 28. A Contract for Purchase is the minimum required documentation. (See #10 on Page 15).

(See Attachment "E1")

c) In addition to the number of permanent new jobs created, interior build-out projects for economic development must identify the project to be undertaken, the long-term tenant or business/property owner, and the term of the lease.

N/A

d) Provide detailed cost information regarding the project. Include design plans and costs estimates, bids, and other available information. Attach project plans and detailed cost estimates. Plans must be to scale. Interior build-out projects must include the cost per square foot, number of square feet, and cost of the interior build-out not including furniture and equipment.

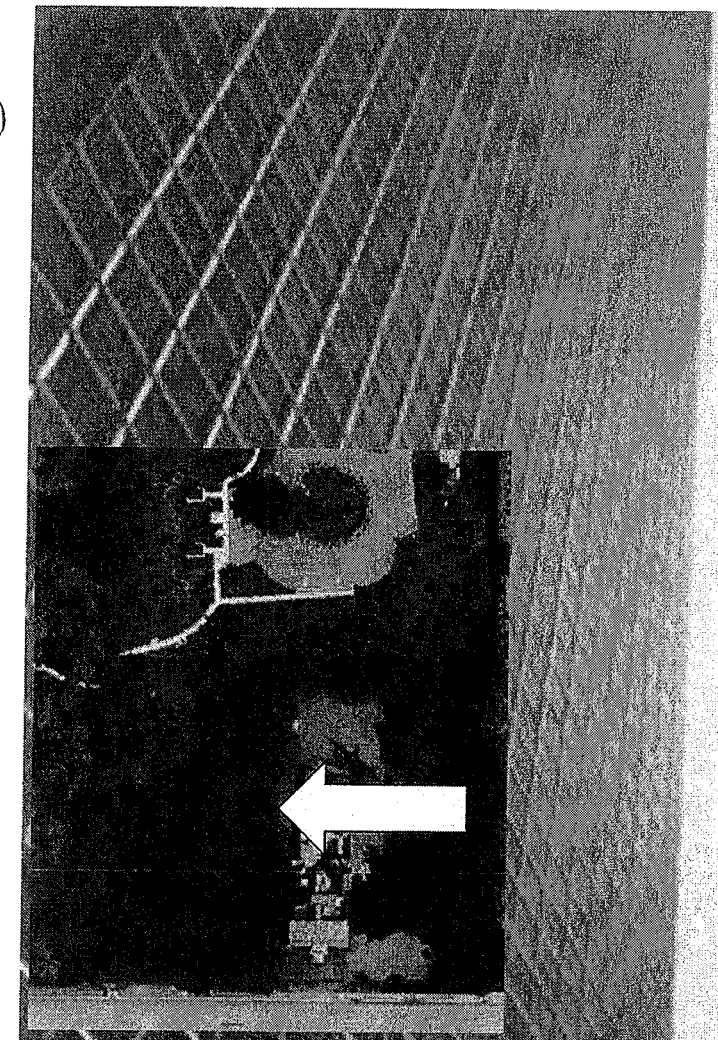
(See Attachment "E-2.")

e) Demonstrate how the project addresses the Criteria, shown on Pages 17-20.

(See Attachment "E-3.")

f) Provide additional attachments as needed.

Attachment "E-1"



APPRAISAL REPORT OF

Hillsboro Blvd. Vacant Land
.81 Acres of Land
North side of Hillsboro Blvd. west of Lyons Road
Coconut Creek, Broward, FL 33073

AS OF

July 20, 2017

PREPARED FOR:
Ms. Sheila Rose
Director of Sustainable Development
City of Coconut Creet
4800 West Copans Road
Coconut Creek, FL 33063

PREPARED BY:
ANN MARIE MCCARTHY, MAI CCIM
AMH APPRAISAL CONSULTANTS, INC.
43 S. Powerline Road, Suite 395
Pompano Beach, Florida 33069

Telephone 954.978.2445
Facsimile 954.978.2076

AMH APPRAISAL CONSULTANTS, INC.
"Committed to Quality and Integrity

July 26, 2017

Ms. Sheila Rose
Director of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

Re: Appraisal Of
Hillsboro Blvd. Vacant Land
7.57 Acre Tract of Vacant Land
Coconut Creek, FL 33073
AMH File 4525

Dear Ms. Rose:

We are pleased to submit this appraisal of the above-referenced property. The subject of this appraisal is a .81 acre parcel of vacant land. This parcel has frontage on and visibility from Hillsboro Boulevard. The property had been listed for some time at $495,000. At one point the property had been operated as an automotive related business and contamination is present on the site. The cost estimate to clean up the site is $400,000.

The purpose of this appraisal was to estimate the "as is" market value of the Fee Simple interest in the subject property as of July 20, 2017. An inspection was made and all research, analysis, and reporting was performed by Ann Marie McCarthy, MAI, CCIM. This appraisal is not based upon a requested minimum valuation, a specific valuation or the approval of a loan. No one other than the undersigned contributed to this report.

This appraisal was prepared in conformance- with all regulations issued by the appropriate regulatory entities, the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation, and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. The assignment is the result of the development of the sales comparison approach.

43 S. Powerline Road ♦ Suite 395 ♦ Pompano Beach, Florida 33069
Telephone 954.978.2445 ♦ Facsimile 954. 978.2076
www.amhappraisal.com

As a result of our analysis, we have formed the opinion that the market value "as is" of the Fee Simple interest in the property, subject to the assumptions, limiting conditions, restrictions, certifications, and definitions, as disclosed within the attached report as of July 20, 2017 was:

Three Hundred Sixty Thousand Dollars

$360,000

Respectfully submitted,
AMH Appraisal Consultants, Inc.

Ann Marie McCarthy, MAI, CCIM
State-Certified General Real Estate Appraiser No. RZ 1971

Table of Contents

INTRODUCTION

Summary of Salient Facts

Subject Data:

Address:	North side of Hillsboro Blvd. west of Lyons Road, Coconut Creek, FL 33073
Folio:	48 42 06 33 0010 (portion of)
Property Type:	Vacant parcel zoned for commercial use
Ownership:	4561 Hillsboro LLC
Land Area:	35,412 square feet or 0.81 acres
Zoning:	O-2, *Office*, City of Coconut Creek
Property Taxes 2016:	$6,896.46
Exposure Period:	12 months
Marketing Period:	12 months
Highest and Best Use:	Office

Report Specifics:

Applied Approaches:	Sales Comparison Approach
Appraiser:	Ann Marie McCarthy, MAI, CCIM State-Certified General Real Estate Appraiser No. RZ 1971
Intended Use:	This appraisal is intended to provide the City of Coconut Creek with a reliable value estimate for internal purposes.
Client & Intended User:	City of Coconut Creek

Interest Appraised:	Fee Simple
Date of Value As-Is:	July 20, 2017
Date of Inspection:	July 20, 2017
Appraisal Report Date:	July 26, 2017
Market Value Opinion:	**$360,000**

Extraordinary Assumptions and Hypothetical Conditions

Extraordinary Assumptions:
An extraordinary assumption is defined by the USPAP (2016 Edition, The Appraisal Foundation, page 3) as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis".

There are no extraordinary assumptions for this appraisal.

Hypothetical Conditions:
A hypothetical condition is defined by the USPAP (2016 Edition, The Appraisal Foundation, page 3) as "that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis".

There are no hypothetical conditions for this appraisal, but the size was estimated as no survey was provided. The .81 acre size used is based upon property appraiser data, although it should be noted that the property was marketed as consisting of 37,000 square feet. There is a buffer area along the street which may be included in the larger estimate. Nevertheless, the market value provided is subject to a current survey.

Scope of Appraisal

This appraisal involved the systematic market research and analyses necessary to reach a value conclusion for the 6.9 acre parcel of land located at North side of Hillsboro Blvd. west of Lyons Road, Coconut Creek, Broward, FL 33073. The Fee Simple interest "as is" was appraised subject to the Standards of Professional Appraisal Practices of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice in effect as of July 20, 2017, the effective date of the appraisal.

Research regarding the subject of this appraisal was gathered from numerous sources including, but not limited to the following:

Public Records of Broward County, Florida
The Clerk of Court's Office of Broward County
Property Appraiser's Office of Broward County
The Planning and Zoning Departments of the City of Coconut Creek, Florida
Public Offices City of Coconut Creek

The search for comparable market data was accomplished primarily through Costar, Loopnet, The Site to do Business, Multiple Listing Service, and Broward County Public Records.

We personally inspected each sale used in this report. We then made a determination of comparability based on factors including, but not limited to, location, topography, size, shape and market conditions. We verified the comparable land sales with individuals involved or familiar with the sale to determine if they were arm's length, and to discover other factors such as time on the market, condition, visibility, financing and buyer and/or seller motivation. The comparable data analyzed in the valuation of the subject were inspected and photographed.

We inspected the subject property on July 20, 2017. This included an inspection of the site and the local neighborhood. The comparables were inspected on or about this date.

In estimating the market value the Sales Comparison Approach to value was developed.

Tax Assessment

Following is the Broward County Tax Assessment for 2016. The subject is assessed along with the land and improvements adjacent to the north.

Real Estate Assessment and Taxes					
Tax ID	Land	Improvements	Other	Total	Taxes
48 42 06 33 0010	$327,560	$0	$0	$327,560	$6,896

Assessed values are determined by the Broward County Property Appraiser and are based upon 100% of their estimated market value. According to the Broward County Property Appraiser's Office, there are no delinquent taxes.

History

According to Broward County records, the subject is owned by 4561 Hillsboro LLC. There is no sales history available for the subject. No transfers have occurred within the last three years.

Exposure Period / Marketing Period

Under Paragraph 3 of the Definition of Market Value, the value estimate presumes that "A reasonable time is allowed from exposure in the open market." Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal. Two comparable sales, as depicted below, indicated marketed periods. In addition, the appraisers also considered the current market conditions, which have been strong as of late.

Sale 1	395 Days
Sale 2	970 Days

Exposure time is presumed to precede the effective date of the appraisal. The exposure period for the subject has been estimated at 12 months.

Market Value Definition

Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(A) buyer and seller are typically motivated;
(B) both parties are well informed or well advised, and each acting in what he considers his own best interests;
(C) a reasonable time is allowed for exposure in the open market;
(D) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(E) The price represents the normal consideration for the property sold unaffected by special financing or concessions granted by anyone associated with the sale[a]

NOTE: *The above economic definition has been agreed upon by the federal financial institutions in the United States of America. This definition is shown in 2006 USPAP under Advisory Opinion 22 (AO-22) on page 192.*

Statement of Competency

In accordance with the competency provision of USPAP, prior to accepting an assignment or entering into an agreement to perform an assignment, the appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently.

- In the appraiser's opinion, we are competent to perform this appraisal based on the fact that the appraisers have full knowledge in appraisal experience in similar type properties as the subject.

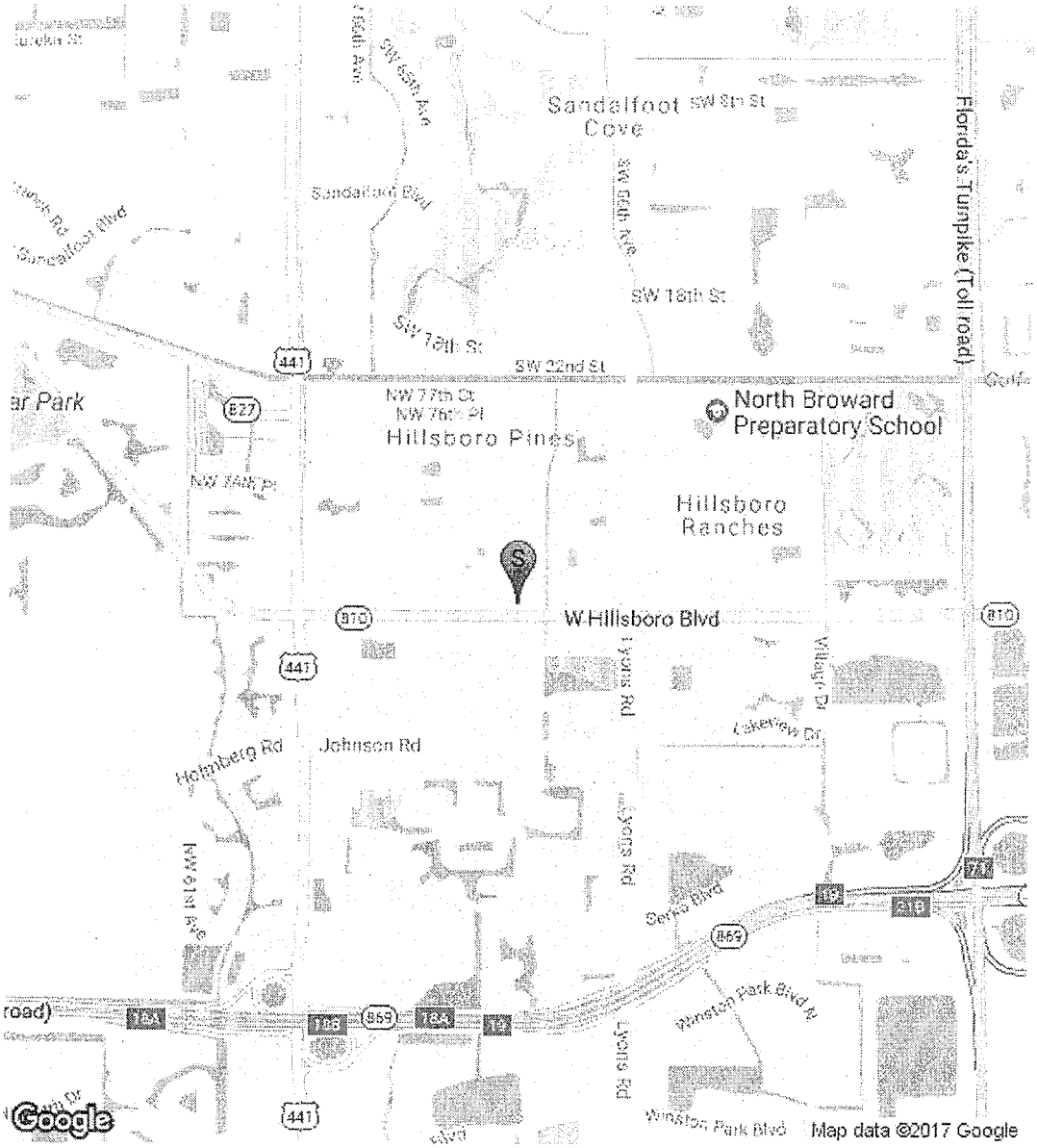
- All necessary and appropriate steps have been taken in order to complete the assignment competently.

- There is no lack of knowledge or experience that would prohibit this assignment to be completed in a professional competent manner where an unbiased or misleading opinion of value would be rendered.

[a]*The Appraisal of Real Estate, 13th Ed.*, (Chicago: The Appraisal Institute, 2008)

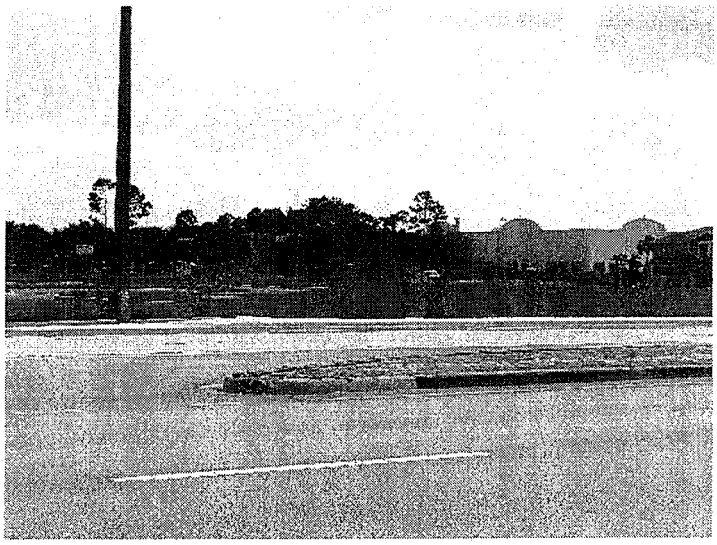
SUBJECT PROPERTY MAPS, PHOTOGRAPHS & DESCRIPTION

Location Map

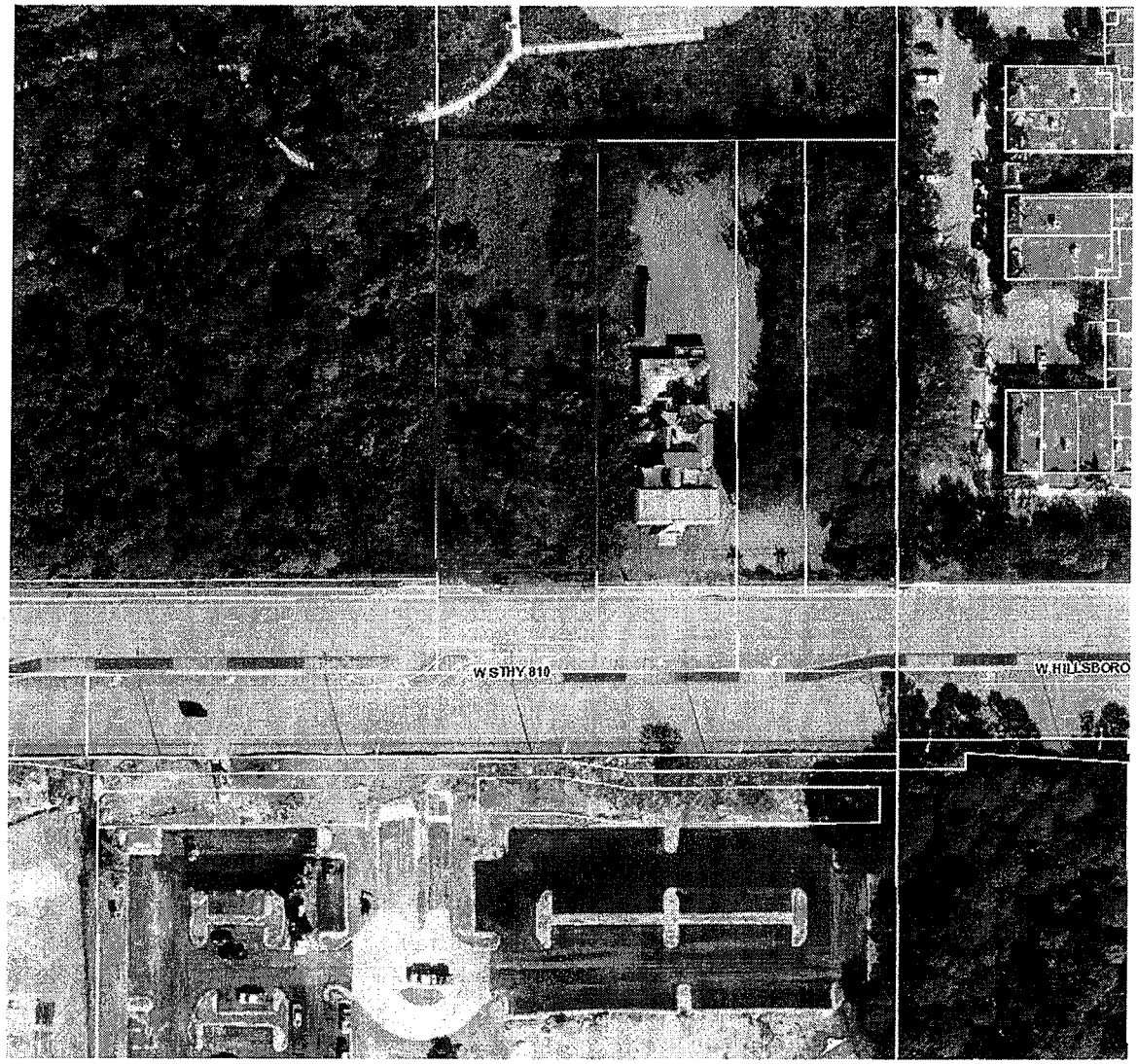


Subject Photographs


LAND
FOR SALE
$495,000
OWNER WILL FINANCE
Rubin Group Real Estate, LLC
561-859-9544



Aerial Photograph



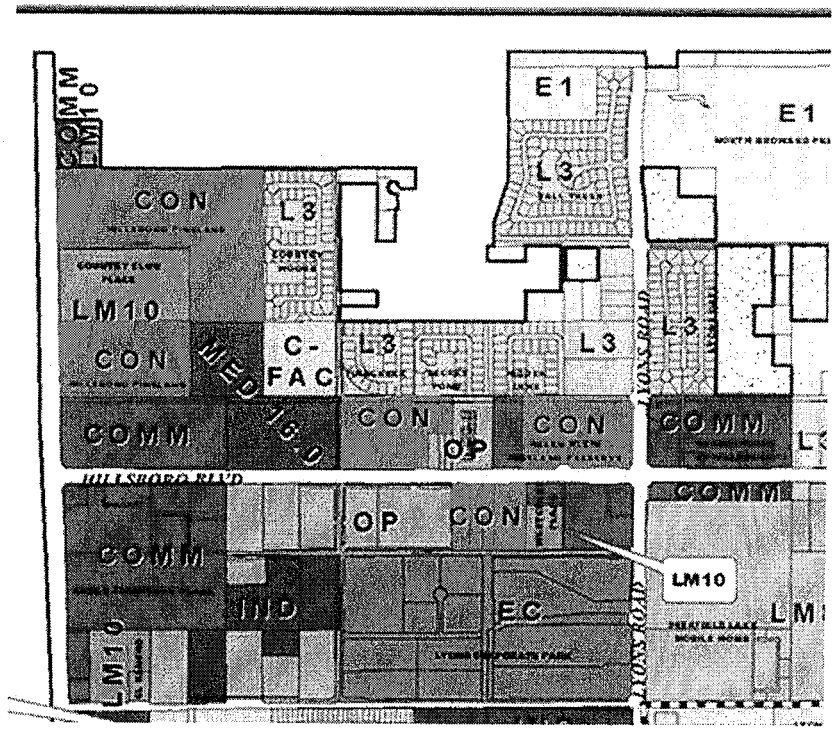
SITE	
Location:	The subject site is located on the north side of Hillsboro Blvd. west of Lyons Road in Coconut Creek, FL.
Legal Description:	JANIS PLAT 174-18 B TRACT A LESS N 260 TOG WITH TRACT A-1 (BUFFER)
Site Size:	35,412 SF or 0.81 Acres.
Shape:	The site has a rectangular shape
Frontage/Access:	The subject property has visibility and access from Hillsboro Blvd. The site has an estimated 115 feet of frontage vs. approximately 315 feet of depth. The site is directly accessible from the east and westbound traffic can access the site after making a U-turn east of the property.
Visibility:	Good
Topography:	The subject has level topography at grade and no areas of wetlands.
Soil Conditions:	The soil conditions observed at the subject appear to be typical of the region and adequate to support development.
Utilities:	All Available
Wetlands/Watershed:	None observed
Environmental Issues:	**The subject has some contamination which is being monitored by Broward County. The cost to cure this contamination is estimated at $400,000, of which the owner will be responsible for $100,000.**
Encumbrance / Easements:	There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
Site Comments:	The subject, at 0.81 acres is large enough for many retail or small office uses.

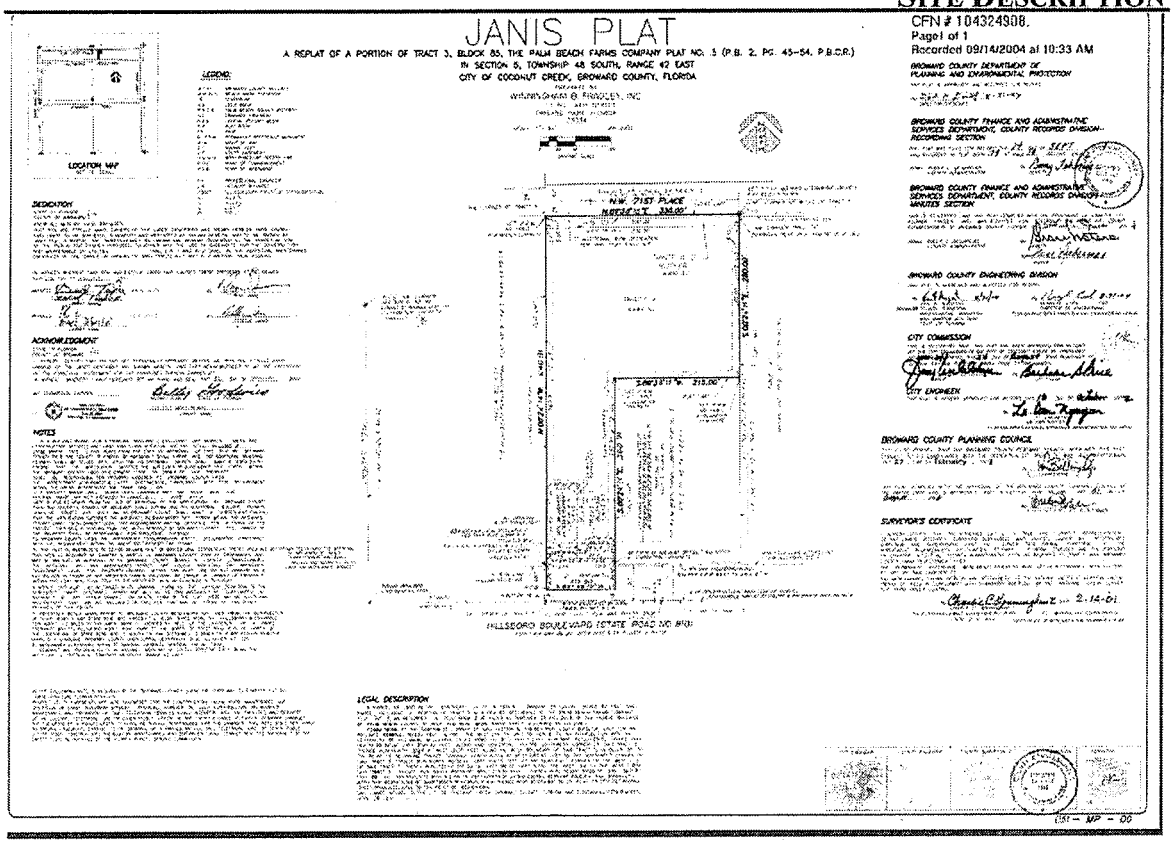
Zoning

The subject is zoned O-2, Office, by the City of Coconut Creek. The purpose of the O-2 local office district is to permit those office uses which meet the needs of local resident and business populations and which have the least impact on neighborhoods and thoroughfares. The uses permitted typically have site and operating characteristics which make them compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volume per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic carrying functions should be minimized. This district is intended for areas designated commercial and office park by the comprehensive plan land use element.

Conclusion

The subject site is adequate with respect to size, shape, dimensions and availability of utilities to support physical development including the existing improvements. The site conforms to surrounding land uses. As previously mentioned, the property had, at one time, been improved as an automotive retail use.





JANIS PLAT

A REPLAT OF A PORTION OF TRACT 3, BLOCK 85, THE PALM BEACH FARMS COMPANY PLAT NO. 5 (P.B. 2, PG. 45-54, P.B.C.R.)
IN SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

CFN # 104324908.
Page1 of 1
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BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

BROWARD COUNTY ENGINEERING DIVISION

CITY COMMISSION

CITY ENGINEER

BROWARD COUNTY PLANNING COUNCIL

SURVEYOR'S CERTIFICATE

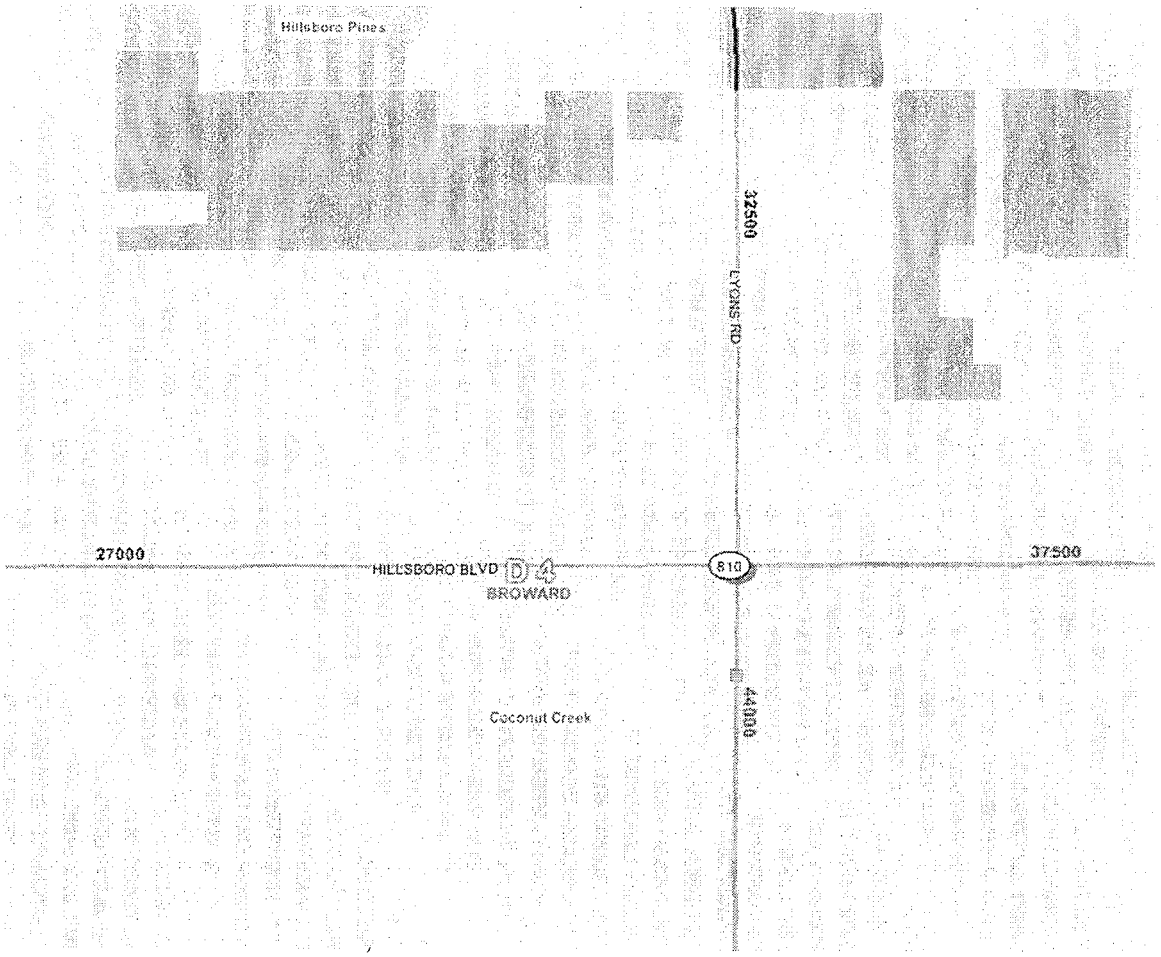
NW 71ST PLACE

HILLSBORO BOULEVARD (STATE ROAD NO. #810)

LEGAL DESCRIPTION

151 - MP - 00

Traffic Map


Hillsboro Pines
32500
LYONS RD
27000
HILLSBORO BLVD
810
37500
BROWARD
Coconut Creek
44000

NEIGHBORHOOD & REGIONAL DESCRIPTIONS & ANALYSIS

Neighborhood

A neighborhood is defined by *The Appraisal of Real Estate, Thirteenth Edition*, as "a group of complementary land uses." These uses may take on a variety of forms, but when combined, they function as a unit. Residential neighborhoods usually contain a unit mix of detached, single-family homes, villas, town homes, condominiums, and apartments, as well as the amenities, services, commercial, and retail businesses necessary to support the neighborhood.

The subject is located on the north side of Hillsboro Blvd. west of Lyons Road in Coconut Creek, Florida. The traffic count in this section of Lyons Road amounts to 27,000 cars per day and traffic east of Lyons Road is higher at 37,500 cars per day. Adjacent properties include a closed adult entertainment establishment (Deeny's) to the east and an office park further east, a conservation area to the north and west, a large Baptist church under construction to the south. New townhomes are being developed adjacent to the Baptist church property to the west. Further west on the north side of Hillsboro Blvd. is a Walmart Supercenter at the Coconut Hills shopping center. South of Hillsboro Blvd. on US 441 is a large Haverty's furniture store.

Office Market Overview

The Broward County Office market ended the second quarter 2017 with a vacancy rate of 9.7%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 610,110 square feet in the first quarter. Vacant sublease space increased in the quarter, ending the quarter at 337,603 square feet. Rental rates ended the first quarter at $26.40, a decrease over the previous quarter. A total of six buildings delivered to the market in the quarter totaling 578,387, with 472,487 square feet still under construction at the end of the quarter.

Absorption

- Net absorption for the overall Broward County office market was positive 610,110 square feet in the first quarter 2017. That compares to positive 222,494 square feet in the fourth quarter 2016, positive 206,143 square feet in the third quarter 2016, and positive 360,164 square feet in the second quarter 2016.

- The Class-B office market recorded net absorption of positive 189,522 square feet in the first quarter 2017, compared to positive 161,611 square feet in the fourth quarter 2016, positive 140,887 in the third quarter 2016, and positive 58,396 in the second quarter 2016.
- Net Absorption for Broward County's central business district was negative 74,900 square feet in the first quarter 2017. That compares to positive (49,185) square feet in the fourth quarter 2016, negative 18,382 in the third quarter 2016, and positive 120,332 in the second quarter 2016.

- Net absorption for the suburban markets was positive 685,010 square feet in the first quarter 2016. That compares to positive 173,309 square feet in the fourth quarter 2016, positive 224,525 in the third quarter 2016, and positive 239,832 in the second quarter 2016.

Vacancy

- The overall vacancy rate in the Broward County's central business district increased to 9.4% at the end of the first quarter 2017. The vacancy rate was 8.5% at the end of the fourth quarter 2016, 9.1% at the end of the third quarter 2016, and 8.7% at the end of the second quarter 2016.

- Class-B projects reported a vacancy rate of 10.8% at the end of the first quarter 2017, 10.9% at the end of the fourth quarter 2016, 11.5% at the end of the third quarter 2016, and 11.8% at the end of the second quarter 2016.

- The office vacancy rate in the Broward County market area decreased to 9.7% at the end of the first quarter 2017. The vacancy rate was 9.8% at the end of the fourth quarter 2016, 10.2% at the end of the third quarter 2016, and 10.4% at the end of the second quarter 2016.

- The vacancy rate in the suburban markets decreased to 9.8% in the first quarter 2017. The vacancy rate was 10.0% at the end of the fourth quarter 2016, 10.3% at the end of the third quarter 2016, and 10.7% at the end of the second quarter 2016.

Rental Rates

- The average quoted asking rental rate for available office space, all classes, was $26.40 per square foot per year at the end of the first quarter 2017 in the Broward County market area. This represented a 0.4% decrease in quoted rental rates from the end of the fourth quarter 2016, when rents were reported at $26.50 per square foot.

-

- The average quoted asking rental rate in Broward County's CBD was $36.99 at the end of the first quarter 2017, and $24.67 in the suburban markets. In the fourth quarter 2016, quoted rates were $37.93 in the CBD and $24.71 in the suburbs.

Sales Activity

- Tallying office building sales of 15,000 square feet or larger, Broward County office sales figures fell during the fourth quarter 2016 in terms of dollar volume compared to the third quarter of 2016.

- In the fourth quarter, 14 office transactions closed with a total volume of $167,627,600. The 14 buildings totaled 977,372 square feet and the average price per square foot equated to $171.51 per square foot. That compares to 11 transactions totaling $408,517,500 in the third quarter 2016. The total square footage in the third quarter was 1,538,885 square feet for an average price per square foot of $265.46.

- Cap rates have been lower in 2016, averaging 6.20% compared to the same period in 2015 when they averaged 7.17%.

Retail Market

The Broward County retail market experienced a slight improvement in the second quarter 2017. The vacancy rate went from 4.2% to 3.5% in the current quarter. Net absorption was positive 541,788 square feet, and vacant sublease space decreased by (59,626) square feet. Quoted rental rates increased from first quarter 2017 levels, ending at $21.07 per square foot per year. A total of 12 retail buildings with 176,695 square feet of retail space were delivered to the market in the quarter, with 760,128 square feet still under construction at the end of the quarter.

