

ENVIRONMENTAL ASSESSMENT

Prepared for:

Great American Life Insurance Company,
its successors and assigns
C/O American Real Estate Capital LLC
301 East Fourth Street
Cincinnati, Ohio 45202
Mr. Mark Muething



PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
Miami Beach Marina
300 Alton Road
Miami, Florida 33139

PREPARED BY:

EMG
10461 Mill Run Circle
Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:

Kevin Howlett
Senior Environmental Consultant
800.733.0660. x6660
khowlett@emgcorp.com

EMG PROJECT NUMBER:

123091.17R000-001.135

DATE OF REPORT:

May 17, 2017

ON SITE DATE:

May 8, 2017



engineering | environmental | capital planning | project management

PROJECT SUMMARY TABLE

| REPORT SECTION | ACCEPTABLE | ROUTINE SOLUTION | PHASE II | REC | ESTIMATED COST |
|-------------------------------------|------------|------------------|----------|------------|----------------|
| SIGNIFICANT DATA GAPS | Yes | | | | |
| CURRENT USE OF PROJECT | Yes | | | | |
| HAZARDOUS MATERIALS | Yes | | | | |
| STORAGE TANKS | Yes (1) | | | No | Not Applicable |
| WASTE GENERATION | Yes | | | | |
| SURFACE AREAS | Yes | | | | |
| ADJACENT PROPERTY USE | Yes | | | | |
| HISTORICAL REVIEW | Yes (2) | | | Historical | Not Applicable |
| PROJECT REGULATORY DATABASE REVIEW | Yes | | | | |
| OFF-SITE REGULATORY DATABASE REVIEW | Yes | | | | |
| VAPOR MIGRATION | Yes | | | | |
| ASBESTOS | Yes | | | | |
| RADON GAS | Yes | | | | |
| LEAD-BASED PAINT | Yes | | | | |
| LEAD IN DRINKING WATER | Yes | | | | |
| MOISTURE CONDITIONS | Yes | | | | |

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. The Project Summary Table should not be used as a stand alone document. REC - Recognized Environmental Condition, as defined by ASTM E1527-13.

Footnotes:

- Two 9,450-gallon USTs containing diesel fuel and two 5,745-gallon gasoline USTs were installed at the Project in 1984. The USTs appear to be operated in accordance with applicable regulations; and no physical evidence of current or past releases was identified. The USTs and associated piping are double-walled construction, equipped with continuous electronic sensing, electronic monitor pipe sumps, a mechanical line leak detector, automatic tank gauging, and groundwater monitoring. In addition, recent tank tightness test results did not indicate a release. Based on this information, the presence of these USTs does not represent a recognized environmental condition. However, the presence of the USTs represents a business environmental risk. As the age of the UST increases, so does the risk of a release due to accidents and/or equipment failure. It is impossible to predict when or if a failure resulting in a release will occur. EMG recommends that this business environmental risk be mitigated with environmental insurance, contractual obligations with the tenant, and/or the participation in a state UST cleanup trust fund. Otherwise, no further action or investigation is recommended at this time.
- According to available historical and regulatory information, the Project was formerly occupied with a bus yard, transit authority facility, and an oil refinery from the 1940s through the 1970s. Underground storage tanks associated with the former Miami Dade Bus Yard and Metropolitan Dade County Transit Authority were historically located at the Project. The USTs were reportedly removed from the Project during the late 1990s and 2001 and included one 4,000-gallon gasoline UST, two 2,000-gallon diesel USTs, and one 1,000-gallon UST of which the contents was unknown. According to a Discharge Reporting Form dated January 27, 1988, a release was reported following the discovery of a pipe leak. According to a May

28, 1991 Contamination Assessment Report (CAR), prepared by GTI, approximately 2,114 gallons of free product was recovered from February 1988 through October 1988. In addition, approximately 60 cubic yards of excessively contaminated soils were removed from the Project. Subsequently, 14 monitoring wells were installed throughout the Project in order to determine the extent of the contamination plume. According to GTI, the contamination plume consisted of an area encompassing 28,800 square feet surrounding the tank field. Based on information obtained from a July 30, 2002 Groundwater Assessment Report, UES collected groundwater samples from six existing monitoring wells (MW-1(R), MW-2, MW-4, MW-1B, MW-3B, and MW 5B) at the Project on January 17, 2002. The groundwater samples were analyzed using EPA Method 610 (for polynuclear aromatic hydrocarbons), EPA Method 1660.1 (total dissolved solids), and the Florida Petroleum Residual Organics (FL-PRO) Method. No petroleum constituents were reported above groundwater cleanup target levels. "Moderate exceedances" of total dissolved solids (TDS) which exceeded secondary drinking water standards were reported by UES; however, subsequent sampling events have indicated a significant reduction of the concentration of TDS." Based on the groundwater sampling results, and the "concentration reduction rate" of the TDS groundwater samples, UES indicated that further groundwater monitoring sampling appeared "unwarranted". Subsequently, the Florida Department of Environmental Protection (FDEP) awarded the Project a Site Rehabilitation Completion Order (SRCO) dated December 3, 2008, indicating that no further action is warranted. All monitoring wells appear to have been properly abandoned. Based on the "no further action" status, removal of the petroleum source and time elapsed since regulatory closure, the historical use of the Project, former USTs and associated release represents a historical recognized environmental condition. No further action or investigation is recommended.

TABLE OF CONTENTS

- 1.0 Executive Summary 1**
 - 1.1 Findings and Opinions 4**
 - 1.2 Recommendations 5**
 - 1.3 Certification 5**
 - 1.4 Reliance 5**
- 2.0 Scope of Work 6**
 - 2.1 Purpose 6**
 - 2.2 Scope of Work 6**
 - 2.3 ASTM E1527 Non-Scope Considerations 6**
- 3.0 User Provided Information 8**
 - 3.1 User Questionnaire 8**
 - 3.2 Environmental Lien/AUL Search 8**
- 4.0 Physical Setting 9**
 - 4.1 Topography 9**
 - 4.2 Geology 9**
 - 4.3 Hydrogeology 9**
 - 4.4 Soils 10**
- 5.0 Site Reconnaissance 11**
 - 5.1 Units Observed 11**
 - 5.2 Project Use 13**
 - 5.3 Hazardous Materials and Petroleum Products 14**
 - 5.4 Waste Generation, Storage, and Disposal 21**
 - 5.5 Surface Areas 24**
 - 5.6 Utilities, Heating, and Cooling 24**
 - 5.7 Adjacent Property Use 26**
 - 5.8 Interviews 27**
 - 5.8.1 Key Site Manager 27**
 - 5.8.2 Current Occupants 28**
 - 5.8.3 Current Owner 28**
 - 5.8.4 Past Owners and Occupants 28**
 - 5.8.5 Nearby Owners and Occupants 28**



6.0 Historical Use Information 29

6.1 Project Historical Use 29

6.2 Off-Site Historical Use 30

6.3 Historical Environmental Documentation 31

7.0 Environmental Records Review 33

7.1 Regulatory Database Review 33

 7.1.1 Project Regulatory Database Review 34

 7.1.2 Off-Site Regulatory Database Review 37

 7.1.3 Vapor Migration 42

7.2 Local Agency Records 43

8.0 ASTM E1527 Non-Scope Considerations 44

 8.1 Asbestos 44

 8.2 Radon Gas 44

 8.3 Lead Based Paint 45

 8.4 Lead in Drinking Water 45

 8.5 Moisture Conditions 45

 8.6 Wetlands 45

 8.7 Flood Zone 46

9.0 Limitations, Key Terms, and References 47

 9.1 Limitations 47

 9.2 References 47

 9.3 Key Terms 48



TABLE OF APPENDICES

Appendix A: Photographs

Appendix B: Field Sketch

Appendix C: Maps and Aerial Photographs

Appendix D: Questionnaires

Appendix E: Laboratory Analytical Results

Appendix F: Supporting Documentation

Appendix G: Historical Environmental Documents

Appendix H: Regulatory Database Report

Appendix I: Key Personnel Resumes

1.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment of the property summarized below on May 8, 2017.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. The assessment was completed for the following property:

| PROJECT DESCRIPTION | |
|---|---|
| Project Name: | Miami Beach Marina (the "Project") |
| Project Address: | 300 Alton Road, Miami, Miami-Dade County, Florida 33139 |
| Additional Current/Historical Addresses: | 344 Alton Road |
| Assessor Parcel Number(s): | 02-4203-009-9210 and 02-4203-000-0010 |
| Site Visit Date: | May 8, 2017 |
| Property Type: | Marina |
| Land Area (acres): | 40.77 (including 37.9 acres of submerged lands) |
| Number of Units: | 400 |
| Number of Buildings: | 2 |
| Year Constructed: | 1985 |
| Basement: | No |
| Domestic Sewage: | Public utility - Miami-Dade Utilities |
| Gross Building Area (SF): | Not reported |
| Net Rentable Area (SF): | 52,618 |



North elevation, main building



East elevation, main building

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



South elevation, main building



West elevation, main building



Fuel payment/office building



Marina, facing north



Marina, facing south



Parking lot

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| SITE RECONNAISSANCE CONDITIONS | |
|-----------------------------------|---|
| Date Completed: | May 8, 2017 |
| EMG Project Manager: | Jay Hutchison |
| Weather Conditions: | Sunny |
| Temperature (F): | 80s |
| Percent of Units Observed: | Entire marina and approximately 35% of Project tenant units |
| Access Limitations: | No access limitations were encountered. |

| ENVIRONMENTALLY SUSPECT PROJECT USE | |
|---|---|
| PROJECT USE | CURRENTLY LOCATED AT THE PROJECT |
| Cellular Communications Equipment: | No |
| Commercial Printing: | No |
| Dry Cleaner: | No |
| Emergency Generator or Diesel Fire Pump: | No |
| Gasoline Station: | Yes. Further discussed at end of Section 5.2. |
| Heavy Industrial Use: | No |
| Landfill: | No |
| Machine Shop: | No |
| Military Use: | No |
| Oil Well: | No |
| Photograph/X-Ray Developing: | No |
| Vehicle Repair: | No |

| CHRONOLOGICAL HISTORY OF PROJECT | | | |
|----------------------------------|--|--|---|
| YEARS | PROJECT USE | TENANTS | ENVIRONMENTAL CONCERN |
| Prior to 1921 | No historical data available. | Not applicable | No |
| 1921 | Residential, airplane hangar and associated shop, and undeveloped land | Unknown | No |
| 1947 - 1951 | Oil company facilities | Sun Oil Company (1947-1951) and Seaboard Oil Company (1947) | Yes. Refer to Section 1.1 for further discussion. |
| 1972 -1978 | City of Miami Beach Park Department | City of Miami Beach | No |
| 1985 - Current | Marina | Miami Beach Marina and various retail, restaurant, and professional office tenants | Yes. Refer to Section 1.1 for further discussion. |



1.1 FINDINGS AND OPINIONS

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project, except as discussed below.

STORAGE TANKS

Business Environmental Risk: Underground Storage Tank (USTs)

Two 9,450-gallon USTs containing diesel fuel and two 5,745-gallon gasoline USTs were installed at the Project in 1984. The USTs appear to be operated in accordance with applicable regulations; and no physical evidence of current or past releases was identified. The USTs and associated piping are double-walled construction, equipped with continuous electronic sensing, electronic monitor pipe sumps, a mechanical line leak detector, automatic tank gauging, and groundwater monitoring. In addition, recent tank tightness test results did not indicate a release. Based on this information, the presence of these USTs does not represent a recognized environmental condition. However, the presence of the USTs represents a business environmental risk. As the age of the UST increases, so does the risk of a release due to accidents and/or equipment failure. It is impossible to predict when or if a failure resulting in a release will occur.

EMG recommends that this business environmental risk be mitigated with environmental insurance, contractual obligations with the tenant, and/or the participation in a state UST cleanup trust fund. Otherwise, no further action or investigation is recommended at this time.

HISTORICAL REVIEW

Historical Recognized Environmental Condition: Historical USTs, Closed Release Case and Historical Oil Refinery

According to available historical and regulatory information, the Project was formerly occupied with a bus yard, transit authority facility, and an oil refinery from the 1940s through the 1970s. Underground storage tanks associated with the former Miami Dade Bus Yard and Metropolitan Dade County Transit Authority were historically located at the Project. The USTs were reportedly removed from the Project during the late 1990s and 2001 and included one 4,000-gallon gasoline UST, two 2,000-gallon diesel USTs, and one 1,000-gallon UST of which the contents was unknown. According to a Discharge Reporting Form dated January 27, 1988, a release was reported following the discovery of a pipe leak. According to a May 28, 1991 Contamination Assessment Report (CAR), prepared by GTI, approximately 2,114 gallons of free product was recovered from February 1988 through October 1988. In addition, approximately 60 cubic yards of excessively contaminated soils were removed from the Project. Subsequently, 14 monitoring wells were installed throughout the Project in order to determine the extent of the contamination plume. According to GTI, the contamination plume consisted of an area encompassing 28,800 square feet surrounding the tank field. Based on information obtained from a July 30, 2002 Groundwater Assessment Report, UES collected groundwater samples from six existing monitoring wells (MW-1(R), MW-2, MW-4, MW-1B, MW-3B, and MW 5B) at the Project on January 17, 2002. The groundwater samples were analyzed using EPA Method 610 (for polynuclear aromatic hydrocarbons), EPA Method 1660.1 (total dissolved solids), and the Florida Petroleum Residual Organics (FL-PRO) Method. No petroleum constituents were reported above groundwater cleanup target levels. "Moderate exceedances" of total dissolved solids (TDS) which exceeded secondary drinking water standards were reported by UES; however, subsequent sampling events have indicated a significant reduction of the concentration of TDS." Based on the groundwater sampling results, and the "concentration reduction rate" of the TDS groundwater samples, UES indicated that further groundwater monitoring sampling appeared "unwarranted". Subsequently, the Florida Department of Environmental Protection (FDEP) awarded the Project a Site Rehabilitation Completion Order (SRCO) dated December 3, 2008, indicating that no further action is warranted. All monitoring wells appear to have been properly abandoned. Based on the "no further action" status, removal of the petroleum source and time elapsed since regulatory closure, the historical use of the Project, former USTs and associated release represents a historical recognized environmental condition.

No further action or investigation is recommended.

1.2 RECOMMENDATIONS

No further action or investigation is recommended at this time.

1.3 CERTIFICATION

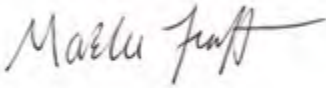
EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or recommendations provided in the Report.

If you have any questions regarding this report, please contact Kevin Howlett at (800) 733-0660 x6660 or kmhowlett@emgcorp.com.

Surveyed By: Jay Hutchison, Project Manager

Written By: Jay Hutchison, Project Manager

Reviewed By:



Marlee Forsthoffer, Technical Report Reviewer

Environmental Professional:



Kevin Howlett, Senior Environmental Consultant

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

1.4 RELIANCE

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

2.0 SCOPE OF WORK

2.1 PURPOSE

The purpose of this report is to provide the Client the results of a commercially prudent and reasonable inquiry designed to identify recognized environmental conditions at the Project taking into account reasonably ascertainable information. In accordance with ASTM E1527-13, the level of environmental assessment was guided by several factors, including the type of property and the risk tolerance of the user.

The user informed EMG that the purpose of the assessment is for an acquisition.

2.2 SCOPE OF WORK

The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13.

This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The Scope of Work included an evaluation of:

- Interviews with individuals knowledgeable about the Project for the purpose of gathering information regarding the potential for contamination at the Project.
- Available pertinent documents obtained by EMG or provided by the client.
- Reasonably ascertainable federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project.
- The Project history in an attempt to identify possible ownership(s) and/or uses, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data, wetlands, soils, geology, and groundwater data.
- Current Project conditions (as applicable) as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- An evaluation of information contained in programs such as the NPL, SEMS, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that represent a recognized environmental condition. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The search is designed to meet the requirements of ASTM Standard Practice E 1527-13. The information provided is assumed to be correct and complete.
- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

2.3 ASTM E1527 NON-SCOPE CONSIDERATIONS

At the Client's request, the assessment included a screening approach for the following Non-ASTM Considerations, which are otherwise beyond the Scope of ASTM E1527-13.

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| NON-ASTM CONSIDERATIONS | |
|---------------------------------------|---|
| NON-ASTM CONSIDERATION | SCOPE OF WORK |
| Asbestos Containing Materials: | The identification of suspect asbestos containing materials in accessible areas. Sampling of suspect materials was not performed. |
| Radon Gas: | Radon gas propensity, through the review of the USEPA's Map of Radon Zones. |
| Lead Based Paint: | The identification of lead-based paint for residential and daycare properties constructed prior to 1978. |
| Lead In Drinking Water: | A screening for lead in water, based on information provided by the municipal water provider. |
| Moisture Conditions: | The identification of visible moisture conditions and conditions conducive for moisture conditions. In addition, EMG interviewed Project personnel regarding any known or suspected moisture conditions, water intrusion, or mildew like odors. |
| Wetlands: | Review of readily available wetlands map data available from the US Fish and Wildlife Service. A site specific wetland delineation is beyond the scope of this assessment. |
| Flood Zone: | Review of readily available flood zone map designations available from regulatory agencies, such as the Federal Emergency Management Agency (FEMA). |



3.0 USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the user must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Within this Phase I Environmental Site Assessment, EMG's reference to the Client follows the ASTM guide's definition of user, that is, the party that retains EMG for the preparation of a baseline ESA of the Project. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the Project.

3.1 USER QUESTIONNAIRE

EMG submitted the following User Questionnaire to the user pursuant to the responsibilities described in Section 6 of ASTM Standard E 1527-13. All Appropriate Inquires (40 CFR Part 312) requires that these questions be answered by or on behalf of a party seeking to qualify for limited liability protections to CERCLA liability.

A completed User Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the User Questionnaire does not represent a significant data gap. A copy of the User Questionnaire is included in Appendix D.

3.2 ENVIRONMENTAL LIEN/AUL SEARCH

The presence of an Activity and Use Limitation (AUL) at a property is an indication that there may be residual levels of hazardous substances or petroleum products present above unrestricted land use levels. Although Environmental Liens and AULs are often recorded with the property deed at the local land title office, in some cases they are filed in a separate environmental agency database or in project documentation, such as agency closure letters. ASTM E1527-13 does not require the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens and AULs. Such a review is performed at the discretion of the user, based on their need to meet the requirements of 40 CFR 312.20 and 312.25.

The user did not engage EMG to review title and judicial records for environmental liens or AULs recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the Environmental AUL/Lien search does not represent a significant data gap.

4.0 PHYSICAL SETTING

ASTM E1527-13 requires that the current 7.5-minute USGS Topographic Map (or equivalent) showing the area on which the Project is located be reviewed. Additional physical setting sources, such as soil survey maps, groundwater maps and geologic maps may be obtained and reviewed at the discretion of the environmental professional. The purpose of this review is to evaluate whether hazardous substances or petroleum products are likely to migrate to the Project.