Absorption

- Retail net absorption was strong in Broward County second quarter 2017, with positive 541,788 square feet absorbed in the quarter.
- In first quarter 2017, net absorption was positive 606,084 square feet absorbed in the quarter, while in fourth quarter 2016, absorption came in at positive 336,105 square feet. In third quarter 2016, positive 464,185 square feet were absorbed in the market.
-

Vacancy

- Broward County's retail vacancy rate decreased in the first quarter 2017, ending the quarter at 3.5%.
- Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 4.5% in the third quarter 2016, to 4.2% at the end of the fourth quarter 2016, 3.8% at the end of the first quarter 2017, to 3.5% in the current quarter.
- The amount of vacant sublease space in the Broward County market has trended down over the past four quarters. At the end of the third quarter 2016, there were 104,164 square feet of vacant sublease space. Currently, there are 64,550 square feet vacant in the market.

Rental Rates

- Average quoted asking rental rates in the Broward County retail market are up over previous quarter levels, and up from their levels four quarters ago. Quoted rents ended the second quarter 2017 at $21.07 per square foot per year. That compares to $20.63 per square foot in the first quarter 2017, and $20.72 per square foot at the end of the third quarter 2016. This represents a 2.1% increase in rental rates in the current quarter, and a 1.66% increase from four quarters ago.

Inventory and Construction

- During the second quarter 2017, twelve buildings totaling 176,695 square feet were completed in the Broward County retail market. Over the past four quarters, a total of 569,306 square feet of retail space has been built in Broward County. In addition to the current quarter, 16 buildings with 169,419 square feet were completed in the first quarter 2017, twelve buildings totaling 120,790 square feet were completed in fourth quarter 2016, and 102,402 square feet in fifteen buildings completed in third quarter 2016.
- There were 760,128 square feet of retail space under construction at the end of the second quarter 2017.
- Total retail inventory in the Broward County market area amounted to 105,650,955 square feet in 7,320 buildings and 1153 centers as of the end of the second quarter 2017.

Shopping Centers

- The Shopping Center market in Broward County currently consists of 1127 projects with 48,950,807 square feet of retail space in 2,042 buildings.
- After absorbing 322,306 square feet and delivering 7,210 square feet in the current quarter, the Shopping Center sector saw the vacancy rate go from 5.5% at the end of the first quarter 2017 to 4.8% this quarter.
- Rental rates ended the second quarter 2017 at $20.46 per square foot, up from the $19.83 they were at the end of the first quarter 2017. Rental rates have trended up over the past year, going from $20.15 per square foot a year ago to their current levels.

Sales Activity

- Tallying retail building sales of 15,000 square feet or larger, Broward County retail sales figures rose during the first quarter 2017 in terms of dollar volume compared to the fourth quarter of 2016.
- In the first quarter, nine retail transactions closed with a total volume of $224,050,000. The nine buildings totaled 695,061 square feet and the average price per square foot equated to $322.35 per square foot. That compares to 14 transactions totaling $208,601,250 in the fourth quarter 2016. The total square footage in the fourth quarter was 921,681 square feet for an average price per square foot of $226.33.
- Cap rates have been higher in 2017, averaging 7.02% compared to the same period in 2016 when they averaged 6.35%.

Rental Rates

- The average quoted asking rental rate for available office space, all classes, was $26.40 per square foot per year at the end of the first quarter 2017 in the Broward County market area. This represented a 0.4% decrease in quoted rental rates from the end of the fourth quarter 2016, when rents were reported at $26.50 per square foot.
-
- The average quoted asking rental rate in Broward County's CBD was $36.99 at the end of the first quarter 2017, and $24.67 in the suburban markets. In the fourth quarter 2016, quoted rates were $37.93 in the CBD and $24.71 in the suburbs.

Sales Activity

- Tallying office building sales of 15,000 square feet or larger, Broward County office sales figures fell during the fourth quarter 2016 in terms of dollar volume compared to the third quarter of 2016.
- In the fourth quarter, 14 office transactions closed with a total volume of $167,627,600. The 14 buildings totaled 977,372 square feet and the average price per square foot equated to
  $171.51 per square foot. That compares to 11 transactions totaling $408,517,500 in the third quarter 2016. The total square footage in the third quarter was 1,538,885 square feet for an average price per square foot of $265.46.
- Cap rates have been lower in 2016, averaging 6.20% compared to the same period in 2015 when they averaged 7.17%.

HIGHEST AND BEST USE ANALYSIS

According to the Dictionary of Real Estate, published by the Appraisal Institute, the highest and best use may be defined as:

> "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value."

Highest and Best Use "As Vacant"

Legally Permissible

The property is currently zoned O-2, Office, by the City of Coconut Creek. The purpose of the O-2 local office district is to permit those office uses which meet the needs of local resident and business populations and which have the least impact on neighborhoods and thoroughfares. The uses permitted typically have site and operating characteristics which make them compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volume per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic carrying functions should be minimized. This district is intended for areas designated commercial and office park by the comprehensive plan land use element. Based upon current zoning the parcel does not meet the minimum size requirement and can only be developed if a zoning variance is permitted.

Physically Possible

Size, Configuration, and Topography
The subject is roughly rectangular and adequate in size to develop a wide variety of uses. The site contains a total of 35,412 square feet or 0.81 acres. It is a basically level site.

Accessibility
The subject is located on a signalized corner site and access to the site is considered good. Traffic along Hillsboro Blvd. amounts to 27,000 cars per day and 37,500 east of Lyons Road.

Economically Feasible/Maximally Productive

Broward County Retail market ended the second quarter of 2017 with a vacancy rate improving from 4.2% to 3.8%. The net absorption totaled positive 541,788 square feet in the third quarter. Rental rates ended the third quarter at $21.07, a slight increase from the previous quarter. The vacancy rate for office space is currently 9.7% and average rental rates are $26.40 per square foot

Conclusion of Highest and Best Use "As Vacant"

In conclusion, after reviewing the legal, physical and economic constraints, we are of the opinion that the highest and best use of the subject as if vacant is for retail office use, based upon the O-2 zoning and taking advantage of the subject's location on Hillsboro Blvd.

VALUATION AND CONCLUSIONS

The Valuation Process/Methodology

There are three approaches in the estimation of market value: the Cost, Income and Sales Comparison Approaches to Value.

Market value via the ***Cost Approach*** consists of the sum of the land value and the cost new of the improvements less accrued depreciation. The Cost Approach is based on the premise that buyer would pay no more for a property than it would cost to build a similar property.

The ***Income Approach*** is based on the premise that an investor would pay no more for the subject property than he would for another investment with similar income and expenses. The value of an investment is based upon the quality and quantity of the anticipated income stream. Since this value is equal to the present worth of anticipated future benefits in the form of dollar income or amenities, this approach estimates the present value of the net income that the property is capable of producing. This amount is capitalized at a rate, which reflects risk to the investor and the amount of income necessary to support debt service.

The ***Sales Comparison Approach*** involves the process of comparing sales of similar properties and adjusting for differences in time, location and physical characteristics. This approach is based upon the assumption that a purchaser will not pay more for a property than it would cost to buy a comparable property.

Sales Comparison Approach

Methodology

The Sales Comparison Approach estimates the value of a property by comparing it with similar, recently sold properties in the surrounding or competing area. Inherent in this approach is the *Principle of Substitution*, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

By analyzing sales that qualify as arm's length transactions between willing and knowledgeable buyers and seller, we can identify market value and price trends. The sold properties must be comparable to the subject in physical, location and economic characteristics. The basic steps of this approach are:

1. Research recent, relevant property sales and current offerings throughout the competitive area;

2. Select and analyze properties that are similar to the subject, giving consideration to the date of sale, any changes in economic conditions that may have occurred between the sale date and the date of value, and other physical, functional, or location factors;

3. Identify sales that include favorable financing and calculate the cash equivalent price;

4. Reduce the sales price to a common unit of comparison such as price per square foot of building area, price per unit and gross income multiplier;

5. Make appropriate adjustments to the prices of the comparable properties; and

6. Interpret the adjusted sales data and draw a logical value conclusion.

The validity of the approach is very much dependent on the availability or quantity of the data and the relevance or quality of the data. The market data serve as a basis for making comparative sales analyses in order to make a reasonable estimate of the value of the property being appraised. In order to make an estimate of market Value it is imperative to use a unit of comparison that is commonly accepted by those buyers and sellers who are actively engaged in trading particular types of real estate. In this instance, we have chosen the price per square foot as the most appropriate unit of comparison.

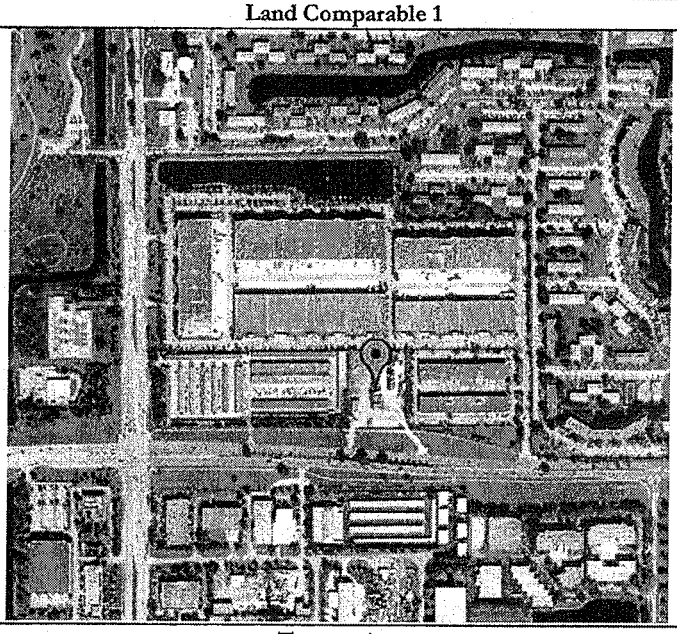
Comparables

We have researched four land comparables for this analysis; these are documented on the following pages.

Comp	Address City	Date Price	Acres Land SF	Zoning Days on Market	Price per Acre Price per Land SF	Comments
Subject	West side of Lyons Road south of Johnson Road Coconut Creek	5/10/2017 --	6.90 300564	IO-1 0	-- --	
1	3175 SW 10th St Deerfield Beach	4/7/2016 $1,425,000	2.79 121532	I 395	$510,753 $11.73	This 2.79 acre parcel of land sold on 4/7/16 for $1,425,000 per the listing broker. The listing broker reported the buyer is a development company that owns several commercial properties. They plan to build a 40,000 sf warehouse on the land and occupy some of the building.
2	5461 Johnson Rd Coconut Creek	Current $3,000,000	5.00 217800	A-1 970	$600,000 $13.77	Nursery being marketed as a redevelopment site suitable for office, warehouse or religious facility site.
3	5100 W Hillsboro Blvd. Coconut Creek	8/28/2015 $3,000,000	4.73 205931	PCD NA	$634,249 $14.57	Sold by adjacent Baptist church to residential developer now building townhomes.
4	5655 N University Dr Coral Springs	4/11/17 $3,200,000	5.26 $229,125	B-2 NA	$608,365 $13.97	This 5.2 acres of land was sold for $3,200,000 or $608,932.28 per acre. The land is owned by the Cleveland Clinic and they entered into a joint venture with the buyer to develop a 72,000 square foot clinic building where they will be part owners. This

Land Sale Comparables Data & Photographs

Land Comparable 1



Transaction

ID	2113	**Date**	4/7/2016
Address	3175 SW 10th St	**Price**	$1,425,000
City	Deerfield Beach	**Price Per Land SF**	$11.73
State	FL	**Financing**	Cash
Tax ID	48-42-03-00-0331	**Property Rights**	Fee Simple
Grantor	Muriel M Smith Trust	**Days on Market**	395
Grantee	10th Street 416 LLC	**Verification Source**	Broker
Legal Description	3-48-42 E 302.42 OF W		

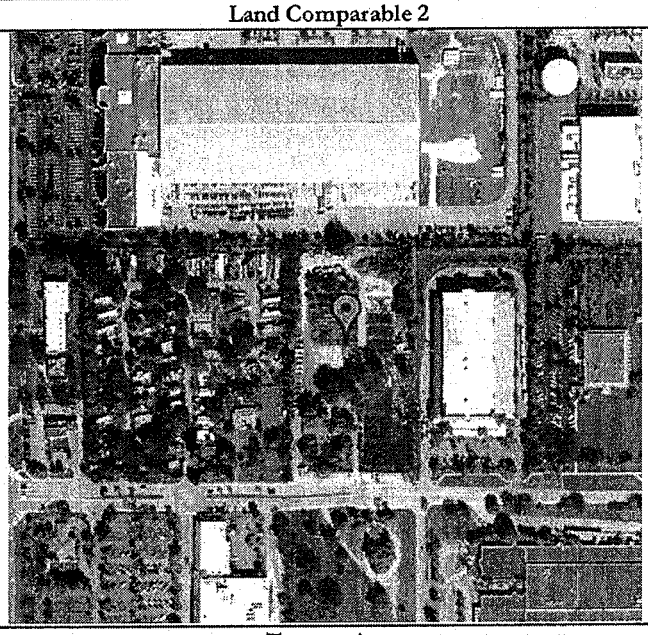
Site

Acres	2.8	**Distance**	2.40
Land SF	121,532	**Zoning**	I

Comments

This 2.79 acre parcel of land sold on 4/7/16 for $1,425,000 per the listing broker. The listing broker reported the buyer is a development company that owns several commercial properties. They plan to build a 40,000 sf warehouse on the land and occupy some of the building.

Land Comparable 2



Transaction

ID	2112	**Date**	Current
Address	5461 Johnson Rd	**Price**	$3,000,000
City	Coconut Creek	**Price Per Land SF**	$13.77
State	FL	**Financing**	NA
Tax ID	48-42-06-01-0432	**Property Rights**	NA
Grantor	Christalis Inc	**Days on Market**	970
Grantee	NA	**Verification Source**	Broker
Legal Description	Palm Beach Farms Tr 40 West 330		

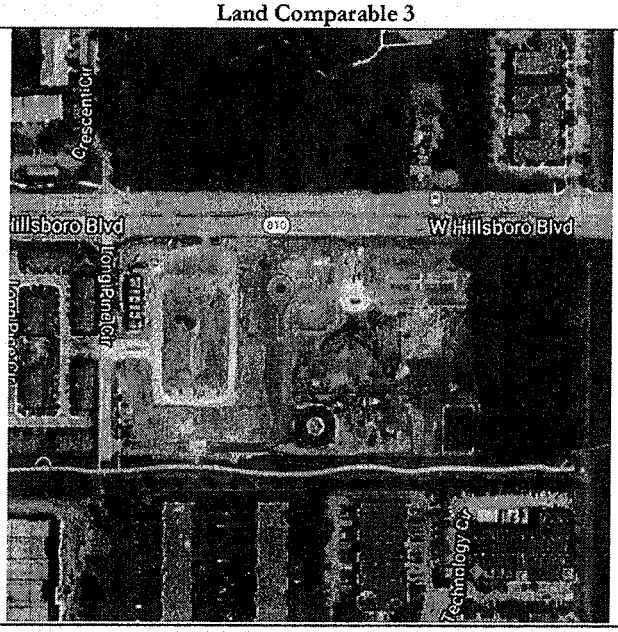
Site

Acres	5.0	**Distance**	0.84
Land SF	217,800	**Zoning**	A-1

Comments

Current nursery being marketed as land. Uses indude office, wholesale, storage, light fabricating, warehouse, religious institution.

Land Comparable 3



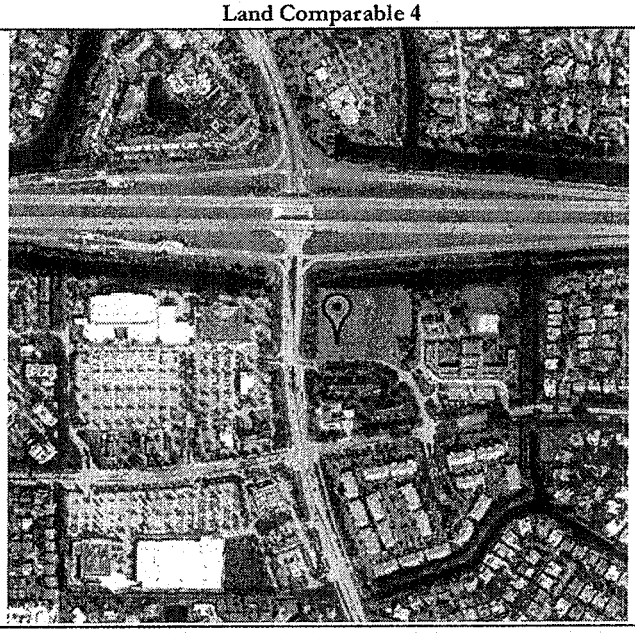
Transaction			
ID	2362	**Date**	8/28/2015
Address	5100 W Hillsboro Blvd.	**Price**	$3,000,000
City	Coconut Creek	**Price Per Land SF**	$14.57
State	FL	**Financing**	Cash
Tax ID	4.84206E+11	**Property Rights**	Fee Simple
Grantor	First Baptist Church of	**Days on Market**	NA
Grantee	Klemow at 5100 Hillsboro	**Verification Source**	Broker
Legal Description	Portion of First Baptist		

Site			
Acres	4.7	**Distance**	0.76
Land SF	205,931	**Zoning**	PCD

Comments

Sold by adjacent Baptist church to residential developer now building townhomes.

Land Comparable 4



Transaction

ID	2284	**Date**	4/11/2017
Address	5655 N University Dr	**Price**	$3,200,000
City	Coral Springs	**Price Per Land SF**	$13.97
State	FL	**Financing**	Cash
Tax ID	48-41-10-10-0011	**Property Rights**	Fee Simple
Grantor	Cleveland Clinic Florida	**Days on Market**	NA
Grantee	Coral CC Investors, LLC	**Verification Source**	Buyer
Legal Description	Por Park Ridge Plaza		

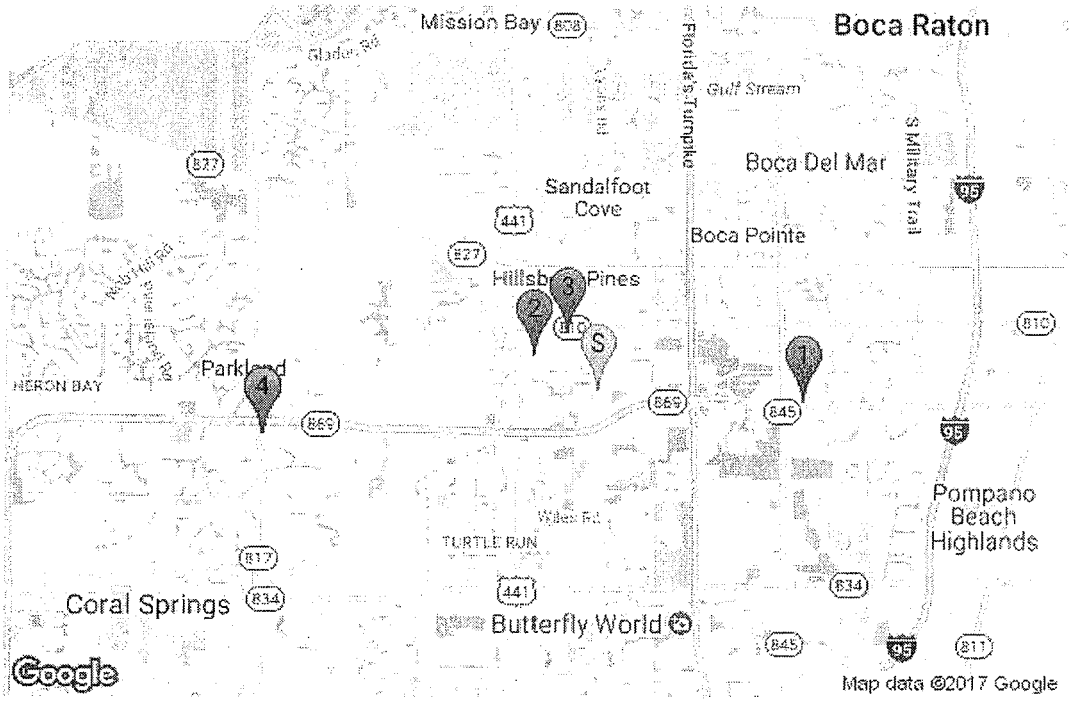
Site

Acres	5.3	**Distance**	3.90
Land SF	229,125	**Zoning**	B-2

Comments

This 5.2 acres of land was sold for $3,200,000 or $608,932.28 per acre. The land is owned by the Cleveland Clinic and they entered into a joint venture with the buyer to develop a 72,000 square foot dinic building where they will be part owners. This was a private off-market deal with no brokers involved and with construction having begun April 20, 2017 and completed on July 18th, 2018.

Land Sales Comparables Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Land Sales Analysis Grid

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4
Address	North side of Hillsboro Blvd. west of Lyons	3175 SW 10th St	5461 Johnson Rd	5100 W Hillsboro Blvd.	5655 N University Dr
City	Coconut Creek	Deerfield Beach	Coconut Creek	Coconut Creek	Coral Springs
State	FL	FL	FL	FL	FL
Date	7/20/2017	4/7/2016	Current	8/28/2015	4/11/2017
Price	$495,000	$1,425,000	$3,000,000	$3,000,000	$3,200,000
Land SF	35,412	121,532	217,800	205,931	229,125
Land SF Unit Price	$13.98	$11.73	$13.77	$14.57	$13.97
Transaction Adjustments					
Property Rights	Fee Simple	Simple 0.0%	0 0.0%	Simple 0.0%	0 0.0%
Financing	Conventional	Conventi 0.0%	0 0.0%	Cash 0.0%	0 0.0%
Conditions of Sale	Normal	0.0%	List -5.0%	Normal 0.0%	0 0.0%
Adjusted Land SF Unit Price		**$11.73**	**$13.09**	**$14.57**	**$13.97**
Market Trends Through 7/20/2017	6.0%	7.8%	0.0%	11.7%	1.6%
Adjusted Land SF Unit Price		$12.64	$13.09	$16.27	$14.19
Location	Good	Inferior	Similar	Similar	Similar
% Adjustment		10%	0%	0%	0%
$ Adjustment		$1.26	$0.00	$0.00	$0.00
Acres	0.81	2.79	5.00	4.73	5.26
% Adjustment		0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00
Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
% Adjustment		0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00
Utilities	All Available	All Available	All Available	All Available	All Available
% Adjustment		0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00
Zoning	O-2	I	A-1	PCD	B-2
% Adjustment		0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00
Traffic Count	27,000	42,500	14,000	37500	34000
% Adjustment		-5%	5%	-5%	-5%
$ Adjustment		-$0.63	$0.65	-$0.81	-$0.71
Adjusted Land SF Unit Price		**$13.27**	**$13.74**	**$15.46**	**$13.48**
Net Adjustments		5.0%	5.0%	-5.0%	-5.0%
Gross Adjustments		15.0%	5.0%	5.0%	5.0%

Low	**$13.27**
High	**$15.46**
Average	**$13.99**

Comparable Land Sale Adjustments

Each of the sales is an arm's length sale having occurred since 2015 of a retail parcel located in northern Broward County. No adjustment is made for market conditions or financing terms, but comparable two is a current contract and only the list price is known. As a result it is adjusted to account for negotiation.

Market Conditions
An adjustment for market conditions of 6% annually is included to address the improving market conditions.

Location
Sales one and three are located in more traditionally industrial areas and each is adjusted upward for location. Each of the other sales sale has a good location and no adjustments are made.

Size
Size adjustments are often applied based upon the economic theory of economies of scale. In certain cases this is appropriate, but there are many cases in where this adjustment would be incorrect. For example, a site so small that utility is limited will not necessarily sell for more per square foot than a larger site with greater utility. In South Florida the concept of scarcity comes into play, in that the area is reaching buildout with very few parcels significant in size remaining available for development. In this case each parcel is large enough for a significantly sized development and no adjustment is applied. Sales three and six are larger than the subject and are adjusted upward for size.

Topography
Each sale is level and cleared as is the subject.

Shape
The subject has a generally rectangular shape as does each of the sales. No adjustment is applied.

Utilities
Each sale has access to utilities and no adjustment is applied.

Zoning
Each sale is zoned for commercial use and no adjustments are needed.

Sales Comparison Approach Conclusion – Land Valuation

Each comparable is a vacant parcel suitable for retail or industrial use. Each is a recent arm's length transaction although comparable two is a current contract. The adjusted values of the comparable properties range from $13.27 to $15.46; with an average of $13.99 per square foot. It should be noted that a realtor who marketed the site represented the site size at 37,000 square feet, which would indicate a list price of $13.38 per square foot based on the list price of $495,000. All information obtained has been considered and we have concluded at a final reconciled per square foot value of $13.00.

As Is Market Value	
Indicated Value per square foot:	$13.00
Subject Size:	35,412
Indicated Value:	$460,356
Rounded:	$460,000
Less $100,000	Cleanup Cost
Three Hundred Sixty Thousand Dollars	

CERTIFICATION

We certify that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

This appraisal is not based upon a requested minimum valuation, a specific valuation or the approval of a loan.

We have not appraised the subject property within the past three years.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I, Ann Marie McCarthy have completed the continuing education program of the Appraisal Institute.

Ann Marie McCarthy has inspected the subject property located at North side of Hillsboro Blvd. west of Lyons Road, Coconut Creek, FL, 33073. As a result of our investigation into those matters which affect market value, and by virtue of our experience and training, we have formed the opinion that the market value of the subject property, "as is," as of July 20, 2017 is **$360,000.**

AMH Appraisal Consultants, Inc.

Ann Marie McCarthy, MAI, CCIM
State-Certified General Real Estate Appraiser No. RZ1971

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

General Assumptions

1. The legal description used in this report is assumed to be correct.

2. No survey of the property has been made by the consultant and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.

3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.

4. Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysis, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the consultant.

5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is analyzed as though under responsible ownership and competent management.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated in this report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in this report.

9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate provided.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines and that there is no encroachment or trespass unless noted.

11. We are not expert in determining the presence of absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction, or otherwise present on the property. We assume no responsibility for the studies or analyses, which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The value estimate is based on the assumption that the subject property is not so affected.

Limiting Conditions

1. The consultant will not be required to give testimony or appear in court because of having made this analysis, with reference to the property in question, unless arrangements have been previously made therefore.

2. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the consultant, and in any event only with proper written qualifications and only in its entirety.

3. The distribution of the total valuation in this report between land and improvements, if any, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

4. No environmental impact studies were either requested or made in conjunction with this analysis, and the consultant hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the consultant. Nor shall the consultant, firm or professional organization of which the consultant is a member be identified without written consent of the consultant.

6. Neither our name nor report may be used in connection with any financing plan, which would be classified as a public offering under state or federal securities laws.

7. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.

ADDENDA

Appraiser's Qualifications

QUALIFICATIONS OF ANN MARIE MCCARTHY, MAI, CCIM

BUSINESS ADDRESS

AMH Appraisal Consultants, Inc.
43 S Powerline Road
Suite 395
Pompano Beach, FL 33069
Telephone: (954) 978.2445 Fax: (954) 978.2076
Website www.amhappraisal.com

EDUCATION

North Central College, Naperville, IL - Bachelor of Arts, Marketing, 1987
Appraisal-related courses:

The Appraisal Institute:

- Course 110 - Appraisal Principles, September 1993
- Course 210 - Appraisal Procedures, March 1994
- Course 1A-2 - Capitalization Part B, March 1992
- Course 2-1 Case Studies, November 1992
- Course 510 - Report Writing, October 1993
- The Appraiser's Complete Review, July 1994
- Course 700 – Appraising for Litigation I
- Course 710 – Appraising for Litigation II

The American Institute of Real Estate Appraisers: Course IA-1 Capitalization, September 1989

- Course SPP Standards of Professional Practice, December 1989

Commercial Investment Real Estate Association:

- CI 101 Financial Analysis for Commercial Real Estate
- CI 201 Market Analysis for Commercial Real Estate
- CI 301 Decision Analysis for Commercial Real Estate

PROFESSIONAL AFFILIATIONS

Member, Appraisal Institute, Certificate #10,760
Certified Commercial Investment Member (CCIM) #8349
Commercial Real Estate Women (CREW), Fort Lauderdale/Palm Beach

- 1996 Hospitality Director
- 1997 Hospitality Director
- 1998 Recording Secretary and National Delegate
- 2001 President Elect and Conference Chair
- 2002 President
- 2003-2004 National Delegate
- 2005 Founder, Past Presidents' Council
- 2006 Sponsorship, Chicago
- 2009 Chair - Programs Committee
- Commercial and Industrial Real Estate Brokers Association (CIREBA)

NAIOP
Society of Commercial Realtors
Appraisal Institute

- 2000 -2003 Chair, Public Relations Committee
- 2003-2007 Member, National Membership Diversity Committee
- 2008, Chair, National Diversity Committee
- 2009 President – South Florida Chapter
- 2010-Current - Region X Representative, Appraisal Institute Government Relations Committee

EXPERIENCE

11/94 to Present	President AMH Appraisal Consultants, Inc.
11/92 to 11/94	Pardue, Heid, Church, Smith & Waller, of So. Fla., Inc. Ft. Lauderdale, Florida
1/88 to 10/92	Appraisal Services, Inc. Pompano Beach, Florida

PUBLICATIONS

"Aristotle, Appraisal Writing, and the Art of Persuasion", The Appraisal Journal, July, 1997
Awarded Honorable Mention, Armstrong/Kahn Award presented April, 1998.
2003 - Co-authored "Accounting for Change: GASB, FASB and Mark to Market", published in Valuation Insights and Perspective magazine.

LICENSES

State of Florida Certified General Appraiser #0001971
State of Florida Broker/Salesperson License #1495848

BROWARD COUNTY VALUE ADJUSTMENT BOARD

1996 Appraiser Special Master
1997 Appraiser Special Master
1998 Appraiser Special Master
1999 Appraiser Special Master
2000 Appraiser Special Master
2001 Appraiser Special Master

DADE COUNTY VALUE ADJUSTMENT BOARD

1997 Appraiser Special Master

FLORIDA DEPARTMENT OF TRANSPORTATION

Approved, Minority Business Enterprise
State of Florida Minority

EXPERT WITNESS QUALIFICATION

Palm Beach County Circuit Court
Broward County Circuit Court
Miami-Dade County Circuit Court
Collier County Circuit Court
Federal District Court Miami
Federal Bankruptcy Court Miami-Dade
Federal Bankruptcy Court Broward County

AWARDS

Recognized by Florida Real Estate Journal as one of the Top Women in Florida Commercial Real Estate for 2004.

Ann Marie McCarthy, MAI, CCIM has completed appraisals of all property types, including industrial warehouse, condominium, and distribution properties, shopping centers and lifestyle centers, apartment complexes, office buildings, subdivisions, residential condominium projects, restaurants, marinas, boatyards, funeral homes, timeshare properties, single family rental home portfolios and automobile dealerships. Specialization includes aviation and port property appraisals. Appraisals were completed for financing, condemnation, non-condemnation litigation, financial reporting and asset management purposes.

Sec. 13-346. - IO-1 industrial office district.

(a)

Purpose. The purpose of the IO-1 industrial office district is to permit the establishment of office uses and a restricted range of industrial uses. The industrial uses permitted are those which have moderate external impacts and therefore do not create an appreciable nuisance or hazard. The district also provides for wholesale, warehousing and service uses which have an industrial character. To achieve the purposes of a restricted industrial district, permitted uses are very carefully identified. Uses are also subject to performance standards to further ensure that district purposes are achieved. This district is intended for areas designated industrial by the land use element of the comprehensive plan.

(b)

Permitted uses. Permitted uses in the IO-1 industrial office district are found in the master business list.

(c)

Development regulations. Development regulations for the IO-1 industrial office district are as follows:

(1)

Maximum building height: Forty-eight (48) feet or four (4) stories;

(2)

Maximum floor area ratio: One and five-tenths (1.5) square feet of floor area to one (1) square foot net site area;

(3)

Maximum building coverage: Thirty-five (35) percent of total lot area;

(4)

Maximum zoning lot area: None;

(5)

Minimum plat size: Thirty (30) acres;

(6)

Minimum zoning lot area: Three (3) acres.

(7)

Minimum zoning lot width: Two hundred (200) feet;

(8)

Minimum zoning lot depth: Three hundred seventy-five (375) feet;

(9)

Minimum front setback: Thirty (30) feet;

(10)

Minimum side setback: Thirty (30) feet;

(11)

Minimum rear setback: Thirty (30) feet;

(12)

Minimum distance between buildings on same zoning lot: Twenty-five (25) feet plus one (1) foot for each one (1) foot of height over ten (10) feet;

(13)

Minimum distance between buildings and parking and/or vehicular circulation areas on same zoning lot: Ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet. This landscape area shall be outside of all buildings, roof overhangs, and support columns.) This landscape area and the required landscape material within may not be required where a section of building is proposed and

approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

(14)

Minimum open space: Twenty (20) percent of total lot area;

(15)

Minimum width of landscape buffer adjacent to residential districts and uses: Fifty (50) feet;

(16)

Minimum separation of access-egress curb cuts with arterial roadways: In the IO-1 District, no access or egress drive which connects an arterial roadway to any off-street parking or loading area shall be located closer than four hundred (400) feet to any other such access drive;

(17)

Mandatory frontage road: Uses in the 10-1 district shall provide a frontage road in accordance with the provisions of section 13-378;

(18)

No use shall be established, changed or enlarged in the IO-1 district, except pursuant to the site plan review provisions of division 5 of this article;

(19)

All uses shall be subject to the performance standards requirements of Subdivision VIII of Division 4 of this article;

(20)

No use which is listed as a prohibited use in Division 9 of this article shall be established or enlarged;

(21)

No merchandise, products, waste or equipment shall be stored or displayed out of doors except where buildings, fences and/or landscape material is approved, pursuant to site plan review, completely screening such items from thoroughfares and adjacent property.

(Ord. No. 115-86, § 306.16, 7-10-86; Ord. No. 159-87, § 306.16, 6-11-87; Ord. No. 166-89, § 6, 10-26-89; Ord. No. 103-97, § 1, 2-13-97; Ord. No. 163-97, § 3, 10-23-97; Ord. No. 2000-36, § 3, 9-14-00)

Attachment "E-2"

City of Coconut Creek Broward Redevelopment Program

Hillsboro Boulevard Redevelopment Area

Cost Estimate for Property Acquisition

This portion of the grant application includes the acquisition of a .81 acre site along Hillsboro Boulevard. The site is intended to combine with the adjacent parcel to the east to provide for a more viable redevelopment parcel.

Purchase Price	$360,000 (see attached appraisals)
Appraisal	$1,750
Survey	$2,100
Total	**$363,850**

Phase 1 Public Improvement Project Cost Estimate

Phase 1 also consists of 1420 linear feet of enhanced pedestrian amenities along the north side of Hillsboro Boulevard to include the following:

- Landscaping
- Irrigation
- Lighted Bollards
- 10-foot Concrete Walk

For the purposes of this cost estimate, the above referenced elements are presented as a per linear foot costs and are included in the Pedestrian Improvements line item.

Pedestrian Improvements	$204.00 per linear foot x 1420	=	$466,680
Shelters and other street furniture			$150,000
Design/Engineering Fees (15%)			$167,952
Contingency (10%)			$43,968
Total			**$828,600**

Attachment "E-3"

e) Demonstrate how the project addresses the Criteria, shown on Pages 17-20.

The Hillsboro Corridor Redevelopment Area (the "Project") meets or exceeds nearly the entire criterion required from the fiscal year 2018 Broward Redevelopment Program.

Proximity to Transit and Transit Accommodations - The project area currently contains nine bus stops. To enhance these public transit accommodations, the Project will provide five new bus shelters to enhance transit ridership.

Environmental Sustainability Components – The City of Coconut Creek prides itself on being the most environmentally and sustainably minded City in Broward County. From our 2020 Vision which produced one of the first Green Plans in the County, to our cooperation in the acquisition of the preserves along Hillsboro Boulevard, to our Florida Green Building Coalition Gold Certification for Municipalities (highest score in the County), Coconut Creek has shown a dedication to the environment and to sustainable practices. The Hillsboro Corridor Redevelopment Project furthers this commitment in several ways.

First, by purchasing the XX Property, the City will facilitate the remediation of a contaminated. In its current condition, the site is undevelopable and continues to linger on a "to-do" list for site clean-up. By purchasing this site, the City can take control of the mandated remediation and assemble the lot for development, which will add to the tax base for this area and create continuity for the businesses along the Corridor.

Secondly, the City shows commitment to the environment by creating plant and animal corridors along the proposed, meandering walkways connecting the valuable resources. By providing natural vegetation on both sides of the walkway, this design is, in effect, a pathway for species to connect to each of the preserve areas. Studies have concluded that a large preserve area is beneficial because it produces plant and animal diversity. By linking these sites via plant material along the walkways, the preserves function as a whole unit and are stronger as a result. Additionally, design guidelines planned for other parcels along the Corridor will provide landscaping which mimics the natural areas, thereby contributing to the overall environmental health and sustainability of the Project.

Lastly, the Project will enhance the walking and biking paths through increase width. With this, environmentally sustainable components to the new bus shelters contain solar technology and recycling receptacles.

Upon completion of the Project, the City will provide a unique, nature-oriented corridor. With eighty-one preserve acres adjacent to the corridor to the North, it is the only collection of preserves of its size in Broward County. A preserve which will be the cornerstone of the design principle for all of Hillsboro Boulevard in Coconut Creek.

Ability to Timely Complete Project - The Project will be completed within three years after executing the Inter Local Agreement (ILA). The project development schedule (Attachment "H"), demonstrates the ability for timely project completion. A large component of the project is the land acquisition and negotiations are ongoing but expected to be finalized by 9/20/2017. Property appraisals and an environmental assessment are included in this application. A portion of the proposed public improvement, located at 4181 W HILLSBORO BOULEVARD is currently undergoing review with the City's Planning Division. The timeline for the remaining portion of the public improvement is dependent upon the property acquisition component.

Contribution from non-County Sources - The City has indicated on the Project Costs table (Attachment "E-3") that over fifteen-percent of the funding is provided directly from municipal funds. Through budgeting efforts, the City clearly demonstrates its dedication to the redevelopment of the Hillsboro Corridor Redevelopment Area. Specifically, the City has already invested over $177,000 for median enhancements and $37,000 for planning and design of the Hillsboro Corridor Redevelopment Area.

Increase in Tax Base for Non-Public Improvement Projects OR Benefits to Community for Public Improvement Projects - The Hillsboro Corridor Project will significantly increase the tax base for Broward County and provide benefits to the Community. The property acquisition component will provide the capability for lot assemblage and economic development opportunities. The unassembled properties currently pay $29,956.35 in taxes. A nearby commercial property, smaller in size pays $95,000 in taxes. The Project will also have direct benefits to the community via the public improvement component, which will add value by improving transportation, aesthetics and connectivity.

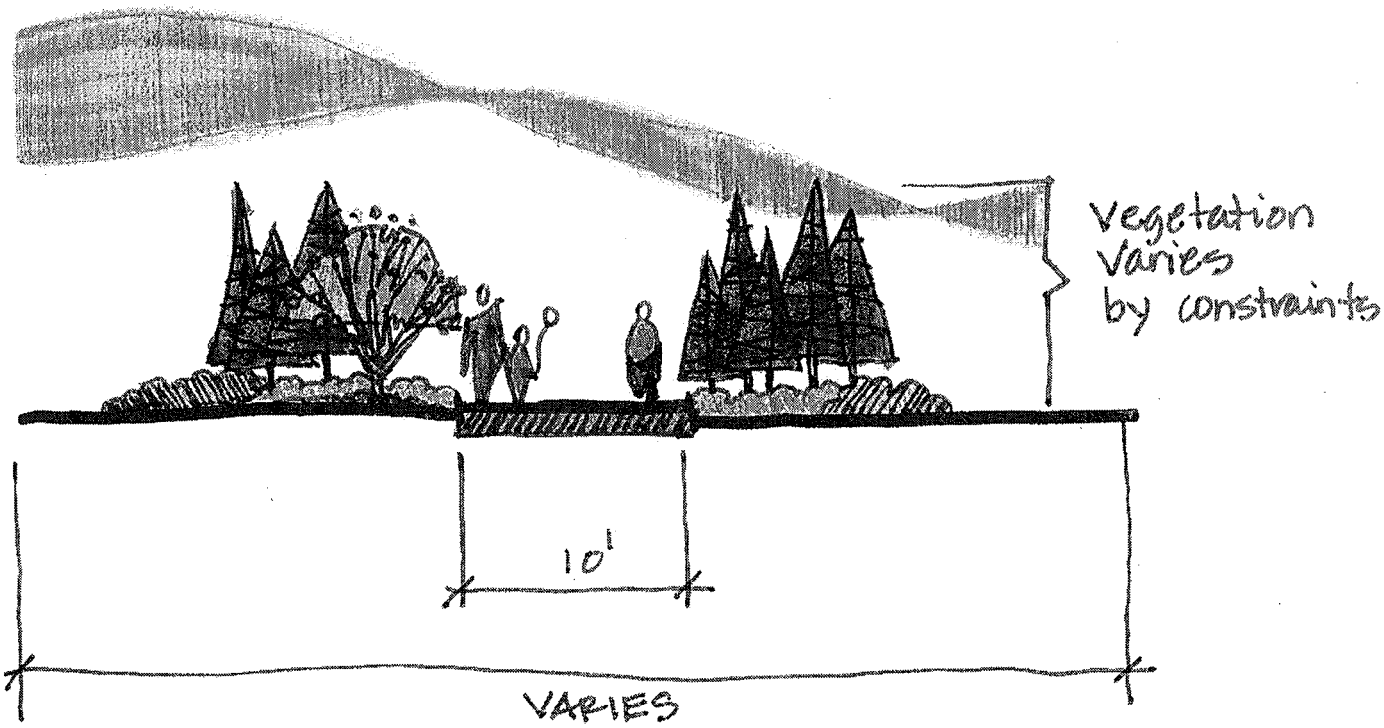
Higher Unemployment than Municipality and County and/or Lower Property Value Growth for Redevelopment Area than for Municipality and County - The Hillsboro corridor suffers from high unemployment and lower property value growth the City Finding of Blight Report.

Removal of Blighting Conditions - Since the incorporation of the City in 1967, Hillsboro Boulevard has been developed primarily with commercial uses. Over time, many of the undeveloped commercial parcels along the corridor were acquired by Broward County through the 2000 Land Preservation Bond program and the corridor now contains several large natural preserve areas. While this has created a very environmentally friendly area, it has also greatly contributed to its commercial underutilization. Major commercial parcels not acquired by Broward County were rezoned to residential uses that further stifled commercial development along the corridor. While there are thriving businesses at advantageous locations, there are also plazas with high vacancy rates, boarded-up buildings, non-conforming uses, and overall conditions that have remained due to this underutilization. In 2017, the City Commission defined "blighted areas" and declared that the Hillsboro Corridor Redevelopment Area contains multiple blighted conditions. The Project scope directly addresses blighted conditions such as inadequate street layout, stagnant growth concerning ad valorem tax purposes, faulty lot layout, and unsanitary conditions.

Number of Permanent Jobs Created and/or Job Training/Apprenticeships - When developing job estimates, the City referred to the American Recovery and Reinvestment Act of 2009 (ARRA) and the instructions provided in the 2010 White House OMB Memorandum Updated Guidance for ARRA. The Project will directly influence the establishment of four new businesses. First, the land acquisition component provides for lot assemblage and economic development which will allow for two new businesses; a women in distress call center and a popular restaurant. The public improvement component of the project will contribute to the development and long-term success of these two, new businesses. Secondly, a proposed pet lodge and adjacent storage facility will also directly benefit from the public improvements by providing enhanced transportation accommodations and expansive pedestrian pathways.

In total, the Hillsboro Corridor Redevelopment Project is estimated to create sixteen Full-Time Equivalent (FTE) permanent positions. Phase 1 of the Project will also create part-time positions. The full-time and part-time positions are expected to benefit area residents and the public improvements will provide safe, transportation facilities for these residents.

At least three FTE positions will provide income one-hundred twenty percent over Broward County Annual Median Income (AMI). Projected low income employees have nearby affordable housing opportunities. To ensure access to affordable housing, the City of Coconut Creek offers a First-Time Homebuyer program and a Minor Home Repair Program.



TYPICAL MULTI-USE PATH SECTION

NO SCALE

HILLSBORO BLVD.

TYPICAL MULTI-USE PATH

NO SCALE

Attachment "F"

Attachment "F"- Funding Source Overview

Attachment "F-1"- City Funding- $177,000

Attachment "F-2"- City Funding- $37,000

Attachment "F-3"- Highway Beatification Grant $100,000

9.) Funding Source Information - Include Match information. See "Definitions" on Pages 9-10. As an attachment, provide the following for each funding source currently in place to complete this project.

a. Funding provided
b. Name, address, telephone number, contact person
c. Type of funding provided (e.g., grant, loan, other-specify), funding timeframes, and special terms and conditions (e.g., performance-based, interest rate, etc.)
d. Date funded, requested and expected (Attach commitment or award letters)

a) $177,000- (See Attachment "F-1")

b) Sheila Rose- City of Coconut Creek 4800 West Copans Road, Coconut Creek, FL 33066, (954)973-6756

c) Funding was provided by the City Commission approved Capital Improvement Program (CIP).

d) CIP funding was approved by City Commission on 9/22/2016. Resolution and applicable CIP attached as "F-1."

a) $37,000- (See Attachment "F-2")

b) Sheila Rose- City of Coconut Creek 4800 West Copans Road, Coconut Creek, FL 33066, (954)973-6756

c) Program was funded by the City operating account for design and planning.

d) Funding was approved on 1/21/16. $11,566.45 has already been expended. Contract attached as "F-2.".

a) $100,000- (See Attachment "F-3")

b) Elisabeth Hassett, RLA, Florida Dept. of Transportation, 3400 W. Commercial Boulevard Ft. Lauderdale, FL 33309. (954) 777-4219

c) Highway Beautification Grant funds are provided in a grant format for up to $100,000 distributed as a reimbursement after the work is completed and subject to a 50%/50% match by the City.

d) The grant was approved by the State on December 16, 2014 with the grant agreement signed in May 2015. All work must be completed by June 30, 2017. The grant was strictly for providing landscape improvements on state roads. To date $35,000 has been reimbursed to the City, the request for the remaining $65,000 has been submitted, and we are anticipating receiving those funds in August 2017. FDOT Agreement attached as "F-3."

Attachment

"F-1"

RESOLUTION NO. 2016-223

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, ADOPTING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2017 THROUGH FISCAL YEAR 2021, PURSUANT TO SECTION 602 OF THE CITY CHARTER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has considered and approved the Capital Improvement Program, as amended, for the Fiscal Year 2017 through the Fiscal Year 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the City Commission has reviewed and hereby approves and adopts the Capital Improvement Program for Fiscal Year 2017 through Fiscal Year 2021 with the following amendment:

Capital Improvement Program Fund

	Increase	Decrease
Pedestrian Lighting	$385,000	
Resources available		$385,000

Section 2: That this Resolution shall become effective immediately upon its passage and adoption.

Adopted this 22nd **day of** September **, 2016.**

Mikkie Belvedere, Mayor

Attest:

Leslie Wallace May, City Clerk

Belvedere	Aye
Rydell	Aye
Sarbone	Aye
Tooley	Aye
Welch	Aye

Hillsboro Boulevard Median Enhancements

STRATEGIC INITIATIVE:	Plan, Expand, Upgrade and Maintain Infrastructure	LOCATION:	Hillsboro Boulevard between 441 and the Florida Turnpike
STATUS:	Continuing Project		
PRIORITY:	1		
DEPARTMENT:	Public Works		
MANAGER:	Director of Public Works		
PROJECT TYPE:	Non-Recurring		

DESCRIPTION/JUSTIFICATION

This project provides for landscape and irrigation improvements for the Hillsboro Boulevard medians within the City. Numerous trees, palms and shrubs will be planted and an irrigation pump station that has exceeded its useful life will be replaced. A matching $100,000 Broward Beautiful State Grant has been awarded to partially fund this project.

FUNDING SOURCES:	FY17	FY18	FY19	FY20	FY21	TOTAL	Previously Budgeted	Total Revenue Through 9/30/16
Street Construction & Maint. Fund (11)	$90,000	$0	$0	$0	$0	$90,000	$125,000	$125,000
Grants Fund (65)						0	100,000	0
TOTAL	$90,000	$0	$0	$0	$0	$90,000	$225,000	$125,000

PROJECT COSTS	BUDGET							
PROJECT COMPONENTS:	FY17	FY18	FY19	FY20	FY21	Five Year Total	Previously Budgeted	Total Expenses Through 9/30/16
Plans and Studies	$0	$0	$0	$0	$0	$0	$25,000	$17,800
Construction	90,000	0	0	0	0	90,000	200,000	0
Equipment / Other								
TOTAL	$90,000	$0	$0	$0	$0	$90,000	$225,000	$17,800

ANNUAL OPERATING IMPACT							OTHER INFORMATION	
DESCRIPTION:	FY17	FY18	FY19	FY20	FY21	Five Year Total	Start Date:	11/2015
Personnel	$0	$0	$0	$0	$0	$0	Completion Date:	06/2017
Operating	6,000	6,000	6,000	6,000	6,000	30,000	Account Number(s):	1171541-6888 6171541-6888 6571541-6888
Capital Outlay							Project Code(s):	6888
TOTAL	$6,000	$6,000	$6,000	$6,000	$6,000	$30,000	Total Project Cost:	$315,000

Notes: Operating impact includes increased costs for contractual landscape maintenance and supplies.

Attachment

"F-2"

RESOLUTION NO. 2016-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE ATTACHED WORK AUTHORIZATION FOR CONSULTING SERVICES TO BE PROVIDED BY DORSKY + YUE INTERNATIONAL, LLC RELATED TO THE BROWARD REDEVELOPMENT PROGRAM FUNDS FOR THE HILLSBORO BOULEVARD REDEVELOPMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Broward County administers grant funding to municipalities and community redevelopment agencies through the Broward Redevelopment Program (BRP); and

WHEREAS, eligible projects shall not be Redevelopment Capital Program projects or located in a community redevelopment area that receives County Tax Increment Financing (TIF); and

WHEREAS, the Coconut Creek City Commission wishes to encourage economic development and job creation for residents and businesses of Coconut Creek; and

WHEREAS, the Hillsboro Boulevard corridor may be eligible for BRP funding; and

WHEREAS, due to the substantial research responsibilities associated with the Hillsboro Boulevard Redevelopment Project, staff determined it was in the City's best interest to contract with a consulting firm for the collection of all relevant and available information and to define objectives applicable to the future vision of the study area; and

WHEREAS, Dorsky + Yue International, LLC was selected by the City through the CCNA process pursuant to Section 287.055, Florida Statutes and RFQ No. 06-22-11-11 to be the City's Consultant and approved by the City Commission; and

WHEREAS, Dorsky + Yue International, LLC proposes to evaluate and develop two conceptual plans for the Hillsboro Boulevard Redevelopment Project; and

WHEREAS, the cost of services shall not exceed $37,000; and

WHEREAS, the Department of Sustainable Development has developed the project scope and considers the fees to be reasonable; and

WHEREAS, the City Commission of the City of Coconut Creek deems it to be in the best interest of the residents of the City of Coconut Creek to have this study done in order to apply for future BRP funds.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the City Commission has reviewed and hereby approves the attached Work Authorization for the evaluation and development of conceptual redevelopment plans related to the Hillsboro Boulevard Redevelopment Project.

Section 2: That the City Manager is hereby authorized to execute the attached Work Authorization between the City and Dorsky + Yue International, LLC.

Section 3: That the cost of services shall not exceed $37,000.

Section 4: That this Resolution shall be in full force and effect upon its passage and adoption.

Adopted this 14th day of January, 2016.

Rebecca A. Tooley, Mayor

Attest:

Leslie Wallace May, MMC
City Clerk

Tooley	Aye
Belvedere	Aye
Sarbone	Aye
Welch	Aye
Rydell	Absent

SR/mb

\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Resolutions\Res2015-136 Consultant for the Broward Redevelopment funds.docx

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

Architectural Services for
CITY OF COCONUT CREEK

RFQ No. 06-22-11-11

Work Order
for

Northern District Redevelopment Program Study
Coconut Creek, Florida

December 14, 2015

I. THE ARCHITECT'S SERVICES

Project Description:

The proposed study area is bounded by NW 71st Place on the north, NW 39th Avenue on the east, Hillsboro Boulevard on the south and US 441 on the west in the City of Coconut Creek. The area consists of a mix of County owned preserve areas, existing occupied and vacant commercial retail buildings, flex buildings, self-storage facilities and other miscellaneous use buildings.

The study entails identifying an overall vision for the corridor and redevelopment opportunities within the subject area that may qualify for the Broward County Redevelopment Grant Program.

Basic Scope:

Upon receipt of a written acceptance of this proposal and a Notice to Proceed, the Architect will render the following professional services:

A. Programming and Master Planning Phase

1. The Architect will visit the site to get familiarize with the study area; the Architect will meet with Staff and collect all relevant and available information and define objectives applicable to the future vision of the study area.

2. The Architect will conduct free hand sketch studies of design options to assist the City in developing and defining a potential redevelopment program for the subject area in conjunction with connectivity to existing and future Greenways. The study will also

FORT LAUDERDALE
CLEVELAND
WASHINGTON WWW.DORSKYYUE.COM

PHONE 954.703.7830 101 N.E. 3RD AVENUE SUITE 500
FAX 954.524.8604 FORT LAUDERDALE, FLORIDA 33301

include scenarios for two (2) levels of redevelopment intensity and mix of potential uses.

3. The Architect will attend one (1) workshop meeting with the City Commissioners, Staff and interested Property Owners to seek inputs for the study.

4. Upon review of design options with the City and receiving comments and the approval of one option for each of the two (2) intensity scenarios that may meet the City's objectives, the Architect will further develop the selected designs and prepare two (2) Conceptual Master Plan packages that will each include a site plan showing vehicular and pedestrian circulation and connectivity, open space, building use, height and area summary, massing diagrams, site sections and free hand renderings illustrating the general character of the proposed development area.

5. When requested by the City and as an Additional Service, the Architect will attend Public Meetings, Presentations and Design Charrettes to present proposed designs or obtain input from the residents.

B. **Services Not Included:**

1. Market Studies, Landscape Architecture, Parking and Traffic Consultant, Civil, Geotechnical and Environmental Engineering.

2. Attend public meetings with City Commission and staff per Paragraph I.A.3 and 5 above.

3. Model, 3D-animation, environmental graphic design, professional renderings, marketing materials and special presentation materials.

4. All work as a result of the Client to alter previously directed or approved program, designs or drawings.

5. Normal reimbursable per executed Agreement.

II. PROFESSIONAL FEES

The professional fees for the above stated Architectural services will be based on a lump sum breakdown as follows:

Initial site visit, meeting and information gathering	$6,000.	1
Programming and Freehand Conceptual Studies	$8,000.	2
Two (2) Master Plan Packages (2 X $7,000)	$14,000.	3
Renderings	$3,500 each.	4 x 2

Attend Public Meetings and Charrettes	Hourly not to exceed $2,000 without prior written approval

The Architect will provide Additional Services when requested by the City in writing on a lump sum basis, or per hourly rates per executed Agreement.

III. PAYMENT OF FEES AND OTHER TERMS

Per executed Agreement.

We look forward to the opportunity to work with you on this exciting project; we are honored to be able to help the City of Coconut Creek in identifying redevelopment opportunities. Please do not hesitate to contact us should you have any questions.

DORSKY + YUE INTERNATIONAL LLC

Victor Yue

Accepted by:

Name: Mary Blasi, City Manager

Date: 1/21/16

ATTEST:

Leslie Wallace May, City Clerk

Date: 1/25/16

APPROVED AS TO FORM:

Terrill Pyburn, City Attorney

Date: 1/25/16

Attachment "F-3"

SECTION No.(s): 86120
S.R. No.(s): 810
FM No: 437221-1-74-01
COUNTY: BROWARD

DISTRICT FOUR (4) AMENDMENT NUMBER FIVE (5) TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LANDSCAPE INCLUSIVE MEMORANDUM OF AGREEMENT

THIS AMENDMENT Number Five (5) to the Agreement dated May 27, 2009, made and entered into this 10th day of June 20 15 by and between the State of Florida Department of Transportation hereinafter called the DEPARTMENT and the CITY OF COCONUT CREEK, a municipal subdivision of the State of Florida, hereinafter called the AGENCY.

WITNESSETH

WHEREAS, the parties entered into the Landscape Inclusive Maintenance of Agreement dated, May 27, 2009 for the purpose of maintaining the landscape improvements by the AGENCY on various roads including State Road 810 (Hillsboro Boulevard); and,

WHEREAS, the DEPARTMENT and the AGENCY have agreed to add additional landscape to be installed on State Road 810 (Hillsboro Boulevard) in accordance with the above referenced Agreement; and,

NOW THEREFORE, for and in consideration of mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. Pursuant to paragraph 7 of the Landscape Inclusive Maintenance Memorandum of Agreement for State Road 810 (Hillsboro Boulevard) dated May 27, 2009, the DEPARTMENT will allow the AGENCY to construct additional landscape improvements or to modify an improvement located as indicated in **Exhibit "A"**, State Road 810 (Hillsboro Boulevard) From State Road 7 (US 441) (M.P.0.00) to State Road 91 (Florida Turnpike) (M.P. 2.00). In accordance with the plans attached as **Exhibit "B".**

2. The AGENCY shall agree to maintain the additional landscape improvements in the Agreement described above according the **Exhibit "C"** Maintenance Plan, attached to this Amendment.

3. The DEPARTMENT agrees to enter into a contract to have installed said landscape improvements for an amount as indicated in **Exhibit "D"** not to exceed $313,977.00.

4. Pursuant to **Exhibit "A"** of the Landscape Inclusive maintenance Memorandum of Agreement for State Road 810 (Hillsboro Boulevard) dated May 27, 2009, the DEPARTMENT and the AGENCY agree to modify the limits of maintenance listed in the on State Road 810 (Hillsboro Boulevard) to State Road 810 (Hillsboro Boulevard) from State Road 7 (US 441) (M.P.0.00) to State Road 91 (Florida Turnpike) (M.P. 2.00).

Except as modified by this Amendment, all terms and conditions of the original Agreement and all Amendments thereto shall remain in full force and effect.

LIST OF EXHIBITS

Exhibit A - Landscape Improvements Limits and Maintenance Boundaries and Location Map
Exhibit B - Landscape Improvement Plans
Exhibit C - Landscape Improvements Maintenance Plan
Exhibit D - Approximate Cost For Landscape Improvements

In Witness whereof, the parties hereto have executed with this Amendment effective the 26 day May, 2015 year written and approved.
10th June 2015

CITY OF COCONUT CREEK

By: Mary C. Blasi
Mary C. Blasi, City Manager

Attest: Leslie D. Gold (SEAL)
on behalf of Leslie May, City Clerk

Legal Review Date
Terill C. Pyburn 05/21/15
Terill Pyburn, City Attorney

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: Transportation Development Director

Attest: Executive Secretary (SEAL)

Legal Review Date
Office of the General Counsel 6/10/2015

Centennial FDOT 1915★2015

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

June 30, 2015

Mr. Mike Heimbach
Operation Manager, Public Works Department
City of Coconut Creek
4900 W. Copans Road
Coconut Creek, Florida 33063

Dear Mr. Heimbach,

RE: District Four (4) Joint Participation Agreement (JPA) and Amendment Number Five (5) Landscape Memorandum of Agreement Amendment (MMOA) for State Road 810 (Hillsboro Boulevard) from State Road 7 (US 441) (M.P. 0.00) to State Road 91 (Florida Turnpike) (M.P. 2.00) 2014-15 Highway Beautification Council Grant.
FM #437221-1-74-01, Contract # ARW55

Enclosed is the original executed Joint Participation Agreement (JPA) and the Amendment Number Five (5) Landscape Maintenance Memorandum of Agreement (MMOA) for the landscape improvements within the City of Coconut Creek. Please use this letter as your **Notice to Proceed (NTP)**. Please refer to the JPA Page 2, Paragraph 6 *"This Agreement and Exhibit "C", attached hereto and made a part hereof shall act to supersede the requirements of PARTICIPANT to secure a separate DEPARTMENT permit. The DEPARTMENT shall retain any rights in relation to the PARTICIPANT as if it has issued a permit."* and Page 13 Exhibit "C" Permit Requirements.

The JPA requires the contractor of the project to be FDOT pre-qualified and the Construction Engineering Inspection (CEI) Services to be pre-qualified. (see page 2 paragraph 8) .

It is requested that a representative of the District Landscape Architect Unit be present at the pre-construction meeting. Please contact me at elisabeth.hassett@dot.state.fl.us or (954) 777-4219.

The total estimated cost of the project is **Three Hundred Thirteen Thousand Nine Hundred Seventy Seven Dollars and Twenty Seven Cents ($313,977.27).** You are requested to submit invoices to the Department for up to one hundred percent (100%) of the total actual cost of the Project, up to a maximum amount of, but **not to exceed One Hundred Thousand Dollars and No Cents ($100,000.00) for actual costs incurred for deliverables described in Exhibit "D".**

The Agency shall submit progress billings to the Department on a quarterly basis. Please provide the following information with your invoice requests:

1. **A Cover letter which includes:**
   - The Financial Number (as cited above)
   - The Contract Number (as cited above)
   - Indicate that the invoice is for a **2014-15 Highway Beautification Council Grant** Project
   - The total sum of the FDOT requested reimbursement for all inspected and approved grant items
   - The name, title, and address of the Agency's representative who is authorized to receive payment from FDOT
   - Please include statement on the quarterly progress billings indicating: **"Partial Invoice".**
   - Please include statement on final invoice indicating: **"The project was completed in compliance with plans (add permit plans date to this statement). This is the final Invoice."**
   - Please provide the start, completion, and final inspection/approval dates of the project, as appropriate on the partial and final invoices
   - Your original signature on the cover letter **signed in blue ink.**

2. Grant Project Invoice Summary Sheet (see example)

2. Cost Summary (Agency tracking invoices from contractor – see example)

3. Copy of Agency's cancelled check(s) or proof of payment to contractor

5. Copy of backup invoices related JPA Deliverables

It is important to submit quarterly progress billings and be timely with the completion of the project, FDOT acceptance and your final invoice submittal to the Department. Please note **the expiration of the JPA is June 30, 2017.** All work described in the plans must be completed before that date to be eligible for final reimbursement.

Once the project is complete and the FDOT Pre-Qualified Registered Landscape Architect (RLA) has provided a letter of project certification, please notify the Department thirty (30) days prior to the submittal of the final invoice so we may arrange an inspection of the project. Upon completion of the project it will be necessary for the Agency to submit a final invoice for the items on the Deliverables List (see JPA for the list).

Thank you in advance for your timely cooperation in this matter. Call me at 954-777-4219 if we can be of further help.

Sincerely,

Elisabeth A. Hassett, R.L.A.
District 4 Landscape Architect

Cc: J. Berkman
M. DeLaunay

Enclosures: Original Copy JPA & MMOA
Tracking Spreadsheets

Attachment "G"

Attachment "G"- Property Acquisition Overview, Location Map and Warranty Deed

Attachment "G-1"- Public Improvement Overview, Location Map and Warranty Deeds

Attachment "G-2"- FDOT Agreement

Attachment "G-3"- Phase II Environmental Assessment

10. Project Site Control - (Property Acquisition)

a. Applicant currently has control of project site through:

___Fee Simple Title
___Lease
_X_Other (describe)
- Parcel ID 4842 06 33 0010 is in the process of acquisition. A recent property appraisal has been completed and is attached for reference. (See Attachment "E-1") We have recently met with the property owner and contract negotiations are underway.

b. Provide Evidence of Site Control (See Following Pages)
- Attached is a copy of the property owners Warranty Deed.

c. If site is not under Applicant's control, provide time line and schedule for establishing control. (Contract for Purchase is the minimum required documentation.)
Legal Description and Map: (See Next Page)
-JANIS PLAT 174-18 B TRACT A LESS N 260 TOG WITH TRACT A-1 (BUFFER) (Map attached)
Street Address:
- W Hillsboro Boulevard, Coconut Creek FL 33073
Current Owner:
-4651 W Hillsboro LLC

d. If the project site is vacant, describe any prior known use. Also, indicate the age of any buildings or other structures currently located on the site.
- Project site is currently vacant. The property prior use was a gas station. The property currently has limited contamination and it is in the process of being cleaned by the FDEP. The FDEP representative estimates the property will be fully remediated by 00/00/2017.

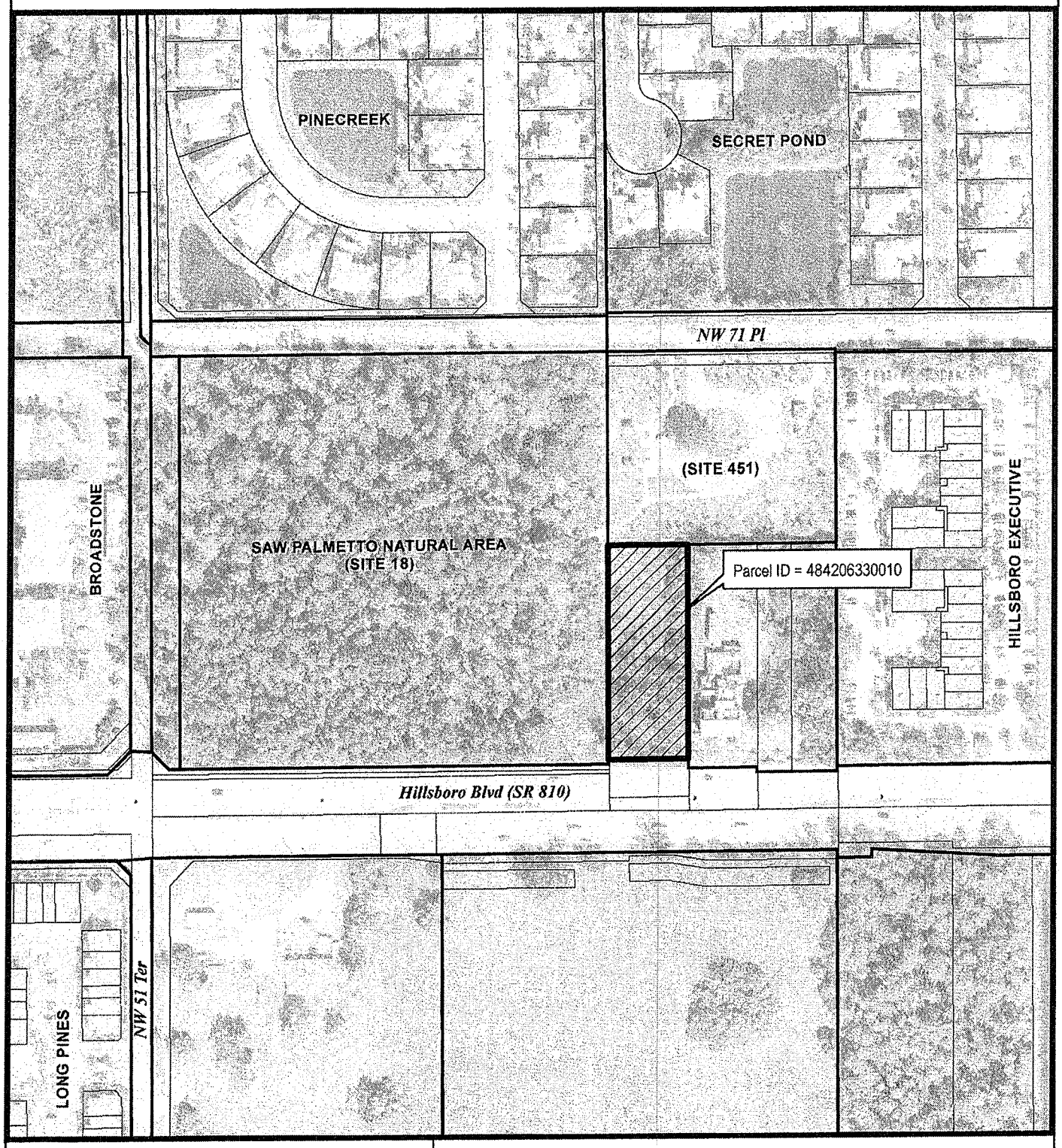
e. Provide a layout of the project site showing details, including the locations of any existing buildings or other structures and any public improvement projects addressed in the Application.
-Property is vacant

f. Provide a location map: (See Attachment Next Page)

i. Attach Phase 1 and 2 environmental assessments, as required.

The City recognizes the requirement for an Environmental Audit for BRP property acquisition proposals. However, the subject property is already the subject of a Florida Department of Environmental Protection (FDEP) clean up, as a former auto service facility. The FDEP has completed the initial stages of Site Assessment for the petroleum discharge in cooperation with the Broward County Environmental and Engineering and Permitting Division. Reports, which can be made available on request, indicate that any contamination on site is minimal, with the primary contamination underneath Hillsboro Boulevard right-of-way, which is state owned. Conversations with Broward County staff indicate that the FDEP will be entering into an agreement with the owner of the subject property to complete the state funded clean up within 6 to 9 months. This is an ideal redevelopment opportunity with both remediation of contamination and lot assemblage to provide a viable development parcel for the Hillsboro Corridor.