4.1 TOPOGRAPHY

The most recent version of the USGS Topographic Map available is discussed below. Historical USGS Topographic Maps, if available, are discussed in Section 6.

| USGS TOPOGRAPHIC MAP REVIEW | |
|---|-----------------|
| Topographic Map Name: | Miami, Florida |
| Topographic Map Year: | 2015 |
| PROJECT TOPOGRAPHY | |
| Upper Elevation (feet): | 5 |
| Lower Elevation (feet): | 5 |
| Surface Slope: | Relatively flat |
| Slope Direction: | Southwest |
| GENERAL VICINITY TOPOGRAPHY | |
| Slope Direction: | Southwest |
| Nearest Surface Water Feature: | Meloy Channel |
| Nearest Surface Water Feature Distance: | Adjacent |
| Nearest Surface Water Feature Direction: | Southwest |

4.2 GEOLOGY

The generalized geology of the Project area was researched using readily available geologic maps.

| GENERALIZED GEOLOGY | |
|------------------------------|--|
| Source: | 1:2,500,000 scale Geology of the Conterminous United States map published by the USGS and dated 1974 |
| Geologic Description: | Miami Limestone materials |

4.3 HYDROGEOLOGY

Groundwater conditions at the Project are estimated based on reasonably available data such as groundwater maps, previous subsurface investigations conducted at, or in the vicinity of the Project, and local conditions. Shallow groundwater flow is generally expected to follow the ground level slope of surface elevations towards the nearest open body of water. Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| HYDROGEOLOGY | |
|---|--|
| Source: | A previous sub-surface investigation completed at the Project. |
| Estimated Depth to Shallow Groundwater: | Less than five feet below ground surface |
| Estimated Direction of Groundwater Flow: | Varies based on tidal influences |

4.4 SOILS

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey identified the following soil type(s) at the Project:

| SOIL SERIES NAME | DRAINAGE | TEXTURE | DEPTH |
|------------------|----------------|----------------|----------------|
| Urban land | Not Applicable | Not Applicable | Not Applicable |



5.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. In accordance with ASTM E1527-13, EMG attempted to visually observe the periphery of the Project and all structures to the extent not obstructed by obstacles. In addition, EMG attempted to visually observe interior common areas, maintenance and repair areas, and a representative sample of occupant spaces. In general, EMG does not look under floors, above ceilings, behind walls, in confined spaces, in transformer vaults, or in other areas not considered to be safe to access.

| SITE RECONNAISSANCE CONDITIONS | |
|-----------------------------------|---|
| Date Completed: | May 8, 2017 |
| EMG Project Manager: | Jay Hutchison |
| Weather Conditions: | Sunny |
| Temperature (F): | 80s |
| Percent of Units Observed: | Entire marina and approximately 35% of Project tenant units |
| Access Limitations: | No access limitations were encountered. |

5.1 UNITS OBSERVED

The units observed at the Project are discussed below.

| COMMERCIAL UNITS OBSERVED | | |
|---------------------------|--------------------|---|
| UNIT # | TENANT NAME | TENANT OPERATIONS |
| 300 Alton Road | Miami Beach Marina | 400 slip boat marina including 13 diesel and gasoline fuel dispensers, two restaurants, various shops, and offices. |
| 100 | Monty's Raw Bar | Restaurant |
| 101 | Tarpoon Diving | Dive shop |
| 104 | Market/Deli | Grocery store |
| 200 | Texas de Brazil | Restaurant |
| 303 | RCI Group | Professional office |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



Office area



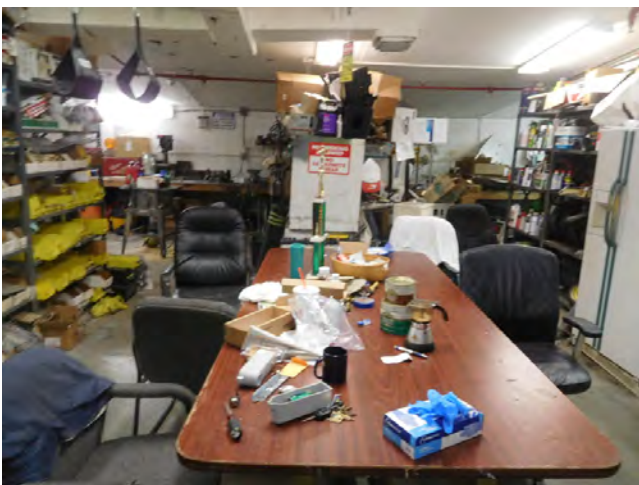
Dining area



Interior walkway



Kitchen



Maintenance area



Restroom

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



Fuel payment area



Outdoor eating area

5.2 PROJECT USE

| ENVIRONMENTALLY SUSPECT PROJECT USE | |
|---|---|
| PROJECT USE | CURRENTLY LOCATED AT THE PROJECT |
| Cellular Communications Equipment: | No |
| Commercial Printing: | No |
| Dry Cleaner: | No |
| Emergency Generator or Diesel Fire Pump: | No |
| Gasoline Station: | Yes. Further discussed at end of Section 5.2. |
| Heavy Industrial Use: | No |
| Landfill: | No |
| Machine Shop: | No |
| Military Use: | No |
| Oil Well: | No |
| Photograph/X-Ray Developing: | No |
| Vehicle Repair: | No |

| GASOLINE STATION | |
|-----------------------------------|--|
| Gas Station Name: | Miami Beach Marina |
| Gas Station Owner: | MIAMI BEACH MARINA ASSOC LTD |
| Year Opened: | 1984 |
| Underground Storage Tanks: | Refer to Section 5.3 for further discussion of the underground storage tanks used by the gasoline station. |
| Conclusion: | Based on the presence of the current USTs, this Project use represents a significant business environmental risk. Refer to Section 1.1 for further discussion. |





Fuel dispensers



High speed fuel dispenser

5.3 HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS

Accessible interior and exterior areas of the Project were observed for the presence of hazardous materials and petroleum products.

EMG evaluated any observed manways, vent pipes, fill connections, concrete pads, and unknown saw cuts to determine if USTs are present at the Project, or if USTs were historically located at the Project. In addition, the Key Site Manager and other property management personnel were interviewed regarding the presence of USTs at the Project.

EMG observed the Project for the presence of potentially PCB-containing equipment such as electrical transformers and hydraulic lifts. Equipment installed after 1979 is unlikely to contain PCBs.

EMG observed the Project for visual evidence of petroleum and natural gas pipelines, such as pipeline markers.

| STORAGE AND USE OF HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS | |
|---|-------------------------------|
| FEATURE | IDENTIFIED AT PROJECT |
| Drums and Small Containers: | Yes. Further discussed below. |
| Underground Storage Tanks (USTs): | Yes. Further discussed below. |
| Aboveground Storage Tanks (ASTs): | Yes. Further discussed below. |
| Oil Cooled Transformers: | Yes. Further discussed below. |
| Hydraulic Elevators: | Yes. Further discussed below. |
| Hydraulic Lifts: | No |
| Other Hydraulic Equipment: | Yes. Further discussed below. |
| Petroleum or Natural Gas Pipelines: | No |

| DRUMS AND SMALL CONTAINERS | | | |
|-------------------------------------|------------------------|--|-----------------|
| MATERIAL | QUANTITY | STORAGE LOCATION | SPILLS OR LEAKS |
| Janitorial and maintenance supplies | Retail-size containers | Janitor closets and other designated areas | No |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| DRUMS AND SMALL CONTAINERS | | | |
|-------------------------------------|---|---------------------|-----------------|
| MATERIAL | QUANTITY | STORAGE LOCATION | SPILLS OR LEAKS |
| Gas/oil mix | Two-gallon container | Maintenance area | No |
| Oxygen | Multiple steel cylinders for individual use | Dive shop | No |
| Swimming pool maintenance chemicals | Retail-size containers | Pool equipment area | No |
| Water treatment chemicals | Retail-size containers | Near cooling tower | No |

Review of the hazardous materials use and storage at the Project did not identify any recognized environmental conditions or environmental concerns with regards to the materials listed in the table above.



Cleaning supplies



Oxygen



Paint/maintenance supplies



Gas/oil mix

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



Water treatment chemicals

| UNDERGROUND STORAGE TANKS | |
|--|---|
| Tank #: | 1 and 2 |
| Owner: | MIAMI BEACH MARINA ASSOC LTD |
| Year Installed: | 1984 |
| Contents: | Diesel |
| Capacity: | 9,450 gallons |
| Location: | Central portion of Project, north of main building |
| Tank Construction: | Double-wall fiberglass |
| Piping Construction: | Double-wall fiberglass |
| Leak Detection: | Continuous electronic sensing, electronic monitor pipe sumps, mechanical line leak detector, automatic tank gauging, groundwater monitoring |
| Registered With State: | Yes |
| Recent Inspection Provided: | Yes |
| Leaks Reported: | No |
| Pollution Liability Insurance: | According to the most recent Florida Department of Environmental Protection (FDEP) Storage Tank Facility Annual Compliance Site Inspection Report, dated November 4, 2016, a Certificate of Financial Responsibility is available and current. The facility is insured with ACE through August 6, 2017. |
| State UST Trust Fund Available: | Yes |
| Conclusion: | Refer to Section 1.1 for further discussion. |

| UNDERGROUND STORAGE TANKS | |
|---------------------------|------------------------------|
| Tank #: | 3 and 4 |
| Owner: | MIAMI BEACH MARINA ASSOC LTD |
| Year Installed: | 1984 |
| Contents: | Gasoline |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| UNDERGROUND STORAGE TANKS | |
|--|---|
| Capacity: | 5,745 gallons |
| Location: | Central portion of Project, north of main building |
| Tank Construction: | Double-wall fiberglass |
| Piping Construction: | Double-wall fiberglass |
| Leak Detection: | Continuous electronic sensing, electronic monitor pipe sumps, mechanical line leak detector, automatic tank gauging, groundwater monitoring |
| Registered With State: | Yes |
| Recent Inspection Provided: | Yes |
| Leaks Reported: | No |
| Pollution Liability Insurance: | According to the most recent Florida Department of Environmental Protection (FDEP) Storage Tank Facility Annual Compliance Site Inspection Report, dated November 4, 2016, a Certificate of Financial Responsibility is available and current. The facility is insured with ACE through August 6, 2017. |
| State UST Trust Fund Available: | Yes |
| Conclusion: | Refer to Section 1.1 for further discussion. |



UST field



Vent pipes

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



Fuel line sumps



Veeder Root system

| ABOVEGROUND STORAGE TANKS | |
|-------------------------------|--|
| Tank #: | 1 |
| Owner: | Project |
| Year Installed: | Unknown |
| Contents: | Waste oil |
| Capacity: | Approximately 200 gallons |
| Visually Observable: | Yes |
| Weep Holes Present: | Not Applicable |
| Secondary Containment: | Concrete berm |
| Location: | South side of main building |
| Tank Construction: | Steel |
| Registered With State: | Not required |
| Leaks Observed: | Yes. Refer to Section 1.1 for further discussion. |
| Leaks Reported by POC: | No |
| Conclusion: | Staining was observed on within the secondary containment area. Refer to Section 1.1 for further discussion of the staining. |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



Used oil AST

| OIL COOLED TRANSFORMERS | |
|----------------------------------|---|
| Type: | Pad-mounted |
| Number of Units: | Multiple |
| Owner: | Utility company |
| Labeled: | Not labeled |
| Age: | Appears to have been installed after 1979 |
| PCB Status: | Unlikely to be PCB-contaminated based on the apparent age of the equipment. |
| Spills or Leaks Observed: | No |
| Conclusion: | Not Applicable |



Electrical transformer (typical)

| HYDRAULIC ELEVATORS | |
|-----------------------------|---|
| Number of Elevators: | 3 |
| Owner: | Property |
| Age: | Appears to have been installed after 1979 |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| HYDRAULIC ELEVATORS | |
|----------------------------------|---|
| PCB Status: | Unlikely to be PCB-contaminated based on the apparent age of the equipment. |
| Spills or Leaks Observed: | No |
| Conclusion: | Based on the information above, the presence of this equipment does not represent a recognized environmental condition. |



Elevator equipment

| OTHER HYDRAULIC EQUIPMENT | |
|----------------------------------|---|
| Type of Equipment: | Trash compactor |
| Number of Units: | 1 |
| Owner: | Property |
| Age: | Appears to have been installed after 1979 |
| PCB Status: | Unlikely to be PCB-contaminated based on the apparent age of the equipment. |
| Spills or Leaks Observed: | No |
| Conclusion: | Based on the information above, the presence of this equipment does not represent a recognized environmental condition. |





Trash compactor hydraulic equipment

5.4 WASTE GENERATION, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The areas of waste generation and storage were observed for evidence of current and past releases.

Although a waste disposal regulatory compliance audit is beyond the scope of this assessment, general waste disposal procedures were evaluated to determine if any deficiencies exist that are likely to result in a release to the Project.

| WASTE GENERATION AND DISPOSAL | |
|---|-------------------------------|
| FEATURE | IDENTIFIED AT PROJECT |
| Waste Generation: | Yes. Further discussed below. |
| Septic Systems: | No |
| Sewer Lift Stations: | Yes. Further discussed below. |
| Grease Traps: | Yes. Further discussed below. |
| Oil Water Separators: | No |
| Unknown Drums or Containers: | No |
| Waste Disposal Ponds or Lagoons: | No |

| WASTE GENERATION | | | |
|-----------------------|-------------------------|-------------------------|-----------------|
| WASTE TYPE | DISPOSAL METHOD | STORAGE LOCATION | SPILLS OR LEAKS |
| Domestic sewage | Sanitary sewer | Not applicable | No |
| Municipal trash | Contracted waste hauler | Dumpsters | No |
| Cooking grease | Contracted waste hauler | Grease trap | No |
| Used batteries | Contracted waste hauler | Plastic enclosure | No |
| Used oil filters/rags | Contracted waste hauler | Designated storage area | No |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

Review of waste storage and disposal information did not identify any recognized environmental conditions or environmental concerns with regards to the wastes listed in the table above.



Dumpsters



Trash compactor



Used battery enclosure



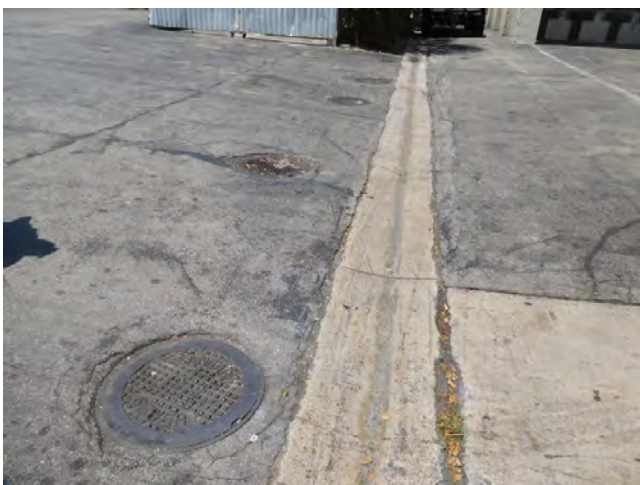
Used oil filters

| SEWAGE LIFT STATION | |
|----------------------------|---|
| Number of Stations: | Seven |
| Location: | Marina |
| Reported Condition: | Good |
| Observed Condition: | Good |
| Conclusion: | Based on the information above, the presence of this equipment does not represent a recognized environmental condition. |



Holding Tank Pumpout Station

| GREASE TRAPS | |
|--|---|
| Type: | In-ground |
| Wastes: | Cooking grease |
| Year Installed: | Unknown |
| Currently Active: | Yes |
| Reported Condition: | Good |
| Observed Condition: | Good |
| Location: | South of the main building |
| Sanitation Department Violations: | According to the POC, there are no outstanding violations. |
| Conclusion: | Based on the information above, the presence of the grease traps do not represent a recognized environmental condition. |



Grease traps

5.5 SURFACE AREAS

The interior and exterior surface areas were observed for environmentally significant features such as wells, sumps, staining, and pits.

| SURFACE AREAS | |
|--|-----------------------|
| FEATURE | IDENTIFIED AT PROJECT |
| Floor Drains, Sumps and Pits: | No |
| Pools of Liquid Waste: | No |
| Surface Staining: | No |
| Unusual or Noxious Chemical Odors: | No |
| Landfilling: | No |
| Stressed Vegetation: | No |
| Stormwater Retention/Detention Basins: | No |
| Domestic Water Wells: | No |
| Monitoring Wells: | No |
| Irrigation Wells: | No |
| Dry Wells: | No |

5.6 UTILITIES, HEATING, AND COOLING

| UTILITIES | |
|-----------------|--|
| Domestic Water: | Public utility - Miami-Dade Utilities |
| Electricity: | Public utility - Florida Power and Light (FPL) |
| Natural Gas: | Not applicable |
| Domestic Sewer: | Public utility - Miami-Dade Utilities |

| HEATING AND COOLING | |
|---------------------|----------------|
| Type of Heating: | Electric units |
| Type of Cooling: | Electric units |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



Condenser



Air handling unit



Cooling tower



Rooftop packaged unit



Water heater

5.7 ADJACENT PROPERTY USE

The adjacent properties were visually observed for evidence of recognized environmental conditions, such as property uses likely to result in a release, and visual evidence of surface migration of releases. The following adjacent properties were identified:

| ADJACENT PROPERTY USE | |
|--------------------------------------|---|
| NORTH | |
| Address Range: | 400-450 Alton Road |
| Property Use / Business Name: | Condominiums, Biscayne Bay |
| EAST | |
| Address Range: | 1050 4th Street |
| Property Use / Business Name: | South Pointe Elementary |
| SOUTH | |
| Address Range: | 90-200 Alton Road, 1000 South Pointe Drive |
| Property Use / Business Name: | Condominiums, Biscayne Bay |
| WEST | |
| Address Range: | Not Applicable |
| Property Use / Business Name: | Biscayne Bay |
| FINDINGS | |
| Environmentally Suspect Uses: | No environmentally suspect uses, such as gasoline stations or dry cleaners, were identified. |
| Visual Evidence of a Release: | No visual evidence of a release, such as staining or monitoring wells, was observed. |
| Releases Reported: | No releases were reported on the regulatory database review (Section 7.1) for the adjacent properties. |
| Conclusion: | Based on the information above, no recognized environmental conditions or environmental concerns were identified. |



Adjacent north - condominiums



Adjacent north - Biscayne Bay and MacArthur Causeway



Adjacent east - South Beach Elementary



Adjacent south - condominiums



Adjacent west - Biscayne Bay

5.8 INTERVIEWS

5.8.1 KEY SITE MANAGER

EMG attempted to interview the Key Site Manager as part of this assessment. In addition, a Questionnaire was provided to the Key Site Manager to assist EMG in determining if recognized environmental conditions exist at the Project. A copy of the Key Site Manager Questionnaire is included in Appendix D.

| KEY SITE MANAGER INTERVIEWS | | | |
|-----------------------------|--|---------------------|------------------|
| NAME | RELATIONSHIP TO PROPERTY | YEARS WITH PROPERTY | TELEPHONE NUMBER |
| Robert Christoph | Owner (Project is leased from City of Miami) | 26 | 305.672.5588 |

Refer to Section 1.1 for further discussion of the historic uses of the Project, identified by the Key Site Manager Questionnaire. A copy of the Key Site Manager Questionnaire is included in Appendix D.

5.8.2 CURRENT OCCUPANTS

EMG made a reasonable attempt to interview all major occupants and also those other occupants whose operations are likely to indicate a recognized environmental condition.

No occupants of the Project were available or would agree to an interview. The lack of occupant interviews represents a data gap. However, based on the conditions observed in the accessed areas, discussions with the site contact, and review of other available information, the lack of this information does not represent a significant data gap.

5.8.3 CURRENT OWNER

EMG submitted an Owner Questionnaire to the client in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project.

A completed Owner Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the Owner Questionnaire does not represent a significant data gap. A copy of the Owner Questionnaire is included in Appendix D.

5.8.4 PAST OWNERS AND OCCUPANTS

No past owners of the Project, who likely would have material information regarding recognized environmental conditions at the Project, were identified.

5.8.5 NEARBY OWNERS AND OCCUPANTS

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

6.0 HISTORICAL USE INFORMATION

The purpose of the historical review is to determine the previous uses of the Project and surrounding area in order to identify the likelihood of past uses having led to a recognized environmental condition. Historical sources that are both reasonably ascertainable, and likely to be useful are reviewed in an attempt to document the historical use of the Project and surrounding areas dating back to 1940, or the first developed use, whichever is earlier.

Copies of representative historical maps/aerial photographs are included in Appendix C. Other historical documentation, such as City Directory abstracts, copies of building department records, and ownership records are included in Appendix F, when available.

The following standard historical sources were researched:

| STANDARD HISTORICAL SOURCES | | |
|---|--------------------------------------|--|
| DATA TYPE | SOURCE | YEARS COVERED |
| Aerial Photographs: | ERIS | 1961, 1969, 1972, 1978, 1986, 1995, 1999, 2007, 2010, 2013, 2015 |
| Fire Insurance (Sanborn) Maps: | ERIS | 1918, 1921, 1947, 1951, 1972 |
| USGS Topographic Maps: | USGS | 1950, 1962, 1969, 1988, 1990, 1994, 2015 |
| Local Street Directories: | ERIS | 1955, 1959, 1964, 1968, 1972, 1976, 1993, 1998, 2001, 2006, 2011, 2016 |
| Building Department Records: | Miami Beach Building Department | 1985-Current |
| Fire Department Records: | Miami Beach Fire Department | Pending response from agency |
| Zoning/Land Use Records: | Miami Beach Planning Department | Current |
| Property Tax Files and Land Title Records: | Miami-Dade County Property Appraiser | 1985 - Current |
| Key Site Manager Interview: | Pre-Survey Questionnaire | 1991 - Current |
| Oil and Gas Well Maps: | ERIS | No records found |

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. Furthermore, EMG was not able to document the use of the Project back to the first developed use. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of this information does not represent a significant data gap.