ATTACHMENT "G"
Land Acquisition Map



Property Acquisition Parcel

Legal Description:

-JANIS PLAT 174-18 B TRACT A LESS N 260 TOG WITH TRACT A-1 (BUFFER) (Map attached)

Street Address:

- W Hillsboro Boulevard, Coconut Creek FL 33073

Current Owner:

-4651 W Hillsboro LLC

CFN # 110970798, OR BK 49034 Page 1371, Page 1 of 2, Recorded 08/29/2012 at 09:56 AM, Broward County Commission, Doc. D $140.00 Deputy Clerk 1922

V

Prepared by and return to:
PATRICK O'NEAL

Coral Ridge Title Co.
2900 E. Oakland Park Boulevard Third Floor
Fort Lauderdale, FL 33306-1804
954-563-4803
File Number: **4651WHILLSBORO**

Parcel Identification No. **4842 06 33 0010**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of **August, 2012** between **RON JANIS and ESTELLE JANIS, husband and wife** whose post office address is **209 S 3rd St, Lake Worth, FL 33462** of the County of **Palm Beach**, State of **Florida**, grantor*, and **4651 W HILLSBORO, LLC, a Florida limited liability company** whose post office address is **10000 Mandarin St., Parkland, FL 33076** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Tract A-1 Buffer together with Tract "A" according to the plat of "JANIS PLAT" as recorded in Plat Book 174, Page 18, of the Public Records of Broward County, Florida, less and except the North 260 feet of said Tract "A". Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida and containing 36,190 square feet (.08308 acres) more or less.

a/k/a 4651 W. Hillsboro Blvd., Coconut Creek, FL 33073

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any; and subject to agreement with Broward County for installation of required improvements, recorded as instrument no. 104324909, under O.R. Book 38179, Pages 1064-1078, Public Records of Broward County, Florida, creating a lien on subject property, which grantee agrees to assume and pay.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

2

Signed, sealed and delivered in our presence:

Witness Name: Jeff Perusse

Witness Name: Mathew Cohen

RON JANIS (Seal)

ESTELLE JANIS (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 28 day of August, 2012 by RON JANIS and ESTELLE JANIS, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]

Notary Public

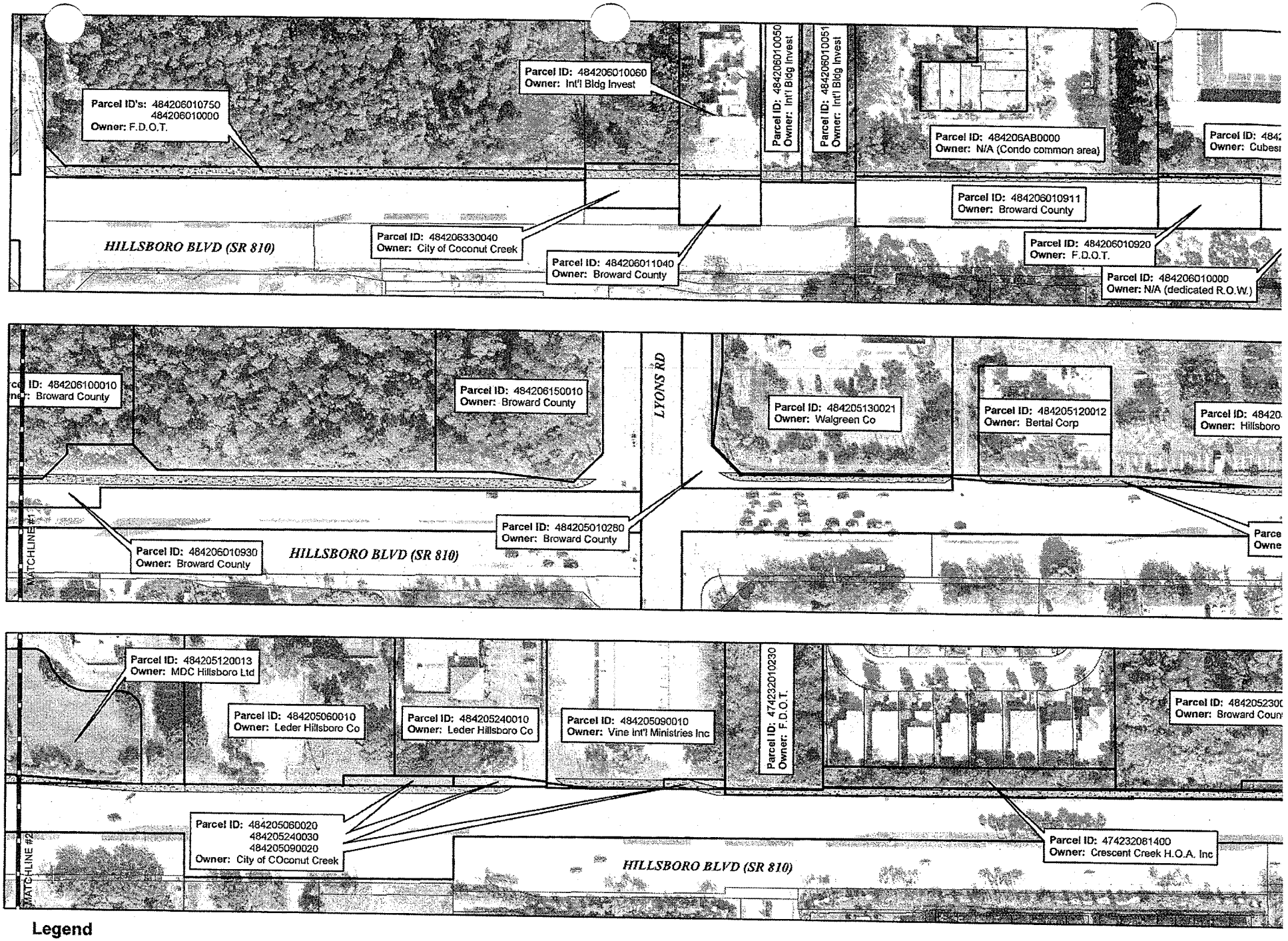
Printed Name: Jeff Perusse

My Commission Expires:

Jeffrey J. Perusse
COMMISSION # EE 144592
EXPIRES: NOV. 08, 2015
WWW.AARONNOTARY.com

Attachment "G-1"

ATTACHMENT "G-1"



Legend

Site Control Parcel Boundary | Proposed Sidewalk (Phase 1) | Proposed Sidewalk (Phase 2)

0 150 300 Feet

Map Scale = 1:1,800 (1" = 150')

10. Project Site Control – (Public Improvements)

a. Applicant currently has control of project site through:

___Fee Simple Title
___Lease
_X_Other (describe)
- The Public Improvement Portion of the Hillsboro Corridor Redevelopment Area will be completed in the public right of way. Attached is a copy of an agreement between the City of Coconut Creek and the Florida Department of Transportation. The attached Agreement provides the City of Coconut Creek authority to install and maintain improvements including plantings, irrigation and hardscape along Hillsboro Boulevard. The public improvement will meander in and out of the right of way. The affected properties are listed below. A public access easement will be obtained from the property owners. The process for obtaining the public access easements has been initiated.

b. Provide Evidence of Site Control (See Following Pages)Warranty Deeds are attached for the properties that will require public access easements.

c. If site is not under Applicant's control, provide time line and schedule for establishing control. (Contract for Purchase is the minimum required documentation.)
Public Access Agreements will be executed prior to the ILA execution.

Legal Description and Map: (See Following Pages)
- PALM BEACH FARMS 2-53 PB TR 4 LESS THAT PT WHICH LIES WITHIN 53 OF C/L OF ST RD R/W BLK 85 LESS POR DESC IN OR 22178/423 RD R/W (Map attached)
Street Address:
- JOHN DOVIN STREET, COCONUT CREEK FL 33073
Current Owner:
- BROWARD COUNTY

Legal Description and Map: (See Following Pages)
- PALM BEACH FARMS 2-53 PB TR 3 E 100 OF W 215 OF W1/2 LESS N 280 & LESS S 60 FOR RD BLK 85, Map Attached
Street Address: 5011 W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073
Current Owner: INTERNATIONAL BUILDING INVEST

Legal Description and Map: (See Following Pages)
- PALM BEACH FARMS 2-53 PB TR 3 W1/2 LESS N 280 & LESS W 215 & LESS E 65 BLK 85, Map Attached
Street Address: W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073
Current Owner: INTERNATIONAL BUILDING INVEST

Legal Description and Map: (See Following Pages)
- PALM BEACH FARMS 2-53 PB TR 3 E 65 OF W1/2 LESS N 280 BLK 85, Map Attached
Street Address: W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073
Current Owner: INTERNATIONAL BUILDING INVEST

Legal Description and Map: (See Following Pages)
- LEDER HILLSBORO COMPANY LIMITED PART 1 125-31 B PORTION TRACT A DESC AS COM SE COR TRACT A,THEN W 73.14 ALG S/L TR A TO POB,CONT W 61.86,S 12, W 195,N 306.92,E 256.86,S 295.03 TO POB K/A ANIMAL HOSPITAL, Map Attached
Street Address: 4181 W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073
Current Owner: LEDER HILLSBORO CO LTD

d. If the project site is vacant, describe any prior known use. Also, indicate the age of any buildings or other structures currently located on the site.
-The project site for all parcels contains an existing sidewalk which will be replaced. There are no existing buildings in the project site.

e. Provide a layout of the project site showing details, including the locations of any existing buildings or other structures and any public improvement projects addressed in the Application.
-There are no existing buildings. Attached Location Map indicates public improvement projects. (See Following Pages)

f. Provide a location map: (See Following Page)

g. Not Applicable

Public Improvement Parcel

Legal Description:

- PALM BEACH FARMS 2-53 PB TR 4 LESS THAT PT WHICH LIES WITHIN 53 OF C/L OF ST RD R/W BLK 85 LESS POR DESC IN OR 22178/423 RD R/W (Map attached)

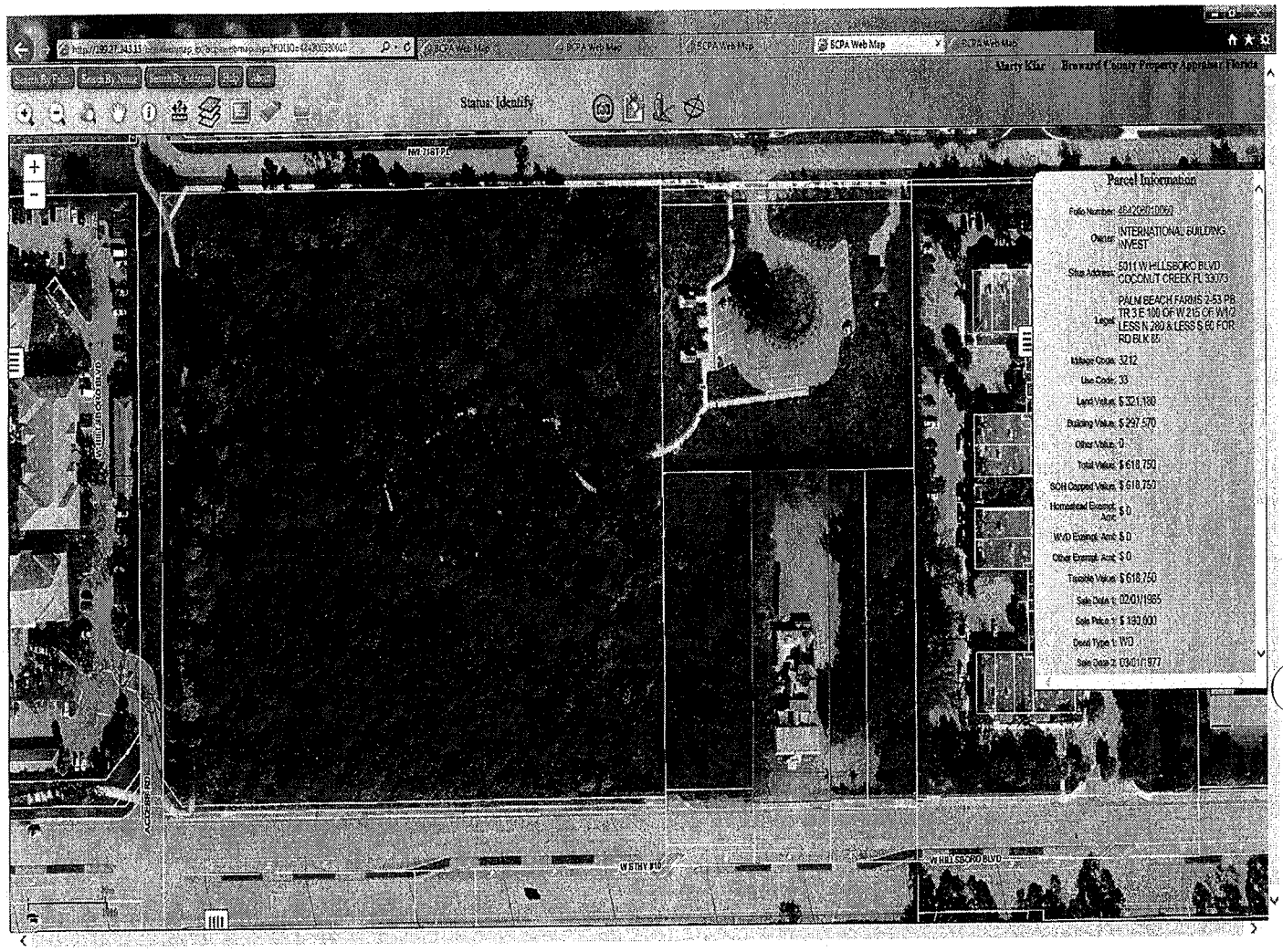
Street Address:

- JOHN DOVIN STREET, COCONUT CREEK FL 33073

Current Owner:

- BROWARD COUNTY

Public Improvement Parcel



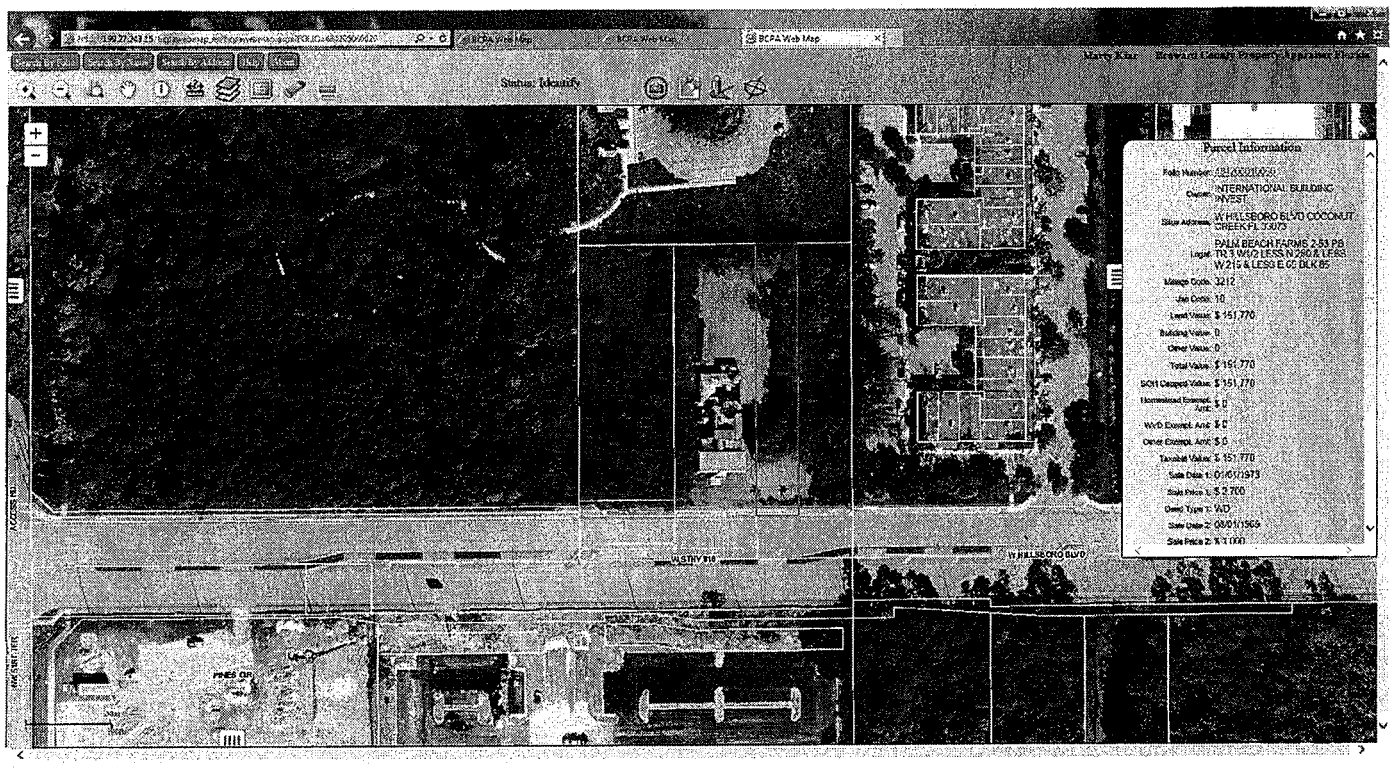
Legal Description:

- PALM BEACH FARMS 2-53 PB TR 3 E 100 OF W 215 OF W1/2 LESS N 280 & LESS S 60 FOR RD BLK 85, Map Attached

Street Address: 5011 W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073

Current Owner: INTERNATIONAL BUILDING INVEST

Public Improvement Parcel



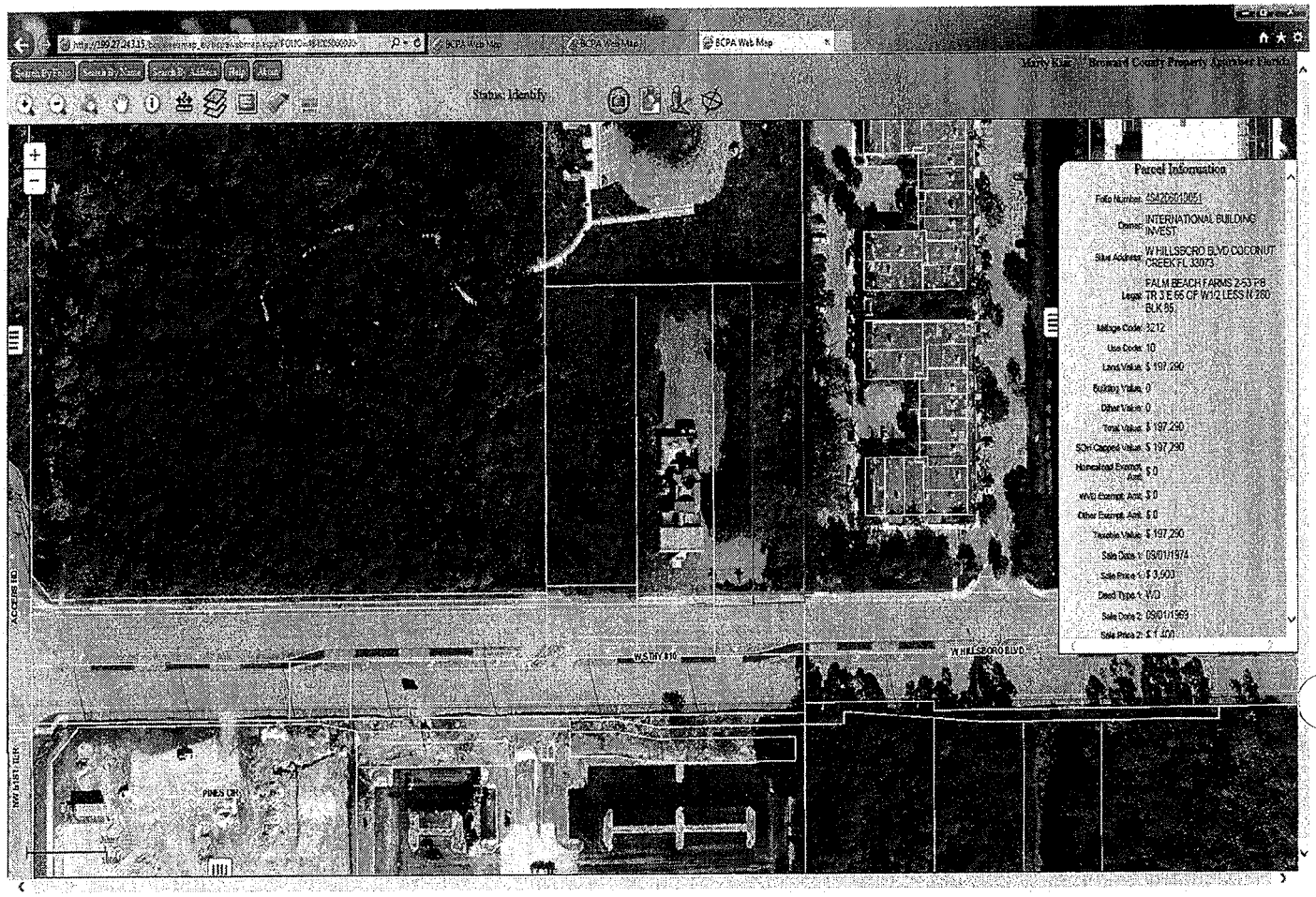
Legal Description:

- PALM BEACH FARMS 2-53 PB TR 3 W1/2 LESS N 280 & LESS W 215 & LESS E 65 BLK 85, Map Attached

Street Address: W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073

Current Owner: INTERNATIONAL BUILDING INVEST

Public Improvement Parcel



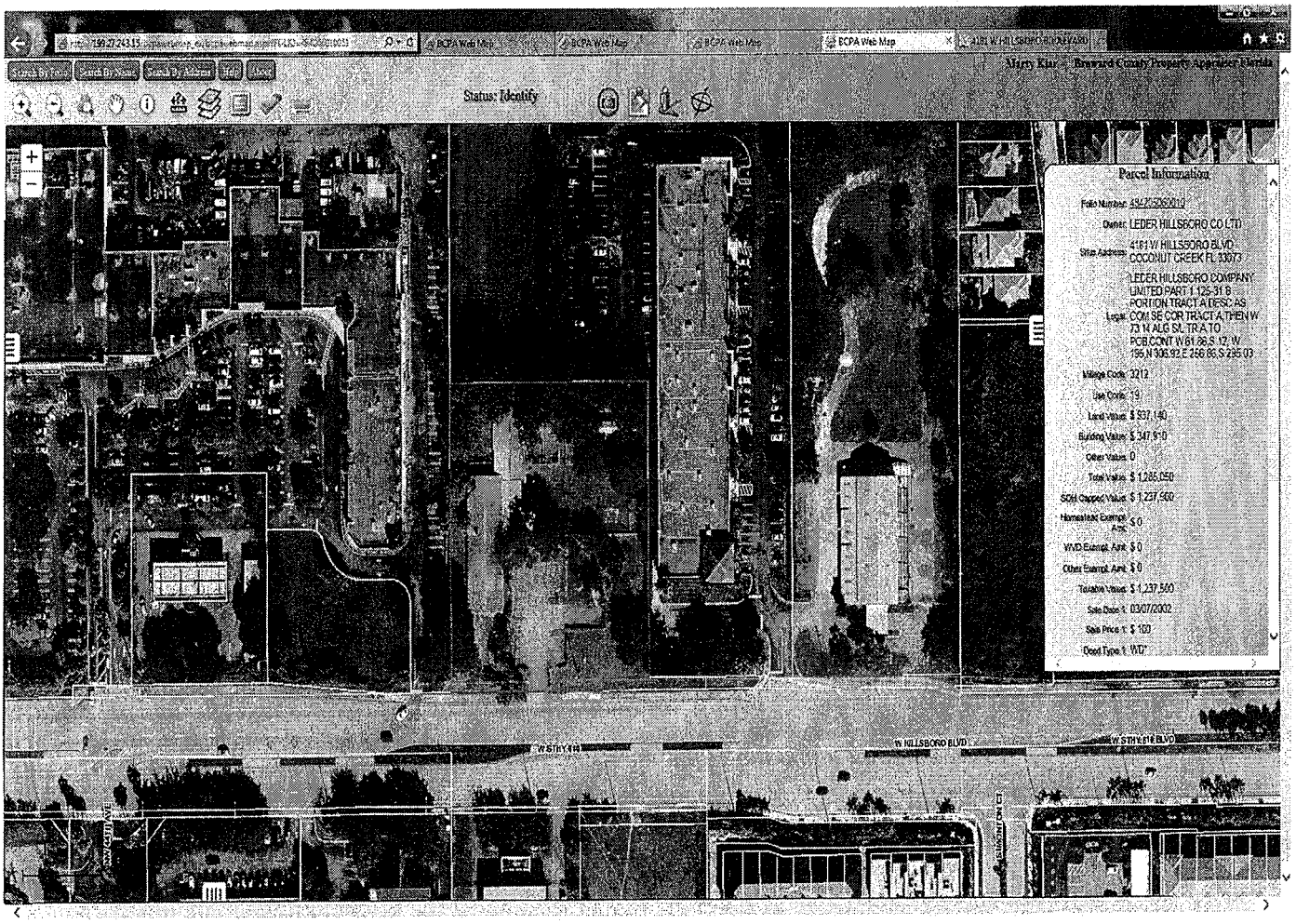
Legal Description:

- PALM BEACH FARMS 2-53 PB TR 3 E 65 OF W1/2 LESS N 280 BLK 85, Map Attached

Street Address: W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073

Current Owner: INTERNATIONAL BUILDING INVEST

Public Improvement Parcel



Legal Description and Map (attach):

- LEDER HILLSBORO COMPANY LIMITED PART 1 125-31 B PORTION TRACT A DESC AS COM SE COR TRACT A,THEN W 73.14 ALG S/L TR A TO POB,CONT W 61.86,S 12, W 195,N 306.92,E 256.86,S 295.03 TO POB K/A ANIMAL HOSPITAL, Map Attached

Street Address: 4181 W HILLSBORO BOULEVARD, COCONUT CREEK FL 33073

Current Owner: LEDER HILLSBORO CO LTD

CFN # 102381287, OR BK 34034 Page 1382, Page 1 of 3, Recorded 10/31/2002 at 12:57 PM, Broward County Commission, Doc. D $12425.00 Deputy Clerk 2000

2

This Instrument Prepared by:
Name: LARRY A. ROTHENBERG, ESQUIRE
Return to: LOURDES M. CLINE, ESQUIRE
1323 Southeast 3rd Avenue
Fort Lauderdale, Florida 33316
Grantees' Names: BROWARD COUNTY
Address: 115 S. Andrews Avenue
Fort Lauderdale, FL 33301
Parcel Identification Number(s):
1820-01-00900

WARRANTY DEED
STATUTORY
F. S. 689.02

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR RECORDING DATA**

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THIS INDENTURE, *Made the* 28 *day of October, A.D. 2002,, Between* ***CENTERLINE OFFICE PARK AT COCONUT CREEK, LLC, a Florida limited liability company,*** *whose post office address is 12534 Wiles Road, Coral Springs, Florida 33076, party of the first part, and* ***BROWARD COUNTY, a political subdivision of the State of Florida,*** *whose post office address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, party of the second part:*

WITNESSETH, *That the said party of the first part, for and in consideration of the sum Ten and 00/100 Dollars ($10.00), and other valuable considerations, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her/their heirs and assigns forever, the following described land, situate, and being in the* ***County of Broward,*** *State of Florida, to-wit:*

All of Tract 4, Block 85, **PALM BEACH FARMS COMPANY'S PLAT NO. 3**, according to the map or plat thereof, as recorded in Plat Book 2, Pages 45 to 54, inclusive, of the Public Records of Palm Beach County, Florida, less that portion of said Tract 4 that lies within 53 feet of the centerline of State Road 540 Right-of-Way, and further conveyed to the State of Florida, State Road Department, by that certain Deed recorded in O.R. Book 3171, Page 931, less that portion conveyed to the State of Florida, Department of Transportation by that certain Deed recorded in O.R. Book 22178, Page 423; said lands situate in Broward County, Florida.

SUBJECT TO: Restrictions, reservations, conditions, declaration, limitations, easements, right-of-way and zoning ordinances, if any, and real estate taxes for the year **2003** *and subsequent years.*

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

3

In Witness Whereof, *The said party of the first part has hereunto set its hand and seal the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature

LORRAINE FALCONE JONES
Printed Name

Witness Signature

Larry A Rothenberg
Printed Name

CENTERLINE OFFICE PARK AT COCONUT CREEK, LLC, a Florida limited liability company

BY: _____
CRAIG PERRY, its Sole Managing Member

STATE OF FLORIDA
COUNTY OF Palm Beach

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **CRAIG PERRY, as the sole Managing Member of CENTERLINE OFFICE PARK AT COCONUT CREEK, LLC, a Florida limited liability company**, known to me to be the person described in and who executed the foregoing instrument on behalf of said limited liability company, who acknowledged before me that he executed the same, and that he is personally known to me OR that I relied upon the following form of identification of the above-named person: N/A and that an oath was not taken.

NOTARY SEAL

Witness my hand and official seal in the County and State last aforesaid this 28 day of October, 2002.

Notary Signature

LORRAINE FALCONE JONES
Printed Notary Signature

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
LORRAINE FALCONE JONES
COMMISSION NUMBER
DD047211
MY COMMISSION EXPIRES
AUG. 23,2005

UNANIMOUS WRITTEN CONSENT
OF THE MEMBERS OF
CENTERLINE OFFICE PARK AT COCONUT CREEK, LLC
a Florida limited liability company
IN LIEU OF SPECIAL MEETING

The undersigned, constituting all of the Members of **CENTERLINE OFFICE PARK AT COCONUT CREEK, LLC**, a Florida Limited Liability Company (the "Company"), do hereby consent to the actions specified below and adopt, approve and ratify the following resolutions by unanimous written consent, in lieu of a special meeting of the Members:

Contract for Sale and Purchase
Deed and other conveyance documents

WHEREAS, Company is selling the real property as described in the attached exhibit, for the amount of $1,775,000.00, to BROWARD COUNTY, a political subdivision of the State of Florida; and

WHEREAS, the Members have reviewed all terms and conditions of the documents referenced above.

NOW, THEREFORE, BE IT, AND IT HEREBY IS

RESOLVED, that **CRAIG PERRY**, as the sole Managing Member of the Limited Liability Company, be, and he hereby is, authorized, empowered and directed to execute and deliver the Contract together with all other documents, exhibits, certificates, schedules and instruments in connection therewith, in such form and with such modifications as the Company, with the advice of counsel, shall approve; and further

RESOLVED, that **CRAIG PERRY**, as the sole Managing Member of the Limited Liability Company, be, and he hereby is authorized and directed to execute, deliver, file and record any and all other documents, certificates, agreements and/or instruments contemplated by the Contract, and to take from time to time any and all such other actions as may be necessary to effectuate the sale and to carry out the intent and purpose of these resolutions, and that all actions of the Members of the Company which are consistent with the purpose and intent of these resolutions, hereby are in all respects, ratified, approved and confirmed.

IN WITNESS WHEREOF, the undersigned, being all of the Members of the Limited Liability Company, have executed this Unanimous Written Consent as of October 28, 2002.

CRAIG PERRY, Sole Managing Member/ Member

RYAN JOHNSON, Member

STEPHEN MARGOLIS, Member

85- 37987

This instrument was prepared by:

WOLFF & GORA
Attorneys & Counselors at Law
P.O. Box 11678
FORT LAUDERDALE, FLORIDA 33339

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 1st day of February 19 85, **Between**

CINDY SCHNEIDER, f/k/a CINDY WILSON

of the County of , State of North Dakota , grantor*, and

INTERNATIONAL BUILDING INVESTMENTS, INC., a Florida corporation

whose post office address is 5011 West Hillsboro Boulevard, Pompano Beach 33067 Florida

of the County of Broward , State of Florida , grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS--- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

855.00

The East 100 feet of the West 215 feet, excepting therefrom the North 280 feet of the West ½ of Tract 3, in Block 85, of PALM BEACH FARMS COMPANY'S Plat No. 3, as shown in Plat Book 2, Page 54, of the Public Records of Broward County, Florida.

Subject to taxes for the year 1985 and subsequent years. Subject to restrictions, reservations, easements of record if any, and to limitations as shown on the Plat of PALM BEACH FARMS COMPANY'S Plat No. 3, recorded in Plat Book2, Page 54, of the Public Records of Broward County, Florida.

Subject also to that certain mortgage in favor of FLORIDA COAST BANK, n/k/a BARNETT BANK, dated 8/6/76, recorded 8/10/76 in O.R. Book 6683, Page 36, Public Records of Broward County, Florida in the original principal sum of $75,000.00, and now bearing an approximate balance of $61,207.07, which grantee herein assumes and agrees to pay.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cindy Schneider (Seal)
CINDY SCHNEIDER, f/k/a CINDY WILSON

(Seal)

(Seal)

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON (Seal)
COUNTY ADMINISTRATOR

OFF REC 12306 PAGE 989

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CINDY SCHNEIDER, f/k/a CINDY WILSON

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of February 19 85.

Notary Public

My commission expires: NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 15 1987
BONDED THRU GENERAL INSURANCE UND

Return to:
WOLFF and GORA
Attorneys and Counsellors at Law
P. O. Box 11678
Ft. Lauderdale, Fla. 33339

OFF. REC. 3450 PAGE 296

67- 53916

AFFIDAVIT

STATE OF FLORIDA
: ss.
COUNTY OF BROWARD

Before me, a Notary Public, personally appeared GENOVIEVE WIDLAK, who, upon first being duly sworn according to law, deposes and says:

That she resides at 2920 S. W. 67th Lane, Miramar, Florida. The affiant is the widow of ANDREW E. WIDLAK, deceased, who departed this life on January 9, 1964, in Miramar, Florida.

That the property situate, lying and being in Broward County, Florida, and legally described as follows:

Lot 28 in Block 24 of MIRAMAR SECTION 3, according to the Plat thereof, recorded in Plat Book 41 page 22 of the Public Records of Broward County, Florida.

'67 JUN 27 PM 3:48

was purchased by your affiant and said decedent as tenants by the entirety by Deed dated June 24, 1957, and recorded August 21, 1957, of the Public Records of Broward County, Florida.

That your affiant and said decedent were married on the 15th day of February, 1914, in the City of Woonsocket, State of Rhode Island, and remained continuously married, one to the other, without the intervention of any divorce proceedings, from that date until the date of the death of said decedent.

That the estate of the said decedent was not and is not subject to the payment of Federal Inheritance Taxes or Inheritances Taxes of the State of Florida, as the total value of said estate was less than $60,000.00

A Non-Taxable Certificate issued by the State of Florida is attached hereto.

Further affiant saith not.

Genovieve Widlak
Genovieve Widlak

SWORN to and subscribed before me this 19th day of June A. D. 1967.

Notary Public, State of Florida at Large

My Commission Expires:

RECORDED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

MIAMI, FLORIDA

OFF. REC. 3450 PAGE 296

67- 53916

AFFIDAVIT

STATE OF FLORIDA
: ss.
COUNTY OF BROWARD

Before me, a Notary Public, personally appeared GENOVIEVE WIDLAK, who, upon first being duly sworn according to law, deposes and says:

That she resides at 2920 S. W. 67th Lane, Miramar, Florida. Tha affiant is the widow of ANDREW E. WIDLAK, deceased, who departed this life on January 9, 1964, in Miramar, Florida.

That the property situate, lying and being in Broward County, Florida, and legally described as follows:

Lot 28 in Block 24 of MIRAMAR SECTION 3, according to the Plat thereof, recorded in Plat Book 41 page 22 of the Public Records of Broward County, Florida.

'67 JUN 27 PM 3:58

was purchased by your affiant and said decedent as tenants by the entirety by Deed dated June 24, 1957, and recorded August 21, 1957, of the Public Records of Broward County, Florida.

That your affiant and said decedent were married on the 15th day of February, 1914, in the City of Woonsocket, State of Rhode Island, and remained continuously married, one to the other, without the intervention of any divorce proceedings, from that date until the date of the death of said decedent.

That the estate of the said decedent was not and is not subject to the payment of Federal Inheritance Taxes or Inheritances Taxes of the State of Florida, as the total value of said estate was less than $60,000.00

A Non-Taxable Certificate issued by the State of Florida is attached hereto.

Further affiant saith not.

Genovieve Widlak
Genovieve Widlak

SWORN to and subscribed before me this 19th day of June A. D. 1967.

Notary Public, State of Florida at Large

My Commission Expires:

RECORDED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

MIAMI, FLORIDA

INSTR # 101746833
OR BK 32861 PG 1550
RECORDED 03/08/2002 03:34 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 2075

WARRANTY DEED

This instrument prepared by and return to:
Randi M. Krongold, Esq.
Krongold, Todd & Singer, P.L.
201 Alhambra Circle, Suite 801
Coral Gables, Florida 33134

Property Appraisers Parcel
Identification (Folio) Number(s):

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 7th day of March A.D. 2002, **BETWEEN SAMUEL E. LEDER, INDIVIDUALLY AND AS TRUSTEE** (party of the first part), and **LEDER HILLSBORO COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP**, whose post office address is 6530 West Rogers Circle, #31, Boca Raton, Florida 33487 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars ($10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, all the estate, right, title , interest, lien, equity and claim whatsoever of the said party of the first part, either in law or in equity, to the only proper use, benefit and behoof of the second party forever.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This Warranty Deed represents a conveyance by the Trustee to the sole beneficiary of the Trust pursuant to which the Trustee holds title to the subject property. Pursuant to Florida Administrative Code Section 12B-4.013 (e), this Deed is not subject to documentary stamp tax.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Sara M. Leder

Print Name: Josh Leder

SAMUEL E. LEDER, INDIVIDUALLY AND AS TRUSTEE

Address: 6530 West Rogers Circle, #31
Boca Raton, Florida 33487

STATE OF FLORIDA)
:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SAMUEL E. LEDER, INDIVIDUALLY AND AS TRUSTEE, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced _____ _____ as identification and who swore and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of March, A.D. 2002.

NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
LOUISE A DOZIER
COMMISSION NUMBER
CC848339
MY COMMISSION EXPIRES
JULY 19,2003

T:\RMK\LEDER\HILLSBORO\WARRANTY DEED.doc

EXHIBIT "A"

TRACT "A" OF LEDER HILLSBORO COMPANY LIMITED-PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE HALF (E ½) OF TRACT 2, BLOCK 84 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 INCLUSIVE OF THE PUBLIC REORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREFROM THE EAST 217.87 FEET AND ALL RIGHTS-OF-WAY OF RECORD.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 6.00 ACRES MORE OR LESS.

Attachment "G-2"

SECTION Nos.:	**86028000, 86120000, 86100000, 86130000**
S.R. Nos.:	**834, 810, 7, 814**
FM Nos.:	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

DISTRICT FOUR (4)
MAINTENANCE MEMORANDUM OF AGREEMENT
INCLUSIVE AGREEMENT

THIS AGREEMENT, made and entered into this 27 day of May 2009, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the DEPARTMENT and the **CITY OF COCONUT CREEK**, a municipal corporation of the State of Florida, existing under the Laws of Florida, hereinafter called the AGENCY.