6.1 PROJECT HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the Project.

| CHRONOLOGICAL HISTORY OF PROJECT | | | |
|----------------------------------|--|----------------|-----------------------|
| YEARS | PROJECT USE | TENANTS | ENVIRONMENTAL CONCERN |
| Prior to 1921 | No historical data available. | Not applicable | No |
| 1921 | Residential, airplane hangar and associated shop, and undeveloped land | Unknown | No |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| CHRONOLOGICAL HISTORY OF PROJECT | | | |
|----------------------------------|-------------------------------------|--|---|
| YEARS | PROJECT USE | TENANTS | ENVIRONMENTAL CONCERN |
| 1947 - 1951 | Oil company facilities | Sun Oil Company (1947-1951) and Seaboard Oil Company (1947) | Yes. Refer to Section 1.1 for further discussion. |
| 1972 -1978 | City of Miami Beach Park Department | City of Miami Beach | No |
| 1985 - Current | Marina | Miami Beach Marina and various retail, restaurant, and professional office tenants | Yes. Refer to Section 1.1 for further discussion. |

| OWNERSHIP HISTORY OF PROJECT | | |
|------------------------------|------------------------------|---|
| YEAR PURCHASED | OWNER NAME | ENVIRONMENTAL CONCERN |
| Unknown | MIAMI BEACH REDEVELOPMENT AG | Yes. Refer to Section 1.1 for further discussion. |

6.2 OFF-SITE HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the adjacent properties.

| CHRONOLOGICAL HISTORY OF ADJACENT PROPERTIES | | |
|--|---|-----------------------|
| YEARS | ADJACENT PROPERTY USE | ENVIRONMENTAL CONCERN |
| NORTH | | |
| Prior to 1921 | No historical data available. | No |
| 1921 | Undeveloped land | No |
| 1947 - 1978 | Industrial | No |
| 1986 - 1999 | Parking lot | No |
| 2007 - Current | Condominiums | No |
| EAST | | |
| Prior to 1921 | No historical data available. | No |
| 1921 | Undeveloped land | No |
| 1947 - 1986 | School and residential | No |
| 1995 - Current | School | No |
| SOUTH | | |
| Prior to 1921 | No historical data available. | No |
| 1921 - 1951 | Naturally vegetated and industrial (oil refinery) | No |
| 1961 - 1972 | Industrial (oil refinery no longer present) | No |
| 1978 | Residential and industrial | No |
| 1986 - Current | Residential | No |
| WEST | | |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| CHRONOLOGICAL HISTORY OF ADJACENT PROPERTIES | | |
|--|-------------------------------|-----------------------|
| YEARS | ADJACENT PROPERTY USE | ENVIRONMENTAL CONCERN |
| Prior to 1921 | No historical data available. | No |
| 1921 - Current | Biscayne Bay | No |

Review of the historical adjacent property uses did not identify visible evidence of a release. Furthermore, no releases were identified at the adjacent properties based on review of the regulatory database report (Section 7.1.2). Therefore, the historical adjacent property uses do not represent a recognized environmental condition.

6.3 HISTORICAL ENVIRONMENTAL DOCUMENTATION

In accordance with ASTM E1527-13, EMG requested that the user provide copies of previous environmental assessments for review. Furthermore, EMG may have obtained prior environmental assessments and regulatory records from local, state, and federal regulatory agencies. The purpose of reviewing prior environmental assessments is to determine if any recognized environmental conditions have previously been identified. Documentation provided to EMG which is unrelated to the completion of this report may not be reviewed.

| REPORT TITLE | PREPARED BY | REPORT DATE | OBTAINED FROM | COPY OF REPORT | CONCERNS IDENTIFIED |
|---------------------------------------|---|------------------|-------------------|----------------|-------------------------------|
| Discharge Reporting Form | Florida Department of Environmental Protection (FDEP) | January 27, 1988 | Regulatory agency | Appended | Yes. Further discussed below. |
| Contamination Assessment Report | Groundwater Technology (GT) | May 28, 1991 | Regulatory agency | Appended | Yes. Further discussed below. |
| Groundwater Monitoring Report | Universal Engineering Sciences (UES) | July 30, 2002 | Regulatory agency | Appended | Yes. Further discussed below. |
| Site Rehabilitation Completion Order | FDEP | October 14, 2002 | Regulatory agency | Appended | Yes. Further discussed below. |
| Phase I Environmental Site Assessment | The Phoenix Environmental Group, Inc. (Phoenix) | October 12, 2011 | Site contact | Appended | Yes. Further discussed below. |

Historical Underground Storage Tanks

According to UES, the Project was formerly occupied with a bus yard, transit authority facility, and an oil refinery from the 1940s through the 1970s. Underground storage tanks associated with the former Miami Dade Bus Yard and Metropolitan Dade County Transit Authority were historically located at the Project. According to UES, the USTs were removed from the Project during the late 1990s and 2001.

According to a Discharge Reporting Form dated January 27, 1988, a release was reported following the discovery of a pipe leak. According to a May 28, 1991 Contamination Assessment Report (CAR), prepared by GT, approximately 2,114 gallons of free product was recovered from February 1988 through October 1988. In addition, approximately 60 cubic excessively contaminated soils were removed from the Project. Subsequently, 14 monitoring wells were installed throughout the Project in order to determine the extent of the contamination plume. According to GTI, the contamination plume consisted of an area encompassing 28,800 square feet surrounding the tank field.

On January 17, 2002, UES collected groundwater samples from six existing monitoring wells (MW-1(R), MW-2, MW-4, MW-1B, MW-3B, and MW 5B) at the Project. The groundwater samples were submitted for laboratory analyses by EPA Method 610 (for polynuclear aromatic hydrocarbons), EPA Method 1660.1 (total dissolved solids), and the Florida Petroleum Residual Organics (FL-PRO) Method. No petroleum constituents were reported above groundwater cleanup target levels. "Moderate exceedances" of total dissolved solids



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

(TDS) which exceeded secondary drinking water standards were reported by UES; however, subsequent sampling events have indicated a significant reduction of the concentration of TDS."

Based on the groundwater sampling results, and the "concentration reduction rate" of the TDS groundwater samples, UES indicated that further groundwater monitoring sampling appeared "unwarranted".

Subsequently, the Florida Department of Environmental Protection (FDEP) awarded the Project a Site Rehabilitation Completion Order (SRCO) regarding releases dated November 18, 1994 and January 9, 2001, indicated no further action is warranted.

The previous Phase I Environmental Site Assessment, prepared by Phoenix and dated October 12, 2011, noted the previous 1988 release and subsequent SRCO. Furthermore, Phoenix indicated, "Based on information obtained during the site reconnaissance, agency records review, and historical aerial photograph review, the potential for on-site recognized environmental conditions appears low."

Refer to Section 1.1 for further discussion.

7.0 ENVIRONMENTAL RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions. ASTM E1527-13 requires the review of reasonably ascertainable records from standard sources as defined in Section 8.2.1 of ASTM E1527-13. Additional records sources, such as local fire department records, local building department records, and local environmental health department records may be obtained and reviewed at the discretion of the environmental professional.

The availability of record information varies widely, depending on the source. Reasonably ascertainable records are those records that are publicly available, obtainable within reasonable time and cost constraints, and practically reviewable. In addition, the records must be provided by the agency within 20 calendar days of receiving a request, at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information.

7.1 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from a commercial database provider in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites within the search distances specified by ASTM E1527-13. EMG attempted to field-verify the locations of the identified regulatory sites, as well as confirm distances and locations relative to the Project using available mapping software. Therefore, the distances and/or directions noted in this section may not match the Database Report. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names.

In accordance with ASTM E1527-13, regulatory files and/or records associated with standard environmental record sources may be obtained and reviewed when the files and/or records are reasonably ascertainable, the files/records are expected to contain significant information for the purpose of identifying recognized environmental conditions, and an alternative source of the information is not available. Furthermore, review of regulatory files and/or records may be limited by the scope of work. Unless otherwise noted in Section 1.1, further review of regulatory agency files and/or records is not considered to be warranted based on the general nature of the regulatory database listing, the level of detail provided in the regulatory database, the availability of information from alternative sources, and/or the low likelihood that the agency files and/or records will contain information indicating the presence of a recognized environmental condition.

A copy of the full regulatory database report is included in Appendix H.

Regulatory Report Summary

| DATABASE | SEARCH RADIUS | TARGET PROPERTY | WITHIN 0.12MI | 0.12MI TO 0.25MI | 0.25MI TO 0.50MI | 0.50MI TO 1.00MI | TOTAL |
|-----------------|---------------|-----------------|---------------|------------------|------------------|------------------|-------|
| CERCLIS | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| CERCLIS NFRAP | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| DEL CONTAM SITE | 0.5 | 0 | 1 | 2 | 4 | - | 7 |
| FINDS/FRS | 0.125 | 0 | 4 | - | - | - | 4 |
| INST CONTROL | 0.5 | 0 | 0 | 1 | 0 | - | 1 |
| MIAMI MOP | 0.125 | 1 | 1 | - | - | - | 2 |
| ALT FUELS | 0.25 | 1 | 0 | 0 | - | - | 1 |
| AST | 0.25 | 0 | 0 | 1 | - | - | 1 |
| MIAMI WASTE GEN | 0.125 | 0 | 2 | - | - | - | 2 |
| RCRA CESQG | 0.25 | 0 | 2 | 2 | - | - | 4 |
| RCRA NON GEN | 0.25 | 0 | 1 | 4 | - | - | 5 |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| DATABASE | SEARCH RADIUS | TARGET PROPERTY | WITHIN 0.12MI | 0.12MI TO 0.25MI | 0.25MI TO 0.50MI | 0.50MI TO 1.00MI | TOTAL |
|-----------------|---------------|-----------------|---------------|------------------|------------------|------------------|-------|
| RCRA SQG | 0.25 | 0 | 1 | 0 | - | - | 1 |
| BROWNFIELD AREA | 0.5 | 0 | 0 | 1 | 0 | - | 1 |
| DELISTED COUNTY | 0.25 | 0 | 3 | 2 | - | - | 5 |
| DWM CONTAM | 0.5 | 0 | 0 | 4 | 7 | - | 11 |
| ENG CONTROLS | 0.5 | 0 | 0 | 1 | 0 | - | 1 |
| ERNS | 0.125 | 26 | 7 | - | - | - | 33 |
| FINDS/FRS | 0.125 | 0 | 9 | - | - | - | 9 |
| LUST/LAST | 0.5 | 1 | 10 | 7 | 29 | - | 47 |
| MIAMI AP | 0.125 | 0 | 1 | - | - | - | 1 |
| MIAMI CONT | 0.5 | 0 | 0 | 7 | 8 | - | 15 |
| MIAMI ENFORCE | 0.125 | 3 | 11 | - | - | - | 14 |
| MIAMI GREASE | 0.125 | 3 | 17 | - | - | - | 20 |
| MIAMI MOP | 0.125 | 1 | 3 | - | - | - | 4 |
| MIAMI TANKS | 0.25 | 0 | 17 | 20 | - | - | 37 |
| MIAMI WASTE GEN | 0.125 | 0 | 7 | - | - | - | 7 |
| PCB | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| RCRA SQG | 0.25 | 0 | 1 | 1 | - | - | 2 |
| SEMS ARCHIVE | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| SPILLS | 0.125 | 11 | 1 | - | - | - | 12 |
| STCS | 0.5 | 1 | 11 | 12 | 49 | - | 73 |
| UST | 0.25 | 0 | 1 | 2 | - | - | 3 |

7.1.1 PROJECT REGULATORY DATABASE REVIEW

| ON-SITE REGULATORY DATABASE LISTINGS | | |
|--|------------------|--|
| FACILITY NAME | FACILITY ADDRESS | DATABASES |
| Miami Beach Marina | 300 Alton Road | SPILLS, LUST, STCS, ALT FUELS, MIAMI ENFORCE, ERNS |
| Miami Beach Marina | 344 Alton Road | MIAMI TANKS, UST, STCS |
| Mony's Sunset, LLC/EC Investments, LLC/Texas de Brazil (South Beach) Corp. | 300 Alton Road | MIAMI GREASE |
| Club Nautico of Miami Beach | 300 Alton Road | MIAMI MOP |

Underground Storage Tank (UST)

The UST database is a listing of facilities that are required to register their USTs for tracking purposes and are not necessarily sites with a release to the environment.



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| Underground Storage Tanks | | | | | | |
|------------------------------|------------------------|------------|------------|----------|----------------|--------------|
| Registered Owner | Construction Details | Status | Size (gal) | Contents | Year Installed | Year Removed |
| MIAMI BEACH MARINA ASSOC LTD | Double Wall Fiberglass | In service | 9,450 | Diesel | 1984 | NA |
| MIAMI BEACH MARINA ASSOC LTD | Double Wall Fiberglass | In service | 9,450 | Diesel | 1984 | NA |
| MIAMI BEACH MARINA ASSOC LTD | Double Wall Fiberglass | In service | 5,745 | Gasoline | 1984 | NA |
| MIAMI BEACH MARINA ASSOC LTD | Double Wall Fiberglass | In service | 5, 745 | Gasoline | 1984 | NA |

NA - Not Applicable

The STCS database cross references the current USTs. In addition, the STCS database references four USTs which are listed as having been removed from the site on an unknown date. The removed USTs include one 4,000-gallon gasoline UST, two 2,000-gallon diesel USTs, and one 1,000-gallon UST of which the contents are unknown.

Refer to Section 1.1 for further discussion of the former USTs at the Project.

Leaking Underground Storage Tank (LUST)

The LUST database contains an inventory of reported leaking underground storage tank incidents. The following LUST incident was reported for the Project.

| Leaking Underground Storage Tank Reports | | | | | | |
|--|---|------------------|-------------------|------------------|----------------------------------|---|
| Owner | Status | Status Date | Material Released | Date Reported | Media Impacted | Other Details |
| Miami Beach Marina | No Further Action (NFA), Site Rehabilitation Completion Order (SRCO) issued | December 3, 2008 | Leaded gasoline | January 27, 1988 | Soil, groundwater, surface water | Refer to Sections 1.1 and 6.3 for further discussion. |

NR-Not Reported

Miami Tanks

- The MIAMI TANKS database indicates the permit is no longer needed or the facility is closed.

Refer to Section 1.1 for discussion of the historical USTs at the Project.

Miami Enforce



- The MIAMI ENFORCE database is a listing of enforcement cases supervised by the Department of Environmental Resources Management in Miami-Dade County and appears to cross-reference the release pertaining to the former USTs. The Project is listed three times on the MIAMI ENFORCE database. All three listings are shown as closed.

Refer to Section 1.1 for further discussion of the historical USTs at the Project.

ALT FUELS

The ALT FUELS database is a list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. The listing includes biodiesel stations, ethanol (E85) stations, liquefied petroleum gas (propane) stations, ethanol (E85) stations, natural gas stations, hydrogen stations, and electric vehicle supply equipment (EVSE).

- The fuel type on the ALT FUELS database for the Project is listed as electric. No other pertinent information is included.

The information provided is not indicative of a recognized environmental condition and no further action or investigation is recommended.

ERNS

The ERNS database includes listings of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

- The Project is listed on the ERNS database 26 times. Based on the relatively small amounts of material released, and lack of subsurface impacts, the ERNS listings do not appear to represent a recognized environmental condition with respect to the Project. Furthermore, the ERNS listings do not appear on any other databases that would indicate further remediation was required beyond the initial response.

The information provided is not indicative of a recognized environmental condition and no further action or investigation is recommended.

SPILLS

The SPILLS database is a statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

- The Project is listed on the SPILLS database 11 times. Based on the relatively small amounts of material released, and lack of subsurface impacts, the SPILLS listings do not appear to be a recognized environmental condition with respect to the Project. Furthermore, the SPILLS listings do not appear on any other databases that would indicate further remediation was required beyond the initial response.

The information provided is not indicative of a recognized environmental condition and no further action or investigation is recommended.

Miami Grease

The MIAMI GREASE database includes any non-residential facilities that prepare or process food, discharge or have the potential to discharge oil and grease to the public sanitary sewer system, require a Grease Discharge Operating (GDO) Permit. These permits are granted by the Division of Environmental Resources Management (DERM) of Miami-Dade's Department of Regulatory and Economic Resources.

- The MIAMI GREASE database indicates three permits have been issued for the Project. No additional pertinent information is provided.

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

The information provided is not indicative of a recognized environmental condition and no further action or investigation is recommended.

Miami MOP

The MIAMI MOP database pertains to Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from the Miami-Dade County Department of Environment Resources Management: recreational boat docking facilities with 10 or more boat slips, moorings, davit spaces, and vessel tie-up spaces; boat storage facilities contiguous to tidal waters in Miami-Dade County with 10 or more dry storage spaces (including boatyards and boat manufacturing facilities); and commercial boat docking facilities, regardless of the number of slips - this includes the Port of Miami, Terminal Island and shipping terminals on the Miami River. Miami-Dade County is governed by the Public Records Act Chapter 119, Florida Statutes. These records made available by the Regulatory and Economic Resources Department. No other pertinent information is listed in the MIAMI MOP database.

The information provided is not indicative of a recognized environmental condition and no further action or investigation is recommended.

7.1.2 OFF-SITE REGULATORY DATABASE REVIEW

Regulatory database listings which have a reasonable potential to impact the Project are discussed below. This determination is based on, but not limited to, factors such as the topographic gradient in relation to the Project, the estimated groundwater flow direction in the vicinity of the Project, the distance between the listed site and the Project, the type of site or materials involved, and/or whether a release to the environment is known or likely to have occurred.

| LA TERRAZZA, LLC/MIAMI BEACH MARINA NORTH | |
|--|--|
| Facility Address: | 400 Alton Road |
| Databases: | MIAMI ENFORCE, MIAMI GREASE, MIAMI TANKS |
| Distance: | Adjacent |
| Direction: | North |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | No |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | No |

| CITY OF MIAMI BEACH - MIAMI BEACH MARINA | |
|--|----------------|
| Facility Address: | 200 Alton Road |
| Databases: | MIAMI ENFORCE |
| Distance: | Adjacent |
| Direction: | South |

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| | |
|--|--|
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | No |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | No |

| YACHT CLUB AT PORTOFINO | |
|--|--|
| Facility Address: | 90 Alton Road |
| Databases: | MIAMI TANKS, STCS |
| Distance: | Adjacent |
| Direction: | South |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | No |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | No |

| MIAMI BEACH CITY-MARINA UPLANDS SOUTH | |
|--|--|
| Facility Address: | 100-200 Blocks Alton Road |
| Databases: | LUST, STCS |
| Distance: | Adjacent |
| Direction: | East |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | November 18, 1994 |
| Contaminant(s) of Concern: | Not reported |
| Media Impacted: | Not reported |
| Regulatory Status of Release: | Cleanup not required |
| Regulatory Status Date: | November 12, 1997 |
| Summary of Other Available Documentation: | Based on an SRCO letter dated November 12, 1997, no further action is required regarding the above-referenced release. |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| | |
|---------------------------------|---|
| Conclusion: | Based on the current regulatory status, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| 90 ALTON ROAD | |
|--|---|
| Facility Address: | 90 Alton Road |
| Databases: | ERNS |
| Distance: | Adjacent |
| Direction: | East |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | January 13, 2003 |
| Contaminant(s) of Concern: | Oil/diesel |
| Media Impacted: | Surface water |
| Regulatory Status of Release: | Not reported |
| Regulatory Status Date: | January 13, 2003 |
| Summary of Other Available Documentation: | The ERNS database indicates a caller reported a sheen in the water from an unknown source. |
| Conclusion: | Based on the likelihood that any necessary cleanup was performed by emergency response personnel and the fact that there are no other database listings pertaining to the ERNS database for the site, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| POTAMKIN PROPERTY - FORMER | |
|--------------------------------------|--------------------------------|
| Facility Address: | 500 - 540 Alton Road |
| Databases: | LUST, STCS, RCRA-CESQG |
| Distance: | Adjacent |
| Direction: | East |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | December 28, 1992 |
| Contaminant(s) of Concern: | Diesel |
| Media Impacted: | Soil and groundwater |
| Regulatory Status of Release: | No further action |
| Regulatory Status Date: | November 20, 1997 |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| | |
|--|--|
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the current regulatory status and distance, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| CITY OF MIAMI BEACH/FOX | |
|--|---|
| Facility Address: | 123 Alton Road |
| Databases: | LUST, DEL CONTAM SITE, STCS, MIAMI ENFORCE, MIAMI TANKS |
| Distance: | Approximately 360 feet |
| Direction: | Southeast |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | May 29, 1987 and October 29, 1992 |
| Contaminant(s) of Concern: | Not reported |
| Media Impacted: | Not reported |
| Regulatory Status of Release: | Cleanup not required |
| Regulatory Status Date: | June 15, 2010 |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the current regulatory status and distance from the Project, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| SOUTH POINTE BODY SHOP | |
|--------------------------------------|---|
| Facility Address: | 131 Alton Road |
| Databases: | LUST, FINDS, MIAMI WASTE GEN, RCRA-CESQG, RCRA-NON GEN, STCS, MIAMI TANKS |
| Distance: | Approximately 360 feet |
| Direction: | East |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | February 6, 1992 |
| Contaminant(s) of Concern: | Petroleum hydrocarbons |
| Media Impacted: | Not reported |
| Regulatory Status of Release: | No further action |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
 300 Alton Road
 Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| | |
|--|---|
| Regulatory Status Date: | August 14, 1992 |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the current regulatory status and distance from the Project, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| UNILEASE OF FLORIDA, INC. | |
|--|---|
| Facility Address: | 1130 5th Street |
| Databases: | LUST, STCS, MIAMI TANKS, MIAMI ENFORCE |
| Distance: | Approximately 400 feet |
| Direction: | East |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | August 18, 1988 |
| Contaminant(s) of Concern: | Petroleum hydrocarbons |
| Media Impacted: | Not reported |
| Regulatory Status of Release: | No further action |
| Regulatory Status Date: | April 12, 1995 |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the current regulatory status and distance from the Project, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| POTAMKIN PROPERTY/ACQUISTION VENTURES | |
|---------------------------------------|---|
| Facility Address: | 1145 5th Street |
| Databases: | LUST, STCS, MIAMI TANKS, DEL CONTAM SITE |
| Distance: | Approximately 490 feet |
| Direction: | East |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | October 14, 1997 and February 2, 2001 |
| Contaminant(s) of Concern: | Gasoline and diesel |
| Media Impacted: | Not reported |
| Regulatory Status of Release: | No further action and no further action with conditions, respectively |



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

| | |
|--|---|
| Regulatory Status Date: | September 10, 1999 and March 14, 2012, respectively |
| Summary of Other Available Documentation: | Not Applicable |
| Conclusion: | Based on the current regulatory status and distance from the Project, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

| US COAST GUARD - MIAMI BEACH | |
|--|---|
| Facility Address: | 100 MacArthur Causeway |
| Databases: | CERCLIS, CERCLIS NFRAP, SEMS ARCHIVE, DWM CONTAM, LUST, STCS |
| Distance: | Approximately 950 feet |
| Direction: | West |
| Estimated Groundwater Flow: | Varies due to tidal influences |
| Relationship to Project: | Varies |
| Release Reported: | Yes |
| Release Date: | February 12, 1998 (CERCLIS), October 24, 1990 and May 20, 1990 (LUST) |
| Contaminant(s) of Concern: | Petroleum hydrocarbons (LUST) |
| Media Impacted: | Not reported |
| Regulatory Status of Release: | No further action and "remedial action ongoing" |
| Regulatory Status Date: | Multiple |
| Summary of Other Available Documentation: | According to information in the CERCLIS database, the site does not qualify for the National Priorities List (NPL) based on existing information. |
| Conclusion: | Based on the current regulatory status and distance from the Project, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition. |
| Vapor Migration Concern: | Unlikely |

7.1.3 VAPOR MIGRATION

Indoor air quality concerns are generally excluded from the scope of ASTM E1527-13 and this assessment. However, the migration of vapors caused by a release of hazardous substances or petroleum products to the environment can represent a recognized environmental condition in certain conditions.