W I T N E S S E T H:

WHEREAS, **the DEPARTMENT** has jurisdiction over State Roads 834, 810, 7, and 814 as part of the State Highway System as described in Exhibit A; and

WHEREAS, the AGENCY seeks to install and maintain certain landscape improvements within the right-of-way of State Road 7 as described within Exhibit B; and

WHEREAS, the AGENCY and the DEPARTMENT have entered into previous agreements for the AGENCY to maintain landscape improvements on DEPARTMENT right-of-way; and

WHEREAS, as part of the continual updating of the State of Florida Highway System, the DEPARTMENT, for the purpose of safety, protection of the investment and other reasons, has constructed and does maintain the highway facilities as State Roads 834, 810, 7, and 814 described further in Exhibit A attached hereto and incorporated by reference herein; and

WHEREAS, the AGENCY/ DEPARTMENT is of the opinion that highway facilities within the AGENCY'S limits that contain landscape improvements to medians and areas outside the travel way to the right of way line and areas within the travel way containing specialty surfacing (concrete pavers, stamped asphalt or stamped concrete), including any hardscape, but excluding standard concrete sidewalk, shall be maintained by periodic pruning, mowing, fertilizing, weeding, litter pick-up, necessary replanting, irrigation repair and any median concrete replacements associated with the specialty surfacing as needed; and

WHEREAS, it is the intent of the AGENCY and the DEPARTMENT that the AGENCY shall maintain all right of way within the medians, outside the travel way and improvements

made to the travel way that were made at the request of the AGENCY; and

WHEREAS, the AGENCY and DEPARTMENT intend for this agreement to replace and supersede the agreements described in Exhibit C except as otherwise provided in this Agreement; and

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the AGENCY by Resolution No 2009-42 dated April 30, 2009, attached hereto and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so;

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

1. The recitals set forth above are true and correct and are deemed incorporated herein.

2. INSTALLATION OF FACILITIES BY AGENCY

The AGENCY has installed, or will install certain landscape improvements including: plantings, irrigation and/or hardscape on the highway facilities substantially as specified in plans and specifications hereinafter referred to as the Projects and incorporated herein as referenced as State Roads 834, 810, and 7 in Exhibits B, C and D. Hardscape shall mean, but not limited to: any non-standard landscape lighting, fountain, tree grates, decorative free standing wall, and/or sidewalk or median specialty surfacing such as but not limited to: concrete pavers, stamped asphalt or stamped concrete.

When the AGENCY is installing or will install the PROJECT, they shall comply with the following criteria.

(a) All plant materials shall be installed and maintained in strict accordance with sound nursery practice prescribed by the International Society of Arboriculture (ISA); all plant materials installed shall be Florida #1 or better according to the most current edition of Florida Department of Agriculture, *Florida Grades and Standards for Nursery Stock;* and all trees shall meet Florida Power & Light, *Right Tree, Right Place, South Florida.*

(b) Trees and palms within the right-of-way shall be installed and pruned to prevent encroachment to roadways, clear zones and sidewalks. Definition of these criteria is included in the most current editions of FDOT standards for design, construction, maintenance, and utility operations on the state highway system.

(c) Tree and palm pruning shall be supervised by properly trained personnel trained in tree pruning techniques and shall meet the most current standards set forth by the International Society of Arboriculture (ISA) and the American National Standard Institute (ANSI) Part A-300 and be licensed by Broward County Environment Protection Department to perform this work.

(d) Irrigation installation and maintenance activities shall conform to the standards set forth by the Florida Irrigation Society (FIS) latest edition of FIS, *Standards and Specifications for Turf and Landscape Irrigation Systems.*

(e) The AGENCY shall provide the DEPARTMENT accurate as-built plans of the system so if in the future there is a need for the DEPARTMENT to perform work in the area, the system can be accommodated as much as possible.

(f) If it becomes necessary to provide utilities (water/electricity) to the median or side areas, it shall be the AGENCY'S responsibility to obtain a permit for such work through the local maintenance office and the AGENCY shall be responsible for all associated fees for the installation and maintenance of these utilities.

(g) All hardscape shall be installed and maintained in strict accordance with the most current edition of the *Florida Accessibility Code for Building Construction* and the *Interlocking Concrete Pavement institute (ICPI).*

(h) All activities, including project installation and future maintenance operations performed on State highway right-of-way, must be in conformity with the most current edition of the *Manual on Uniform Traffic Control* (MUTCD) and *FDOT Design Standards,* Index 600 Series, *Traffic Control through Work Zones.*

(i) The most current edition of *FDOT Design Standards,* Index 546 must be adhered to.

(j) Horizontal Clearance and Clear Zone as specified in the *FDOT Plans Preparation Manual,* Volume 1, Chapters 2 and 4 and *FDOT Design Standards,* Index 700 must be adhered to.

(k) Landscape improvements shall not obstruct roadside signs or permitted outdoor advertising signs, (see Florida Administrative *Code* [F.A.C.] Rule Chapter 14-40, Part 1 and Part III.)

(l) The AGENCY shall provide the local FDOT Operation Center, located at Broward Operations, 5548 NW 9th Avenue, Ft. Lauderdale, FL 33309 (954) 776-4300a twenty-four (24) hour telephone number and the name of a responsible person that the DEPARTMENT may contact. The AGENCY shall notify the local maintenance office forty-eight (48) hours prior to the start of the project.

(m) If there is a need to restrict the normal flow of traffic, it shall be done on off-peak hours (9 AM to 3 PM), and the party performing such work shall give notice to the local law enforcement agency within whose jurisdiction such road is located prior to commencing work on the project. The DEPARTMENT'S Public Information Office shall also be notified.

(n) The AGENCY shall be responsible to clear all utilities within the project limits.

(o) The AGENCY shall follow the minimum level of maintenance guidelines as set forth in FDOT'S Rule Chapter 14-40 *Highway Beautification and Landscape*

Management, in the FDOT *Guide to Roadside Mowing and Maintenance Management System,* and Exhibit F, the Maintenance Plan for maintenance activities for landscape projects along with the Maintenance Plans attached to the superceded agreements.

3. MAINTENANCE OF FACILITIES

A. The AGENCY agrees to maintain the landscape improvements, as existing and those to be installed, within the physical limits described in Exhibit A and as defined as: plantings, irrigation, and / or hardscape within the medians and areas outside the travel way to the right of way line and areas within the travelway containing specialty surfacing as existing and as described in Exhibits B and D. The non-standard improvements to the travelway shall be maintained by the AGENCY regardless if the said improvement was made by the DEPARTMENT, the AGENCY, or others by periodic pruning, mowing, fertilizing, weeding, curb and sidewalk edging, litter pickup, necessary replanting, and / or repair following the DEPARTMENT'S landscape safety and maintenance guidelines and Exhibit E, the Maintenance Plan. The AGENCY'S responsibility for maintenance shall include all landscaped / turfed and hardscape areas within the median and areas outside the travelway to the right-of-way and areas within the travelway containing specialty surfacing. It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway caused by the differential characteristics of non-standard surfacing and the associated header curb and concrete areas on the DEPARTMENT right-of-way within the limits of this Agreement.

B. Such maintenance to be provided by the AGENCY is specifically set out as follows: to maintain, which means the proper watering and fertilization of all plants and keeping them as free as practicable from disease and harmful insects; to properly mulch the planting beds; to keep the premises free of weeds; to mow the grass to the proper height; to properly prune all plants which at a minimum includes: (1) removing dead or diseased parts of plants, (2) pruning such parts thereof to provide clear visibility to signage or for those using the roadway and or sidewalk; (3) preventing any other potential roadway hazards. Plants shall be those items which would be scientifically classified as plants and include but are not limited to trees, shrubs, groundcover and sod. To maintain also means removing or replacing dead or diseased plants in their entirety, or removing or replacing those that fall below original project standards. Palms must be kept fruit free year round. To maintain also means keeping the header curbs that contain the surfacing treatment in optimum condition. To maintain also means keeping the hardscape areas free from weeds and repairing said hardscape as is necessary to prevent a safety hazard. To maintain also means keeping litter removed from the median and areas outside the travel way to the right of way line. All plants removed for whatever reason shall be replaced by plants of the same species type, size, and grade as specified in the original plans and specifications. Any changes to the original plans shall be submitted by permit application to the DEPARTMENT for review and approval.

C. If it becomes necessary to provide utilities (water/electricity) to the medians or areas outside the travelway for these improvements, all costs associated with the utilities associated with landscape accent lighting and/or irrigation including, but not limited to the impact and connection fees, and the on-going cost of utility usage for water and electrical, are the maintaining AGENCY'S responsibility.

(1) The AGENCY shall become responsible for the above named utility costs upon final acceptance of the construction project by the DEPARTMENT and thereafter. The construction project is accepted prior to the start of the Plant Establishment and Contractor's Warranty Period.

AND

(2) The AGENCY shall be responsible for all the improvements immediately after final acceptance of the construction project by the DEPARTMENT except for plants. The AGENCY shall be responsible for the maintenance of all improvements after the completion of the Plant Establishment and Contractor's Warranty Period.

D. The above named functions to be performed by the AGENCY may be subject to periodic inspections by the DEPARTMENT at the discretion of the DEPARTMENT. Such inspection findings will be shared with the AGENCY and shall be the basis of all decisions regarding, repayment, reworking or agreement termination. The AGENCY shall not change or deviate from said plans without written approval of the DEPARTMENT.

4. SUPERSEDED PRECEDING AGREEMENTS

This Agreement shall replace and supersede any and all preceding agreements as listed in Exhibit C except as specifically excepted out. The landscape improvement plans attached to the referenced agreements shall by reference become a part of this agreement as if they were attached hereto. The AGENCY shall have the same duty to maintain those landscape improvements under this Agreement as the Agency did under the previous agreements, and as more specifically detailed in this Agreement.

This writing embodies the entire Agreement and understanding between the parties hereto and there are no other Agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby except as specifically reference in Exhibit C.

5. NOTICE OF MAINTENANCE DEFICIENCIES

A. If at any time after the AGENCY has undertaken the landscape improvement installation and/or maintenance responsibility mentioned above, it shall come to the attention of the DEPARTMENT'S District Secretary that the limits, or a part thereof, are not properly maintained pursuant to the terms of this Agreement, said District Secretary, may at his/her option, issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the AGENCY, to placing said AGENCY on notice thereof. Thereafter, the AGENCY shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the DEPARTMENT may, at its option, proceed as follows:

(1) Complete the installation, or part thereof, with DEPARTMENT or Contractor's personnel and deduct the cost of such work from the final payment for said work or part thereof, or

(2) Maintain the landscape improvements or any part thereof, with the DEPARTMENT or Contractor's personnel and invoice the AGENCY for expenses incurred, or

(3) At the discretion of the DEPARTMENT terminate the Agreement in accordance with Paragraph 12, and remove, by the DEPARTMENT or private Contractor's personnel, all of the landscape improvements installed under this Agreement or any preceding Agreements except as to trees and palms and charge the AGENCY the reasonable cost of such removal.

B. The AGENCY agrees to reimburse the DEPARTMENT all monies expended by the DEPARTMENT for the projects listed in Exhibits B and C in the amounts listed in those agreements should the landscape improvement areas fail to be maintained in accordance with the terms and conditions of this Agreement in the amounts listed in those agreements.

6. FUTURE DEPARTMENT IMPROVEMENTS

In the event the DEPARTMENT decides to construct additional landscape improvements or modify these improvements within the limits of the rights of way herein previously identified, the DEPARTMENT and the AGENCY shall agree in writing and require signature from the responsible AGENCY (*Chairperson/Mayor/City Manager/City Engineer/Director of Public Works/Director of Parks and Recreation approval signature*) to the new landscape improvements and maintenance plan thereof. If the AGENCY and the DEPARTMENT are unable to come to an agreement, the DEPARTMENT, in its sole discretion, may install sod and the agency shall be required, pursuant to this Agreement, to continue maintaining said landscape improvements. It is understood between the parties hereto that the landscape improvements covered by this Agreement may be removed, relocated, or adjusted at any time in the future, as determined to be necessary by the DEPARTMENT in order that the adjacent state road be widened, altered, or otherwise changed to meet with future criteria or planning of the DEPARTMENT. The AGENCY shall be given sixty (60) calendar day's notice to remove said landscape/hardscape after which time the DEPARTMENT may remove same. All permits (including tree permits), fees, and any mitigation associated with the removal, relocation or adjustments of these improvements are the maintaining AGENCY'S responsibility.

7. FUTURE AGENCY IMPROVEMENTS

The AGENCY may construct additional landscape improvements within the limits of the rights of ways identified as a result of this document, subject to the following conditions:

(a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT. The AGENCY shall not change or deviate from said plans without written approval by the DEPARTMENT.

(b) The AGENCY shall procure a permit from the DEPARTMENT.

(c) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.

(d) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed at no cost to the DEPARTMENT.

8. ADJACENT PROPERTY OWNER IMPROVEMENTS

The DEPARTMENT may allow an adjacent property owner to construct additional landscape or hardscape improvements within the limits of the right of-way identified in Exhibit A of this document that the AGENCY shall be responsible for maintaining under this agreement subject to the following conditions:

(a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT and shall require a valid permit attached with a letter of consent to said plans by the AGENCY. The plans shall not be changed or deviated from without written approval by the DEPARTMENT and the AGENCY.

(b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.

(c) The AGENCY agrees to comply with the requirements of the Agreement with regard to any additional landscape improvements installed by an adjacent owner.

9. PROJECT COST

The DEPARTMENT may enter into a separate contract with the AGENCY for the installation of the Project (Phase I) for an amount not to exceed $200,000.00 and for the installation of the Project (Phase II) for an amount not to exceed $250,000.00 as defined in Exhibit F. This amount may be reduced or eliminated at the sole discretion of the DEPARTMENT or due to budgetary constraints of the DEPARTMENT.

The AGENCY shall be invited to assist the DEPARTMENT in final inspection upon completion of the Plant Establishment and Contractor's Warranty Period.

10. AGENCY REIMBURSEMENT

The DEPARTMENT and the AGENCY intend to enter into a separate agreement(s) as further described in Exhibit E attached hereto and made a part hereof. Reimbursement is limited as provided in those agreements. The DEPARTMENT shall be invited to assist the AGENCY in final inspections before acceptance of the job by the AGENCY

11. AGREEMENT TERMINATION

This Agreement may be terminated under any one (1) of the following conditions:

(a) By the DEPARTMENT, if the AGENCY fails to perform its duties under this Agreement, following ten (10) days written notice.

(b) By the DEPARTMENT, for refusal by the AGENCY to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the AGENCY in conjunction with this Agreement.

12. AGREEMENT TERM

A. The term of this Agreement commences upon execution by all parties. The term of this Agreement shall last as long as the landscape improvements exist.

B. If the DEPARTMENT cancels one or all the project(s) described in Exhibit B, this Agreementshall still be valid.

13. LIABILITY AND INSURANCE REQUIREMENTS

A. With respect to any of the AGENCY'S agents, consultants, sub-consultants, contractors, and/or sub-contractors, such party in any contract for this project shall agree to indemnify, defend, save and hold harmless the DEPARTMENT from all claims, demands, liabilities, and suits of any nature arising out of, because of or due to any intentional and/or negligent act or occurrence, omission or commission of such agents, consultants, subconsultants, contractors and/or subcontractors. The AGENCY shall provide to the DEPARTMENT written evidence of the foregoing upon the request of the DEPARTMENT. It is specifically understood and agreed that this indemnification clause does not cover or indemnify the DEPARTMENT for its own negligence.

B. In the event that AGENCY contracts with a third party to provide the services set forth herein, any contract with such third party shall include the following provisions:

(a) AGENCY'S contractor shall at all times during the term of this Agreement keep and maintain in full force and effect, at contractor's sole cost and expense, Comprehensive General Liability with minimum limits of $1,000,000.00 per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability and provide Worker's Compensation Insurance in accordance with the laws of the State of Florida and in amounts sufficient to secure the benefits of the Florida Worker's Compensation Law for all employees. Coverage must be afforded on a form no more restrictive that the latest edition of the Comprehensive General Liability and Worker's Compensation policy without restrictive endorsements, as filed by the Insurance Services Office and shall name DEPARTMENT as an additional insured.

(b) AGENCY'S contractor shall furnish AGENCY with Certificates of Insurance of Endorsements evidencing the insurance coverages specified herein prior to the beginning performance of work under this Agreement.

(c) Coverage is not to cease and is to remain in full force and effect (subject to cancellation notice) until all performance required of AGENCY'S contractor is completed. All policies must be endorsed to provide the DEPARTMENT with at least thirty (30) days notice of cancellation and or/or restriction. If any of the

insurance coverages will expire prior to the completion of work, copies of renewal policies shall be furnished at least (30) days prior to the date of expiration.

14. The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, nor enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) and which have a term for a period of more than one year.

15. The DEPARTMENT'S District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution or fulfillment of the service hereunder and the character, quality, amount and value thereof; and his decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

16. This Agreement may not be assigned or transferred by the AGENCY, in whole or in part, without the prior written consent of the DEPARTMENT.

17. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The Agency agrees to waive forum and venue and that the Department shall determine the forum and venue in which any dispute under this agreement is decided

18. EXCEPTION TO SUPERSEDED PRECEDING AGREEMENTS

This Agreement constitutes the complete and final expression of parties with respect to the subject matter hereof and supersedes all prior agreements, understanding, or negotiations with respect thereto, with the exception of the landscape improvements plans incorporated by reference in Exhibit B, Exhibit C and the Agreement "Excepted Out" in Exhibit C.

19. NOTICES

Any and all notices given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledgement or sent by certified mail, return receipt requested. All notices shall be sent to the following addresses:

SECTION Nos. :	**86028000, 86120000, 86100000, 86130000**
S.R. Nos.:	**834, 810, 7, 814**
FM Nos.:	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

EXHIBIT A

CITY OF COCONUT CREEK CITY LIMITS

All state right of way within the limits of the City of Coconut:

SR 834 (Sample Road)
M.P. 3.008 (SR 91) to M.P. 5.030 (West of SR 7)

SR 810 (Hillsboro Boulevard)
M.P. 0.000 (East of SR 7) to M.P. 1.997 (East of SR 91)

SR 7 (US 441)
M.P. 20.861 (Winston Park/Creekside Drive) to M.P. 24.591 (Broward/Palm Beach County Line)

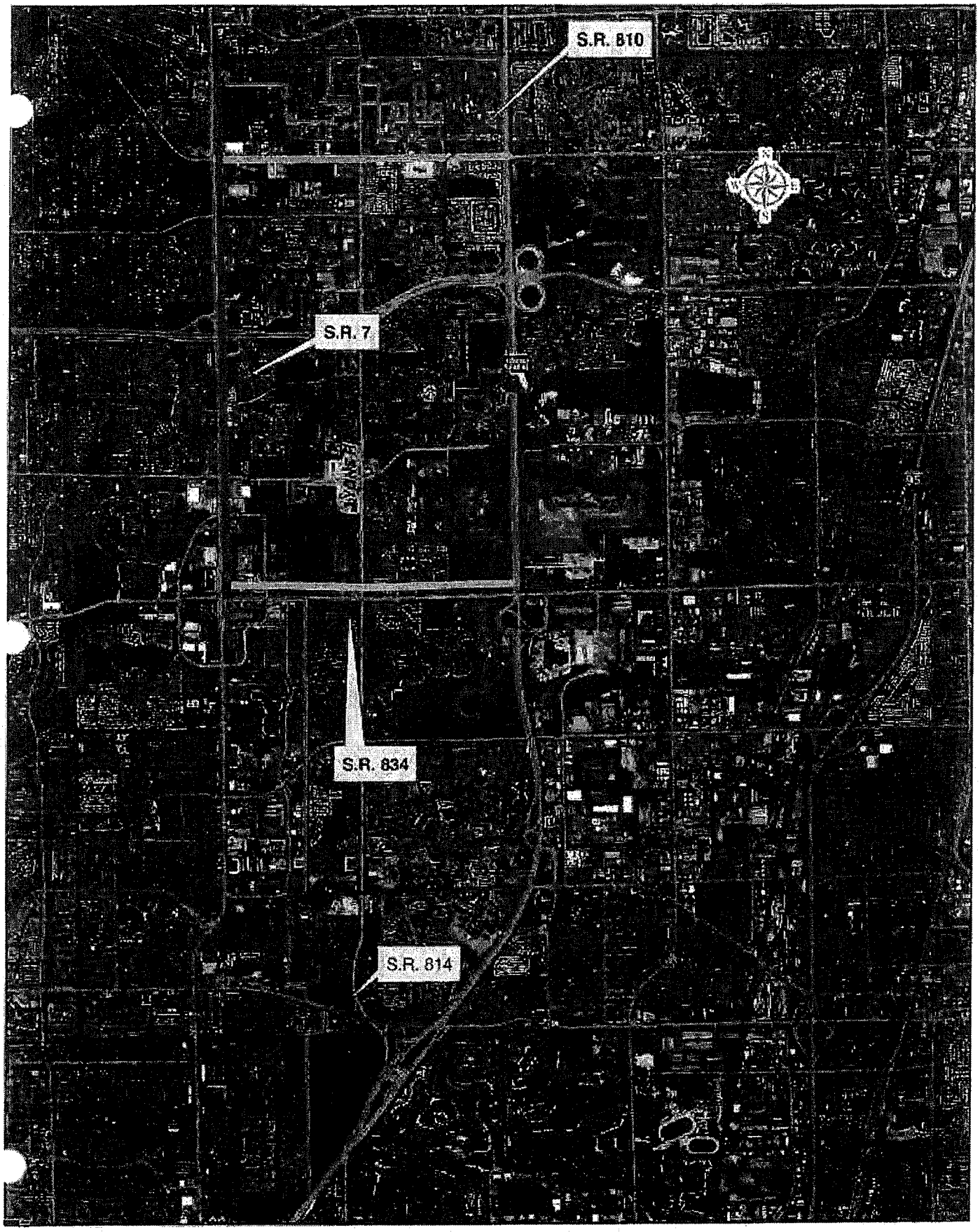
SR 814 (Atlantic Boulevard)
M.P. 0.753 (East Hemingway Court) to M.P. 1.715 (SR 91)

EXHIBIT A

CITY OF COCONUT AGREEMENT STATUS GRAPHIC FOR STATE ROADS:

Areas currently maintained by the Agency pursuant to this Maintenance Memorandum of Agreement (MOA).

See Attached Graphic.



CITY OF COCONUT CREEK

MOA
CAP
MOA OVERLAP
EXCEPTED OUT
PENDING
CITY LIMITS

SECTION Nos. :	**86028000, 86120000, 86100000, 86130000**
S.R. Nos.:	**834, 810, 7, 814**
FM Nos.:	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

EXHIBIT B

PROJECT(S) PENDING AGREEMENT(S)

All state right of way on SR 7 (US 441) within the limits of the City of Coconut Creek

AGENCY INSTALLED PROJECT:

Phase I - South Median SR 7 (US 441) from the first median north of SR 869 (MP 22.700) through the fourth median north of SR 869 (MP 24.445).

Phase II - North Median SR 7 (US 441) from the fifth median north of SR 869 (MP 24.445) to the Broward/Palm Beach County Line (MP 24.591).

SECTION Nos.:	**86028000, 86120000, 86100000, 86130000**
S.R. Nos.:	**834, 810, 7, 814**
FM Nos. :	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

EXHIBIT C

PRECEDING PROJECT AGREEMENT DESCRIPTIONS AND LEASE AGREEMENT DESCRIPTIONS

The following agreements have been executed for projects that have been installed, in accordance with the plans and specifications attached hereto and incorporated herein but not exclusive to the following agreement descriptions:

AGREEMENTS SUPERSEDED BY THIS AGREEMENT

4/12/01 - State Road 834 (Sample Road) from west of the **SR 7 (M.P. 5.030) to Turnpike (M.P. 3.008)** maintenance shall include all landscaped/turfed areas and areas covered with hardscape within the median and areas outside the travel way to the ROW line. Resolution No. 2001-40 (4/12/01), FIN No. 4092221, Section No. 86028.

8/8/91 - State Road 834 (Sample Road) from **SR 7 (M.P. 5.030) to Turnpike (M.P. 3.008)** maintenance shall include all landscaped and /or turfed areas on FDOT ROW within project limits. Resolution No. 91-54 (6/27/91).

1/11/95 - State Road 810 (Hillsboro Blvd.) from just east of **SR 7 (M.P. 0.010)**to just east of the **Turnpike (M.P. 2.029)** maintenance shall include all landscape/turfed areas and areas covered with interlocking pavers (hardscape) on FDOT ROW and within project limits. Resolution No. 94-75 (9/8/74).

10/24/96 East side of State Road 7 (US 441) adjacent to **Winston Park/Creekside Drive [(M.P. 22.234)**east to **M.P. 22.390]** maintenance shall include all landscape/turfed areas and areas covered with interlocking pavers (hardscape) on FDOT ROW and within project limits. Resolution No. 96-72 (10/24/96), Section No. 86100.

SECTION No.(s):	**86028000, 86120000, 86100000, 86130000**
S.R. No.(s):	**834, 810, 7, 814**
FM No.(s):	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

EXHIBIT D

PENDING AGENCY PROJECT(S) LANDSCAPE IMPROVEMENT PLANS

Please see attached plans by:

Phase I - State Road 7 (US 441) South Medians

Brian Shore, RLA/Miller Legg — Dated: June 4, 2008

Phase II - State Road 7 (US 441) North Medians

Brian Shore, RLA/Miller Legg — Dated: February 25, 2009

SECTION No.(s):	**86028000, 86120000, 86100000, 86130000**
S.R. No.(s):	**834, 810, 7, 814**
FM No.(s):	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

EXHIBIT E

MAINTENANCE PLAN(S)

See Attached

SECTION No.(s):	**86028000, 86120000, 86100000, 86130000**
S.R. No.(s):	**834, 810, 7, 814**
FM No.(s):	**409222-1-74-01**
	423268-1-58-01
	423270-1-58-01
WPI Nos.:	**4119110**
	4110332
RESOLUTION No.:	**96-72**

EXHIBIT F

PENDING AGENCY PROJECT(S) COST ESTIMATE

I. Phase I - State Road 7 (US 441) South Medians

FDOT PARTICIPATION: **Via Separate Agreement**	$200,000.00
AGENCY PARTICIPATION:	$200,000.00

II. Phase II- State Road 7 (US 441) North Medians

FDOT PARTICIPATION: **Via Separate Agreement**	$250,000.00
AGENCY PARTICIPATION:	$250,000.00

III. TOTAL APPROXIMATE PROJECT COST: $900,000 .00

All Amounts are approximate

RESOLUTION NO. 2009-42

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE ATTACHED INCLUSIVE MAINTENANCE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND FLORIDA DEPARTMENT OF TRANSPORTATION FOR LANDSCAPE, HARDSCAPE, AND IRRIGATION ALONG STATE ROAD 7 FROM MILE POST 22.700 (NORTH OF THE SAWGRASS EXPRESSWAY) TO MILE POST 24.591 (BROWARD COUNTY LINE), AND TO REPLACE AND SUPERSEDE ALL PREVIOUS MAINTENANCE AGREEMENTS FOR STATE ROADS WITHIN THE CITY; PROVIDING AN EFFECTIVE DATE

State of Florida
County of Broward
City of Coconut Creek
I HEREBY CERTIFY that this is a true and correct copy of Resolution No. 2009-42
Witness my hand the Official Seal of the City of Coconut Creek this 30th day of April 2009
City Clerk

WHEREAS, the Florida Department of Transportation (FDOT) has approved two matching Florida Highway Beautification Grants for $200,000 and $250,000 for landscape improvements along State Road 7 from north of the Sawgrass Expressway to the Broward County line; and

WHEREAS, FDOT requires the City to enter into a maintenance agreement in order to receive the grant funds; and

WHEREAS, the City desires to enter into an agreement with FDOT to complete enhancements along State Road 7; and

WHEREAS, FDOT is requiring that all previous maintenance agreements with the City be consolidated into an inclusive agreement to include all State Roads within the City; and

WHEREAS, the City Commission finds and determines it to be in the best interest of the residents of Coconut Creek to enter into an inclusive agreement with FDOT for maintenance of all State Roads within the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the City Manager is hereby authorized to execute the attached Inclusive Maintenance Agreement between the City and the Florida Department of Transportation.

Section 2: That this Resolution shall be in full force and effect immediately upon its adoption.

Adopted this 23rd day of April, 2009 on a motion by Commissioner Tooley and seconded by Vice Mayor Aronson.

Ayes	5
Nays	0
Absent or	
Abstaining	0

Marilyn Gerber, Mayor

Attest:

Barbara S. Price, MMC
City Clerk

Gerber	Aye
Aronson	Aye
Sarbone	Aye
Tooley	Aye
Belvedere	Aye

SR:ps:mb
\\Pdc\data\Development Services\MBowers\Documents\Project Coordinator\Resolutions\Res688 maintenance agreement state rd 7 fdot cck.doc
4-13-09

Attachment "G-3"

EE&G ENVIRONMENTAL SERVICES, LLC

Privileged and Confidential –Prepared at the Direction of Counsel

PHASE II ENVIRONMENTAL SITE ASSESSMENT

FOR

FORMER AUTOTRONICS SITE
4651 HILLSBORO BOULEVARD
COCONUT CREEK, BROWARD COUNTY, FLORIDA
BROWARD COUNTY PROPERTY APPRAISER ID No. 4842-06-33-0010
FDEP FACILITY ID No. 8840554

Prepared For:

S&C Investments, LLC
c/o The Goldstein Environmental Law Firm, P.A.
One Southeast 3rd Avenue, Suite 2120
Miami, Florida

Prepared by:

EE&G Environmental Services, LLC
5751 Miami Lakes Drive
Miami Lakes, Florida 33014
(305) 374-8300

Report Date: June 10, 2012

Project No.: 2012-3187

TABLE OF CONTENTS

SECTION 1.0
INTRODUCTION

1.1 PROPERTY IDENTIFICATION

EE&G Environmental Services, LLC (EE&G) was retained by S&C Investments, LLC (the Client), c/o The Goldstein Environmental Law Firm, to perform a Phase II Environmental Site Assessment (ESA) of the former Autotronics facility, located at 4651 Hillsboro Boulevard, in Coconut Creek, Broward County, Florida (hereafter referred to as the "*Property*"). The *Property* was identified with Broward County Property Appraiser folio number: 4842-06-33-0010. Refer to **Figure 1** for a recent aerial photograph of the *Property*. A Site Layout Map depicting the soil and groundwater sampling locations is provided as **Figure 2**.

1.2 USER RELIANCE

This report was prepared solely for the use of S&C Investments, LLC and The Goldstein Environmental Law Firm. Reliance on this Phase II ESA is subject to the purpose, scope of work, qualifications, conditions and limitations provided within this report, and the terms and conditions of the Professional Services Agreement (PSA) executed between the Client and EE&G. Third parties provided reliance by EE&G through an executed reliance letter may rely on this report subject to the same conditions of the report and PSA. All unauthorized third parties rely at their own risk, and shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any unauthorized third party on any work performed there under, or the contents of this report.

1.3 PHASE I ESA FINDINGS

EE&G prepared a Phase I ESA dated May 31, 2012, which identified the following Recognized Environmental Conditions (RECs) associated with the *Property*:

- The historic use of the southern portion of the property as an auto repair service station, which has an existing petroleum discharge, was considered to be a REC.
- The historic use of the northern portion of the property for auto salvage and/or repair activities was considered to be a REC.

EE&G recommended that a Phase II ESA be conducted to assess for the presence of potential constituents of concern that may be related to the aforementioned RECs.

SECTION 2.0
PHASE II ESA METHODOLOGY

EE&G conducted a Phase II ESA to assess for the presence of potential constituents of concern that may be related to the aforementioned RECs. The Phase II ESA included the collection of soil and groundwater samples using direct-push technology (DPT) drilling. Sampling was conducted in accordance with Florida Department of Environmental Protection's (FDEP's) Standard Operating Procedures (SOPs) as specified in Chapter 62-160 of the Florida Administrative Code (FAC). The soil and groundwater samples were collected in laboratory supplied, pre-cleaned sample bottles, placed on ice and transported to National Environmental Laboratory Accreditation Conference (NELAC)-certified laboratories for analyses.

2.1 SOIL ASSESSMENT METHODOLOGY

On May 30, 2012, EE&G supervised the advancement of 10 soil borings (SB-1 through SB-10) across the *Property*. The locations of the soil boring are depicted in **Figure 2**. Soil borings were advanced from surface grade to a depth of approximately 10-feet BLS. Soil samples were collected in 2-foot intervals and analyzed in the field using Organic Vapor Analyzer (OVA), equipped with a Flame Ionization Detector (FID) to assess for petroleum-affected soils. The OVA/FID was utilized with, and without a charcoal filter to assess for the presence of naturally occurring methane interferences. Soil samples were collected from the interval just above the water table interface (observed to be approximately 6-feet BLS) in soil borings SB-1 and SB-2, which were located in the southern portion (former gas station) portion of the *Property*. Soil samples were collected from the surficial interval (0 to 2-feet BLS) of SB-7, which was located in the northern portion of the *Property*. These soil samples were analyzed for the following parameters:

- Volatile Organic Compounds (VOCs) by EPA Method 8260B
- Polynuclear Aromatic Hydrocarbons (PAHs) by EPA Method 8270D
- Total Petroleum Hydrocarbons (TPHs) by Method FL-PRO
- Total Lead by EPA Method 6010B

2.2 GROUNDWATER ASSESSMENT METHODOLOGY

On May 30, 2012, EE&G collected groundwater samples from using direct-push sampling technology from eight locations (labeled GP-1 through GP-8), along with two pre-existing monitoring wells (labeled MW-1 and MW-2). The locations of the groundwater sampling are depicted in **Figure 2**. The DPT groundwater samples were screened from approximately 5 to 9 feet BLS, which intersected the groundwater table interface (observed to be approximately 6-feet BLS). The pre-existing monitoring wells were measured to be approximately 13-feet deep, and were assumed to be screened from 3 to 13-feet BLS. EE&G purged the sample points using a peristaltic pump until field measurements stabilized (pH, conductivity, turbidity, dissolved oxygen and temperature) to ensure the collection of a representative groundwater sample. Groundwater samples were analyzed for the following parameters:

- VOCs by EPA Method 8260
- PAHs by EPA Method 8270
- TPHs by Method FL-PRO
- Total Lead by EPA Method 200.7

SECTION 3.0
PHASE II ESA FINDINGS

3.1 SOIL ASSESSMENT FINDINGS

Based on an inspection of the soil samples, the site-specific lithology consisted of fine-grained sand from surface grade to a depth of approximately 4-feet BLS, underlain by a sandy-limestone layer to at least 10-feet BLS. Soil samples collected in the southern portion of the *Property* revealed sandy-rocky fill to approximately 8-feet BLS (indicated of imported fill that was used to backfill a previous source removal excavation area). Soil samples collected from below the water table (observed at approximately 6-feet BLS) in SB-1, SB-2 and SB-10 exhibited hydrocarbon odors. OVA/FID results generated from field-testing of soils were compared with the FDEP's *"Guidelines for Assessment and Source Removal of Petroleum Contaminated Soils"*, dated May 1998, which identified an action level of 10 parts per million (ppm) for petroleum-affected soils collected above the water table. The OVA results are summarized in **Table 1** and **Figure 3**, and discussed below.

- Soil samples collected from below the water table in following three borings exhibited elevated net OVA/FID readings. However, considering that they were collected from below the water table, EE&G relied on corresponding groundwater data to evaluate the potential for exceedances of regulatory criteria.
  - Soil samples collected from SB-1, located on the southern boundary, exhibited 395-ppm in the 6 to 8-feet BLS interval.
  - Soil samples collected from SB-2, located approximately 40-feet north of SB-1 and the southern boundary exhibited 44-ppm in the 6 to 8-feet BLS interval, and 120-ppm in the 8 to 10-feet BLS interval.
  - Soil samples collected from SB-10, located approximately 40-feet north of the southern boundary and 25-feet west of SB-2, exhibited 18-ppm in the 6 to 8-feet BLS interval, and 80-ppm in the 8 to 10-feet BLS interval.
- None of the other soil samples collected exhibited detectable OVA/FID readings above the 10-ppm action level.

A copy of the soil analytical results, sampling logs and chain of custody forms are provided in **Appendix A**. A summary of the soil laboratory results is provided as **Table 2**. Soil analytical results were compared with the FDEP *Contaminant Cleanup Target Levels*, per Chapter 62-777, FAC, which regulates Soil Cleanup Target Levels (SCTLs) for *residential-use direct exposure*, *commercial-use direct exposure* and *leachability* concerns. The following is a summary of the soil assessment findings:

- Low concentrations of total lead were detected in the three soils samples analyzed; however, all results were below the 400 milligram per kilogram (mg/Kg) SCTL for *residential-use direct exposure.*
- Low concentrations of various PAH constituents were detected in the soil samples collected from SB-2 and SB-7; however, all results were at or below the SCTLs for *residential-use direct exposure* and *leachability*. The PAHs constituents in SB-1 were below laboratory method reporting limits and SCTLs.

- Low concentrations of TPHs were detected in soil samples collected from SB-7; however, results were below the SCTLs for *residential-use direct exposure* and *leachability*. The PAHs constituents in SB-1 and SB-2 were below laboratory method reporting limits and SCTLs.

- VOC constituents in all three soil samples were below laboratory method reporting limits and SCTLs.

3.2 GROUNDWATER ASSESSMENT FINDINGS

A copy of the groundwater analytical results, sampling logs and chain of custody forms are provided in **Appendix A**. A summary of the groundwater results is provided in **Table 3**. A site map illustrating the laboratory results and inferred extent of petroleum-affected groundwater is provided as **Figure 4**. Groundwater analytical results were compared with the FDEP *Contaminant Cleanup Target Levels*, per Chapter 62-777, FAC, which regulates the Groundwater Cleanup Target Levels (GCTLs, a.k.a. No Further Action criteria) and Natural Attenuation Default Source Concentrations (NADSCs; a.k.a., Monitoring Only criteria). The following is a summary of the groundwater assessment findings:

- During the sampling event, no evidence of free-floating product (FFP) was observed. However, several groundwater samples collected near the southern boundary exhibited hydrocarbon odors (MW-1, MW-2, GP-5, GP-7 and GP-8).

- Groundwater samples collected from MW-1 and MW-2, located on the southern boundary, contained isopropylbenzene (IPB) at 58.3 micrograms per liter (ug/L) and 38.4 ug/L, respectively, which exceeded the 0.8 ug/L GCTL, and also exceeded the 8.0 ug/L NADSC. Several VOC compounds (n-butylbenze, n-propylbenzene, p-isopropyltoluene, sec-butylbenzene) also were detected in MW-1 and MW-2, which did not have GCTLs.

- Groundwater samples collected from MW-1 contained naphthalene at 14.7 ug/L in the semi-volatile 8270 analysis (41.8 ug/L in the VOC 8260 analysis), which exceeded the 14.0 ug/L GCTL, but was below the 140 ug/L NADSC.

- Groundwater samples collected from MW-1 and MW-2 contained 1-methylnaphthalene at 34.1 ug/L and 84.7 ug/L, respectively, which exceeded the 28 ug/L GCTL, but were below the 280 ug/L NADSC.

- Groundwater samples collected from MW-1 and MW-2 contained 2-methylnaphthalene at 54.7 ug/L and 91.7 ug/L, respectively, which exceeded the 28 ug/L GCTL, but were below the 280 ug/L NADSC.

- The remaining VOC and PAH constituents tested were either below laboratory method reporting limits and/or below GCTLs.

- TPHs were below laboratory method reporting limits and/or below GCTLs. It was noteworthy that TPHs in MW-2 were detected at 4.51 milligrams per liter (mg/L), which were just below the 5.0 mg/L GCTL.

- Total lead concentrations were below laboratory method reporting limits and/or below GCTLs.

SECTION 4.0
CONCLUSIONS & RECOMMENDATIONS

EE&G conducted a Phase II ESA for former Autotronics facility, located at 4651 West Hillsboro Boulevard, in Coconut Creek, Broward County, Florida. The objective of the Phase II ESA was to assess for the presence of potential constituents of concern that may be related to the RECs identified in the May 2012 Phase I ESA, which are listed in Section 1.3 of this report. Based on the Phase II ESA findings, EE&G has concluded the following:

- EE&G identified the presence of petroleum-affected groundwater on the southern portion of the *Property* as illustrated in **Figure 4**. Groundwater samples collected from two pre-existing monitoring wells located on the southern boundary contained elevated concentrations of isopropylbenzene, naphthalene and methylnaphthalenes, which exceeded GCTLs. Additionally, the isopropylbenzene concentrations exceeded the NADSCs.

- Petroleum-affected soils were identified below the water table (based on OVA/FID field screening results) in the southern portion of the *Property* as illustrated in **Figure 3**. However, the three soil samples collected for laboratory analyses did not contain elevated petroleum hydrocarbon constituents in excess of the SCTLs.

- The source of the petroleum impacts was attributed to the historic use of the *Property* as a gas station. The Phase II ESA sampling data confirmed previous site assessment findings (last sampled in 2009), which had documented that petroleum-affected groundwater has migrated offsite to the south, beneath a portion of West Hillsboro Boulevard, a Florida Department of Transportation (FDOT) Right-of-Way (ROW). The historical gas station that operated on the southern portion of the *Property* had historically extended south of the property boundary, but the southern portion of the former gas station property (and petroleum-affected areas) had been taken by the FDOT during an expansion of Hillsboro Boulevard. The regulatory file documented that a Notification of Offsite Contamination had already been filed with the FDEP.

- Based on the Phase II ESA data, the petroleum-affected groundwater does not appear to pose a concern for offsite migration onto the eastern or western adjoining properties.

- The petroleum discharge area was deemed eligible for State-funded cleanup assistance under the Petroleum Cleanup Participation Program (PCPP), with a relatively low priority score of 30. Currently no funding is available to conduct site rehabilitation activities. As a result of eligibility in the PCPP, site rehabilitation activities will not be enforced until funding is allocated. However, if future redevelopment occurs prior to site rehabilitation, then the property owner/operator will be responsible for properly managing petroleum-affected soils or groundwater that may be disturbed during construction. Furthermore, storm water drainage should be designed away from the petroleum-affected area.

Please note as documented in Section 4.5.1 of ASTM E 1527-05, "no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property." Therefore, please note that environmental conditions may exist on the *Property* that could not be identified through the scope of this investigation.

SECTION 5.0
ENVIRONMENTAL PROFESSIONAL STATEMENT

The company statement of qualifications and the resumes for the professionals who completed this Phase II ESA are provided in **Appendix B**.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in § 312.10 of 40 Code of Federal Regulations (CFR) 312.

The Environmental Professionals who directed this project has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Report Prepared By:

Craig Clevenger, P.G.
Senior Hydrogeologist

FIGURES

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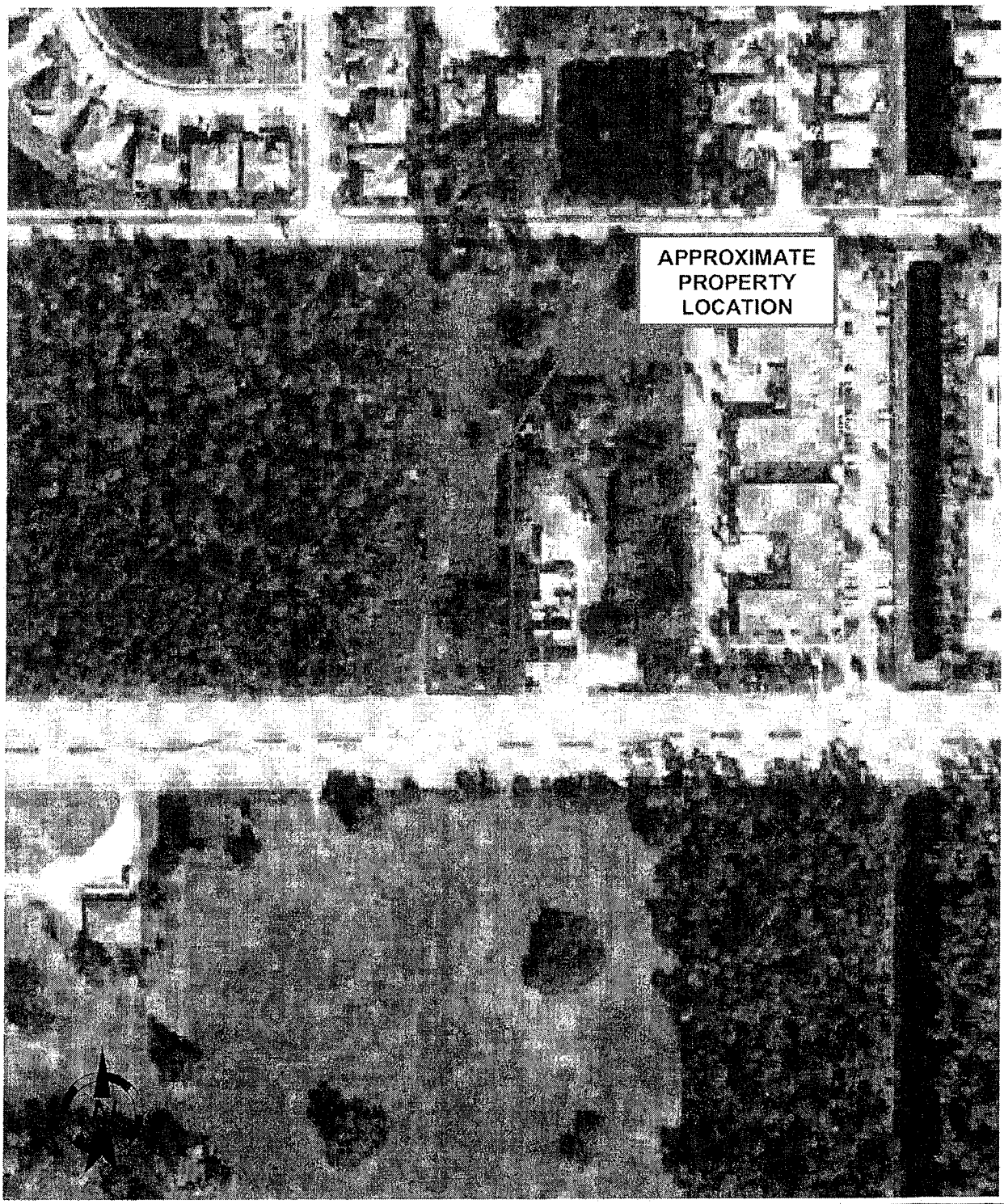
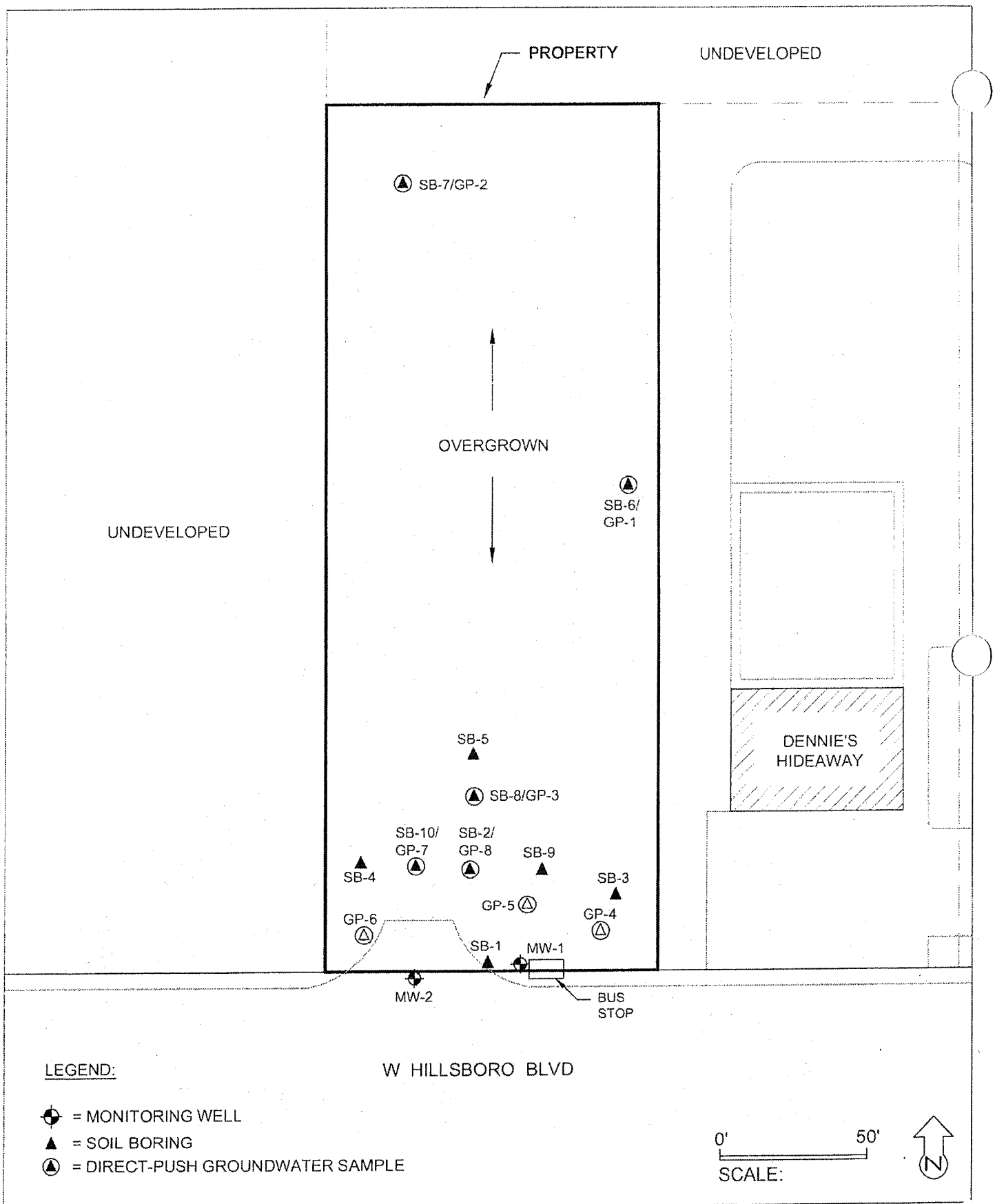


Former Autotronics Site
4651 Hillsboro Boulevard
Coconut Creek, FL
Project #: 2012-3187.JPH1

2012 AERIAL PHOTOGRAPH

FIGURE
1



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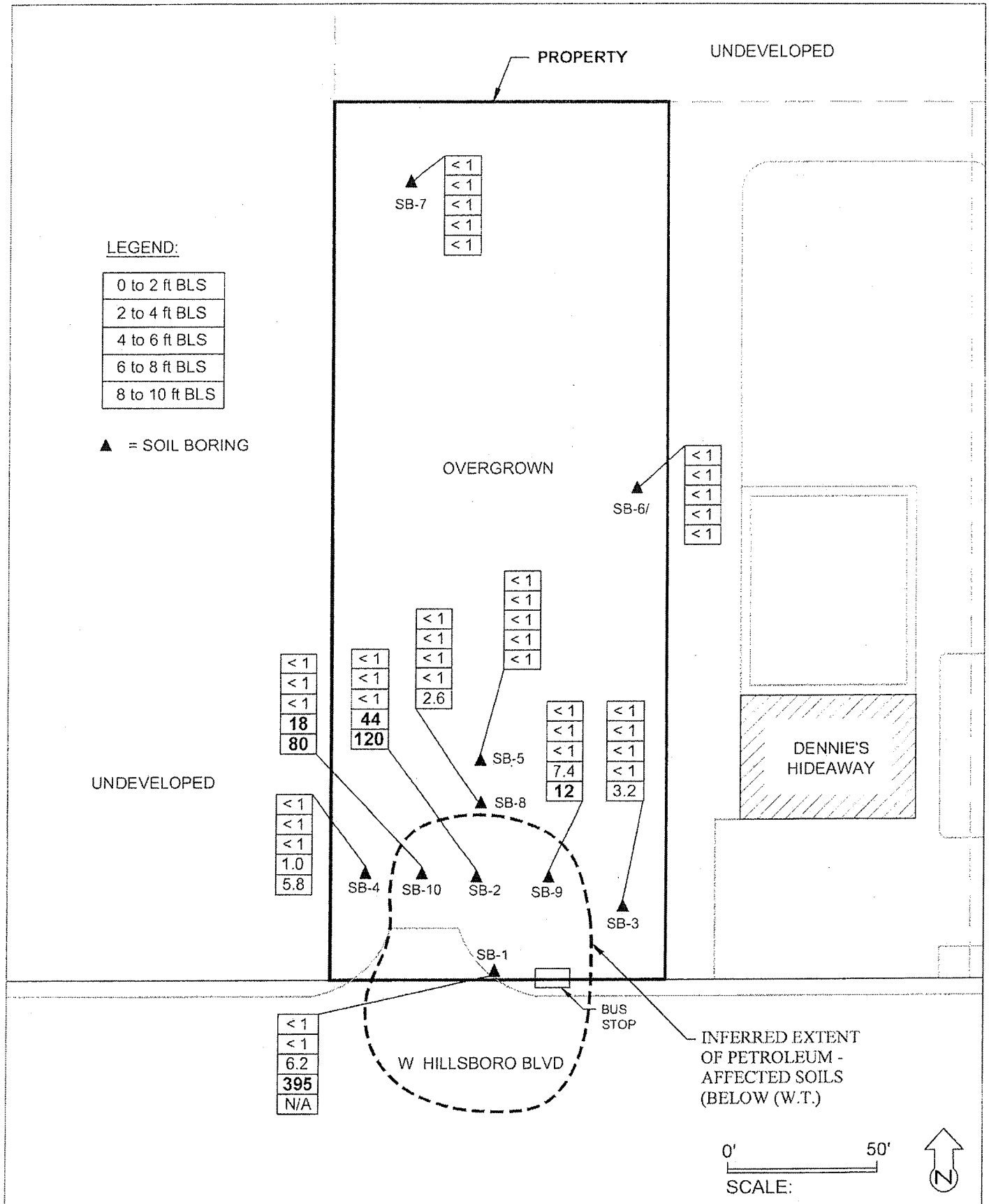
SAMPLING LOCATION MAP

FORMER AUTOTRONICS SITE
4651 W HILLSBORO BLVD
COCONUT CREEK, FL

Date	06/05/12
Project #	2012-3187
Drawn by	IA
Cad File	FIG2
Dwg Scale	As Noted

FIGURE 2



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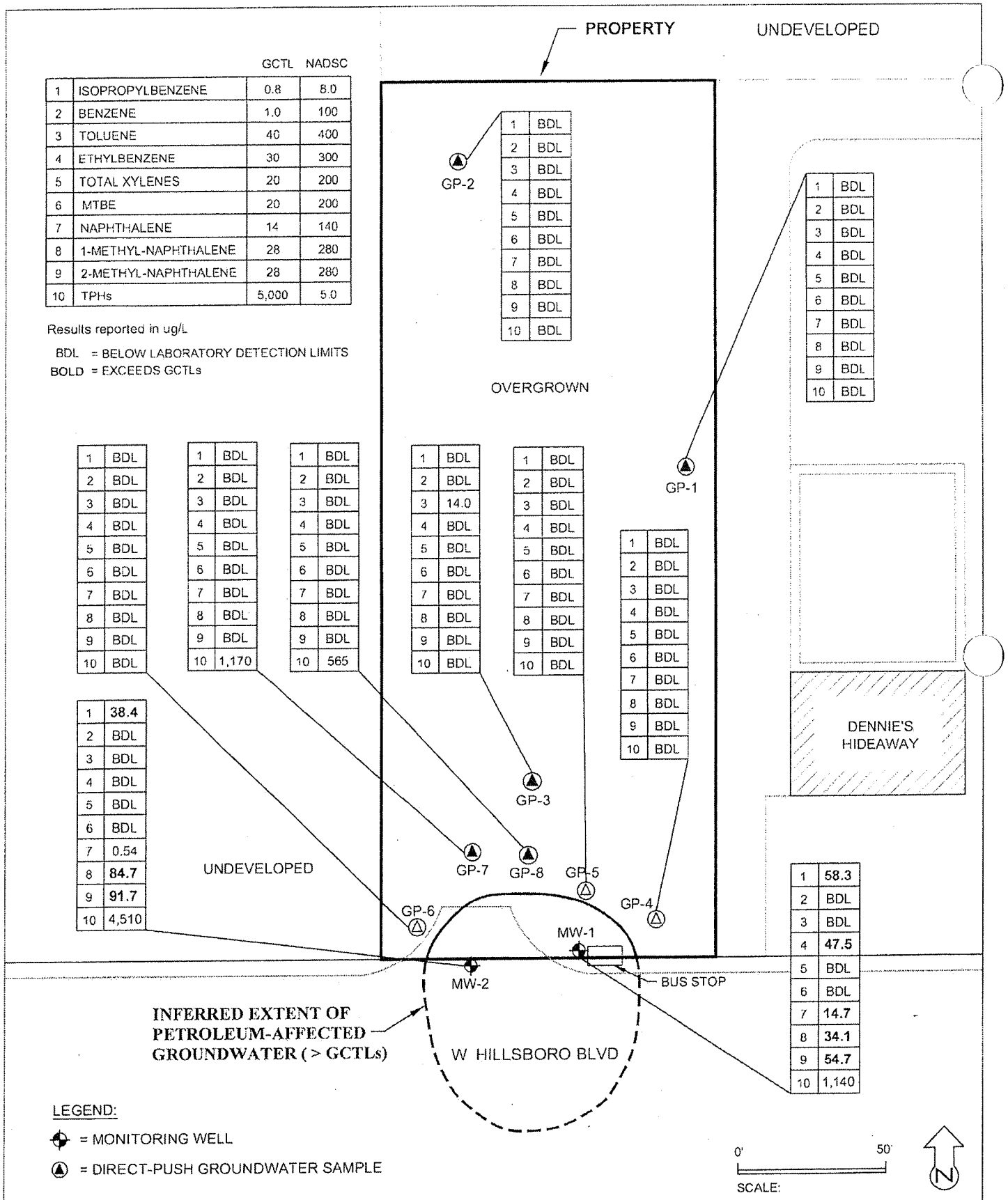
FIELD OVA/FID SCREENING RESULTS

FORMER AUTOTRONICS SITE
4651 W HILLSBORO BLVD
COCONUT CREEK, FL

Date: 08/08/12
Project # 2012-3187
Drawn by: IA
Cad File: FIG3
Dwg. Scale: As Noted

FIGURE 3



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GROUNDWATER RESULTS MAP

FORMER AUTOTRONICS SITE
4651 W HILLSBORO BLVD
COCONUT CREEK, FL

Date 06/07/12
Project # 2012-3187
Drawn by IA
Cad File FIG4
Dwg Scale As Noted

FIGURE 4

TABLES

TABLE 1
SOIL OVA RESULTS
FORMER AUTOTRONICS SITE
4651 WEST HILLSBORO BLVD, COCONUT CREEK, BROWARD COUNTY, FLORIDA

PROJECT No. 2012-3187

SOIL BORING DESIGNATION		DEPTH IN FEET	PARTS PER MILLION (TOTAL)	PARTS PER MILLION (WITH CARBON FILTER)	PARTS PER MILLION (NET)
SB-1		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	6.2	NF	<1
		6 – 8	410	25	395
		8-10	No Recovery		
SB-2		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	44	< 1	44
		8-10	120	< 1	120
SB-3		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	< 1	NF	<1
		8-10	3.2	NF	3.2
SB-4		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	1	NF	1
		8-10	5.8	NF	5.8
SB-5		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	< 1	NF	< 1
		8-10	< 1	NF	< 1

Note: NF = Not Charcoal Filtered

SOIL BORING DESIGNATION		DEPTH IN FEET	PARTS PER MILLION (TOTAL)	PARTS PER MILLION (WITH CARBON FILTER)	PARTS PER MILLION (NET)
SB-6		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	< 1	NF	<1
		8-10	< 1	NF	<1
SB-7		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	< 1	NF	<1
		8-10	< 1	NF	<1
SB-8		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	< 1	NF	<1
		8-10	2.6	NF	2.6
SB-9		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	7.4	NF	7.4
		8-10	12	NF	12
SB-10		0 – 2	< 1	NF	<1
		2 – 4	< 1	NF	<1
		4 – 6	< 1	NF	<1
		6 – 8	18	< 1	18
		8-10	85	5	80

Note: Groundwater Table Interface Encountered @ Approximately 6-Feet BLS

TABLE 2
SOIL ANALYTICAL RESULTS
FORMER AUTOTRONICS SITE
4651 WEST HILLSBORO BLVD, COCONUT CREEK, BROWARD COUNTY, FLORIDA

PROJECT No. 2012-3187

	Sample Designation Date Collected Depth (feet - BLS)			SB-1 5/30/12 5'	SB-2 5/30/12 5'	SB-7 5/30/12 0-2'
Parameter	Soil Cleanup Target Levels					
	Residential	Commercial	Leachability			
Metals						
Total Lead	400	1,400	***	1.006	5.538	16.720
8260 VOC						
All Tested VOC Constituents	Varies Per Constituent			BDL	BDL	BDL
8270 PAH						
Acenaphthene	2,400	20,000	2.1	BDL	BDL	BDL
Anthracene	21,000	300,000	2,500	BDL	BDL	0.001140
Acenaphthylene	1,800	20,000	27	BDL	BDL	BDL
Benzo(a)anthracene	#	5	0.8	BDL	0.004139	0.017252
Benzo(a)pyrene	0.1	0.7	8	BDL	0.004543	0.015868
Benzo(b)fluoranthene	#	4.8	2.4	BDL	0.006139	0.025133
Benzo(k) fluoranthene	#	#	24	BDL	0.004208	0.009862
Benzo(ghi)perylene	2,500	52,000	32,000	BDL	0.003919	0.012886
Chrysene	#	450	77	BDL	0.002925	0.017252
Dibenzo(a,h) anthracene	#	#	0.7	BDL	BDL	BDL
Fluoranthene	3,200	59,000	1,200	BDL	0.005630	0.029286
Fluorene	2,600	33,000	160	BDL	BDL	BDL
Indeno(1,2,3-cd)pyrene	#	5.3	6.6	BDL	0.004012	0.011821
1-Methylnaphthalene	200	1,800	3.1	BDL	BDL	BDL
2-Methylnaphthalene	210	2,100	8.5	BDL	BDL	BDL
Naphthalene	55	300	1.2	BDL	BDL	BDL
Phenanthrene	2,200	36,000	250	BDL	BDL	0.006326
Pyrene	2,400	45,000	880	BDL	0.004439	0.022684
BaP Equivalents	0.1	0.7	NS	< 0.1	< 0.1	< 0.1
TPH by FL-PRO	460	2,700	340	BDL	BDL	2.918

Notes:
All values given in milligrams per kilogram (mg/Kg)
Bold = Detected value in excess of cleaunp criteria
BDL = Parameter Below Laboratory Method Reporting Limits & SCTLs

TABLE 3
GROUNDWATER MONITORING RESULTS
FORMER AUTOTRONICS SITE
4651 WEST HILLSBORO BOULEVARD, COCONUT CREEK, BROWARD COUNTY, FLORIDA
EE&G PROJECT No. 2012-3187

Parameter	Groundwater Cleanup Target Levels [1]	Natural Attenuation Default Source Concentrations [1]	Sample Designation	MW-1	MW-2	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	GP-8
			Date Sampled	5/20/12	5/20/12	5/20/12	5/20/12	5/20/12	5/20/12	5/20/12	5/20/12	5/20/12	5/20/12
HEAVY METALS (mg/L)													
Total Lead	0.015	0.150		0.002	BDL	0.008	BDL	BDL	BDL	0.005	BDL	BDL	0.002
8260 by GC/MS (ug/L)													
Isopropylbenzene	0.8	8.0		58.3	38.4	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
1,2,4-Trimethylbenzene	10	100		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
1,3,5-Trimethylbenzene	10	100		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
MTBE	20	200		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benzene	1.0	100		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Toluene	40	400		BDL	BDL	BDL	BDL	14.0	BDL	BDL	BDL	BDL	BDL
Ethylbenzene	30	300		47.5	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Total Xylene	20	200		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Tetrachloroethene (PCE)	3.0	300		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Trichloroethene (TCE)	3.0	300		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Cis-1,2-Dichloroethene	70	700		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Trans-1,2-Dichloroethene	70	700		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Vinyl Chloride	1.0	100		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Naphthalene	14	140		41.8	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
n-Butylbenzene	No Cleanup Standard Defined			32.5	14.8	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
n-Propylbenzene	No Cleanup Standard Defined			168	63.6	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
P-Isopropyltoluene	No Cleanup Standard Defined			5.27	3.50	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Sec-Butylbenzene	No Cleanup Standard Defined			25.5	9.83	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Tert-Butylbenzene	No Cleanup Standard Defined			BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Other VOCs Tested	Varies	Varies		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
8270 by GC/MS (ug/L)													
Naphthalene	14	140		14.7	0.54	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
1-Methyl Naphthalene	28	280		34.1	84.7	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
2-Methyl Naphthalene	28	280		54.7	91.7	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benzo(a)Pyrene	2.0	20		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benzo(a)Anthracene	0.05	5		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benzo(b)Fluoranthene	0.05	5		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benzo(k)fluoranthene	0.5	50		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Chrysene	4.8	480		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benzo(ghi)perylene	210	2,100		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Indeno(123-cd)pyrene	0.05	5		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Dibenzo(a,h)Anthracene	0.005	0.5		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Acenaphthene	20	200		0.356	2.42	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Acenaphthylene	210	2100		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Anthracene	2,100	21,000		BDL	0.108	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Fluorene	280	2,800		0.598	4.04	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Fluoranthene	280	2,800		BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Phenanthrene	210	2,100		BDL	1.57	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Pyrene	210	2,100		BDL	0.102	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
FL-PRO (mg/L)													
TPHs	5.0	50		1.14	4.51	BDL	BDL	BDL	BDL	BDL	BDL	1.71	0.555

BDL - Analytical result below the laboratory method reporting limit (and below GCTL)
N/A - Parameter Not Analyzed
1 - As established in Chapter 62-777 of the Florida Administrative Code (F.A.C)

APPENDIX A

LABORATORY REPORTS

Florida Spectrum Environmental Services, Inc.

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12 Rev. 1
Submission # 1205000795
Order # 18670

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-1-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Percent Solids	89.5		%	0.1	0.3	SM2540G	05/31 10:05	05/31 14:57	MCZ
Lead	1.006 «		mg/Kg	0.0528	0.1584	3050/6010B	05/31	05/31 20:45	IMN
8270D PAHs in Soils and Wastes by GC/MS				Dilution Factor =1					
1-Methylnaphthalene	U «	U	ug/Kg	0.45	1.35	3550/8270D	05/31 09:55	05/31 18:11	AC
2-Methylnaphthalene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:55	05/31 18:11	AC
Acenaphthene	U «	U	ug/Kg	0.55	1.65	3550/8270D	05/31 09:55	05/31 18:11	AC
Acenaphthylene	U «	U	ug/Kg	0.45	1.35	3550/8270D	05/31 09:55	05/31 18:11	AC
Anthracene	U «	U	ug/Kg	0.36	1.08	3550/8270D	05/31 09:55	05/31 18:11	AC
Benzo(a)anthracene	U «	U	ug/Kg	0.46	1.38	3550/8270D	05/31 09:55	05/31 18:11	AC
Benzo(a)pyrene	U «	U	ug/Kg	0.48	1.44	3550/8270D	05/31 09:55	05/31 18:11	AC
Benzo(b)fluoranthene	U «	U	ug/Kg	0.53	1.59	3550/8270D	05/31 09:55	05/31 18:11	AC
Benzo(ghi)perylene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:55	05/31 18:11	AC
Benzo(k)fluoranthene	U «	U	ug/Kg	0.56	1.68	3550/8270D	05/31 09:55	05/31 18:11	AC
Chrysene	U «	U	ug/Kg	0.54	1.62	3550/8270D	05/31 09:55	05/31 18:11	AC
Dibenzo(a,h)anthracene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:55	05/31 18:11	AC
Fluoranthene	U «	U	ug/Kg	0.51	1.53	3550/8270D	05/31 09:55	05/31 18:11	AC
Fluorene	U «	U	ug/Kg	0.43	1.29	3550/8270D	05/31 09:55	05/31 18:11	AC
Indeno(1,2,3-cd)pyrene	U «	U	ug/Kg	0.47	1.41	3550/8270D	05/31 09:55	05/31 18:11	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12 Rev. 1
Submission # 1205000795
Order # 18670

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-1-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Naphthalene	U «	U	ug/Kg	1.37	4.11	3550/8270D	05/31 09:55	05/31 18:11	AC
Phenanthrene	U «	U	ug/Kg	0.52	1.56	3550/8270D	05/31 09:55	05/31 18:11	AC
Pyrene	U «	U	ug/Kg	0.43	1.29	3550/8270D	05/31 09:55	05/31 18:11	AC
FL-PRO (Petroleum Residual Organic Totals)-SOIL			**Dilution Factor =1**						
TOTAL PRO (C8-C40)	U «	U	mg/Kg	0.19	0.57	FL-PRO	06/01 07:00	06/01 12:57	MD
8260B Volatile Org.in Solids & Wastes by GC/MS			**Dilution Factor =1**						
1,1,1,2-Tetrachloroethane	U «	U	ug/Kg	1.0	3.0	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,1,1-Trichloroethane	U «	U	ug/Kg	1.24	3.72	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,1,2,2-Tetrachloroethane	U «	U	ug/Kg	1.5	4.5	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,1,2-Trichloroethane	U «	U	ug/Kg	1.00	3.00	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,1-Dichloroethane	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,1-Dichloroethene	U «	U	ug/Kg	1.10	3.30	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,1-Dichloropropene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2,3-Trichlorobenzene	U «	U	ug/Kg	1.34	4.02	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2,3-Trichloropropane	U «	U	ug/Kg	1.05	3.15	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2,4-Trichlorobenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2,4-Trimethylbenzene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U «	U	ug/Kg	1.16	3.48	5035/8260B	05/31 13:28	05/31 13:28	MAZ

Report To:
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Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-1-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dibromoethane (EDB)	U «	U	ug/Kg	0.88	2.64	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2-Dichlorobenzene	U «	U	ug/Kg	1.38	4.14	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2-Dichloroethane	U «	U	ug/Kg	0.74	2.22	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,2-Dichloropropane	U «	U	ug/Kg	0.9	2.7	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,3,5-Trimethylbenzene	U «	U	ug/Kg	1.20	3.60	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,3-Dichlorobenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,3-Dichloropropane	U «	U	ug/Kg	0.90	2.70	5035/8260B	05/31 13:28	05/31 13:28	MAZ
1,4-Dichlorobenzene	U «	U	ug/Kg	1.13	3.39	5035/8260B	05/31 13:28	05/31 13:28	MAZ
2,2-Dichloropropane	U «	U	ug/Kg	0.84	2.52	5035/8260B	05/31 13:28	05/31 13:28	MAZ
2-Chloroethylvinyl Ether	U «	U	ug/Kg	5.0	15.0	5035/8260B	05/31 13:28	05/31 13:28	MAZ
2-Chlorotoluene	U «	U	ug/Kg	1.24	3.72	5035/8260B	05/31 13:28	05/31 13:28	MAZ
4-Chlorotoluene	U «	U	ug/Kg	1.15	3.45	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Acetone	U «	U	ug/Kg	9.31	27.93	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Acrolein	U «	U	ug/Kg	4.64	13.92	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Acrylonitrile	U «	U	ug/Kg	1.72	5.16	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Benzene	U «	U	ug/Kg	1.38	4.14	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Bromobenzene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Bromochloromethane	U «	U	ug/Kg	0.95	2.85	5035/8260B	05/31 13:28	05/31 13:28	MAZ

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Report Printed: 06/07/12 Rev. 1
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Order # 18670

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-1-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromodichloromethane	U «	U	ug/Kg	0.87	2.61	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Bromoform	U «	U	ug/Kg	0.91	2.73	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Bromomethane	U «	U	ug/Kg	1.08	3.24	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Carbon Tetrachloride	U «	U	ug/Kg	1.17	3.51	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Chlorobenzene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Chloroethane	U «	U	ug/Kg	1.29	3.87	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Chloroform	U «	U	ug/Kg	1.93	5.79	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Chloromethane	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Cis-1,2-Dichloroethene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Cis-1,3-Dichloropropene	U «	U	ug/Kg	1.15	3.45	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Dibromochloromethane	U «	U	ug/Kg	0.95	2.85	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Dibromomethane	U «	U	ug/Kg	1.08	3.24	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Dichlorodifluoromethane	U «	U	ug/Kg	0.89	2.67	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Ethylbenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Hexachlorobutadiene	U «	U	ug/Kg	1.33	3.99	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Isopropylbenzene	U «	U	ug/Kg	1.13	3.39	5035/8260B	05/31 13:28	05/31 13:28	MAZ
m & p-Xylene	U «	U	ug/Kg	2.29	6.87	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Methyl Ethyl Ketone	U «	U	ug/Kg	4.22	12.66	5035/8260B	05/31 13:28	05/31 13:28	MAZ