For the purposes of this assessment, the potential for migrating vapors to represent a recognized environmental condition was evaluated using a limited screening method based on technical guidance documents from the US EPA and *ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. In addition, screening tools created by regulatory agencies may be used to evaluate the significance of a release with respect to the vapor migration and/or vapor intrusion potential. EMG's vapor migration screening is not a human health risk assessment and is not intended to comply with regulatory requirements that might exist for the evaluation of vapor migration.

Based on the review of regulatory database records in Section 7.1.1 and 7.1.2, no vapor migration concerns were identified.

7.2 LOCAL AGENCY RECORDS

The following additional environmental records were reviewed to supplement the standard environmental record sources discussed in Sections 7.1.1 and 7.1.2.

Reasonably ascertainable records for the Project may be reviewed for evidence of recognized environmental conditions and other environmental concerns such as underground storage tanks, significant hazardous materials use, the presence of septic systems, and/or the presence of wells.

In the case of pending requests, upon receipt and review any significant information not identified through other sources will be provided to the Client.

| BUILDING DEPARTMENT | |
|---|---------------------------------|
| Name of Agency: | Miami Beach Building Department |
| Contact Name/Telephone: | Not applicable |
| Review Method: | Review of online records. |
| Records Date Back To: | 1985-Current |
| Summary of Records Reviewed: | General building permits |
| Environmentally Significant Information: | None identified |

| FIRE DEPARTMENT | |
|---|---|
| Name of Agency: | Miami Beach Fire Department |
| Contact Name/Telephone: | Not applicable |
| Review Method: | A written request for information has been submitted. A response is currently pending. A copy of the request is included in Appendix F. |
| Records Date Back To: | Pending response from agency |
| Summary of Records Reviewed: | Pending response from agency |
| Environmentally Significant Information: | Pending response from agency |

| PLANNING/ZONING DEPARTMENT | |
|---|---------------------------------|
| Name of Agency: | Miami Beach Planning Department |
| Contact Name/Telephone: | Not applicable |
| Review Method: | Review of online records. |
| Records Date Back To: | Current |
| Current Zoning: | GU (Civic and Government Use) |
| Historical Zoning: | None identified |
| Environmentally Significant Information: | None identified |

8.0 ASTM E1527 NON-SCOPE CONSIDERATIONS

The items discussed in this section are outside the scope of ASTM E1527-13. These are included at the discretion of the user based upon the scope of work.

8.1 ASBESTOS

In accordance with the scope of work, EMG performed a screening to document the presence of known and/or suspect asbestos containing materials (ACM) at the Project. This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition or renovation purposes. All materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the "Green Book") are considered suspect.

Some non-friable building products, such as sheet vinyl floor tile, vinyl floor tile, floor tile mastic, asbestos-cement board, and roofing materials can still be manufactured with asbestos and installed in the United States. However, U.S. manufacturers have largely excluded asbestos fibers from their building products since 1981. In addition to a visual assessment, EMG reviewed provided documentation to determine if asbestos has been previously documented at the Project.

| SUSPECT ASBESTOS CONTAINING MATERIALS | | |
|---------------------------------------|---------|-----------|
| MATERIAL | FRIABLE | CONDITION |
| Roofing materials | No | Good |
| Vinyl composition tile | No | Good |
| Mastic | No | Good |

Based on the scope of work, sampling of suspect asbestos containing materials was not performed. Furthermore, since the Project was developed after 1981, it is unlikely that asbestos containing materials are present in quantities that would require further assessment at this time. No further action or investigation is recommended regarding asbestos containing materials.

8.2 RADON GAS

Radon originates from the natural (radioactive) breakdown of uranium in soil, rock and water and is the second leading cause of lung cancer in the United States. Radon can move up through the ground and into living spaces through cracks and other holes in the foundation. The USEPA has developed the EPA Map of Radon Zones to assist National, State, and local organizations in implementing radon-resistant building codes. This map assigns each county in the U.S. to one of three zones based on radon potential. The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter of air) as an action level at which additional action is recommended.

The USEPA Radon Zones are defined as:

- Zone 1 (Highest potential) - Average indoor radon screening level greater than 4 pCi/L
- Zone 2 (Moderate potential) - Average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 (Lowest potential) - Average indoor radon screening level less than 2 pCi/L.

For the purposes of this assessment, the radon zone and the use of the Project have been used to determine the level of risk associated with radon. However, the USEPA and the Surgeon General recommend testing all homes for radon, regardless of geographic location.

The property is located in USEPA Radon Zone 2.

Radon sampling was not performed based on the non-residential use of the Project and the Scope of Work.



8.3 LEAD BASED PAINT

All paint applied prior to 1978 is considered suspect. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. This screening approach does not comply with Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing. This approach does not constitute a pre-occupancy survey or the basis of attainment of "Lead Free" certification.

Generally, due to the date of construction, the potential use of lead-based paint was minimized due to regulatory requirements and sound business practice. Based on the date of construction and the Scope of Work, no samples were collected. No further action or investigation is recommended regarding lead-based paint.

8.4 LEAD IN DRINKING WATER

Lead is commonly used in household plumbing materials and water service lines. Exposure to lead in drinking water above the USEPA action level can result in adverse health effects in children and adults. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Homes built before 1986 are more likely to have lead pipes, fixtures and solder. The most common problem is with brass or chrome-plated brass faucets and fixtures which can leach significant amounts of lead into the water. The USEPA action level for lead-in-drinking water is 15 parts per billion (ppb).

According to information from the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. No further action or investigation is recommended regarding lead in drinking water at the Project.

8.5 MOISTURE CONDITIONS

EMG performed a limited visual and olfactory assessment for evidence of moisture conditions in readily accessible interior areas of the Project. In addition, the Key Site Manager was interviewed regarding the presence of current and historical moisture conditions. This assessment was not designed to discover all areas which may be affected by moisture conditions. Rather, it is intended to provide an indication of significant moisture conditions observed during the site visit. Moisture conditions may be present in areas not observed, such as pipe chases, HVAC systems, and behind enclosed walls and ceilings. De minimis moisture conditions, such as small, isolated, water stains on ceiling tiles, and mildew at bathtubs and sinks are considered to be routine maintenance issues and are not addressed in this Report.

EMG did not observe visual or olfactory indications of significant moisture conditions in readily accessible interior areas of the Project. Furthermore, the Key Site Manager did not report any significant current or historical moisture conditions at the Project.

8.6 WETLANDS

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." A wetlands delineation is beyond the scope of this assessment. However, review of National Wetlands Inventory (NWI) data, provided by the United States Fish and Wildlife Service, indicated the following:

| WETLANDS REVIEW | |
|---|---|
| PROJECT | ADJACENT PROPERTIES |
| Review of the NWI data did not identify any wetlands. | Review of the NWI data did not identify any wetlands. |

No wetlands were identified. No further action or investigation is recommended regarding wetlands.



8.7 FLOOD ZONE

FEMA identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions. Flood hazard mapping is the basis for the National Flood Insurance Program (NFIP) and flood insurance requirements. FEMA maintains and updates data through Flood Insurance Rate Maps (FIRMs) and risk assessments. FIRMs include statistical information such as data for river flow, storm tides, hydrologic/hydraulic analyses and rainfall and topographic surveys. Review of the FIRM indicated the following:

| FLOOD ZONE MAP REVIEW | |
|-----------------------|---|
| MAP DATE | PROJECT FLOOD ZONE |
| September 11, 2009 | The entire Project is located in Zone AE, defined as the base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. |

The flood zone designation is provided for informational purposes only. A determination of the need for flood insurance is beyond the scope of this assessment.

9.0 LIMITATIONS, KEY TERMS, AND REFERENCES

9.1 LIMITATIONS

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent Environmental Professional in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment.

Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG's ESA cannot wholly eliminate the uncertainty regarding the presence of recognized environmental conditions and environmental business risk. The report is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Project. The report is limited in budget and scope. The nature of subsurface soil and ground water at the Project cannot be confirmed, given the limited budget and scope of this ESA. The report is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the Project. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted environmental conditions.

9.2 REFERENCES

References are listed below. Additional references may be present within the applicable report sections.

Physical Setting

7 1/2 minute USGS Topographic Quadrangle (included in Appendix C)

1:2,500,000 scale Geology of the Conterminous United States map published by the USGS and dated 1974

Natural Resources Conservation Service (NRCS) Web Soil Survey

Regulatory Records

Database Report, Ecolog ERIS Ltd. (included in Appendix H)

Key Site Manager Interview

Key Site Manager Questionnaire, (included in Appendix D)

Historical References

| STANDARD HISTORICAL SOURCES | | |
|---------------------------------------|--------|--|
| DATA TYPE | SOURCE | YEARS COVERED |
| Aerial Photographs: | ERIS | 1961, 1969, 1972, 1978, 1986, 1995, 1999, 2007, 2010, 2013, 2015 |
| Fire Insurance (Sanborn) Maps: | ERIS | 1918, 1921, 1947, 1951, 1972 |

| STANDARD HISTORICAL SOURCES | | |
|---|--------------------------------------|--|
| DATA TYPE | SOURCE | YEARS COVERED |
| USGS Topographic Maps: | USGS | 1950, 1962, 1969, 1988, 1990, 1994, 2015 |
| Local Street Directories: | ERIS | 1955, 1959, 1964, 1968, 1972, 1976, 1993, 1998, 2001, 2006, 2011, 2016 |
| Building Department Records: | Miami Beach Building Department | 1985-Current |
| Fire Department Records: | Miami Beach Fire Department | Pending response from agency |
| Zoning/Land Use Records: | Miami Beach Planning Department | Current |
| Property Tax Files and Land Title Records: | Miami-Dade County Property Appraiser | 1985 - Current |
| Key Site Manager Interview: | Pre-Survey Questionnaire | 1991 - Current |
| Oil and Gas Well Maps: | ERIS | No records found |

9.3 KEY TERMS

Business environmental risk - A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations. For the purposes of this assessment, a significant business environmental risk is both included in the agreed upon scope of work and requires further action at this time.

Controlled recognized environmental condition - A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Data gap - The lack of or inability to obtain information required by ASTM E 1527-13 despite good faith efforts is considered a data gap. A data gap is considered significant if it affects the ability of the environmental professional to identify recognized environmental conditions.

De minimis condition - A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Environmental Professional - A person meeting the education, training, and experience requirements set forth in 40 CFR 312.10(b).

Historical recognized environmental condition - A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC.

Material threat - A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.

Practically reviewable - Information that is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.



ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

Release - Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), with certain exclusions as defined in 42 U.S.C. 9601 (22).

Reasonably ascertainable - Information that is publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable.

Recognized environmental condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Standard environmental record sources - Environmental records contained in various regulatory databases, with search distances defined by ASTM E1527-13, unless otherwise specified by client in the scope of work.

Standard historical sources - Reasonably ascertainable records, including aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, and zoning/land use records.

APPENDIX A:
PHOTOGRAPHS

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #1 NORTH ELEVATION, MAIN BUILDING



PHOTO #2 EAST ELEVATION, MAIN BUILDING



PHOTO #3 SOUTH ELEVATION, MAIN BUILDING



PHOTO #4 WEST ELEVATION, MAIN BUILDING



PHOTO #5 FUEL PAYMENT/OFFICE BUILDING



PHOTO #6 MARINA, FACING NORTH

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #7 MARINA, FACING SOUTH



PHOTO #8 PARKING LOT



PHOTO #9 OFFICE AREA

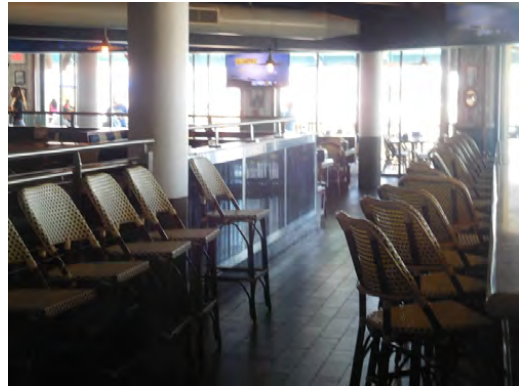


PHOTO #10 DINING AREA



PHOTO #11 INTERIOR WALKWAY



PHOTO #12 KITCHEN

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135

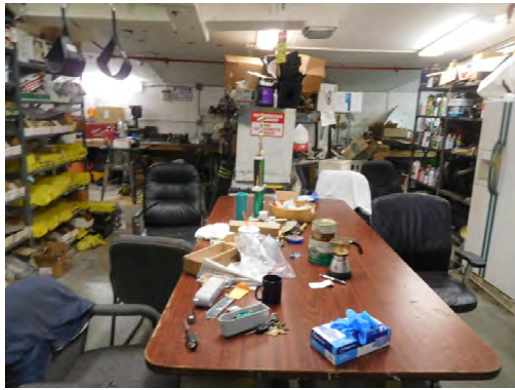


PHOTO #13 MAINTENANCE AREA



PHOTO #14 RESTROOM



PHOTO #15 OFFICE SPACE



PHOTO #16 OUTDOOR EATING AREA



PHOTO #17 FUEL DISPENSERS



PHOTO #18 HIGH SPEED FUEL DISPENSER

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #19 CLEANING SUPPLIES



PHOTO #20 OXYGEN



PHOTO #21 PAINT/MAINTENANCE SUPPLIES



PHOTO #22 GAS/OIL MIX



PHOTO #23 WATER TREATMENT CHEMICALS



PHOTO #24 UST FIELD

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #25 VENT PIPES



PHOTO #26 FUEL LINE SUMPS



PHOTO #27 VEEDER ROOT SYSTEM



PHOTO #28 USED OIL AST



PHOTO #29 ELECTRICAL TRANSFORMER



PHOTO #30 ELEVATOR EQUIPMENT

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #31 TRASH COMPACTOR HYDRAULIC EQUIPMENT



PHOTO #32 DUMPSTERS



PHOTO #33 TRASH COMPACTOR



PHOTO #34 USED BATTERY ENCLOSURE



PHOTO #35 USED OIL FILTERS



PHOTO #36 HOLDING TANK PUMPOUT STATION

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #37 GREASE TRAPS



PHOTO #38 OBSERVATION WELL



PHOTO #39 ABANDONED MONITORING WELL



PHOTO #40 CONDENSER



PHOTO #41 AIR HANDLING UNIT



PHOTO #42 ROOFTOP PACKAGED UNIT

ENVIRONMENTAL SITE ASSESSMENT

Miami Beach Marina
300 Alton Road
Miami, Florida 33139

EMG PROJECT NO: 123091.17R000-001.135



PHOTO #43 WATER HEATER



PHOTO #44 ADJACENT NORTH - CONDOMINIUMS



PHOTO #45 ADJACENT EAST - SOUTH BEACH ELEMENTARY



PHOTO #46 ADJACENT SOUTH - CONDOMINIUMS



PHOTO #47 ADJACENT WEST - BISCAYNE BAY



PHOTO #48 ADJACENT NORTH - BISCAYNE BAY AND MACARTHUR CAUSEWAY

APPENDIX B:
FIELD SKETCH



UST Field Sketch



APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS

Fire Insurance Map

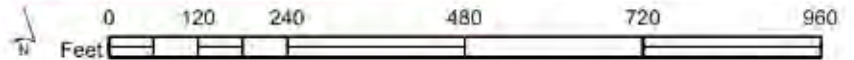


1921

Address: 300 Alton Road, Miami, FL



Map sheet(s):
Volume NA:1A2,2;



Order Number 20170428069

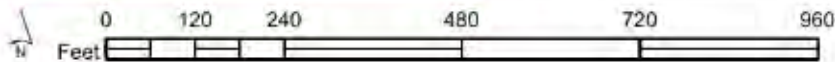


Fire Insurance Map



1947

Address: 300 Alton Road, Miami, FL



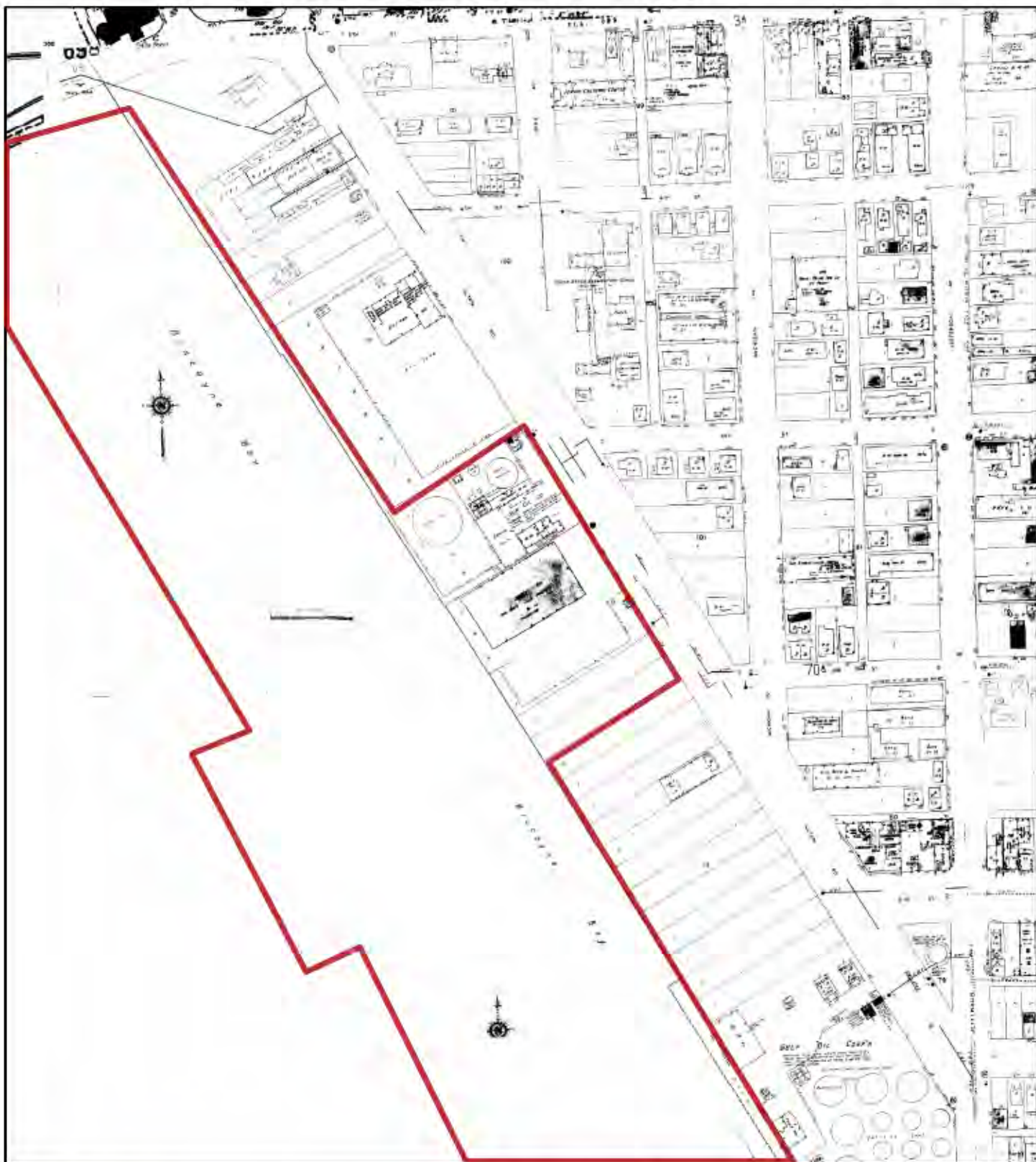
Order Number 20170428069



Map sheet(s):
Volume NA:1,2,24,69,70A1;