Report To:
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Miami Lakes, FL 33014

Report Printed: 06/07/12 Rev. 1
Submission # 1205000795
Order # 18670

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-1-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Methyl-Tert-Butyl Ether	U «	U	ug/Kg	1.88	5.64	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Methylene Chloride	U «	U	ug/Kg	9.72	29.16	5035/8260B	05/31 13:28	05/31 13:28	MAZ
n-Butylbenzene	U «	U	ug/Kg	1.21	3.63	5035/8260B	05/31 13:28	05/31 13:28	MAZ
n-PropylBenzene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Naphthalene	U «	U	ug/Kg	1.47	4.41	5035/8260B	05/31 13:28	05/31 13:28	MAZ
o-Xylene	U «	U	ug/Kg	1.3	3.9	5035/8260B	05/31 13:28	05/31 13:28	MAZ
P-Isopropyltoluene	U «	U	ug/Kg	1.4	4.2	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Sec-Butylbenzene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Styrene	U «	U	ug/Kg	1.01	3.03	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Tert-Butylbenzene	U «	U	ug/Kg	1.14	3.42	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Tetrachloroethene	U «	U	ug/Kg	1.21	3.63	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Toluene	U «	U	ug/Kg	1.40	4.20	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Trans-1,2-Dichloroethene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Trans-1,3-Dichloropropene	U «	U	ug/Kg	0.90	2.70	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Trichloroethene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 13:28	05/31 13:28	MAZ
Trichlorofluoromethane	U «	U	ug/Kg	1.09	3.27	5035/8260B	05/31 13:28	05/31 13:28	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12 Rev. 1
Submission # 1205000795
Order # 18670

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-1-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Vinyl Chloride	U «	U	ug/Kg	1.00	3.00	5035/8260B	05/31 13:28	05/31 13:28	MAZ

« Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18671

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-2-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Percent Solids	86.5		%	0.1	0.3	SM2540G	05/31 10:05	05/31 14:57	MCZ
Lead	5.538 «		mg/Kg	0.0528	0.1584	3050/6010B	05/31	05/31 20:49	IMN
8270D PAHs in Soils and Wastes by GC/MS				**Dilution Factor =1**					
1-Methylnaphthalene	U «	U	ug/Kg	0.45	1.35	3550/8270D	05/31 09:56	05/31 18:38	AC
2-Methylnaphthalene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:56	05/31 18:38	AC
Acenaphthene	U «	U	ug/Kg	0.55	1.65	3550/8270D	05/31 09:56	05/31 18:38	AC
Acenaphthylene	U «	U	ug/Kg	0.45	1.35	3550/8270D	05/31 09:56	05/31 18:38	AC
Anthracene	U «	U	ug/Kg	0.36	1.08	3550/8270D	05/31 09:56	05/31 18:38	AC
Benzo(a)anthracene	4.139 «		ug/Kg	0.46	1.38	3550/8270D	05/31 09:56	05/31 18:38	AC
Benzo(a)pyrene	4.543 «		ug/Kg	0.48	1.44	3550/8270D	05/31 09:56	05/31 18:38	AC
Benzo(b)fluoranthene	6.139 «		ug/Kg	0.53	1.59	3550/8270D	05/31 09:56	05/31 18:38	AC
Benzo(ghi)perylene	3.919 «		ug/Kg	0.66	1.98	3550/8270D	05/31 09:56	05/31 18:38	AC
Benzo(k)fluoranthene	4.208 «		ug/Kg	0.56	1.68	3550/8270D	05/31 09:56	05/31 18:38	AC
Chrysene	2.925 «		ug/Kg	0.54	1.62	3550/8270D	05/31 09:56	05/31 18:38	AC
Dibenzo(a,h)anthracene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:56	05/31 18:38	AC
Fluoranthene	5.630 «		ug/Kg	0.51	1.53	3550/8270D	05/31 09:56	05/31 18:38	AC
Fluorene	U «	U	ug/Kg	0.43	1.29	3550/8270D	05/31 09:56	05/31 18:38	AC
Indeno(1,2,3-cd)pyrene	4.012 «		ug/Kg	0.47	1.41	3550/8270D	05/31 09:56	05/31 18:38	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18671

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-2-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Naphthalene	U «	U	ug/Kg	1.37	4.11	3550/8270D	05/31 09:56	05/31 18:38	AC
Phenanthrene	U «	U	ug/Kg	0.52	1.56	3550/8270D	05/31 09:56	05/31 18:38	AC
Pyrene	4.439 «		ug/Kg	0.43	1.29	3550/8270D	05/31 09:56	05/31 18:38	AC
FL-PRO (Petroleum Residual Organic Totals)-SOIL				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	U «	U	mg/Kg	0.19	0.57	FL-PRO	06/01 07:00	06/01 15:10	MD
8260B Volatile Org.in Solids & Wastes by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U «	U	ug/Kg	1.0	3.0	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,1,1-Trichloroethane	U «	U	ug/Kg	1.24	3.72	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,1,2,2-Tetrachloroethane	U «	U	ug/Kg	1.5	4.5	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,1,2-Trichloroethane	U «	U	ug/Kg	1.00	3.00	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,1-Dichloroethane	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,1-Dichloroethene	U «	U	ug/Kg	1.10	3.30	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,1-Dichloropropene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2,3-Trichlorobenzene	U «	U	ug/Kg	1.34	4.02	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2,3-Trichloropropane	U «	U	ug/Kg	1.05	3.15	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2,4-Trichlorobenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2,4-Trimethylbenzene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U «	U	ug/Kg	1.16	3.48	5035/8260B	05/31 13:58	05/31 13:58	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18671

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-2-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dibromoethane (EDB)	U «	U	ug/Kg	0.88	2.64	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2-Dichlorobenzene	U «	U	ug/Kg	1.38	4.14	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2-Dichloroethane	U «	U	ug/Kg	0.74	2.22	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,2-Dichloropropane	U «	U	ug/Kg	0.9	2.7	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,3,5-Trimethylbenzene	U «	U	ug/Kg	1.20	3.60	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,3-Dichlorobenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,3-Dichloropropane	U «	U	ug/Kg	0.90	2.70	5035/8260B	05/31 13:58	05/31 13:58	MAZ
1,4-Dichlorobenzene	U «	U	ug/Kg	1.13	3.39	5035/8260B	05/31 13:58	05/31 13:58	MAZ
2,2-Dichloropropane	U «	U	ug/Kg	0.84	2.52	5035/8260B	05/31 13:58	05/31 13:58	MAZ
2-Chloroethylvinyl Ether	U «	U	ug/Kg	5.0	15.0	5035/8260B	05/31 13:58	05/31 13:58	MAZ
2-Chlorotoluene	U «	U	ug/Kg	1.24	3.72	5035/8260B	05/31 13:58	05/31 13:58	MAZ
4-Chlorotoluene	U «	U	ug/Kg	1.15	3.45	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Acetone	U «	U	ug/Kg	9.31	27.93	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Acrolein	U «	U	ug/Kg	4.64	13.92	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Acrylonitrile	U «	U	ug/Kg	1.72	5.16	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Benzene	U «	U	ug/Kg	1.38	4.14	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Bromobenzene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Bromochloromethane	U «	U	ug/Kg	0.95	2.85	5035/8260B	05/31 13:58	05/31 13:58	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18671

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-2-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromodichloromethane	U «	U	ug/Kg	0.87	2.61	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Bromoform	U «	U	ug/Kg	0.91	2.73	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Bromomethane	U «	U	ug/Kg	1.08	3.24	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Carbon Tetrachloride	U «	U	ug/Kg	1.17	3.51	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Chlorobenzene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Chloroethane	U «	U	ug/Kg	1.29	3.87	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Chloroform	U «	U	ug/Kg	1.93	5.79	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Chloromethane	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Cis-1,2-Dichloroethene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Cis-1,3-Dichloropropene	U «	U	ug/Kg	1.15	3.45	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Dibromochloromethane	U «	U	ug/Kg	0.95	2.85	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Dibromomethane	U «	U	ug/Kg	1.08	3.24	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Dichlorodifluoromethane	U «	U	ug/Kg	0.89	2.67	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Ethylbenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Hexachlorobutadiene	U «	U	ug/Kg	1.33	3.99	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Isopropylbenzene	U «	U	ug/Kg	1.13	3.39	5035/8260B	05/31 13:58	05/31 13:58	MAZ
m & p-Xylene	U «	U	ug/Kg	2.29	6.87	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Methyl Ethyl Ketone	U «	U	ug/Kg	4.22	12.66	5035/8260B	05/31 13:58	05/31 13:58	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18671

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-2-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Methyl-Tert-Butyl Ether	U «	U	ug/Kg	1.88	5.64	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Methylene Chloride	U «	U	ug/Kg	9.72	29.16	5035/8260B	05/31 13:58	05/31 13:58	MAZ
n-Butylbenzene	U «	U	ug/Kg	1.21	3.63	5035/8260B	05/31 13:58	05/31 13:58	MAZ
n-PropylBenzene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Naphthalene	U «	U	ug/Kg	1.47	4.41	5035/8260B	05/31 13:58	05/31 13:58	MAZ
o-Xylene	U «	U	ug/Kg	1.3	3.9	5035/8260B	05/31 13:58	05/31 13:58	MAZ
P-Isopropyltoluene	U «	U	ug/Kg	1.4	4.2	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Sec-Butylbenzene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Styrene	U «	U	ug/Kg	1.01	3.03	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Tert-Butylbenzene	U «	U	ug/Kg	1.14	3.42	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Tetrachloroethene	U «	U	ug/Kg	1.21	3.63	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Toluene	U «	U	ug/Kg	1.40	4.20	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Trans-1,2-Dichloroethene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Trans-1,3-Dichloropropene	U «	U	ug/Kg	0.90	2.70	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Trichloroethene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 13:58	05/31 13:58	MAZ
Trichlorofluoromethane	U «	U	ug/Kg	1.09	3.27	5035/8260B	05/31 13:58	05/31 13:58	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18671

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-2-5'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Vinyl Chloride	U «	U	ug/Kg	1.00	3.00	5035/8260B	05/31 13:58	05/31 13:58	MAZ

« Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ~.
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18672

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-7-2'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Percent Solids	93.9		%	0.1	0.3	SM2540G	05/31 10:05	05/31 14:57	MCZ
Lead	16.720 «		mg/Kg	0.0528	0.1584	3050/6010B	05/31	05/31 20:53	IMN
8270D PAHs in Soils and Wastes by GC/MS			**Dilution Factor =1**						
1-Methylnaphthalene	U «	U	ug/Kg	0.45	1.35	3550/8270D	05/31 09:57	05/31 19:05	AC
2-Methylnaphthalene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:57	05/31 19:05	AC
Acenaphthene	U «	U	ug/Kg	0.55	1.65	3550/8270D	05/31 09:57	05/31 19:05	AC
Acenaphthylene	U «	U	ug/Kg	0.45	1.35	3550/8270D	05/31 09:57	05/31 19:05	AC
Anthracene	1.140 «	I	ug/Kg	0.36	1.08	3550/8270D	05/31 09:57	05/31 19:05	AC
Benzo(a)anthracene	17.252 «		ug/Kg	0.46	1.38	3550/8270D	05/31 09:57	05/31 19:05	AC
Benzo(a)pyrene	15.868 «		ug/Kg	0.48	1.44	3550/8270D	05/31 09:57	05/31 19:05	AC
Benzo(b)fluoranthene	25.133 «		ug/Kg	0.53	1.59	3550/8270D	05/31 09:57	05/31 19:05	AC
Benzo(ghi)perylene	12.886 «		ug/Kg	0.66	1.98	3550/8270D	05/31 09:57	05/31 19:05	AC
Benzo(k)fluoranthene	9.862 «		ug/Kg	0.56	1.68	3550/8270D	05/31 09:57	05/31 19:05	AC
Chrysene	17.252 «		ug/Kg	0.54	1.62	3550/8270D	05/31 09:57	05/31 19:05	AC
Dibenzo(a,h)anthracene	U «	U	ug/Kg	0.66	1.98	3550/8270D	05/31 09:57	05/31 19:05	AC
Fluoranthene	29.286 «		ug/Kg	0.51	1.53	3550/8270D	05/31 09:57	05/31 19:05	AC
Fluorene	U «	U	ug/Kg	0.43	1.29	3550/8270D	05/31 09:57	05/31 19:05	AC
Indeno(1,2,3-cd)pyrene	11.821 «		ug/Kg	0.47	1.41	3550/8270D	05/31 09:57	05/31 19:05	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18672

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-7-2'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Naphthalene	U «	U	ug/Kg	1.37	4.11	3550/8270D	05/31 09:57	05/31 19:05	AC
Phenanthrene	6.326 «		ug/Kg	0.52	1.56	3550/8270D	05/31 09:57	05/31 19:05	AC
Pyrene	22.684 «		ug/Kg	0.43	1.29	3550/8270D	05/31 09:57	05/31 19:05	AC
FL-PRO (Petroleum Residual Organic Totals)-SOIL				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	2.918 «		mg/Kg	0.19	0.57	FL-PRO	06/01 07:00	06/01 15:37	MD
8260B Volatile Org.in Solids & Wastes by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U «	U	ug/Kg	1.0	3.0	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,1,1-Trichloroethane	U «	U	ug/Kg	1.24	3.72	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,1,2,2-Tetrachloroethane	U «	U	ug/Kg	1.5	4.5	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,1,2-Trichloroethane	U «	U	ug/Kg	1.00	3.00	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,1-Dichloroethane	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,1-Dichloroethene	U «	U	ug/Kg	1.10	3.30	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,1-Dichloropropene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2,3-Trichlorobenzene	U «	U	ug/Kg	1.34	4.02	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2,3-Trichloropropane	U «	U	ug/Kg	1.05	3.15	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2,4-Trichlorobenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2,4-Trimethylbenzene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U «	U	ug/Kg	1.16	3.48	5035/8260B	05/31 14:27	05/31 14:27	MAZ

Report To:
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5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18672

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-7-2'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dibromoethane (EDB)	U «	U	ug/Kg	0.88	2.64	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2-Dichlorobenzene	U «	U	ug/Kg	1.38	4.14	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2-Dichloroethane	U «	U	ug/Kg	0.74	2.22	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,2-Dichloropropane	U «	U	ug/Kg	0.9	2.7	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,3,5-Trimethylbenzene	U «	U	ug/Kg	1.20	3.60	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,3-Dichlorobenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,3-Dichloropropane	U «	U	ug/Kg	0.90	2.70	5035/8260B	05/31 14:27	05/31 14:27	MAZ
1,4-Dichlorobenzene	U «	U	ug/Kg	1.13	3.39	5035/8260B	05/31 14:27	05/31 14:27	MAZ
2,2-Dichloropropane	U «	U	ug/Kg	0.84	2.52	5035/8260B	05/31 14:27	05/31 14:27	MAZ
2-Chloroethylvinyl Ether	U «	U	ug/Kg	5.0	15.0	5035/8260B	05/31 14:27	05/31 14:27	MAZ
2-Chlorotoluene	U «	U	ug/Kg	1.24	3.72	5035/8260B	05/31 14:27	05/31 14:27	MAZ
4-Chlorotoluene	U «	U	ug/Kg	1.15	3.45	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Acetone	U «	U	ug/Kg	9.31	27.93	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Acrolein	U «	U	ug/Kg	4.64	13.92	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Acrylonitrile	U «	U	ug/Kg	1.72	5.16	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Benzene	U «	U	ug/Kg	1.38	4.14	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Bromobenzene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Bromochloromethane	U «	U	ug/Kg	0.95	2.85	5035/8260B	05/31 14:27	05/31 14:27	MAZ

Report To:
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Report Printed: 06/07/12
Submission # 1205000795
Order # 18672

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-7-2'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromodichloromethane	U «	U	ug/Kg	0.87	2.61	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Bromoform	U «	U	ug/Kg	0.91	2.73	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Bromomethane	U «	U	ug/Kg	1.08	3.24	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Carbon Tetrachloride	U «	U	ug/Kg	1.17	3.51	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Chlorobenzene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Chloroethane	U «	U	ug/Kg	1.29	3.87	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Chloroform	U «	U	ug/Kg	1.93	5.79	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Chloromethane	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Cis-1,2-Dichloroethene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Cis-1,3-Dichloropropene	U «	U	ug/Kg	1.15	3.45	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Dibromochloromethane	U «	U	ug/Kg	0.95	2.85	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Dibromomethane	U «	U	ug/Kg	1.08	3.24	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Dichlorodifluoromethane	U «	U	ug/Kg	0.89	2.67	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Ethylbenzene	U «	U	ug/Kg	1.11	3.33	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Hexachlorobutadiene	U «	U	ug/Kg	1.33	3.99	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Isopropylbenzene	U «	U	ug/Kg	1.13	3.39	5035/8260B	05/31 14:27	05/31 14:27	MAZ
m & p-Xylene	U «	U	ug/Kg	2.29	6.87	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Methyl Ethyl Ketone	U «	U	ug/Kg	4.22	12.66	5035/8260B	05/31 14:27	05/31 14:27	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18672

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-7-2'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Methyl-Tert-Butyl Ether	U «	U	ug/Kg	1.88	5.64	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Methylene Chloride	U «	U	ug/Kg	9.72	29.16	5035/8260B	05/31 14:27	05/31 14:27	MAZ
n-Butylbenzene	U «	U	ug/Kg	1.21	3.63	5035/8260B	05/31 14:27	05/31 14:27	MAZ
n-PropylBenzene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Naphthalene	U «	U	ug/Kg	1.47	4.41	5035/8260B	05/31 14:27	05/31 14:27	MAZ
o-Xylene	U «	U	ug/Kg	1.3	3.9	5035/8260B	05/31 14:27	05/31 14:27	MAZ
P-Isopropyltoluene	U «	U	ug/Kg	1.4	4.2	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Sec-Butylbenzene	U «	U	ug/Kg	1.22	3.66	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Styrene	U «	U	ug/Kg	1.01	3.03	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Tert-Butylbenzene	U «	U	ug/Kg	1.14	3.42	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Tetrachloroethene	U «	U	ug/Kg	1.21	3.63	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Toluene	U «	U	ug/Kg	1.40	4.20	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Trans-1,2-Dichloroethene	U «	U	ug/Kg	1.19	3.57	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Trans-1,3-Dichloropropene	U «	U	ug/Kg	0.90	2.70	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Trichloroethene	U «	U	ug/Kg	1.26	3.78	5035/8260B	05/31 14:27	05/31 14:27	MAZ
Trichlorofluoromethane	U «	U	ug/Kg	1.09	3.27	5035/8260B	05/31 14:27	05/31 14:27	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18672

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Solids

Sample I.D.: SB-7-2'
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Vinyl Chloride	U «	U	ug/Kg	1.00	3.00	5035/8260B	05/31 14:27	05/31 14:27	MAZ

« Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ~.
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18673

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	0.006		mg/L	0.0011	0.0033	200.7	05/31	05/31 11:31	IMN
8270D PAHs in WATER by GC/MS				**Dilution Factor = 1**					
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	05/31 14:04	06/01 14:04	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	05/31 14:04	06/01 14:04	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:04	06/01 14:04	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	05/31 14:04	06/01 14:04	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	05/31 14:04	06/01 14:04	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	05/31 14:04	06/01 14:04	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:04	06/01 14:04	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	05/31 14:04	06/01 14:04	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	05/31 14:04	06/01 14:04	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	05/31 14:04	06/01 14:04	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:04	06/01 14:04	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	05/31 14:04	06/01 14:04	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18673

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	05/31 14:04	06/01 14:04	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:04	06/01 14:04	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	U	U	mg/L	0.07	0.21	FL-PRO	05/31 09:47	05/31 23:32	AC
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 14:03	05/31 14:03	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18673

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:03	05/31 14:03	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 14:03	05/31 14:03	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 14:03	05/31 14:03	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 14:03	05/31 14:03	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:03	05/31 14:03	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 14:03	05/31 14:03	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18673

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 14:03	05/31 14:03	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18673

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:03	05/31 14:03	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	05/31 14:03	05/31 14:03	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 14:03	05/31 14:03	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 14:03	05/31 14:03	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18673

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 14:03	05/31 14:03	MAZ

* Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18674

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	U	U	mg/L	0.0011	0.0033	200.7	05/31	05/31 11:52	IMN
8270D PAHs in WATER by GC/MS				Dilution Factor =1					
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	05/31 14:04	06/01 14:04	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	05/31 14:04	06/01 14:04	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:04	06/01 14:04	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	05/31 14:04	06/01 14:04	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	05/31 14:04	06/01 14:04	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	05/31 14:04	06/01 14:04	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:04	06/01 14:04	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	05/31 14:04	06/01 14:04	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	05/31 14:04	06/01 14:04	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	05/31 14:04	06/01 14:04	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	05/31 14:04	06/01 14:04	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:04	06/01 14:04	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	05/31 14:04	06/01 14:04	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18674

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	05/31 14:04	06/01 14:04	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:04	06/01 14:04	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	U	U	mg/L	0.07	0.21	FL-PRO	05/31 09:47	05/31 23:58	AC
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 14:31	05/31 14:31	MAZ

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Order # 18674

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

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PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:31	05/31 14:31	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 14:31	05/31 14:31	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 14:31	05/31 14:31	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 14:31	05/31 14:31	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:31	05/31 14:31	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 14:31	05/31 14:31	MAZ

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Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

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PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 14:31	05/31 14:31	MAZ

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Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

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PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:31	05/31 14:31	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	05/31 14:31	05/31 14:31	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 14:31	05/31 14:31	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 14:31	05/31 14:31	MAZ

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Report Printed: 06/07/12
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Order # 18674

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 14:31	05/31 14:31	MAZ

« Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ~.
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18675

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-3
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	U	U	mg/L	0.0011	0.0033	200.7	05/31	05/31 11:57	IMN
8270D PAHs in WATER by GC/MS				**Dilution Factor =1**					
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	05/31 14:05	06/01 14:05	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	05/31 14:05	06/01 14:05	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:05	06/01 14:05	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	05/31 14:05	06/01 14:05	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	05/31 14:05	06/01 14:05	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	05/31 14:05	06/01 14:05	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:05	06/01 14:05	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	05/31 14:05	06/01 14:05	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	05/31 14:05	06/01 14:05	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	05/31 14:05	06/01 14:05	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:05	06/01 14:05	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	05/31 14:05	06/01 14:05	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18675

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-3
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	05/31 14:05	06/01 14:05	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:05	06/01 14:05	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER					**Dilution Factor =1**				
TOTAL PRO (C8-C40)	U	U	mg/L	0.07	0.21	FL-PRO	05/31 09:48	06/01 09:48	AC
8260B Volatile Organics in Water by GC/MS					**Dilution Factor =1**				
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 14:59	05/31 14:59	MAZ

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Order # 18675

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-3
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

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PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 14:59	05/31 14:59	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 14:59	05/31 14:59	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 14:59	05/31 14:59	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 14:59	05/31 14:59	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:59	05/31 14:59	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 14:59	05/31 14:59	MAZ

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Order # 18675

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-3
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 14:59	05/31 14:59	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18675

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-3
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:59	05/31 14:59	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	05/31 14:59	05/31 14:59	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Toluene	14.0		ug/L	0.31	0.93	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 14:59	05/31 14:59	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 14:59	05/31 14:59	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18675

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-3
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 14:59	05/31 14:59	MAZ

« Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ^.
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18676

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-4
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	U	U	mg/L	0.0011	0.0033	200.7	05/31	05/31 12:01	IMN
8270D PAHs in WATER by GC/MS				**Dilution Factor =1**					
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	05/31 14:05	06/01 14:05	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	05/31 14:05	06/01 14:05	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:05	06/01 14:05	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	05/31 14:05	06/01 14:05	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	05/31 14:05	06/01 14:05	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	05/31 14:05	06/01 14:05	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:05	06/01 14:05	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	05/31 14:05	06/01 14:05	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	05/31 14:05	06/01 14:05	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	05/31 14:05	06/01 14:05	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	05/31 14:05	06/01 14:05	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:05	06/01 14:05	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	05/31 14:05	06/01 14:05	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18676

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-4
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	05/31 14:05	06/01 14:05	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:05	06/01 14:05	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	U	U	mg/L	0.07	0.21	FL-PRO	05/31 09:48	06/01 09:48	AC
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 15:28	05/31 15:28	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18676

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-4
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 15:28	05/31 15:28	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 15:28	05/31 15:28	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 15:28	05/31 15:28	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 15:28	05/31 15:28	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:28	05/31 15:28	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 15:28	05/31 15:28	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18676

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-4
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 15:28	05/31 15:28	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18676

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-4
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 15:28	05/31 15:28	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	05/31 15:28	05/31 15:28	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 15:28	05/31 15:28	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 15:28	05/31 15:28	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18676

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-4
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 15:28	05/31 15:28	MAZ

* Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18677

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-5
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	0.004		mg/L	0.0011	0.0033	200.7	05/31	05/31 12:05	IMN
8270D PAHs in WATER by GC/MS				Dilution Factor =1					
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	05/31 14:06	06/01 14:06	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	05/31 14:06	06/01 14:06	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:06	06/01 14:06	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	05/31 14:06	06/01 14:06	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	05/31 14:06	06/01 14:06	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	05/31 14:06	06/01 14:06	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:06	06/01 14:06	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	05/31 14:06	06/01 14:06	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	05/31 14:06	06/01 14:06	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	05/31 14:06	06/01 14:06	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:06	06/01 14:06	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	05/31 14:06	06/01 14:06	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18677

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-5
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	05/31 14:06	06/01 14:06	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:06	06/01 14:06	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	U	U	mg/L	0.07	0.21	FL-PRO	05/31 09:48	06/01 09:48	AC
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 15:55	05/31 15:55	MAZ

Report To:
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5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18677

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-5
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 15:55	05/31 15:55	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 15:55	05/31 15:55	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 15:55	05/31 15:55	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 15:55	05/31 15:55	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:55	05/31 15:55	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 15:55	05/31 15:55	MAZ

Report To:
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Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18677

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-5
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 15:55	05/31 15:55	MAZ

Report To:
Craig Clevenger
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5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18677

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-5
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 15:55	05/31 15:55	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	05/31 15:55	05/31 15:55	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 15:55	05/31 15:55	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 15:55	05/31 15:55	MAZ

Report To:
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Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18677

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-5
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 15:55	05/31 15:55	MAZ

« Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18680

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	0.002	I	mg/L	0.0011	0.0033	200.7	05/31	05/31 12:09	IMN
8270D PAHs in WATER by GC/MS				**Dilution Factor =1**					
1-Methylnaphthalene	34.1		ug/L	0.020	0.060	8270D	05/31 14:06	06/01 14:06	AC
2-Methylnaphthalene	54.7		ug/L	0.036	0.108	8270D	05/31 14:06	06/01 14:06	AC
Acenaphthene	0.355		ug/L	0.008	0.024	8270D	05/31 14:06	06/01 14:06	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	05/31 14:06	06/01 14:06	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	05/31 14:06	06/01 14:06	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	05/31 14:06	06/01 14:06	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	05/31 14:06	06/01 14:06	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	05/31 14:06	06/01 14:06	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	05/31 14:06	06/01 14:06	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	05/31 14:06	06/01 14:06	AC
Fluorene	0.580		ug/L	0.008	0.024	8270D	05/31 14:06	06/01 14:06	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:06	06/01 14:06	AC
Naphthalene	14.7		ug/L	0.027	0.081	8270D	05/31 14:06	06/01 14:06	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18680

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	05/31 14:06	06/01 14:06	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	05/31 14:06	06/01 14:06	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	1.14		mg/L	0.07	0.21	FL-PRO	05/31 09:49	06/01 09:49	AC
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 16:22	05/31 16:22	MAZ

Report To:
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Report Printed: 06/07/12
Submission # 1205000795
Order # 18680

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 16:22	05/31 16:22	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 16:22	05/31 16:22	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 16:22	05/31 16:22	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 16:22	05/31 16:22	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 16:22	05/31 16:22	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 16:22	05/31 16:22	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18680

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Carbon Terrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Ethylbenzene	47.5		ug/L	0.42	1.26	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Isopropylbenzene	58.3		ug/L	0.38	1.14	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 16:22	05/31 16:22	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18680

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	32.5		ug/L	0.34	1.02	5030/8260B	05/31 16:22	05/31 16:22	MAZ
n-PropylBenzene	168		ug/L	0.39	1.17	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Naphthalene	41.8		ug/L	0.24	0.72	5030/8260B	05/31 16:22	05/31 16:22	MAZ
P-Isopropyltoluene	5.27		ug/L	0.41	1.23	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Sec-Butylbenzene	25.5		ug/L	0.45	1.35	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 16:22	05/31 16:22	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 16:22	05/31 16:22	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O795
Order # 18680

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-1
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 16:22	05/31 16:22	MAZ

* Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ~.
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18681

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	U	U	mg/L	0.0011	0.0033	200.7	05/31	05/31 12:22	IMN
8270D PAHs in WATER by GC/MS				**Dilution Factor =1**					
1-Methylnaphthalene	84.7		ug/L	0.020	0.060	8270D	06/01 14:05	06/02 14:05	AC
2-Methylnaphthalene	91.7		ug/L	0.036	0.108	8270D	06/01 14:05	06/02 14:05	AC
Acenaphthene	2.42		ug/L	0.008	0.024	8270D	06/01 14:05	06/02 14:05	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	06/01 14:05	06/02 14:05	AC
Anthracene	0.108		ug/L	0.006	0.018	8270D	06/01 14:05	06/02 14:05	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	06/01 14:05	06/02 14:05	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	06/01 14:05	06/02 14:05	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	06/01 14:05	06/02 14:05	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	06/01 14:05	06/02 14:05	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	06/01 14:05	06/02 14:05	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	06/01 14:05	06/02 14:05	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	06/01 14:05	06/02 14:05	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	06/01 14:05	06/02 14:05	AC
Fluorene	4.04		ug/L	0.008	0.024	8270D	06/01 14:05	06/02 14:05	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	06/01 14:05	06/02 14:05	AC
Naphthalene	0.54		ug/L	0.027	0.081	8270D	06/01 14:05	06/02 14:05	AC

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18681

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	1.57		ug/L	0.013	0.039	8270D	06/01 14:05	06/02 14:05	AC
Pyrene	0.102		ug/L	0.011	0.033	8270D	06/01 14:05	06/02 14:05	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	4.51		mg/L	0.07	0.21	FL-PRO	05/31 09:49	06/01 09:49	AC
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	05/31 16:49	05/31 16:49	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18681

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	05/31 16:49	05/31 16:49	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	05/31 16:49	05/31 16:49	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	05/31 16:49	05/31 16:49	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	05/31 16:49	05/31 16:49	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	05/31 16:49	05/31 16:49	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	05/31 16:49	05/31 16:49	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18681

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Isopropylbenzene	38.4		ug/L	0.38	1.14	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	05/31 16:49	05/31 16:49	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18681

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	14.8		ug/L	0.34	1.02	5030/8260B	05/31 16:49	05/31 16:49	MAZ
n-PropylBenzene	63.8		ug/L	0.39	1.17	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	05/31 16:49	05/31 16:49	MAZ
P-Isopropyltoluene	3.50		ug/L	0.41	1.23	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Sec-Butylbenzene	9.83		ug/L	0.45	1.35	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	05/31 16:49	05/31 16:49	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	05/31 16:49	05/31 16:49	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000795
Order # 18681

Project: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: MW-2
Collected: 05/30/12 00:00
Received: 05/30/12 15:40
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

All results reported as dry weight where appropriate.

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	05/31 16:49	05/31 16:49	MAZ

* Results reported as Dry Weight ((Wet Weight / % Solids) x 100)
QC=Qualifier Codes as defined by DEP 62-160
Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to the sample.
Qualifiers:
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.

Authorized CSM Signature
Florida Environmental;Certification # E86006

Florida Spectrum Environmental Services, Inc.

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18896

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-6
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	U	U	mg/L	0.0011	0.0033	200.7	05/31	05/31 19:53	IMN
8270D PAHs in WATER by GC/MS					**Dilution Factor =1**				
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	06/04 12:38	06/04 23:28	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	06/04 12:38	06/04 23:28	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	06/04 12:38	06/04 23:28	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	06/04 12:38	06/04 23:28	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	06/04 12:38	06/04 23:28	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	06/04 12:38	06/04 23:28	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	06/04 12:38	06/04 23:28	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	06/04 12:38	06/04 23:28	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	06/04 12:38	06/04 23:28	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	06/04 12:38	06/04 23:28	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	06/04 12:38	06/04 23:28	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	06/04 12:38	06/04 23:28	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	06/04 12:38	06/04 23:28	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	06/04 12:38	06/04 23:28	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	06/04 12:38	06/04 23:28	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	06/04 12:38	06/04 23:28	AC

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Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18896

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-6
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	06/04 12:38	06/04 23:28	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	06/04 12:38	06/04 23:28	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER					**Dilution Factor =1**				
TOTAL PRO (C8-C40)	U	U	mg/L	0.07	0.21	FL-PRO	06/01 08:00	06/02 24:27	MD
8260B Volatile Organics in Water by GC/MS					**Dilution Factor =1**				
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	06/01 19:23	06/01 19:23	MAZ

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Submission # 1205000838
Order # 18896

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-6
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 19:23	06/01 19:23	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	06/01 19:23	06/01 19:23	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	06/01 19:23	06/01 19:23	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	06/01 19:23	06/01 19:23	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:23	06/01 19:23	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	06/01 19:23	06/01 19:23	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O838
Order # 18896

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-6
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	06/01 19:23	06/01 19:23	MAZ

Report To:
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EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O838
Order # 18896

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-6
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 19:23	06/01 19:23	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	06/01 19:23	06/01 19:23	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	06/01 19:23	06/01 19:23	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	06/01 19:23	06/01 19:23	MAZ

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EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18896

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-6
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	06/01 19:23	06/01 19:23	MAZ

Unless indicated, soil results are reported based on actual (wet) weight basis.

Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to this sample.
QC=Qualifier Codes as defined by DEP 62-160
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.
J=Estimated value.

Authorized CSM Signature (954) 978-6400
Florida-Spectrum Environmental Services,Inc.
Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18897

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-7
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	U	U	mg/L	0.0011	0.0033	200.7	05/31	05/31 19:57	IMN
8270D PAHs in WATER by GC/MS					**Dilution Factor =1**				
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	06/04 12:39	06/04 23:55	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	06/04 12:39	06/04 23:55	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	06/04 12:39	06/04 23:55	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	06/04 12:39	06/04 23:55	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	06/04 12:39	06/04 23:55	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/04 23:55	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	06/04 12:39	06/04 23:55	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	06/04 12:39	06/04 23:55	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	06/04 12:39	06/04 23:55	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	06/04 12:39	06/04 23:55	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/04 23:55	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/04 23:55	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/04 23:55	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	06/04 12:39	06/04 23:55	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	06/04 12:39	06/04 23:55	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	06/04 12:39	06/04 23:55	AC

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Report Printed: 06/07/12
Submission # 1205000838
Order # 18897

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-7
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	06/04 12:39	06/04 23:55	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	06/04 12:39	06/04 23:55	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	1.71		mg/L	0.07	0.21	FL-PRO	06/01 08:00	06/02 24:58	MD
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	06/01 19:47	06/01 19:47	MAZ

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Report Printed: 06/07/12
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Order # 18897

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-7
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 19:47	06/01 19:47	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	06/01 19:47	06/01 19:47	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	06/01 19:47	06/01 19:47	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	06/01 19:47	06/01 19:47	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:47	06/01 19:47	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	06/01 19:47	06/01 19:47	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18897

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-7
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	06/01 19:47	06/01 19:47	MAZ

Report To:
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EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18897

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-7
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 19:47	06/01 19:47	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	06/01 19:47	06/01 19:47	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	06/01 19:47	06/01 19:47	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	06/01 19:47	06/01 19:47	MAZ

Report To:
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EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 120500O838
Order # 18897

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-7
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	06/01 19:47	06/01 19:47	MAZ

Unless indicated, soil results are reported based on actual (wet) weight basis.

Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to this sample.
QC=Qualifier Codes as defined by DEP 62-160
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.
J=Estimated value.

Authorized CSM Signature (954) 978-6400
Florida-Spectrum Environmental Services,Inc.
Certification # E86006

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18898

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-8
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Lead	0.002	I	mg/L	0.0011	0.0033	200.7	05/31	05/31 20:02	IMN
8270D PAHs in WATER by GC/MS				Dilution Factor = 1					
1-Methylnaphthalene	U	U	ug/L	0.020	0.060	8270D	06/04 12:39	06/05 12:39	AC
2-Methylnaphthalene	U	U	ug/L	0.036	0.108	8270D	06/04 12:39	06/05 12:39	AC
Acenaphthene	U	U	ug/L	0.008	0.024	8270D	06/04 12:39	06/05 12:39	AC
Acenaphthylene	U	U	ug/L	0.006	0.018	8270D	06/04 12:39	06/05 12:39	AC
Anthracene	U	U	ug/L	0.006	0.018	8270D	06/04 12:39	06/05 12:39	AC
Benzo(a)anthracene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/05 12:39	AC
Benzo(a)pyrene	U	U	ug/L	0.006	0.018	8270D	06/04 12:39	06/05 12:39	AC
Benzo(b)fluoranthene	U	U	ug/L	0.008	0.024	8270D	06/04 12:39	06/05 12:39	AC
Benzo(ghi)perylene	U	U	ug/L	0.007	0.021	8270D	06/04 12:39	06/05 12:39	AC
Benzo(k)fluoranthene	U	U	ug/L	0.003	0.009	8270D	06/04 12:39	06/05 12:39	AC
Chrysene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/05 12:39	AC
Dibenzo(a,h)anthracene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/05 12:39	AC
Fluoranthene	U	U	ug/L	0.004	0.012	8270D	06/04 12:39	06/05 12:39	AC
Fluorene	U	U	ug/L	0.008	0.024	8270D	06/04 12:39	06/05 12:39	AC
Indeno(1,2,3-cd)pyrene	U	U	ug/L	0.011	0.033	8270D	06/04 12:39	06/05 12:39	AC
Naphthalene	U	U	ug/L	0.027	0.081	8270D	06/04 12:39	06/05 12:39	AC

Report To:
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5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18898

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-8
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Phenanthrene	U	U	ug/L	0.013	0.039	8270D	06/04 12:39	06/05 12:39	AC
Pyrene	U	U	ug/L	0.011	0.033	8270D	06/04 12:39	06/05 12:39	AC
FL-PRO (Petroleum Residual Organic Totals)-WATER				**Dilution Factor =1**					
TOTAL PRO (C8-C40)	0.565		mg/L	0.07	0.21	FL-PRO	06/01 08:00	06/02 01:29	MD
8260B Volatile Organics in Water by GC/MS				**Dilution Factor =1**					
1,1,1,2-Tetrachloroethane	U	U	ug/L	0.15	0.45	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,1,1-Trichloroethane	U	U	ug/L	0.67	2.01	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,1,2,2-Tetrachloroethane	U	U	ug/L	0.14	0.42	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,1,2-Trichloroethane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,1-Dichloroethane	U	U	ug/L	0.19	0.57	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,1-Dichloroethene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,1-Dichloropropene	U	U	ug/L	0.65	1.95	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2,3-Trichlorobenzene	U	U	ug/L	0.28	0.84	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2,3-Trichloropropane	U	U	ug/L	0.22	0.66	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2,4-Trichlorobenzene	U	U	ug/L	0.23	0.69	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2,4-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2-Dibromo-3-Chloropropane (DBCP)	U	U	ug/L	0.17	0.51	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2-Dibromoethane (EDB)	U	U	ug/L	0.25	0.75	5030/8260B	06/01 20:11	06/01 20:11	MAZ

Report To:
Craig Clevenger
EE&G Environmental Svcs-Miami
5751 Miami Lakes Drive
Miami Lakes, FL 33014

Report Printed: 06/07/12
Submission # 1205000838
Order # 18898

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-8
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
1,2-Dichlorobenzene	U	U	ug/L	0.30	0.90	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2-Dichloroethane	U	U	ug/L	0.31	0.93	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,2-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,3,5-Trimethylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,3-Dichlorobenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,3-Dichloropropane	U	U	ug/L	0.46	1.38	5030/8260B	06/01 20:11	06/01 20:11	MAZ
1,4-Dichlorobenzene	U	U	ug/L	0.39	1.17	5030/8260B	06/01 20:11	06/01 20:11	MAZ
2,2-Dichloropropane	U	U	ug/L	0.76	2.28	5030/8260B	06/01 20:11	06/01 20:11	MAZ
2-Chloroethylvinyl Ether	U	U	ug/L	0.76	2.28	5030/8260B	06/01 20:11	06/01 20:11	MAZ
2-Chlorotoluene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 20:11	06/01 20:11	MAZ
4-Chlorotoluene	U	U	ug/L	0.33	0.99	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Acetone	U	U	ug/L	1.42	4.26	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Acrolein	U	U	ug/L	6.99	20.97	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Acrylonitrile	U	U	ug/L	0.52	1.56	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Benzene	U	U	ug/L	0.14	0.42	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Bromobenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Bromochloromethane	U	U	ug/L	0.21	0.63	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Bromodichloromethane	U	U	ug/L	0.52	1.56	5030/8260B	06/01 20:11	06/01 20:11	MAZ

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Order # 18898

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-8
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Bromoform	U	U	ug/L	0.16	0.48	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Bromomethane	U	U	ug/L	0.60	1.80	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Carbon Tetrachloride	U	U	ug/L	0.81	2.43	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Chlorobenzene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Chloroethane	U	U	ug/L	0.47	1.41	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Chloroform	U	U	ug/L	0.27	0.81	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Chloromethane	U	U	ug/L	0.88	2.64	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Cis-1,2-Dichloroethene	U	U	ug/L	0.17	0.51	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Cis-1,3-Dichloropropene	U	U	ug/L	0.41	1.23	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Dibromochloromethane	U	U	ug/L	0.30	0.90	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Dibromomethane	U	U	ug/L	0.37	1.11	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Dichlorodifluoromethane	U	U	ug/L	1.06	3.18	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Ethylbenzene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Hexachlorobutadiene	U	U	ug/L	0.47	1.41	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Isopropylbenzene	U	U	ug/L	0.38	1.14	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Methyl Ethyl Ketone	U	U	ug/L	0.56	1.68	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Methyl-Tert-Butyl Ether	U	U	ug/L	0.55	1.65	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Methylene Chloride	U	U	ug/L	0.99	2.97	5030/8260B	06/01 20:11	06/01 20:11	MAZ

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Order # 18898

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-8
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
n-Butylbenzene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 20:11	06/01 20:11	MAZ
n-PropylBenzene	U	U	ug/L	0.39	1.17	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Naphthalene	U	U	ug/L	0.24	0.72	5030/8260B	06/01 20:11	06/01 20:11	MAZ
P-Isopropyltoluene	U	U	ug/L	0.41	1.23	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Sec-Butylbenzene	U	U	ug/L	0.45	1.35	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Styrene	U	U	ug/L	0.31	0.93	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Tert-Butylbenzene	U	U	ug/L	0.40	1.20	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Tetrachloroethene	U	U	ug/L	0.42	1.26	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Toluene	U	U	ug/L	0.31	0.93	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Trans-1,2-Dichloroethene	U	U	ug/L	0.21	0.63	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Trans-1,3-Dichloropropene	U	U	ug/L	0.28	0.84	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Trichloroethene	U	U	ug/L	0.34	1.02	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Trichlorofluoromethane	U	U	ug/L	0.48	1.44	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Vinyl Chloride	U	U	ug/L	0.79	2.37	5030/8260B	06/01 20:11	06/01 20:11	MAZ
Xylene, m & p	U	U	ug/L	0.80	2.40	5030/8260B	06/01 20:11	06/01 20:11	MAZ

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Report Printed: 06/07/12
Submission # 1205000838
Order # 18898

Project: Former Autotronics 2012-3187
Site Location: W. Hillsboro Blvd, Coconut Creek, FL
Matrix: Water

Sample I.D.: GP-8
Collected: 05/30/12 00:00
Received: 05/31/12 15:55
Collected by: Jake Lathrop

LABORATORY ANALYSIS REPORT

PARAMETER	RESULT	QC	UNITS	MDL	PQL	METHOD	DATE EXT.	DATE ANALY.	ANALYST
Xylene, o	U	U	ug/L	0.32	0.96	5030/8260B	06/01 20:11	06/01 20:11	MAZ

Unless indicated, soil results are reported based on actual (wet) weight basis.

Analytes not currently NELAC certified denoted by ".
Work performed by outside (subcontract) labs denoted by Cert.ID in Analyst Field.
Results relate only to this sample.
QC=Qualifier Codes as defined by DEP 62-160
U=Analyzed for but not detected.
Q=Sample held beyond accepted holding time.
I=Value is between MDL and PQL.
J=Estimated value.

Authorized CSM Signature (954) 978-6400
Florida-Spectrum Environmental Services,Inc.
Certification # E86006

CHAIN OF CUSTODY RECORD

SUBMISSION # 1205-838
Logged in LIMS by NB
CSM assigned

Florida Spectrum Environmental Services, Inc.

☐ 1460 W. McNab Road Ft Laud. FL 33309 Tel: (954) 978-6400 Fax: (954) 978-2233
☐ 630 Indian Street Savannah, GA 31401 Tel: (912) 238-5050 Fax: (912) 234-4815
☐ 528 Gooch Road Fort Meade, FL 33841 Tel: (863) 285-8145 Fax: (863) 285-7030
☐ 610 Parrot Ave. N, Okeechobee, FL 34972 Tel: (863) 763-3336 Fax: (863) 763-1544

Original-Return w/report | Yellow-Lab File Copy | Pink - Sampler Copy

DUE DATE Requested
RUSH RESERVATION #
Rush Surcharges apply

Report to: (company name) EE&G
Invoice to: (company name) }
Purchase Order #
Report to Address: 5757 Miami Lakes Dr
Invoice to Address: Miami Lakes, FL 33014
Project Name and/or Number: Former Autotronics (2012-3187)
Site Location: W. Hillsboro Blvd., Coconut Creek, FL
Project Contact: Craig Clevinger
Phone: 305-374-9084
Fax: 305-3~~74~~-9084
Email:
Sampler Name: (printed) Jake Lathrop
Affiliation: EE&G 305-322-2002
Sampler Signature: J. Lathrop

	ORDER # Lab Control Number (Shaded Areas For Laboratory Use Only)	Sample ID	Date Sampled	Time Sampled	Matrix (DW SW GW WW S SED HW BIO SEA OIL X AIR)	Bottle & Pres. Combo Codes	Number of Containers Received & NELAC Letter Suffixes # A-?	PAH-8270	FL-PRO	T-Pb	Archive (Unfiltered)	VOC-8260			TEMP °C	PH	COND	CHLOR
			2012															
1	18896	GP-6	5-30		GW		6	✓	✓	✓	✓	✓						
2	18897	GP-7	/					✓	✓	✓	✓	✓						
3	18898	GP-8	/		/			✓	✓	✓	✓	✓						
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Total

Special Comments:
"I waive TNI protocol" (sign here) >
Deliverables: QA/QC Report Needed? Yes No (additional charge)

	Signature	Affiliation	Date/Time
1	Relinquished by: J. Lathrop		5-31-12/1500
1	Received by:	FG	5-31-12 15:10
2	Relinquished by:	FG	5-31-12 15:35
2	Received by: [signature]		5-31-12 15:55
3	Relinquished by:		
3	Received by:		

Sample Custody & Field Comments
Temp as received 4 C
Custody seals? Y / N
FIELD TIME:
Sampling ______ hrs
Pick-Up ______ hrs
Misc. Charges ______

Bottle Type
A-liter amber
B-Bacteria bag/bottle
F-500 ml O-125 ml
H-Plastic Amber Liter
L-liter bottle
S2-2 oz soil jar
S4-4 oz soil jar / S8-8 oz soil jar
T-250 ml
V-40 ml vial
W-wide mouth
X-other TED-Tedlar Air Bag
Additional Bottle Types
B-brown liter plastic

Preservatives
A-ascorbic acid P-H3PO4
C-HCL S-H2SO4
Cu-CuSO4 T-Na2S2O3
DI-DI water U-Unpreserved
H-HNO3 N-NaOH
M-MCAB NH4-NH4CL
MeOH-Methanol
Z-zinc acetate
Additional Preservatives
Hex-Hex Cr Buffer
EDA-Ethylene Diamine

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COC Page 1 of 1

EE&G ENVIRONMENTAL SERVICES, LLC
5751 Miami Lakes Dr.
Miami Lakes, Fl 33014
Phone: (305)374-8300 Fax:(305)374-9004

GROUNDWATER SAMPLING LOG

SITE NAME: Former Autotronics (2012 3187)	SITE LOCATION: W. Hillsboro Blvd, Coconut Creek, Fl	
WELL NO: MW-1	SAMPLE ID: FS 5-30 @1450	DATE: 5-30-12

PURGING DATA (2/2.3/3)

WELL (Pre) DIAMETER (inches): 2	TUBING DIAMETER (inches): .25	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 feet	STATIC DEPTH (BLS) TO WATER (feet): 6.0	PURGE PUMP TYPE OR BAILER: PP #4

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (13.0 feet – 5.71 feet) X .16 gallons/foot = 1.17 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X 22 feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 7	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 7	PURGING INITIATED AT: 0758	PURGING ENDED AT: 0810	TOTAL VOLUME PURGED (gallons): 3

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN mg/L	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
0804	1.5	1.5	.25	5.88	6.71	28.1	.576	.24	2	Clear	HC
0806	.5	2	/	/	6.70	28.1	.576	.20	0	/	/
0808	.5	2.5	/	/	6.70	28.1	.575	.17	0	/	/
0810	.5	3	/	/	6.69	28.1	.575	.14	0	/	/

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Ga./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Jake Lathrop / EE&G	SAMPLER(S) SIGNATURE(S): J. Lathrop	SAMPLING INITIATED AT: 0810	SAMPLING ENDED AT: 0820
PUMP OR TUBING DEPTH IN WELL (feet): 7	TUBING MATERIAL CODE: PE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N) (replaced)	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
9	1	AG	1-L	—	—	—	PAH-8270	APP	500
"	1	"	"	H_2SO_4	—	<2	TPH	"	"
"	1	PE	250-ml	HNO_3	—	<2	T-P6	"	"
"	1	"	"	"	—	—	Archive	"	"
"	2	CL	40-ml	HCl	—	—	VOC-8260	RFPP	100

REMARKS: Horiba U-10 PPM #2
T.D.C. - 3'

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)
pH: ± 0.2 units Temperature: ± 0.2 °C Specific Conductance: ± 5% Dissolved Oxygen: all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) Turbidity: all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: February 12, 2009

EE&G ENVIRONMENTAL SERVICES, LLC
5751 Miami Lakes Dr.
Miami Lakes, Fl 33014
Phone: (305)374-8300 Fax:(305)374-9004

GROUNDWATER SAMPLING LOG

SITE NAME: Former Autotronics (2012-3187)	SITE LOCATION: W. Hillsboro Blvd, Coconut Creek, Fl	
WELL NO: MW-2	SAMPLE ID: FS 5-30 @1450	DATE: 5-30-12

PURGING DATA (3/28/13)

WELL (PVC) DIAMETER (inches): 2	TUBING DIAMETER (inches): .25	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 feet	STATIC DEPTH (BLS) TO WATER (feet): 5.4	PURGE PUMP TYPE OR BAILER: PP #4

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (13.0 feet – 5.07 feet) X .16 gallons/foot = 1.27 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X 2.2 feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 6	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 6	PURGING INITIATED AT: 0824	PURGING ENDED AT: 0836	TOTAL VOLUME PURGED (gallons): 3

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN mg/L	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
0830	1.5	1.5	.25	5.19	6.77	28.3	.568	.32	0	Clear	Hc
0832	.5	2	/	/	6.77	28.3	.568	.25	0	/	/
0834	.5	2.5	/	/	6.75	28.3	.568	.19	0	/	/
0836	.5	3	/	/	6.75	28.3	.568	.16	0	/	/

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Jake Lathrop / EE&G	SAMPLER(S) SIGNATURE(S): J. Lathrop	SAMPLING INITIATED AT: 0836	SAMPLING ENDED AT: 0845
PUMP OR TUBING DEPTH IN WELL (feet): 6	TUBING MATERIAL CODE: PE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N) (replaced)	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
9	1	AG	1-L	—	—	—	PAH-8270	APP	500
"	1	"	"	H_2SO_4	—	<2	TPH	"	"
"	1	PE	250ml	HNO_3	—	<2	T-Pb	"	"
"	1	"	"	"	—	—	Archive	"	"
"	2	G	40ml	HCl	—	—	VOC-8260	RFPP	100

REMARKS: Horiba U-10 MPM #2
T.D.C. – 3'

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)
pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: February 12, 2009

EE&G ENVIRONMENTAL SERVICES, LLC

5751 Miami Lakes Dr.
Miami Lakes, Fl 33014
Phone: (305)374-8300 Fax:(305)374-9004

GROUNDWATER SAMPLING LOG

SITE NAME: Former Autotronics (2012-3187)	SITE LOCATION: W. Hillsboro Blvd., Coconut Creek, FL	
WELL NO: GPs-1 thru 5	SAMPLE ID: FS 5-30@1450	DATE: 5-30-12

PURGING DATA (3/28/3)

WELL (SP15) DIAMETER (inches): .75	TUBING DIAMETER (inches): .25	WELL SCREEN INTERVAL DEPTH: 5 feet to 9 feet	STATIC DEPTH (BLS) TO WATER (feet): ~6	PURGE PUMP TYPE OR BAILER: Driller PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH − STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (9 feet − 6.0 feet) X .02 gallons/foot = .06 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X 25 feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 7	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 7	PURGING INITIATED AT: —	PURGING ENDED AT: —	TOTAL VOLUME PURGED (gallons): 1 per GP

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN mg/L	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
GP-1											
1135	1	1	.25	NA	6.54	29.0	.542	.91	30	Clear	None
GP-2											
1230	1	1	.25	NA	6.62	29.1	.559	.83	42	Clear	None
GP-3											
1320	1	1	.25	NA	6.71	29.1	.562	.75	68	Clear	None
GP-4											
1420	1	1	.25	NA	6.74	29.0	.571	.89	36	Clear	None
GP-5											
1445	1	1	.25	NA	6.70	29.2	.579	.14	24	Clear	Slight
											HC

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016
PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Jake Lathrop/EE+G	SAMPLER(S) SIGNATURE(S): J. Lathrop	SAMPLING INITIATED AT: —	SAMPLING ENDED AT: Above
PUMP OR TUBING DEPTH IN WELL (feet): 7	TUBING MATERIAL CODE: PE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N) (replaced)	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH			
4	1	AG	1-L	—	—	—	PAH-8270	APP	500
thru	1	"	"	H2SO4	—	<2	FL-PRO	"	"
6	1	PE	250ml	HNO3	—	<2	T-Pb	"	"
	1	"	"	—	—	—	Archive	"	"
	2	CG	40ml	HCl	—	—	VOC-8260	RFPP	100

REMARKS: Horiba U-10 MPM #2.

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)
pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

EE&G ENVIRONMENTAL SERVICES, LLC
5751 Miami Lakes Dr.
Miami Lakes, Fl 33014
Phone: (305)374-8300 Fax:(305)374-9004

GROUNDWATER SAMPLING LOG

SITE NAME: Former Autotronics (2012-3187)	SITE LOCATION: W. Hillsboro Blvd., Coconut Creek, FL	
WELL NO: GP8 - 1thru 8	SAMPLE ID: FS 5-31 @1500	DATE: 5-30-12

PURGING DATA (2/2R/3)

WELL (SP15) DIAMETER (inches): .75	TUBING DIAMETER (inches): .25	WELL SCREEN INTERVAL DEPTH: 5 feet to 9 feet	STATIC DEPTH (BLS) TO WATER (feet): ~6	PURGE PUMP TYPE OR BAILER: Driller PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (9 feet – 6.0 feet) X .02 gallons/foot = .06 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X 25 feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 7	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 7	PURGING INITIATED AT: —	PURGING ENDED AT: —	TOTAL VOLUME PURGED (gallons): 1 pail GP

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN mg/L	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
GP-6											
1510	1	1	.25	NA	6.84	29.4	.688	.85	47	Clear	None
GP-7											
1535	1	1	.25	NA	6.99	29.3	.676	.83	54	Clear	HC
GP-8											
1535	1	1	.25	NA	6.82	29.1	.642	.31	29	Clear	HC
										C	

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.005; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Jake Lathrop/EE+G	SAMPLER(S) SIGNATURE(S): J. Lathrop	SAMPLING INITIATED AT: —	SAMPLING ENDED AT: Above
PUMP OR TUBING DEPTH IN WELL (feet): 7	TUBING MATERIAL CODE: PE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N) replaced	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH			
1	1	AG	1-L	—	—	—	PAH-8270	APP	500
Rinse	1	"	"	H_2SO_4	—	<2	FL-PRO	"	"
3	1	PE	250mL	HNO_3	—	<2	T. Pb	"	"
	1	"	"	—	—	—	Archive	"	"
	2	CG	40mL	HCl	—	—	VOC-8260	RPPP	100

REMARKS: Horiba U-10 MPM #2

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RPPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)
pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: February 12, 2009

APPENDIX B

RESUMES & COMPANY STATEMENT OF QUALIFICATIONS

COMPANY PROFILE

EE&G is a full-service environmental, engineering, and consulting firm offering its clients a broad range of consulting, testing, and laboratory services. EE&G and its management have provided environmental consulting services for over 20 years. EE&G companies are headquartered in Miami Lakes, Florida, with other offices strategically located in Tampa, Melbourne, and Orlando, Florida, and Houston, Texas. Additionally, EE&G is poised to provide immediate access and rapid deployment of resources to meet client's project needs throughout the United States and Caribbean. Our multidisciplinary team of professionals consists of geologists, engineers, environmental scientists, industrial hygienists, general and electrical contractors, hazardous materials managers, and safety professionals. All work is conducted by well trained, educated, and licensed (where appropriate) personnel working under the direct supervision of a licensed professional.

Phase I and Phase II Environmental Site Assessments are performed by a team of experienced environmental specialists and under the supervision of Environmental Professionals (and licensed professionals when required) to assure accurate, high-quality deliverables. EE&G has extensive experience in the environmental consulting industry and provides services to a wide range of clientele, including local, state, and federal government agencies, military services, and private individuals/corporations. EE&G specializes in the following main areas:

REAL ESTATE ASSESSMENTS

- Property Transaction Screening Process (TSP) Assessments
- Phase I Environmental Site Assessments (ESAs)
- Phase II Environmental Site Assessments (ESAs)
- Property Cleanup & Remediation Design, Budgeting and Implementation

PETROLEUM, HAZARDOUS SUBSTANCE & WASTE CONSULTING

- Site Assessment & Remediation (Soil, Groundwater, Vapor & Surface Water)
- Source Removals / De Minimis Cleanups / Interim Remedial Action (IRA) Plans
- Compliance Audits/Pollution Prevention Plans
- Storage Tank Removal, Assessment & Management
- Brownfields Site Rehabilitation Services
- Landfill Assessments and Monitoring
- Risk-Based Corrective Action (RBCA) Evaluation

ASBESTOS, LEAD-BASED PAINT & RADON CONSULTING

- Building Inspections
- Design of Abatement Plans & Specifications
- Contractor Oversight & Performance Evaluations
- Air Quality Testing
- O&M Programs
- Risk Assessments
- Assessments with XRF Device (X-Ray Fluorescence)

INDOOR AIR QUALITY

- Mold Assessment & Remediation
- General Air Quality Inspections & IAQ Complaint Assessments
- HVAC Inspections and Maintenance Program Review
- Monitoring of Thermal Comfort Parameters
- Screening for Chemical Agents (e.g. Formaldehyde, TVOCs)

CRAIG C. CLEVENGER, P.G.

EE&G

ENVIRONMENTAL PROFESSIONAL / SENIOR HYDROGEOLOGIST

EDUCATION:

B.S. - Comprehensive Geology, Southwest Missouri State University, 1987
Graduate Studies – Hydrogeology, University of Missouri, 1988 and 1989

LICENSES/CERTIFICATIONS/CREDENTIALS:

Professional Geologist – Florida, 1994
40-Hour OSHA Hazardous Waste Operation and Emergency Response Training, 1993
8-Hour OSHA HAZWOPER Supervisor Training, 1996
FDEP 24-Hour Oil Spill Prevention, Response, Control & Cleanup, 1990

PROFESSIONAL EXPERIENCE:

Mr. Clevenger is considered to be an Environmental Professional pursuant to ASTM 1527-05 and pursuant to 40 CFR.10 based on licensing, education and experience. Mr. Craig Clevenger is a Florida-registered Professional Geologist with over 20 years of experience in the environmental consulting field involving the management of Real Estate Due Diligence Assessments (Phase I and Phase II ESAs); Contamination and Site Assessments (including characterization and delineation of soil and groundwater impacts); design and implementation of remedial and monitoring systems; the preparation of professional CAP, CAR, SAR, RAP, MOP and TCAR reports; RBCA Risk Assessments and Feasibility Studies; Expert Witness Testimony; and Brownfields Site Rehabilitation.

Mr. Clevenger has conducted over 1,000 due diligence assessments throughout the United States and Caribbean, including Phase I ESAs, Phase II ESAs and Transaction Screen Process, in accordance with the ASTM 1527 and 1528 Practices, FDIC Guidelines, as well as those of major national lending institutions.

Mr. Clevenger has managed thousands of assessment projects across the State of Florida and southern United States, which involved impacts from petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, PCBs, dioxins/furans, and other related wastes.

Mr. Clevenger has managed several high profile public and private contracts, including:

- City of Miami Brownfields Redevelopment Grant.
- City of Fort Lauderdale Brownfields Pilot Grant.
- City of Fort Lauderdale's General Environmental & Engineering Contract.
- FDIC Due Diligence Portfolio (USA)
- National Big-Box Retailer Acquisition/Redevelopment Due Diligence Portfolio
- National Hotelier Acquisition Due Diligence Portfolio

Senior Project Manager for City of Fort Lauderdale's Environmental/Engineering contract. Specific projects included management of CFL's Brownfield Pilot Program, including Phase II & II ESA's, Quality Assurance Project Plans (QAPPs), and associated community outreach and Environmental Justice aspects. Additional projects included the assessment and remediation of a petroleum discharge at the U.S. Post Office facility, numerous Phase I and Phase II ESAs for the Park Bonds Initiative, and the assessment and site rehabilitation of a former incinerator ash site (Lincoln Park Complex).

Senior Project Manager for $500,000 City of Miami Brownfields Redevelopment Contract, which included assessment of former industrial laundry and dry cleaning facilities, a former incinerator ash dump site, large portfolio of Phase I ESAs on potential Brownfield Sites, expanded assessment of sites along the Miami River, and the Bicentennial Park (former Port of Miami).

Project Geologist during recovery efforts following hurricane Katrina in New Orleans. The work included designing and conducting assessments to determine the presence of constituents of concern in soil and residual sediment that was present as a result of levee failure and subsequent flooding. The project was conducted under the direction of the US Army Corp of Engineers and work product was peer reviewed and accepted by various governmental agencies.

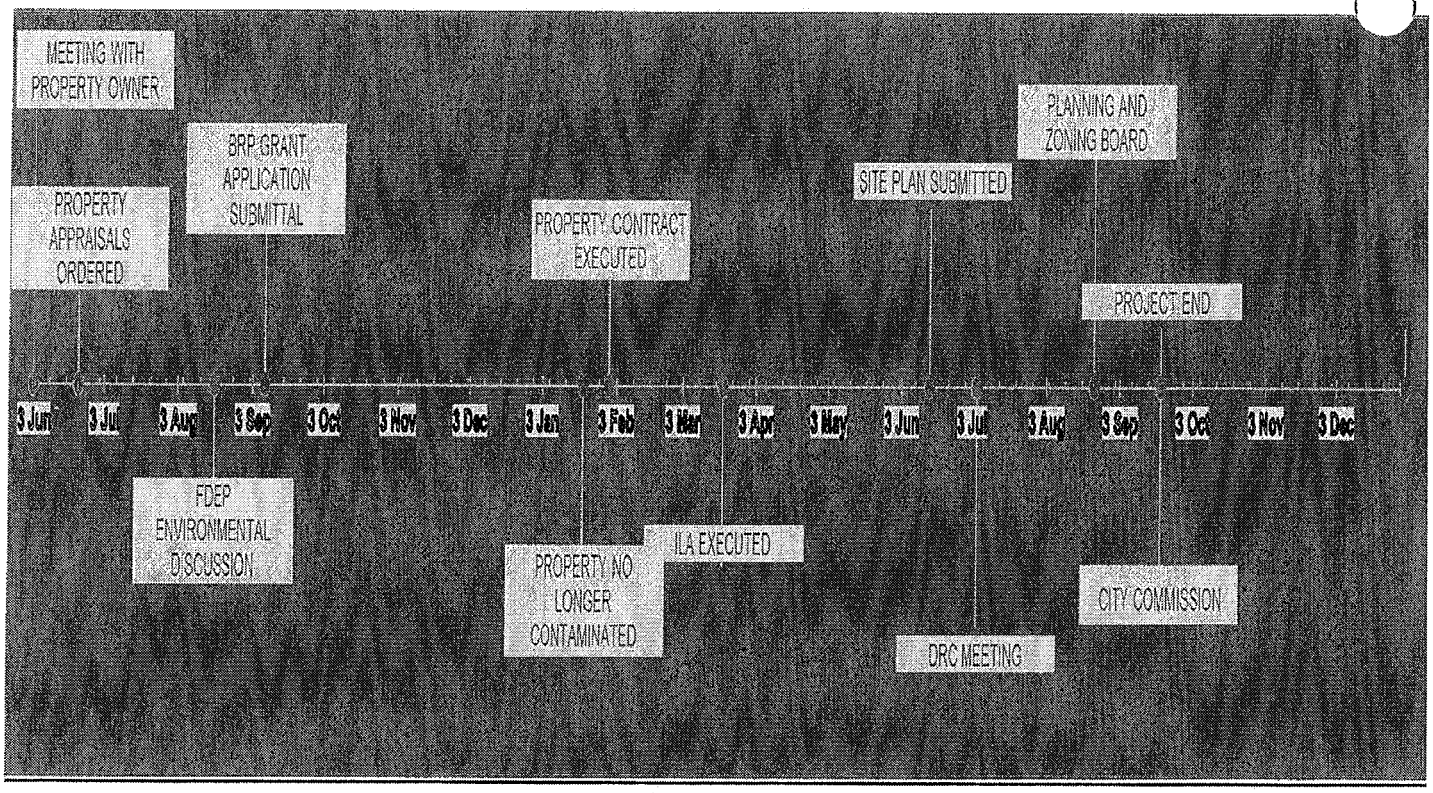
Mr. Clevenger served as the Brownfields Coordinator for the City of Miami's Department of Economic Development from August 2003 through June 2004, during which Mr. Clevenger prepared five successful Brownfields grant applications, including two $200,000 EPA Brownfields Assessment Grants, two $200,000 Brownfields Cleanup Grants (for Model City Trust), and one $150, 000 FDEP Targeted Brownfields Assessment Grant (for Model City Trust). Additionally, Mr. Clevenger researched and laid the foundation for expanding the City's Brownfields Area boundaries and managed several environmental assessment and petroleum cleanup projects.

Senior Project Manager for assessment and remediation of chlorinated solvent impact on vacant, former textile and dying facility in Opa Locka, Florida. Scope of work included the assessment of dry cleaning solvents in soils and groundwater, including design/implementation of a soil vacuum extraction/air stripping system, augmented by in-situ chemical injection to remediate chlorinated solvents.

Provided technical support to legal counsel and expert witness services in cases on behalf of national big-box retailer involving improper due diligence reporting; on behalf of a private party against as statewide energy company (natural gas) in response to allegations of improper disposal of a historic manufactured gas plant (MGP) waste byproduct; a CCA-lumber case; a property owning involving a gas station tenant closure case; and a public school involving improper due diligence assessments.

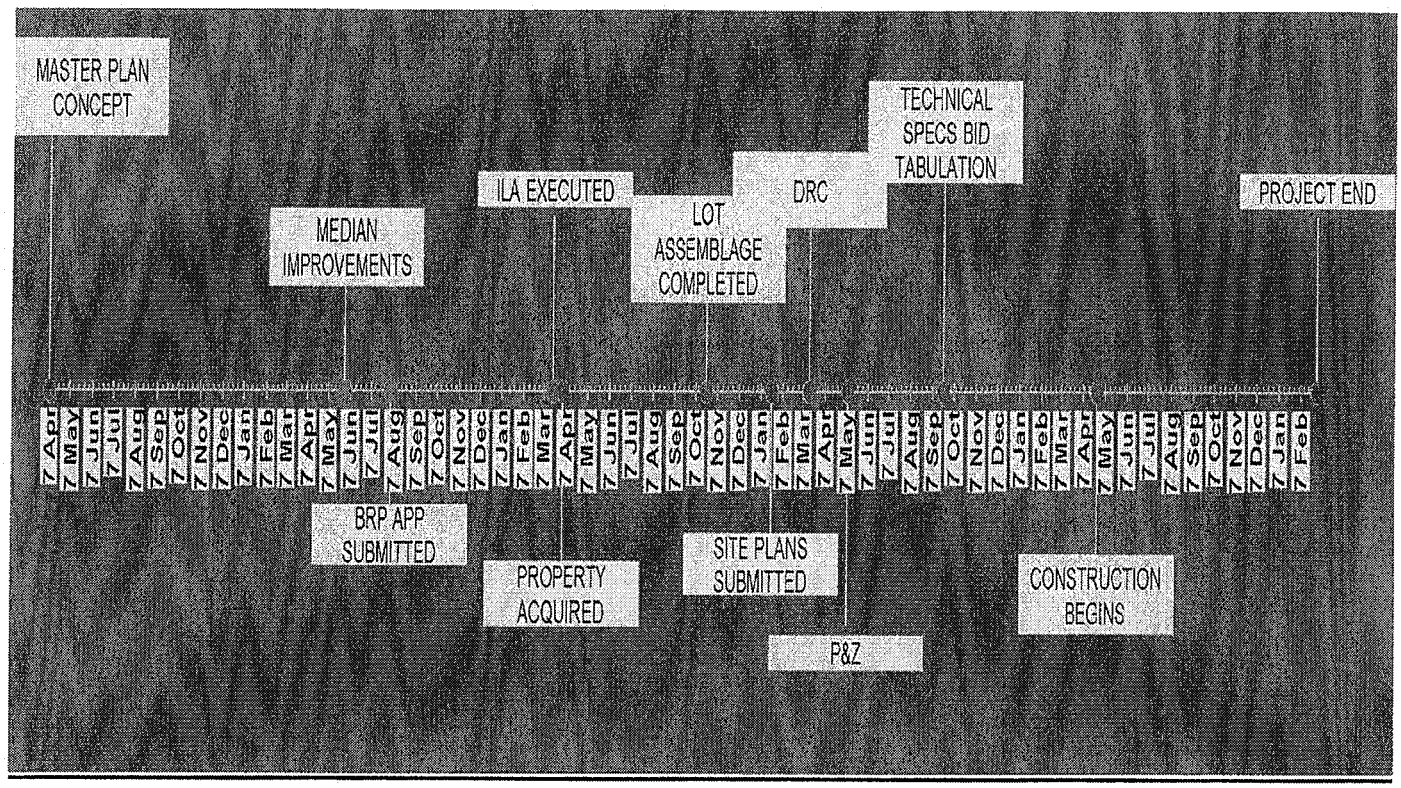
Attachment "H"

Property Acquisition Timeline



PROJECT DETAILS	
DATE	**MILESTONE**
6/3/2017	Meeting with Property Owner
6/22/2017	Property Appraisals Ordered
8/18/2017	FDEP Environmental Discussion
9/8/2017	BRP Grant Application Submittal
1/20/2018	Property No longer Contaminated
1/31/2018	Property Contract Executed
3/20/2018	ILA Executed
6/15/2018	Site Plan Submitted
7/5/2018	DRC Meeting
8/23/2018	Planning and Zoning Board
9/20/2018	City Commission
9/20/2018	Project End

Public Improvement Timeline



PROJECT DETAILS	
DATE	**MILESTONE**
4/7/2016	Master Plan Concept
5/30/2017	Median Improvements
8/2/2017	BRP App Submitted
3/20/2018	ILA Executed
4/2/2018	Property Acquired
10/22/2018	Lot Assemblage Completed
1/22/2019	Site Plans Submitted
3/15/2019	DRC
5/9/2019	P&Z
9/22/2019	Technical Specs Bid Tabulation
4/25/2020	Construction Begins
3/1/2021	Project End