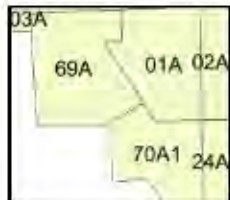


Fire Insurance Map



1951

Address: 300 Alton Road, Miami, FL

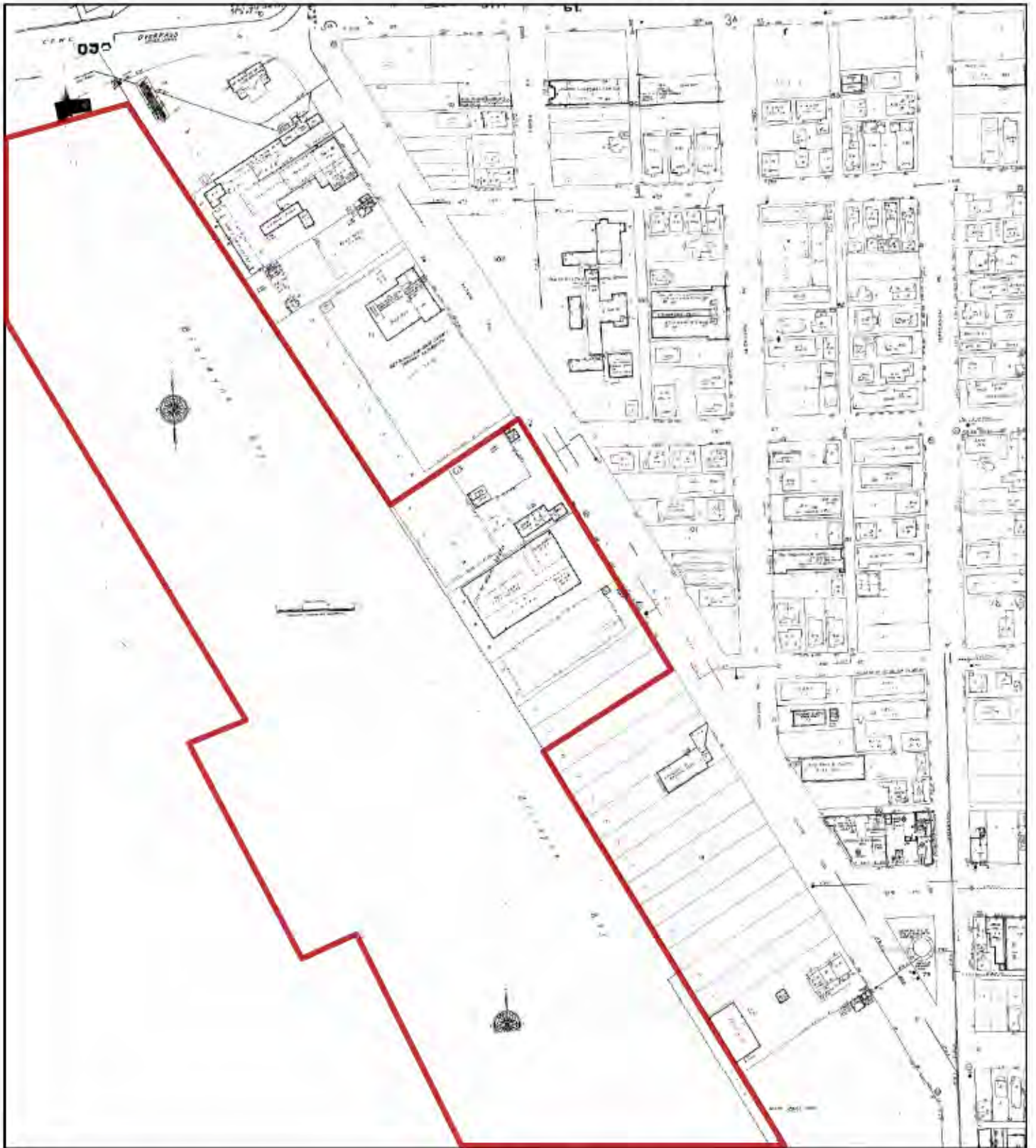


Map sheet(s):
Volume NA: 1, 2, 24, 69, 70A1;
1, 2, 24, 69, 70A1;

Order Number 20170428069

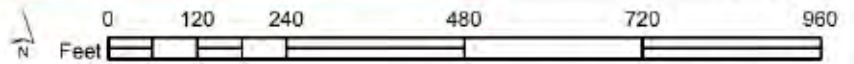


Fire Insurance Map



1972

Address: 300 Alton Road, Miami, FL



Order Number 20170428069



Map sheet(s):
Volume NA:1,2,24,69,70A1;



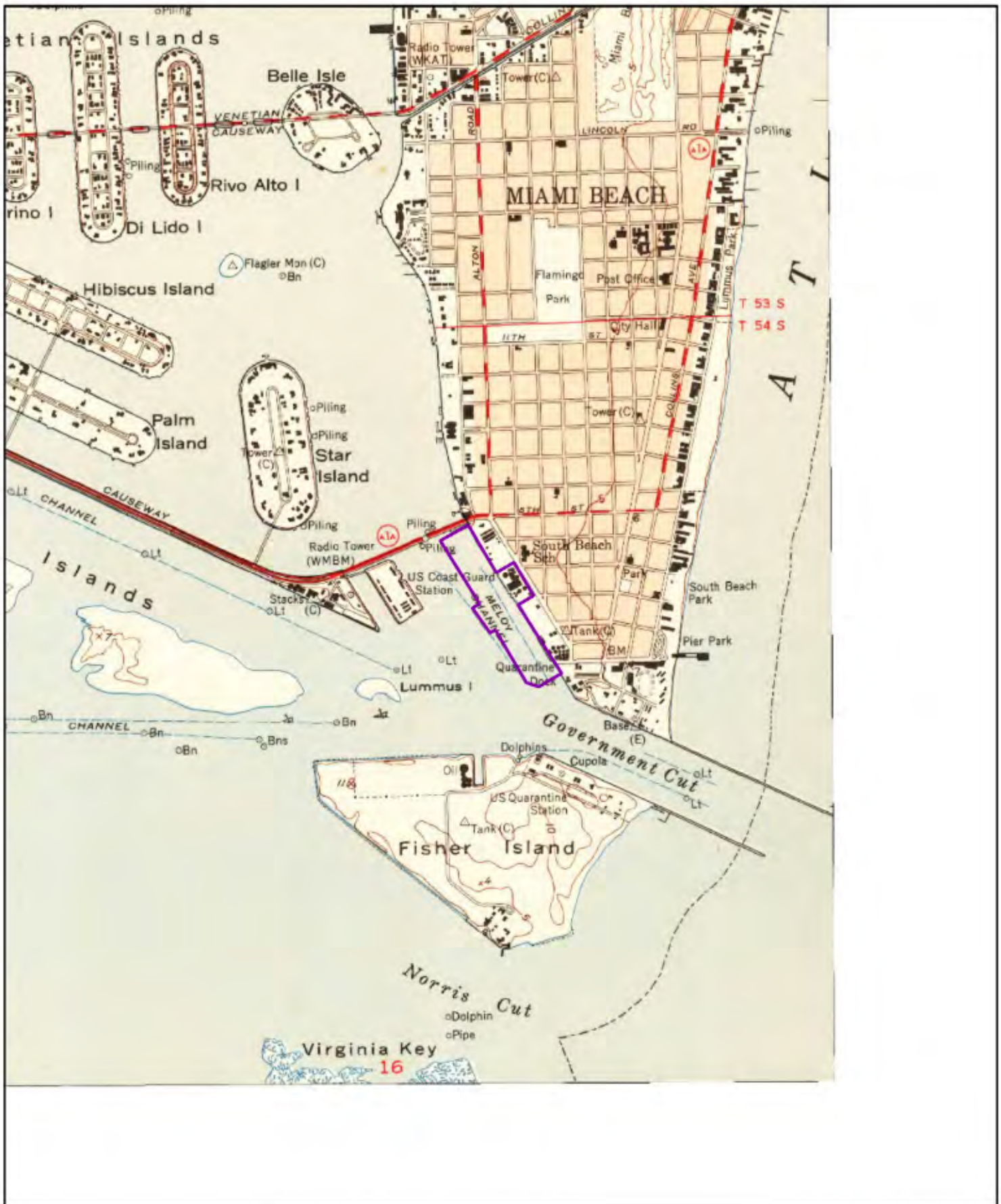


Date: 1961
Source: USGS
Scale: 1" to 500'
Comments:

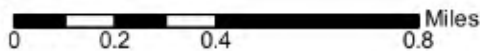


Subject: 300 Alton Road Miami FL
Approx Center: 25.771561 -80.13957

engineering environmental | capital planning project management



1950



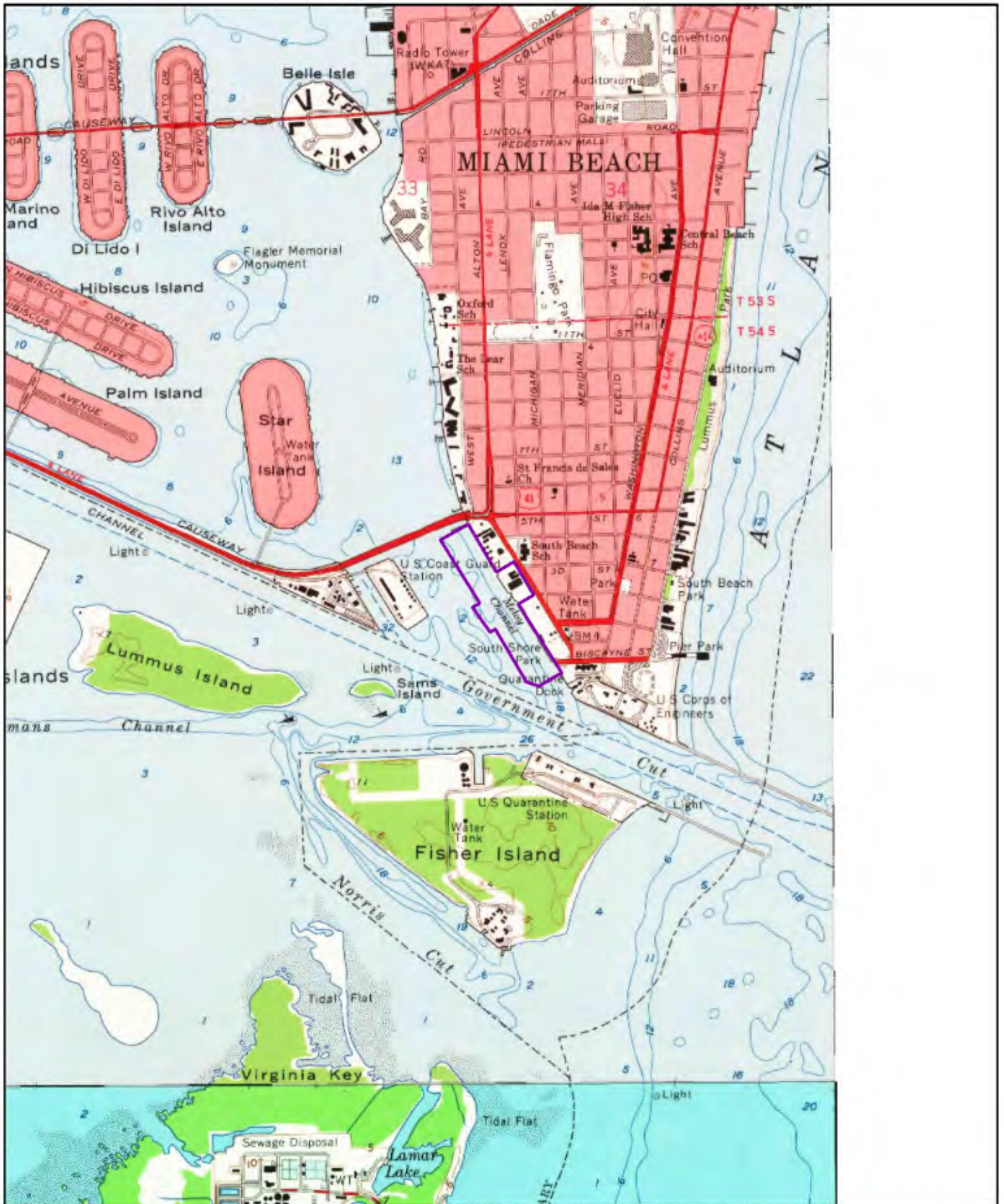
Order No. 20170503064

Quadrangle(s): Miami, FL

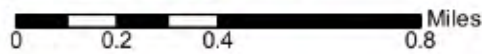


Source: USGS 7.5 Minute Topographic Map

engineering | environmental | capital planning | project management



1962



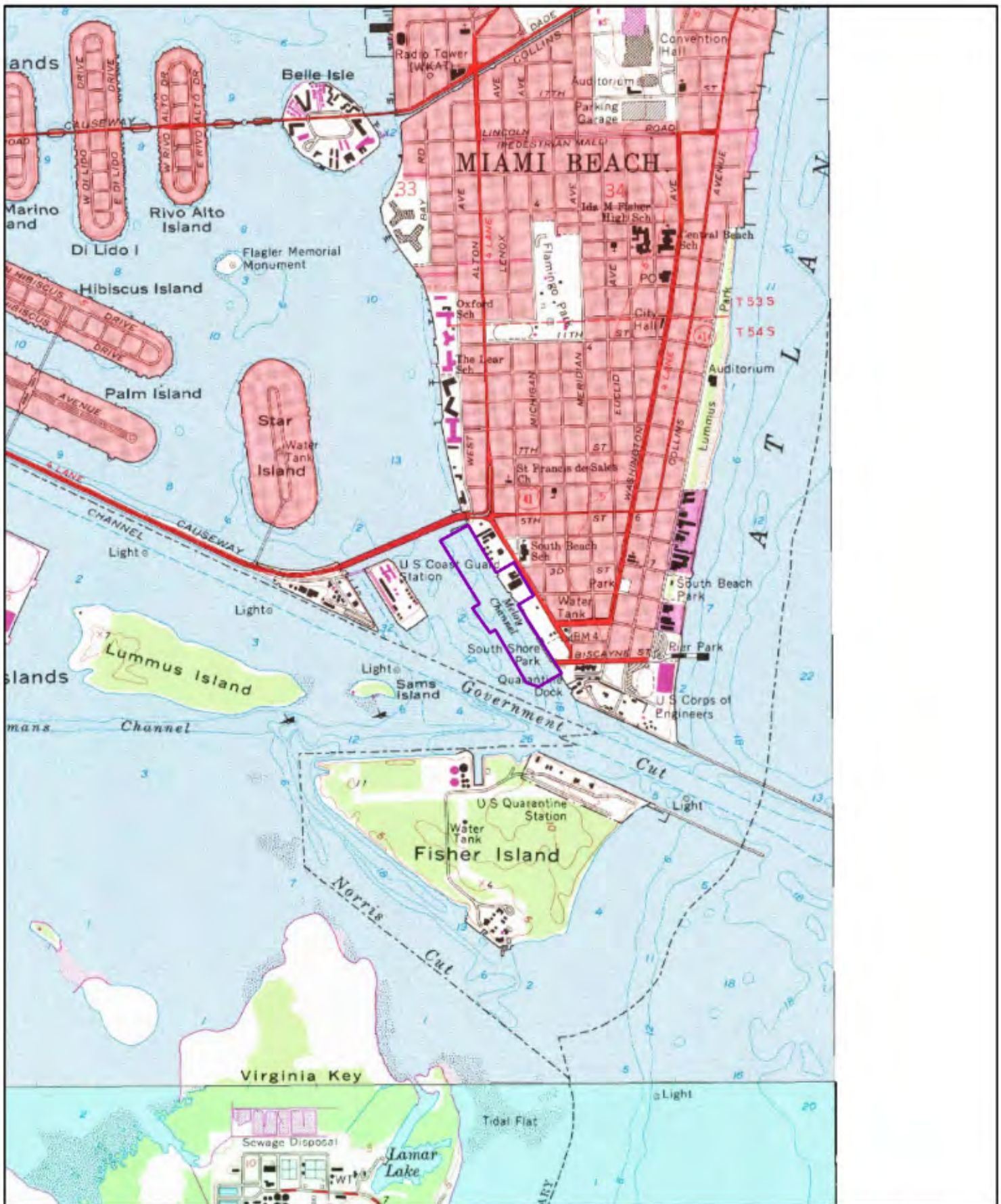
Order No. 20170503064

Quadrangle(s): Miami, FL

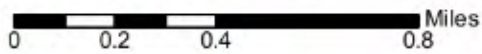


Source: USGS 7.5 Minute Topographic Map

engineering | environmental | capital planning | project management



1969



Order No. 20170503064

Quadrangle(s): Miami, FL

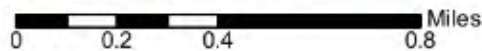
Source: USGS 7.5 Minute Topographic Map



engineering | environmental | capital planning | project management



1988



Order No. 20170503064

Quadrangle(s): Miami, FL

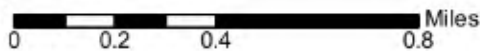


Source: USGS 7.5 Minute Topographic Map

engineering | environmental | capital planning | project management



1990



Quadrangle(s): Miami, FL

Source: USGS 7.5 Minute Topographic Map

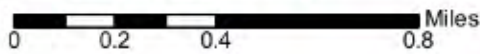
Order No. 20170503064



engineering | environmental | capital planning | project management



1994



Order No. 20170503064

Quadrangle(s): Miami, FL

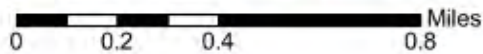


Source: USGS 7.5 Minute Topographic Map

engineering | environmental | capital planning | project management



2015



Order No. 20170503064

Quadrangle(s): Miami, FL



Source: USGS 7.5 Minute Topographic Map

engineering | environmental | capital planning | project management

1972



Date: 1972
Source: USGS
Scale: 1" to 500'
Comments:



Subject: 300 Alton Road Miami FL
Approx Center: 25.771561 -80.13957

engineering environmental | capital planning project management



1:500

Date: 1986
Source: USGS
Scale: 1" to 500'
Comments:



Subject: 300 Alton Road Miami FL
Approx Center: 25.771561 -80.13957

engineering environmental | capital planning project management



Date: 1999
Source: USGS
Scale: 1" to 500'
Comments:



engineering environmental | capital planning project management

Subject: 300 Alton Road Miami FL
Approx Center: 25.77 1561 -80.13957



Date: **2015**
Source: **NAP**
Scale: **1" to 500'**
Comments:

Subject: 300 Alton Road Miami FL
Approx Center: 25.77158 / -80.13957



engineering | environmental | capital planning | project management

APPENDIX D:
QUESTIONNAIRES



ASTM E1527-13 USER QUESTIONNAIRE PHASE I ENVIRONMENTAL SITE ASSESSMENT

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) on your behalf as contracted in EMG Project #112427.15P. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM E1527-13 Scope of Work, we are required to ask the following questions to the User of the report seeking to fulfill the User Requirements of the Standard. Please complete and return this questionnaire to Courtney Bartlett via email at cbartlett@emgcorp.com or via fax at 410-785-6220 (within two days of receipt).

Date:

Company name:

Property Name/Street Address:

Property City/State/Zip:

Name of person completing questionnaire:

Phone Number:

Role/Title:

Fax Number:

Length of association with property:

E-mail address:

Please check one:

User:

User Representative:

Signature:

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: *U* indicates "Unknown", *NR* indicates "No Response" and "N/A" indicates not applicable.

| QUESTION | | RESPONSE | | | | COMMENTS |
|----------|--|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| | | Y | N | U | NR | |
| 1 | Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2 | Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3 | Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |



| QUESTION | | RESPONSE | | | | COMMENTS |
|----------|---|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| | | Y | N | U | NR | |
| 4 | Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5 | Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 6 | As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 7 | Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8 | Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8 (a) | Do you know the past uses of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8 (b) | Do you know of specific chemicals that are present or once were present at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8 (c) | Do you know of spills or other chemical releases that have taken place at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8 (d) | Do you know of any environmental cleanups that have taken place at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 9 | As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

If you have access to any of the following helpful documents, please indicate them below and then send them to EMG via standard mail or e-mail along with this questionnaire. Mailing address: 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117

Helpful Documents to be forwarded EMG:

- Environmental site assessment reports (i.e., Phase I, Phase II, tank testing results, radon, lead paint, or asbestos testing, etc.)
- Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)
- Environmental permits (i.e., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)
- Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)



engineering | environmental | capital planning | project management

- Registrations for underground injection systems
- Material safety data sheets
- Community right-to-know plan
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc
- Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area
- Notices/correspondence from any agency relating to past/current violations of environmental laws, or liens encumbering the property
- Hazardous waste generator notices or reports
- Other:

PHASE I: KEY SITE MANAGER QUESTIONNAIRE



Name of person completing questionnaire: Robert Christoph
 Association with property: owner of lease
 Length of association with property: since 1991
 Are you a representative of the Owner?: Yes
 Phone Number: 305 - 672-5588
 Property Name: Miami Beach Marina
 EMG Project Number: 123091-178000-001-135
 Signature: [Signature] Date: 5.8.2017

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

| | QUESTION | RESPONSE | | | COMMENTS |
|---|---|----------|---|-----|---|
| | | Y | N | Unk | |
| 1 | Are the Property or any adjoining properties currently or previously in industrial use? | X | | | Historical industrial use |
| 2 | Have the Property or adjoining properties currently or previously been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? | | X | | |
| 3 | Are there currently or previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property? | | X | | |
| 4 | Are there currently or have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property? | | X | | |
| 5 | Are there currently or previous any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Property? | X | | | Previous is cleanup activities |
| 6 | Are there currently or previously any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal? | | X | | |
| 7 | Are there any significant areas of stained soil on the Property (currently or previously)? | | X | | |
| 8 | Are there currently or previously any storage tanks (above or underground) located on the Property? If so, please indicate the material stored and if the tank is registered. | X | | | 2 10,000-gal diesel USTs 2 6,000-gal gas/100-gal Agt |
| 9 | Are there currently or previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property? | X | | | Current UST system |

| QUESTION | | RESPONSE | | | COMMENTS |
|----------|--|----------|---|-----|----------|
| | | Y | N | Unk | |
| 10 | Are there currently or previously any flooring, drains, or walls located at the Property that are stained by substances other than water or are emitting foul odors? | | X | | |
| 11 | If the Property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system? Has the well been designated as contaminated by any government environmental/health agency? | | | | N/A |
| 12 | Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property? | X | | | |
| 13 | Have there been any environmental site assessments of the Property that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property or recommended further assessment of the Property? | X | | | |
| 14 | Does the Property discharge waste water on or adjacent to the Property, other than storm water, into a storm water sewer system? | | X | | |
| 15 | Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials been dumped above grade, buried, and/or burned on the Property? | | X | | |
| 16 | Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? | | X | | |
| 17 | Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Property? | | X | | |
| 18 | Has there ever been any asbestos-containing materials testing conducted on the Property? | | X | | |
| 19 | Is there an Asbestos Operations and Maintenance (O&M) program in place at the Property? | | X | | |
| 20 | Is there now or has there ever been any lead-based paint (LBP) applications on the Property? | | X | | |
| 21 | Has there ever been lead-based paint testing conducted on the Property? | | X | | |
| 22 | Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Property? | | X | | |
| 23 | Has the water at the Property ever been tested for lead? | | X | | |
| 24 | Has radon testing ever been conducted at the Property? | | X | | |
| 25 | Has any part of the Property ever contained visible mold growth? | | X | | |
| 26 | Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)? | | X | | |
| 27 | Is there a Mold Operations and Maintenance (O&M) program in place at the Property? | | X | | |



| QUESTION | | RESPONSE | | | COMMENTS |
|--|--|--|---|-----|----------------|
| | | Y | N | Unk | |
| 28 | Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of? If so, please provide details. | | X | | |
| 29 | Has fill dirt been brought onto the Property which originated from a contaminated site or is of an unknown origin? | | X | | |
| 30 | Is the Property or any portion of the Property located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species)? | X | | | Wetlands |
| 31 | Have you been informed of the past existence of environmental violations with respect to the Property or any facility located on the Property? | | X | | |
| 32 | Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property? | | X | | |
| 33 | Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the Property? | | X | | |
| 34 | Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property? | X | | | See NFA letter |
| 35 | Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products? | | X | | |
| Summarize historical Property use (when was the Property developed with the current improvements, what modifications have taken place, what was the Property used for prior to its current use) | | Refuse transfer point, bus repair, tank farm | | | |
| On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. | | | | | |
| <ul style="list-style-type: none"> • Previous Environmental Site Assessment and Compliance Audit reports • Site plans, ALTA surveys, etc. • Asbestos, Lead Based Paint, Mold Operations and Maintenance Programs (O&Ms) • Environmental permits, including registrations for aboveground and underground storage tanks and registrations for underground injection systems • Material Safety Data Sheets • Hazardous waste generator notices or reports • Community Right-to-Know Plan, Risk Assessments, Safety plans, SPCC plans, FRP Plans, etc. • Reports regarding hydrogeological conditions on the Property or adjoining properties • Notices from government agencies regarding past or current violations of environmental laws • Environmental liens and recorded Activity and Use Limitations • Geotechnical surveys | | | | | |





ASTM E1527-13 OWNER QUESTIONNAIRE PHASE I ENVIRONMENTAL SITE ASSESSMENT

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) on your property as contracted in EMG Project #112427.15P. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM E1527-13 Scope of Work, we are required to ask the following questions to the Owner or Owner representative. Please complete and return this questionnaire to Courtney Bartlett via email at cbartlett@emgcorp.com or via fax at 410-785-6220 (within two days of receipt).

Date: _____

Company name: _____

Property Name/Street Address: _____

Property City/State/Zip: _____

Name of person completing questionnaire: _____

Phone Number: _____

Role/Title: _____

Fax Number: _____

Length of association with property: _____

E-mail address: _____

Please check one: Owner: Owner Representative:

Signature: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: *U* indicates "Unknown", *NR* indicates "No Response" and "N/A" indicates not applicable.

| | QUESTION | RESPONSE | | | | COMMENTS |
|---|--|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| | | Y | N | U | NR | |
| 1 | Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2 | Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3 | Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Interviews with Owners and Occupants: Section 10 of the ASTM E1527-13 Standard recommends that in addition to the three specific questions above, the Environmental Professional shall attempt to interview owners, operators, and occupants of the property to obtain information indicating recognized environmental conditions in connection with the property. As such, EMG is providing a Pre-Survey Questionnaire under separate cover to the Key Site Manager or other site representative as designated by either the current owner or the intended User of the assessment data.



engineering | environmental | capital planning | project management

If you have access to any of the following helpful documents, please indicate them below and then send them to EMG via standard mail or e-mail along with this questionnaire. Mailing address: 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117

Helpful Documents to be forwarded EMG:

- Environmental site assessment reports (i.e., Phase I, Phase II, tank testing results, radon, lead paint, or asbestos testing, etc.)
- Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)
- Environmental permits (i.e., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)
- Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)
- Registrations for underground injection systems
- Material safety data sheets
- Community right-to-know plan
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc
- Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area
- Notices/correspondence from any agency relating to past/current violations of environmental laws, or liens encumbering the property
- Hazardous waste generator notices or reports
- Other:

APPENDIX E:
LABORATORY ANALYTICAL RESULTS

**NO DOCUMENTS ASSOCIATED
WITH THIS APPENDIX**

APPENDIX F:
SUPPORTING DOCUMENTATION



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/3/2017

| Property Information | |
|----------------------|---|
| Folio: | 02-4203-009-9210 |
| Property Address: | 344 ALTON RD Miami Beach, FL 33139-8900 |
| Owner | MIAMI BEACH REDEVELOPMENT AG |
| Mailing Address | 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819 |
| PA Primary Zone | 8000 COMMUNITY FACILITIES |
| Primary Land Use | 8940 MUNICIPAL : MUNICIPAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 3 |
| Living Units | 0 |
| Actual Area | Sq.Ft |
| Living Area | Sq.Ft |
| Adjusted Area | 55,940 Sq.Ft |
| Lot Size | 125,200 Sq.Ft |
| Year Built | 1985 |



| Assessment Information | | | |
|------------------------|--------------|--------------|--------------|
| Year | 2016 | 2015 | 2014 |
| Land Value | \$6,835,920 | \$6,835,920 | \$6,835,920 |
| Building Value | \$4,260,142 | \$3,886,875 | \$3,793,710 |
| XF Value | \$461,864 | \$450,705 | \$456,263 |
| Market Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| Assessed Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |

| Benefits Information | | | | |
|--|------|------|------|------|
| Benefit | Type | 2016 | 2015 | 2014 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Short Legal Description |
|----------------------------------|
| OCEAN BEACH ADDN NO 3 PB 2-81 |
| ALL OF LOTS 22 THRU 29 & LOT 21 |
| LESS S40FT TOGETHER WITH W2FT OF |
| LOTS 15 THRU 20 & W40FT OF S40FT |
| OF LOT 21 BLK 111 A/K/A LEASE |

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

Version:

| Taxable Value Information | | | |
|---------------------------|--------------|--------------|--------------|
| | 2016 | 2015 | 2014 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |

| Sales Information | | | |
|-------------------|-------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| | | | |



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/3/2017

| Property Information | |
|----------------------|---|
| Folio: | 02-4203-009-9210 |
| Property Address: | 344 ALTON RD Miami Beach, FL 33139-8900 |
| Owner | MIAMI BEACH REDEVELOPMENT AG |
| Mailing Address | 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819 |
| PA Primary Zone | 8000 COMMUNITY FACILITIES |
| Primary Land Use | 8940 MUNICIPAL : MUNICIPAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 3 |
| Living Units | 0 |
| Actual Area | Sq.Ft |
| Living Area | Sq.Ft |
| Adjusted Area | 55,940 Sq.Ft |
| Lot Size | 125,200 Sq.Ft |
| Year Built | 1985 |



| Assessment Information | | | |
|------------------------|--------------|--------------|--------------|
| Year | 2016 | 2015 | 2014 |
| Land Value | \$6,835,920 | \$6,835,920 | \$6,835,920 |
| Building Value | \$4,260,142 | \$3,886,875 | \$3,793,710 |
| XF Value | \$461,864 | \$450,705 | \$456,263 |
| Market Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| Assessed Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |

| Benefits Information | | | | |
|--|------|------|------|------|
| Benefit | Type | 2016 | 2015 | 2014 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

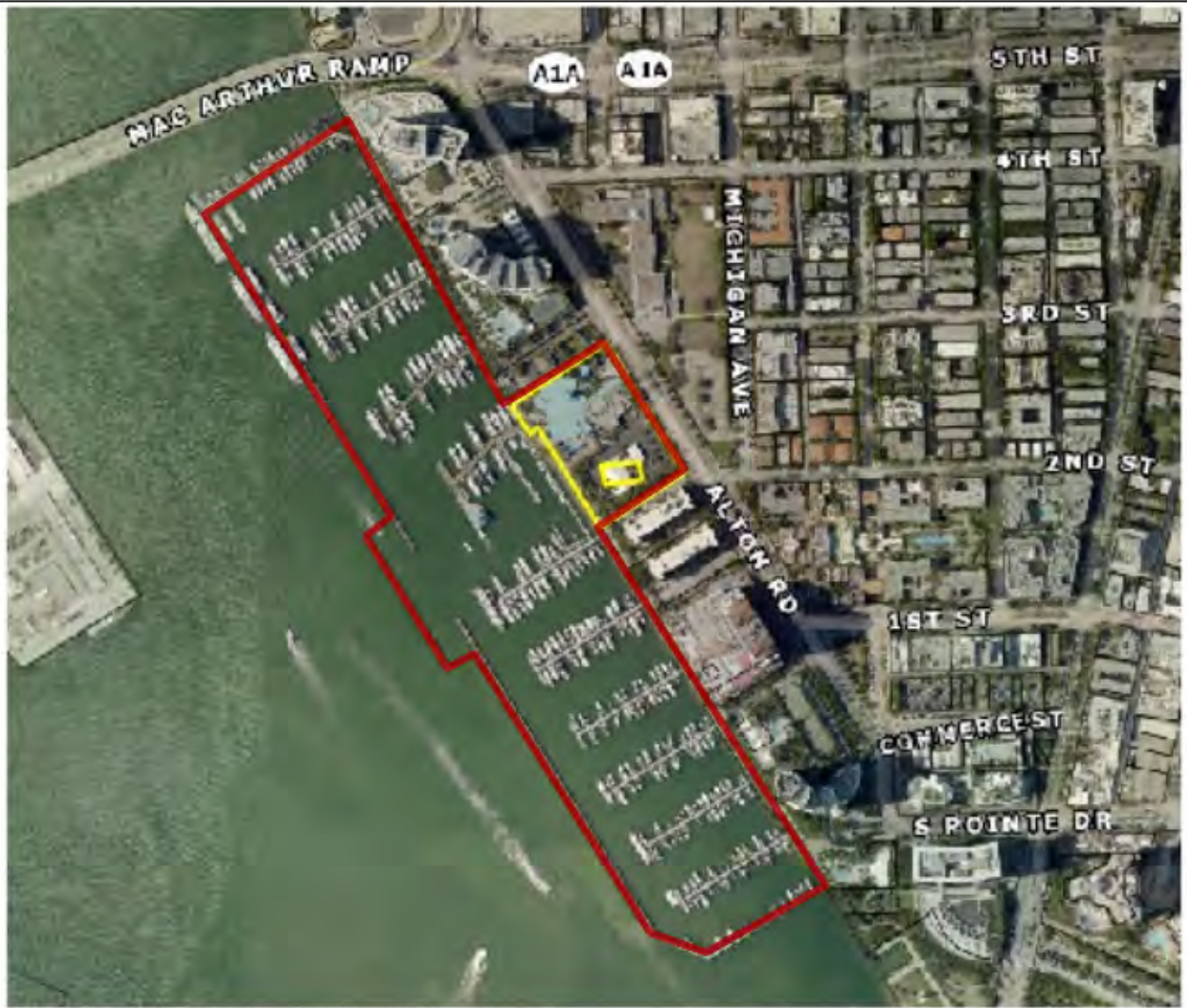
| Short Legal Description |
|----------------------------------|
| OCEAN BEACH ADDN NO 3 PB 2-81 |
| ALL OF LOTS 22 THRU 29 & LOT 21 |
| LESS S40FT TOGETHER WITH W2FT OF |
| LOTS 15 THRU 20 & W40FT OF S40FT |
| OF LOT 21 BLK 111 A/K/A LEASE |

| Taxable Value Information | | | |
|---------------------------|--------------|--------------|--------------|
| | 2016 | 2015 | 2014 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,557,926 | \$11,173,500 | \$11,085,893 |

| Sales Information | | | |
|-------------------|-------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| | | | |

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

Version:



Tax Map



HISTORICAL DIRECTORY REPORT

for the site:

Miami Beach Marina
 300 Alton Road
 Miami, FL
 PO #:

Report ID: 20170428069
 Completed: 5/2/2017

Ecolog ERIS Ltd.
 Environmental Risk Information
 Service (ERIS)
 A division of Glacier Media Inc.
 P: 1.866.517.5204
 E: info@erisinfo.com

www.erisinfo.com



Search Results Summary

| Date | Source | Comment |
|------|----------------------------|-----------------|
| 2016 | DIGITAL BUSINESS DIRECTORY | Images Provided |
| 2011 | DIGITAL BUSINESS DIRECTORY | Images Provided |
| 2006 | DIGITAL BUSINESS DIRECTORY | Images Provided |
| 2001 | DIGITAL BUSINESS DIRECTORY | Images Provided |
| 1998 | DIGITAL BUSINESS DIRECTORY | Images Provided |
| 1993 | DIGITAL BUSINESS DIRECTORY | Images Provided |
| 1976 | POLKS | Images Provided |
| 1972 | POLKS | Images Provided |
| 1968 | POLKS | Images Provided |
| 1964 | POLKS | Images Provided |
| 1959 | POLKS | Images Provided |
| 1955 | POLKS | Images Provided |

5/2/2017

RE: CITY DIRECTORY RESEARCH
Miami Beach Marina
300 Alton Road Miami, FL

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

250-350 of Alton Rd

ALTON RD MB

| | |
|------|---|
| 300 | Damian Cerraduras Chapas |
| | <i>Locks & Locksmiths</i> |
| 300 | Miami Beach Marina <i>Marinas</i> |
| 300 | R C I Marina Inc <i>Real Estate Developers</i> |
| 919 | Davids Cafe <i>Restaurants</i> |
| 1040 | Lifetime Locksmith |
| | <i>Locks & Locksmiths</i> |
| 1400 | Alton 14 Lic <i>Real Estate Management</i> |
| 1454 | Locust Locksmith <i>Locks & Locksmiths</i> |
| 1504 | Cossio Car Locksmith |

ALTON RD

| | |
|------|---|
| 90 | Sunset Cafe & Market <i>Restaurants</i> |
| 300 | American Watersport Clubs Inc |
| | <i>All Other Amusement & Recreation Industries</i> |
| 400 | One World Mortgage Svc Corp |
| | <i>Real Estate Credit</i> |
| 400 | Mortgage One Residential Inc |
| | <i>Real Estate Credit</i> |
| 400 | American Supply Import |
| | <i>All Other Durable Goods Merchant Whols</i> |
| 400 | Mortgage One Residential Inc |
| | <i>Real Estate Loans</i> |
| 600 | Henry R Julme Md <i>Physicians & Surgeons</i> |
| 630 | David Galbut Md <i>Physicians & Surgeons</i> |
| 1060 | Pistils & Petals <i>Nursery & Florist Merchant Whols</i> |

ALTON RD

| | |
|------|--|
| 90 | Sunset Cafe & Market Restaurants |
| 300 | American Watersport Clubs Inc <i>All Other Amusement & Recreation Industries</i> |
| 400 | One World Mortgage Svc Corp <i>Real Estate Credit</i> |
| 400 | Mortgage One Residential Inc <i>Real Estate Credit</i> |
| 400 | American Supply Import <i>All Other Durable Goods Merchant Whols</i> |
| 400 | Mortgage One Residential Inc <i>Real Estate Loans</i> |
| 600 | Henry R Julme Md Physicians & Surgeons |
| 630 | David Galbut Md Physicians & Surgeons |
| 1060 | Pistils & Petals Nursery & Florist Merchant Whole |

Alton Rd

| | | |
|------|--|---|
| 90 | Yacht Club | 1 |
| 141 | Camper & Nicholsons Usa Inc <i>Marine Supplies And Equipment</i> | 1 |
| 300 | Reward Fishing Fleet | 1 |
| 630 | Friedberg Jonathan Md <i>Internal Medicine Practitioners</i> | 1 |
| 901 | Hair Cuttery | 1 |
| 906 | Allstate Insurance | 1 |
| 920 | Laundromax | 1 |
| 1002 | Messore Marisa Md <i>Internal Medicine Practitioners</i> | 1 |
| 1002 | Lupi Carla Md <i>Internal Medicine Practitioners</i> | 1 |
| 1060 | Pistils N' Petals Farm Direct | 1 |
| 1140 | Congregation Beis Hamedrash | 1 |
| 1239 | Alton Road Nurseries | 1 |
| 1345 | Il Paradiso | 1 |
| 1414 | Bank Of America | 1 |

Alton Rd

| | |
|-----|---|
| 101 | Courts At South Beach Condominium |
| 111 | Majestic Properties |
| | Real Estate Agents And Managers |
| 141 | Catamaran Sales & Charters & Brokerage |
| | Boat Dealers |
| 150 | Housing Authority Of Miami Beach |
| | Housing Programs |
| 150 | Miami Beach Housing Authority |
| | Housing Programs |
| 150 | Community Council For Jewish Elderly Working Together |
| | Individual And Family Services |
| 300 | Suzannes Market |
| | Grocery Stores |
| 300 | Aquamarine Shipping Corp |
| 300 | R C I Marina Inc |
| | Real Estate Agents And Managers |
| 300 | Montys On The Beach Restrnt |
| | Eating Places |
| 300 | Montys Raw Bar |
| | Eating Places |
| 300 | Yacht Sales International Inc |
| 300 | Club Nautico Of Miami Beach |
| | Marinas |
| 300 | Sea Tow Miami Beach |
| | Towing And Tugboat Service |
| 300 | South Beach Yacht Sales Inc |
| 300 | Rosario & Sons Inc |
| 300 | Tollycraft Of Florida Corp |
| 300 | National Response Corp |
| | Miscellaneous Marine Products |
| 300 | Ocean Explorer Diving Charters |
| | Commercial Photography |
| 300 | Ocean Yacht |
| 300 | Christi Sport Fishing |
| 300 | Nautors Swan Southeast |
| 300 | Bourgoignie Georges Inc Ofc |
| 300 | Miami Beach Marina |
| | Marinas |
| 300 | Professional Marina Management |
| | Marinas |
| 300 | Professional Marina Management Inc |
| 300 | Hopkins Carter Marine Hardware Miami Beach |
| | Hardware |
| 300 | T & C Services |
| 300 | Oakley Al Capt |
| 300 | Corporate Incentives & Travel |
| 300 | Sissy Baby Sport Fishing |
| 300 | Team Divers South Beach |
| | Commercial Photography |
| 600 | Fishbain David Md |
| | Offices Of Health Practitioner |
| 600 | Aquino Lucrezia Md |
| | Offices And Clinics Of Medical Doctors |
| 600 | Ufa |
| | Individual And Family Services |
| 600 | Ufa |
| 600 | Ufa |
| | Offices And Clinics Of Medical Doctors |

ALTON RD

| | |
|-----|-----------------------------------|
| 268 | Mystic Yacht Services |
| | Digital Business Directory |
| 300 | Buttrose Yachts Inlt |
| | Digital Business Directory |
| 300 | Christl Dlophin |
| | Digital Business Directory |
| 300 | Club Nautico Of Miami Beach |
| | Digital Business Directory |
| 300 | French Aircraft Agency Inc |
| | Digital Business Directory |
| 300 | International Yacht Harbor |
| | Digital Business Directory |
| 300 | Intl Ycht Hbr At Miami Bch |
| | Digital Business Directory |
| 300 | Oliphants |
| | Digital Business Directory |
| 545 | Potamkin Chevrolet Inc |
| | Digital Business Directory |

2D ENDS
 221 Sun Bay Apartments
 1★Fernandez V
 2 Fernandez Jose
 3 Nodal Irse 673-4207
 4★Illas Rene 673-3715
 5 Rios Pio R 672-0381
 6★Borras Ana
 7★Ramos Maria
 8 Chavez Juan
 9★Rivero Ana M 673-2211
 21★Vazquez F
 22 Varona Pedro A 672-0175
 23 Tria James
 24 Rivero Baltasar 673-2211
 25★Garcia Raquel
 26★Torres Manuel
 27 Riveron Aurelio 672-1605
 28 Llinas Noelia Mrs 672-6738
 29★Tamargo Zoila 673-5721
 232 Vacant
 250 City Water Dept (pipe yd) 673-7680
 City Of Miami Bch Parking Sys
 673-7505
 251 A & L Apartments
 1 Sylvester Michl W 672-7534
 2 Sergi L
 3 Ehler Rose Mrs 672-5039
 4 Decker Frank 673-3653
 5 Gutman Leon 672-1142
 6 Janco Helen 673-4840
 7 Farrell Jos
 8 Sansac Mirta

268 S O S 534-7511
 City Custodial Serv & Marine Repr
 673-7675
 City Elec Mtce & Repr 673-7674
 3D ENDS
 LENOX BEGINS
 350 City Mtce Shops 673-7641
 4TH ENDS
 430 City Building Mtce 673-7630
 City Pub Wks (whse) 673-7670
 City Mechanical Mtce 673-7637
 450 Vacant
 480 City Insurance & Safety Dept 534-7511

8

5TH INTERSECTS
 500 Potamkin used car lot
 540 Potamkin Vic Chevrolet Inc 672-1800
 6TH INTERSECTS
 621 Dunleavy Francis J Rev 672-0093
 630 South Shore Hospital & Medical
 Center 672-2100
 7TH INTERSECTS
 720 Ges-Manncraft Exhibitors Service Inc
 672-5531
 721 Ruth Apartments
 1★Pena Emiliano
 2 Gil Eloy 672-0528
 3 Perez Asdrubal
 4★Machado Geroro

1972

SOURCE: POLKS

ALTON RD

232 City Central Stores stgs
 234 Miami Beach Police Athletic League
 534-7511
 250 City Water Dept (pipe yd) 534-7511
 City Metered Parking Sys 534-7511
 251 A & L Apartments
 1 Sylvester Michl W 672-7534
 2 Transient
 3 Myerson Myer 672-5105
 4 Lidsky Lillian Mrs @ 672-4123
 5 Beck Lillie M Mrs 672-4606
 6★Halpern M
 7★Farrell Jos
 8 Ehlmer Benj 672-5039
 268 S O S 534-7511
 3D ENDS
 LENOX BEGINS
 350 Vacant
 380 Causeway Marina Inc boat rental
 673-0329
 4TH ENDS
 430 City Building Mlce 534-7511
 City Central Stores Serv 534-7511
 City Garage & Shop 534-7511
 450 City Industrial Clinic
 City Insurance Safety Dept 534-7511
 Operation Re-Entry 534-7511
 490 El Capitan Restaurant 672-6153

1968

SOURCE: POLKS

ALTON RD

65
 CITY METERED PARKING SYS
 538-1134
 CITY POLICE TRAINING SCH
 251 A & L APARTMENTS
 1 UNTERBERG SIDNEY M
 2 SYLVESTER MIKE W 532-1540
 3 FAHN BARRY C
 4 LIDSKY ABR @ 538-2072
 5 KAPPITT GEO A
 6 LEVINE ANN
 7 HOFFMAN JOAN
 8 EHLNER BENJ
 268 CITY INDUSTRIAL CLINIC
 531-5735
 CITY INSURANCE MGR 531-5735
 ---3D ENDS
 300 VACANT
 ---LENOX BEGINS
 350 METRO TRANSIT AUTHORITY
 531-1286
 380 GOVERNMENT CUT MARINA BOAT
 RENTAL 538-0329
 CREDIDIO PETER
 ---4TH ENDS
 430 CITY WATER DEPT 538-5058
 CITY CENTRAL STORE SERV
 538-0560
 CITY GARAGE & SHOP 531-5819
 450 JUNIOR CHAMBER INTERNATIONAL
 CIVIC SERV ORG 538-8544
 ---5TH INTERSECTS

2d ends

B2

221 Sun Bay Apartments
Apartments

- 1 Kaminsky Harry P
- 2 Ginsberg Nathan
- 3 Belcher Betty T 531-0611
- 4 Mayer Jeanette Mrs
- 5 Feinberg Joseph 531-8929
- 6 Goldberg Simson mgr 538-3818
- 7 Johnson Wm A
- 8 Goodstein Saml 538-4740
- 9-9a Vohryzka Joseph 531-6253
- 21 Huerta Rosalia
- 22 Roff Andrew
- 23 Tria James 532-1129
- 24 Pfeiffer Pat
- 25 Ostroff Isidore JE2-1967
- 26 Quaranto Frank 531-6204
- 27 Vacant
- 28 Turk Irving 538-3903
- 29 Vicens Ana
- 232 City Central Stores (stge)
- 234 M B Police Athletic League
531-5636
- 250 City Metered Parking Sys JE8-1134
City Bur of Fire Prevention
533-1780
City Police Training Sch
- 251 A & L Apartments
 - 1 Unterberg Sidney M
 - 2 Sylvester Mike W
 - 3 Fahn Barry C
 - 4 Landsman Rosalind
 - 5 Lidsky Abr @ JE8-2072

ALTON RD—Contd
A & L Apts—Contd

- 6-7 Vacant
8 McDonald Nana JE2-5732
268 Miami Beach Safety Eng
JE1-5735
Miami Beach Industrial Clinic
JE1-5735

3d ends

- 300 Vacant
Lenox av begins
350 Metro Transit Authority JE1-1286
380 Government Cut Marina boat
rental JE8-7442

4th ends

- 430 City Garage & Shops JE1-5819
City Water Dept JE8-5058
City Central Stores Serv
JE8-0560 JE8-0569
450 Junior Chamber Internatl JE8-8544

5th intersects

B6

ALTON RD—Contd

- 250 City Metered Parking Sys
 ΔJE8-1134
 City Park Dept ΔJE8-6352
 268 Miami Beach Safety Eng
 ΔJE1-5735
 Miami Beach Industrial Clinic
 ΔJE1-5735

3d ends**Lenox av begins**

- 350 MBry Co ΔJE1-1286
 380 Alton Boat Co sls ΔJE8-7442
 Kelin Al ΔJE8-7442
 Alton Outboard Boat Rental
 ΔJE8-0778
 Case Sys Inc auto rentals
 ΔJE8-0515

4th ends

- 430 City Garage & Shops ΔJE1-5819
 City Water Dept
 City Central Stores ΔJE8-9751
 ΔJE8-5191

B-6

5th intersects

- 500 Abbe's City Serv ΔJE2-9337
 501 Sam's Texaco Serv Sta ΔJE8-9310
 518 Blue Marlin Bar & Pkg Store
 ΔJE8-9415
 525 Vacant
 535 Speedy Car Wash ΔJE8-9654
 540 Potamkin Vic Chev Inc
 ΔJE1-0057
 550 Karp's Shell Serv Sta ΔJE8-9427

6th intersects

- 600 New Southern Hotel ΔJE1-0826
 Cunningham Wm J @

29 Vacant
Street continued

- 234 Rook Lambert
 250 Muller Wm H Co Inc importers
 ΔJE8-5262
 268 Miami Beach Safety Eng
 ΔJE1-5735
 Miami Beach Industrial Clinic
 ΔJE1-5735
 Alton Outboard Mtr Boat Rental
 ΔJE8-0778

3d ends**Lenox av begins**

- 340 MBryCo (br) ΔJE1-1286
 380 Stern-Case Motors Inc car rentals
 ΔJE8-0515
 Alton Boat Co ΔJE8-7442
 Klein Al ΔJE8-7442

4th ends

- 410 City Garbage Trucks Sta
 ΔJE1-5819

88

5th intersects

- 518 Blue Marlin Bar & Pkg Store
 ΔJE8-9415
 525 Twin City Transit Co taxi cab
 serv ΔJE8-2292
 535 Miracle Car Wash ΔJE8-9701
 540 Adeeb Leo Chev Corp ΔJE1-0057
 550 Jack's Serv Sta ΔJE8-9427

6th intersects

- 600 New Southern Hotel
 Butcher J Walter @ ΔJE1-0826
 621 Garchert Abr @ ΔJE1-6156

--End of Report--

MIAMI BEACH MARINA
UPLAND TENANTS MONTHLY RENT ROLL
1-Feb-17

| NAME | SQ. FT. | %/BLDG | LEASE TERM | | |
|---------------------------|-------------|--------------|------------|------------|------------------|
| | | | TERM | BEGINNING | ENDING |
| CORE BUILDING | | | | | |
| 1ST FLOOR | | | | | |
| LUXURY WATER SHUTTLE, LLC | 450 | 0.82% | 4 YRS. | 12/15/2016 | 12/15/2020 |
| TARPOON DIVING | 1950 | 3.54% | 10 YRS. | 1/1/2015 | 12/31/2019 |
| YACHT BRAZIL | 1100 | 2.00% | 5 YRS. | 3/1/2015 | 2/28/2020 |
| MONTY'S RAW BAR %LEASE | 8640 | 15.70% | 25 YRS. | 5/1/1996 | 12/31/2020 |
| YACHT BRAZIL | 2238 | 4.07% | 5 YRS. | 3/1/2015 | 2/28/2020 |
| SECTOR 7 MARINE | 2372 | 4.31% | MTM | N/A | N/A |
| SOFI SALON | 1750 | 3.18% | MTM | N/A | 5/31/2017 |
| DANNY JELACA. INC. | 1750 | 3.18% | 10 YRS. | 6/1/2017 | 5/31/2027 |
| MARKET/DELI | 2900 | 5.27% | MTM | N,A | N/A |
| 1-TOTAL | 23150 | 42.07% | | | |

| | | | | | |
|-------------------------|-------|--------|------------------------------|-----------|------------|
| 2ND FLOOR | | | | | |
| TEXAS DE BRAZIL % LEASE | 25844 | 50.00% | 15 YRS. | 12/1/2006 | 12/31/2022 |
| 2-TOTAL | 25844 | 50.00% | RENT PAYMENTS START 1/1/2008 | | |
| HMY BROKERAGE | 2048 | | 5 YRS. | 10/1/2015 | 9/30/2020 |
| DENNISON | 2108 | | 2 YRS. | 7/1/2016 | 6/30/2018 |

| | | | | | |
|-------------------|------|-------|--|----------|-----------|
| 3RD FLOOR | | | | | |
| RCI GROUP | 3100 | 5.63% | | MGMT. | CONTRACT |
| GREAT SEATS MIAMI | 524 | 0.95% | | 6/1/2013 | 5/31/2018 |
| 3-TOTAL | 3624 | 6.59% | | | |

BLDG. TOTAL 52618 100.00%

| | | | | | |
|---------------|------|--------|-----------|----------|-----------|
| ICON OFFICES | | | | | |
| NIGEL BURGESS | 3176 | 62.32% | 5 YRS.W/R | 8/1/2008 | 7/31/2018 |
| FERRETTI | 2145 | 40.31% | 4 YRS. | 7/1/2013 | 6/30/2018 |

N.B. TOTAL 5321 100.00%

LEGAL DESCRIPTION

AREA 1: LEASEHOLD ESTATE PURSUANT TO:
LEASE AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION THE STATE OF FLORIDA, AS LANDLORD, AND CARNIE R-MASON ASSOCIATES, LTD., AS TENANT, DATED JUNE 24, 1983 (A SHORT FORM LEASE WHICH WAS FILED NOVEMBER 9, 1983 RECORDED IN OFFICIAL RECORDS BOOK 11963, PAGE 1143), AS MODIFIED BY FIRST AMENDMENT TO MARINA LEASE DATED AS OF OCTOBER 23, 1991 AND SECOND AMENDMENT TO MARINA LEASE DATED AS OF AUGUST 11, 1994 (A MEMORANDUM OF LEASE AMENDMENTS WHICH WAS FILED MAY 29, 1992, IN OFFICIAL RECORDS BOOK 17656, AT PAGE 4709) AS AFFECTED BY PARTIAL RELEASE OF LEASE DATED DECEMBER 27, 1995, RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1193, AS FURTHER MODIFIED BY THIRD AMENDMENT TO MARINA LEASE AGREEMENT DATED AS OF MAY 27, 1997, RECORDED IN OFFICIAL RECORDS BOOK 17673, AT PAGE 2846, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JUNE 11, 1997, IN OFFICIAL RECORDS BOOK 17673, AT PAGE 2830, AS FURTHER MODIFIED BY FOURTH AMENDMENT TO MARINA LEASE AGREEMENT DATED AS OF APRIL 15, 1998, RECORDED DECEMBER 15, 1998 IN OFFICIAL RECORDS BOOK 18391, AT PAGE 4862, AS PARTIALLY RELEASED BY PARTIAL RELEASE OF MARINA LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4354, AS TO THE FOLLOWING DESCRIBED PROPERTY:

AREA 1:
ALL OF LOTS 22 THROUGH 29, INCLUSIVE, AND LOT 21, LESS THE SOUTHERLY 40.00 FEET THEREOF, IN BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A 40.00 FOOT RIGHT OF WAY ON THE BAY SIDE OF THE HOPE AND REBECCA TOWER PROPERTY, (BEING LOTS 15 THROUGH 20 AND THE SOUTHERLY 40.00 FEET OF LOT 21, BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, TOGETHER WITH AND EASEMENT OVER OR UNDER AND UPON THE WESTERLY 100.00 FEET OF LOTS 30 AND 31, ALL IN BLOCK 111, OCEAN BEACH, FLORIDA ADDITION NO. 3; AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AREA 2: RIGHT TO USE PURSUANT TO:
LEASE AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION THE STATE OF FLORIDA, AS LANDLORD, AND CARNIE R-MASON ASSOCIATES, LTD., AS TENANT, DATED JUNE 24, 1983 (A SHORT FORM LEASE WHICH WAS FILED NOVEMBER 9, 1983 RECORDED IN OFFICIAL RECORDS BOOK 11963, PAGE 1143), AS MODIFIED BY FIRST AMENDMENT TO MARINA LEASE DATED AS OF OCTOBER 23, 1991 AND SECOND AMENDMENT TO MARINA LEASE DATED AS OF AUGUST 11, 1994 (A MEMORANDUM OF LEASE AMENDMENTS WHICH WAS FILED MAY 29, 1992, IN OFFICIAL RECORDS BOOK 17656, AT PAGE 4709) AS AFFECTED BY PARTIAL RELEASE OF LEASE DATED DECEMBER 27, 1995, RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1193, AS FURTHER MODIFIED BY THIRD AMENDMENT TO MARINA LEASE AGREEMENT DATED AS OF MAY 27, 1997, RECORDED IN OFFICIAL RECORDS BOOK 17673, AT PAGE 2846, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JUNE 11, 1997, IN OFFICIAL RECORDS BOOK 17673, AT PAGE 2830, AS FURTHER MODIFIED BY FOURTH AMENDMENT TO MARINA LEASE AGREEMENT DATED AS OF APRIL 15, 1998, RECORDED DECEMBER 15, 1998 IN OFFICIAL RECORDS BOOK 18391, AT PAGE 4862, AS PARTIALLY RELEASED BY PARTIAL RELEASE OF MARINA LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4354, AS TO THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF LAND LYING WEST OF AND ADJACENT TO BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 3 FOR 1,350.00 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF BLOCK 90 OF THE AFORESAID PLAT; THENCE RUN SOUTH 00 DEGREES 30'00" E ALONG THE EAST LINE OF BLOCKS 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79 AND A PORTION OF BLOCK 111 AND ALONG THEIR SOUTHERLY EXTENSIONS FOR 5,207.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 111 OF SAID SUBDIVISION; THENCE RUN S 89 DEGREES 05'00" W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 111 FOR 260.00 FEET TO A POINT ON THE EAST WATER LINE OF BOSCAINE BAY, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HERENAFTER DESCRIBED; THENCE RUN W 32 DEGREES 12'16" W, ALONG A LINE 300.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF ALTON ROAD FOR 2,159.29 FEET TO A POINT; THENCE RUN W 29 DEGREES 33'33" W FOR 123.83 FEET TO AN INTERSECTION WITH A LINE THAT IS 35.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF A LOT DESIGNATED 49 B AS SHOWN ON THE AMENDED PLAT OF LOTS 43 TO 50, BLOCK 111, OCEAN BEACH, FLA. ADDITION NO. 3, AS RECORDED IN PLAT BOOK 14, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N 88 DEGREES 07'29" W FOR 35.89 FEET; THENCE RUN S 57 DEGREES 47'44" W FOR 254.64 FEET; THENCE RUN W 32 DEGREES 12'16" W FOR 20.00 FEET; THENCE RUN S 57 DEGREES 47'44" W FOR 300.00 FEET TO A POINT; THENCE RUN S 32 DEGREES 12'16" E FOR 1,154.00 FEET TO A POINT; THENCE RUN S 57 DEGREES 47'44" W FOR 150.00 FEET TO A POINT; THENCE RUN S 32 DEGREES 12'16" E FOR 500.00 FEET TO A POINT; THENCE RUN S 57 DEGREES 47'44" E FOR 150.00 FEET TO A POINT; THENCE RUN S 32 DEGREES 12'16" E FOR 912.00 FEET TO A POINT; THENCE RUN S 67 DEGREES 48'22" E FOR 347.75 FEET TO A POINT; THENCE RUN N 57 DEGREES 47'44" W FOR 360.62 FEET, MORE OR LESS, TO OTHER LANDS OF THE CITY OF MIAMI BEACH; THENCE RUN N 32 DEGREES 11'37" W FOR 326.25 FEET, MORE OR LESS, BY OTHER LANDS OF THE CITY OF MIAMI BEACH, TO THE POINT OF BEGINNING.

AREA 3:
EASEMENT RIGHTS UNDER BAY WALK EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1232, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 18713, PAGE 133.

AREA 4:
EASEMENT RIGHTS UNDER ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1245, AS MODIFIED BY RELEASE AND MODIFICATION OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4306.

AREA 5:
RIGHTS UNDER PARKING AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1196.

AREA 6:
RIGHTS UNDER PARKING AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 12873, PAGE 2731, AS AMENDED IN OFFICIAL RECORDS BOOK 18313, PAGE 1077 AND OFFICIAL RECORDS BOOK 18626, PAGE 4822, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AREA 7:
EASEMENT RIGHTS UNDER GRANT OF EASEMENTS FOR SSDI SOUTH DROP-OFF PARKING AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4514, AS ASSIGNED IN OFFICIAL RECORDS BOOK 19073, PAGE 2258.

AREA 8:
EASEMENT RIGHTS UNDER GRANT OF BAY WALK EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4400.

AREA 9:
EASEMENT RIGHTS UNDER GRANT OF EASEMENTS (150 FOOT EASEMENT AREA) RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4425.

NOTES:

- 1) BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF N32°12'16" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD.
- 2) LEGAL DESCRIPTIONS SHOWN HEREIN WERE PROVIDED BY CLIENT.
- 3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4) ORDERED BY: RCI MARINE, INC.
- 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 6) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE BASE FLOOD ELEVATION 8.0 PER F.L.R.M. COMMUNITY PANEL NO.12086C 0319 L, OF MAP DATED SEPTEMBER 11, 2009.
- 7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
- 9) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN TITLE COMMITMENT ORDER NO. 3625404 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 27, 2011 AT 8:00 AM AND REVISED NOVEMBER 16, 2011 - REVISION G.
- 10) THIS BOUNDARY SURVEY CONSISTS OF AREAS 1 AND 2. AREAS 3 THRU 9, ARE SHOWN FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE CLIENT.
- 11) THAT CERTAIN EASEMENT RECORDED IN O.R.B. 20417, PG. 4110 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, COULD NOT BE PLOTTED DUE TO THE LOW QUALITY AND ALLEGIBILITY OF THE COPIES OF THE RECORDED INSTRUMENTS.
- 12) THE PROPERTY AS SHOWN HEREON CONTAINS 114 PARKING SPACES (INCLUDING 2 HANDICAP SPACES).
- 13) THE SUBJECT PROPERTY LYING WITHIN ZONE OPS-4 (COMMERCIAL PERFORMANCE STANDARD, INTENSIVE PHASED BAYSIDE) AND ZONE GU (CIVIC AND GOVERNMENT USE). SEE SHEET 2 OF 8 FOR REGULATIONS.
- 14) THERE ARE NOT DIVISION OR PARTY WALLS IN THIS SURVEY.
- 15) THERE ARE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE PROPERTY.
- 16) THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17) THERE ARE NO VISIBLE WETLANDS AREAS WITHIN THE PROPERTY.

SURVEYORS CERTIFICATION

TO MIAMI BEACH MARINA ASSOCIATES, LTD., AMERICAN REAL ESTATE CAPITAL, GREAT AMERICAN LIFE INSURANCE COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, BILZU SUMBERG BAENA PRICE & AXELROD LLP, KATZ BARRON SOUTERO FAUST AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 10(c), 11(c), 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2011.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

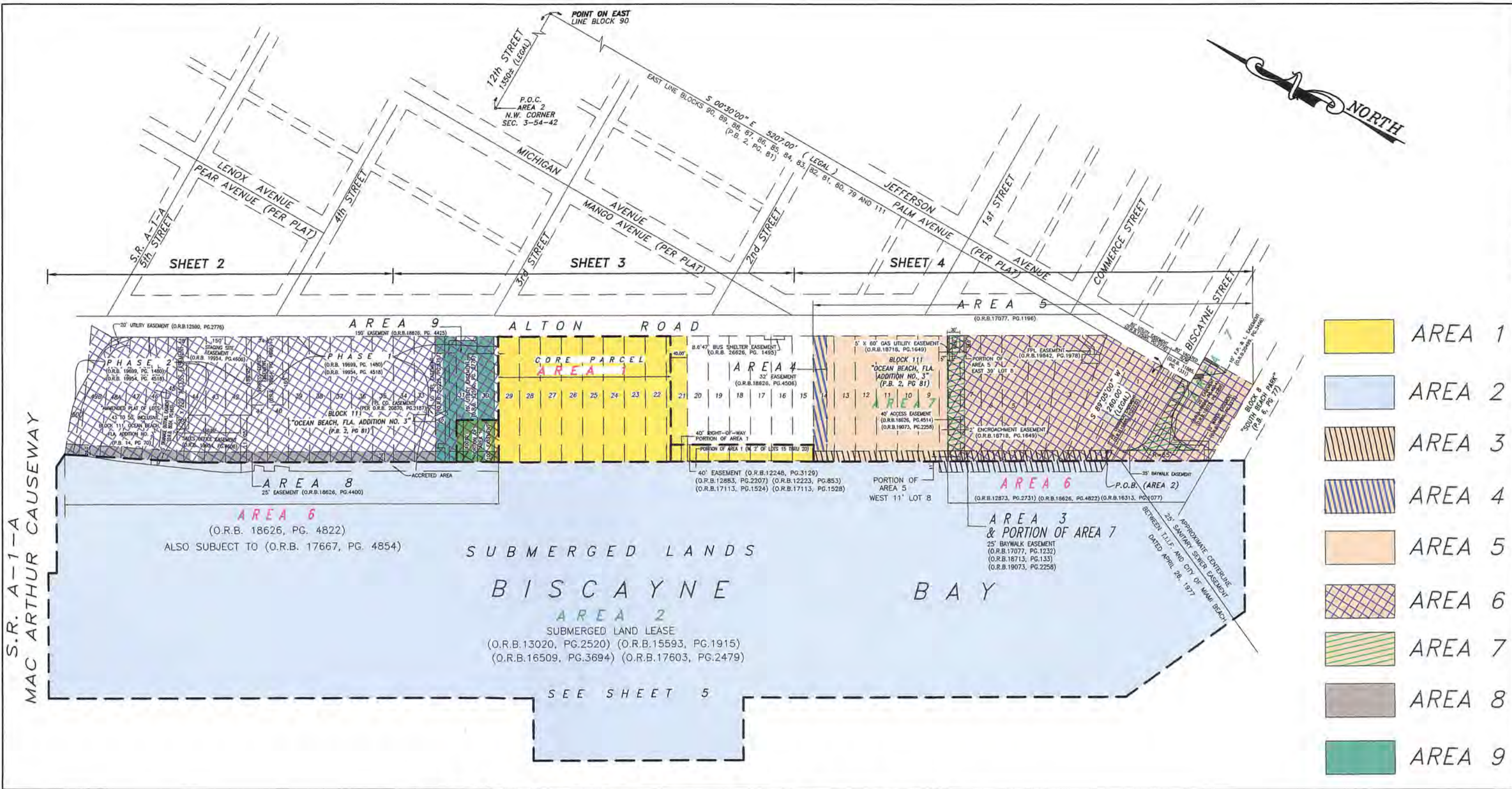
10/07/11 ORDER NO. 199272 UP-DAT# ALTA/ACSM SURVEY JGH

REVISIONS

| Date | Remarks | By |
|----------|--|-----|
| 12/13/06 | ORDER NO. 193211 UPDATE SURVEY | EAC |
| 12/21/06 | ORDER NO. 193211 UPDATE(ADD O.R.B.8054,PG.963) | EAC |
| 01/11/07 | ORDER NO. 193211 ADDITIONAL CERTIFICATION | CSJ |
| 11/16/07 | ORDER NO. 194800 UPDATE | EAC |
| 08/12/10 | ORDER NO. 197862 UPDATE SURVEY | JGH |
| 10/06/10 | ORDER NO. 197862 REV. PER TITLE CO. COMMENTS | CSJ |

This is a "Boundary Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.



LOCATION SKETCH

NOTES REGARDING SCHEDULE B-II OF TITLE COMMITMENT ORDER NO. 3625404 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 27, 2011 AT 8:00 AM. REVISED: NOVEMBER 16, 2011 - REVISION G.

N.T.S.

9. UTILITY EASEMENT GRANTED TO THE CITY OF MIAMI BEACH RECORDED IN OFFICIAL RECORDS BOOK 12223, PAGE 853 AND IN OFFICIAL RECORDS BOOK 12248, PAGE 3129. (AFFECTS AREA 1). PLOTTABLE (SHOWN ON SURVEY).
10. TERMS AND CONDITIONS OF THAT CERTAIN LEASE AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION THE STATE OF FLORIDA, AS LANDLORD, AND CARNIE-MASON ASSOCIATES, LTD., AS TENANT, DATED JUNE 24, 1983 (A SHORT FORM LEASE WHICH WAS FILED NOVEMBER 9, 1983 RECORDED IN OFFICIAL RECORDS BOOK 11963, PAGE 1143); AS MODIFIED BY FIRST AMENDMENT TO MARINA LEASE DATED AS OF OCTOBER 23, 1991 AND SECOND AMENDMENT TO MARINA LEASE DATED AS OF AUGUST 11, 1994 (A MEMORANDUM OF LEASE AMENDMENTS WHICH WAS FILED MAY 29, 1992, IN OFFICIAL RECORDS BOOK 17656, AT PAGE 4709); AS AFFECTED BY PARTIAL RELEASE OF LEASE DATED DECEMBER 27, 1995, RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1193, AS FURTHER MODIFIED BY THIRD AMENDMENT TO MARINA LEASE AGREEMENT DATED AS OF MAY 27, 1997, RECORDED IN OFFICIAL RECORDS BOOK 17673, AT PAGE 2846; AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JUNE 11, 1997, IN OFFICIAL RECORDS BOOK 17673, AT PAGE 2830; AS FURTHER MODIFIED BY FOURTH AMENDMENT TO MARINA LEASE AGREEMENT DATED AS OF APRIL 15, 1998, RECORDED DECEMBER 15, 1998 IN OFFICIAL RECORDS BOOK 18391, AT PAGE 4862; AS PARTIALLY RELEASED BY PARTIAL RELEASE OF MARINA LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4354, AS AFFECTED BY THAT AMENDED AND RESTATED ESTOPPEL CERTIFICATE RECORDED OCTOBER 16, 2006 IN OFFICIAL RECORDS BOOK 25006, PAGE 1857 (AFFECTS AREA 1). PLOTTABLE (SHOWN ON SURVEY).
11. TERMS AND CONDITIONS OF PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12873, PAGE 2731, AS AMENDED IN OFFICIAL RECORDS BOOK 18313, PAGE 1077, AND AS AMENDED AND RESTATED BY AMENDED AND RESTATED PARKING AGREEMENT, DATED MAY 24, 1999, RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4822, AND AS FURTHER AFFECTED BY THAT SECOND SUPPLEMENTAL AGREEMENT RECORDED MARCH 12, 2003 IN OFFICIAL RECORDS BOOK 21092, PAGE 1841. (AFFECTS ALL AREAS) NOT PLOTTABLE.
12. TERMS AND CONDITIONS OF SOVEREIGNTY SUBMERGED LAND LEASE, MODIFICATION TO REFLECT CURRENT LEASE AREA, REFLECT CORRECT NUMBER OF SLIPS, AND ADD OPEN TO THE PUBLIC LEASE CONDITIONS, RECORDED IN OFFICIAL RECORDS BOOK 27519, PAGE 662; SAID MODIFIED LEASE MODIFIES TERMS AND CONDITIONS OF THAT CERTAIN SOVEREIGNTY SUBMERGED LAND LEASE WHEREIN THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IS LESSOR AND CITY OF MIAMI BEACH IS LESSEE, RECORDED IN OFFICIAL RECORDS BOOK 13020, PAGE 2520, AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, AND OFFICIAL RECORDS BOOK 16509, PAGE 3694, AS FURTHER MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 17603, PAGE 2479. (AFFECTS AREA 2). PLOTTABLE (SHOWN ON SURVEY).
13. MARINA SLIP AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1280. (AFFECTS AREA 2, 5 AND 6). NOT PLOTTABLE.
14. TERMS AND CONDITIONS OF ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1245, AS MODIFIED BY RELEASE AND MODIFICATION OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4306. (IS AREA 4). PLOTTABLE (SHOWN ON SURVEY).
15. TERMS AND CONDITIONS OF PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1196. (IS AREA 5). NOT PLOTTABLE.
16. EASEMENTS RESERVED FOR UNDERGROUND UTILITIES IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 12590, PAGE 2776. (AFFECTS AREAS 3, 5, 6 AND 7). PLOTTABLE (SHOWN ON SURVEY).
17. RIGHTS OF TENANTS AND LICENSEES AS TENANTS AND LICENSEES ONLY PURSUANT TO THE TERMS OF UNRECORDED LEASES AND LICENSES. NOT PLOTTABLE.
18. DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 17667, PAGE 4854. (AFFECTS AREAS 1, 2, 6, 8, AND 9). NOT PLOTTABLE.
19. TERMS AND CONDITIONS OF THE LEASE FROM THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH TO BELLSOUTH MOBILITY LLC DATED NOVEMBER 1, 2001 AND RECORDED IN OFFICIAL RECORDS BOOK 20079, PAGE 2603. (AFFECTS AREA 1). NOT PLOTTABLE.
20. GRANT OF PERMANENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12283, PAGE 2207. (AFFECTS AREA 1). PLOTTABLE (SHOWN ON SURVEY).
21. WASHINGTON AVENUE EXTENSION EASEMENT DEDICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4475. (AFFECTS ALL AREAS). NOT PLOTTABLE.
22. SUPPLEMENTAL DECLARATION OF ALLOCATION OF DEVELOPMENT LIMITATIONS RECORDED IN OFFICIAL RECORDS BOOK 19954, PAGE 4498. (AFFECTS AREA 1, 2, 6, 8, AND 9). NOT PLOTTABLE.
23. SUPPLEMENTAL AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19954, PAGE 4518, AS MODIFIED BY SECOND SUPPLEMENTAL AGREEMENT, DATED SEPTEMBER 25, 2002, TO BE RECORDED IN PUBLIC RECORDS. (AFFECTS AREAS 1,2,6,8 AND 9). PLOTTABLE (SHOWN ON SURVEY).

25. BILL OF SALE: ASSIGNMENT AND ACCEPTANCE OF EASEMENTS AND PERMITS: AND RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19179, PAGE 3188. (AFFECTS AREA 2, 3, 5, 6, AND 7). PLOTTABLE (SHOWN ON SURVEY).

26. JOINT USE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19885, PAGE 2272. (AFFECTS AREA 3, 5, 6, AND 7). PLOTTABLE (SHOWN ON SURVEY).

27. TERMS AND CONDITIONS OF THAT GRANT OF EASEMENT (150 FOOT EASEMENT) IN FAVOR OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4425. (AFFECTS AREAS 1, 6, 8 AND 9). PLOTTABLE (SHOWN ON SURVEY).

28. UNRECORDED SANITARY SEWER EASEMENT BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND AND THE CITY OF MIAMI BEACH, FLORIDA, DATED APRIL 26, 1977. (AFFECTS AREAS 2, 3, 5, 6 AND 7). NOT PLOTTABLE.

29. SSDI DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA, MIAMI BEACH REDEVELOPMENT AGENCY AND SOUTH SHORE DEVELOPERS, INC., DATED APRIL 17, 1986, RECORDED IN OFFICIAL RECORDS BOOK 12893, PAGE 21, AS ASSIGNED TO WEST SIDE PARTNERS, LTD., BY THAT CERTAIN INSTRUMENT RECORDED APRIL 7, 1994 IN OFFICIAL RECORDS BOOK 18313, PAGE 1077. (AFFECTS AREAS 2-9). NOT PLOTTABLE.

30. PRELIMINARY DEVELOPMENT AGREEMENT FOR PORTOFINO DRI BETWEEN YACHT CLUB AT PORTOFINO, LTD., WEST SIDE PARTNERS, LTD., AZURE COAST DEVELOPMENT, LTD., EAST COASTLINE DEVELOPMENT, LTD., SANDPIT FINANCIAL, LTD., AND THE STATE OF FLORIDA, DEPARTMENT OF COMMUNITY AFFAIRS, RECORDED JULY 22, 1996 IN OFFICIAL RECORDS BOOK 17283, PAGE 1933. (AFFECTS AREAS 2-7). NOT PLOTTABLE.

31. AMENDED AND RESTATED WAIVER OF RIPARIAN RIGHTS AND APPOINTMENT OF QUALIFIED ENTITY BY AND AMONG WEST SIDE PARTNERS, LTD., YACHT CLUB AT PORTOFINO, LTD., THE CITY OF MIAMI BEACH, FLORIDA, AND THE MIAMI BEACH REDEVELOPMENT AGENCY, DATED MAY 24, 1999 AND RECORDED MAY 27, 1999 IN OFFICIAL RECORDS BOOK 18626, PAGE 4948. (AFFECTS AREAS 2-7). NOT PLOTTABLE.

32. UNRECORDED PARKING FACILITY MANAGEMENT AND OPERATION AGREEMENT FOR THE MIAMI BEACH MARINA BY AND AMONG MIAMI BEACH MARINA ASSOCIATES, LTD., AND THE CITY OF MIAMI BEACH AND MIAMI BEACH REDEVELOPMENT AGENCY, DATED DECEMBER 1, 1999, AS AMENDED BY FIRST AMENDMENT TO PARKING FACILITY MANAGEMENT AND OPERATION AGREEMENT FOR THE MIAMI BEACH MARINA, DATED DECEMBER 26, 2002. (AFFECTS ALL AREAS). NOT PLOTTABLE.

33. TERMS AND CONDITIONS OF THE UNRECORDED LEASE AGREEMENT BY AND AMONG TRG-SSDI, LTD., THE CITY OF MIAMI BEACH AND MIAMI BEACH REDEVELOPMENT AGENCY, DATED APRIL 22, 2002. (AFFECTS AREAS 2-7). NOT PLOTTABLE.

34. TERMS AND CONDITIONS OF THE UNRECORDED LEASE AGREEMENT BY AND AMONG YACHT CLUB AT PORTOFINO, LTD., THE CITY OF MIAMI BEACH AND THE MIAMI BEACH REDEVELOPMENT AGENCY, DATED NOVEMBER 30, 1998. (AFFECTS AREAS 2-7). NOT PLOTTABLE.

35. UTILITY EASEMENT OVER THE VACATED RIGHT OF WAY, RESERVED UNDER THE CITY OF MIAMI BEACH AND CONTAINED IN THAT RESOLUTION NO. 83-17427 RECORDED AUGUST 23, 1983 IN OFFICIAL RECORDS BOOK 11885, AT PAGE 1331. (AFFECTS AREAS 3, 5, 6, AND 7). PLOTTABLE (SHOWN ON SURVEY).

36. RIGHTS AND EASEMENTS OF THE UNITED STATES GOVERNMENT FOR COMMERCE, NAVIGATION, RECREATING AND FISHERIES IN AND TO ANY PORTION OF SAID LANDS WHICH HAVE BEEN CREATED BY ARTIFICIAL MEANS OR ACCRETED TO ANY PORTIONS SO CREATED. (AFFECTS ALL AREAS). NOT PLOTTABLE.

37. ANY CLAIM THAT THOSE PORTIONS OF THE INSURED PROPERTY WHICH ARE SUBMERGED AND/OR LIE WEST OF THE WESTERLY LINE OF THE LOTS IN THE SUBDIVISION AS SAME MAY BE EXTENDED IN A SOUTHERLY DIRECTION ARE SOVEREIGN LANDS OF THE STATE OF FLORIDA. (AFFECTS ALL AREAS). NOT PLOTTABLE.

38. TERMS AND PROVISIONS OF PORTOFINO HOLDINGS AGREEMENT WITH THE DEPARTMENT OF COMMUNITY AFFAIRS RECORDED IN OFFICIAL RECORDS BOOK 16788, PAGE 3089, AS AFFECTED BY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE ALTERNATIVE PORTOFINO DRI IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 18541, PAGE 3641, AS AFFECTED BY DECLARATION OF ALLOCATION OF DEVELOPMENT LIMITATIONS RECORDED IN OFFICIAL RECORDS BOOK 19306, PAGE 1348, SECOND DECLARATION OF ALLOCATION OF DEVELOPMENT LIMITATIONS RECORDED IN OFFICIAL RECORDS BOOK 19306, PAGE 1354, BY THIRD DECLARATION OF ALLOCATION OF DEVELOPMENT LIMITATIONS RECORDED JUNE 4, 2001 IN OFFICIAL RECORDS BOOK 19699, PAGE 1473 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 19954, PAGE 4491, AND BY SUPPLEMENTAL DECLARATION OF ALLOCATION OF DEVELOPMENT LIMITATION RECORDED JUNE 4, 2001 IN OFFICIAL RECORDS BOOK 19699, PAGE 1480, AND BY SUPPLEMENTAL DECLARATION OF ALLOCATION OF DEVELOPMENT LIMITATION RECORDED IN OFFICIAL RECORDS BOOK 19954, PAGE 4633. (AFFECTS ALL AREAS). NOT PLOTTABLE.

39. TERMS AND CONDITIONS OF THAT GRANT OF BAYWALK EASEMENT GIVEN BY WEST SIDE PARTNERS, LTD., IN FAVOR OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4400. (AFFECTS AREA 8). PLOTTABLE (SHOWN ON SURVEY).

40. WAIVER OF RIPARIAN RIGHTS (SSDI NORTH) BY AND AMONG WEST SIDE PARTNERS, LTD., THE CITY OF MIAMI BEACH, FLORIDA, AND THE CITY OF MIAMI BEACH REDEVELOPMENT AGENCY, RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4420. (AFFECTS AREAS 1, 2, 6, 8 AND 9). NOT PLOTTABLE.

41. STAGING AREA LICENSE AGREEMENT BY AND BETWEEN THE CITY OF MIAMI BEACH, FLORIDA, AND WEST SIDE PARTNERS, LTD., RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4543. (AFFECTS AREAS 6 AND 8). NOT PLOTTABLE.

42. UNRECORDED PARKING LICENSE BY AND AMONG WEST SIDE PARTNERS, LTD., SUN & FUN, INC., BEACHWALK DEVELOPMENT CORPORATION, EAST COASTLINE DEVELOPMENT CORPORATION, AZURE COAST DEVELOPMENT, LTD., COLLECTIVELY AS LICENSEOR, AND THE CITY OF MIAMI BEACH, FLORIDA AND THE MIAMI BEACH REDEVELOPMENT AGENCY, COLLECTIVELY, AS LICENSEE, DATED MAY 24, 1999, AND THE RIGHTS OF SUBLICENSEES PURSUANT TO THE PARKING SUBLICENSE AGREEMENT, DATED MAY 24, 1999, AMONG THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY AND MIAMI BEACH MARINA ASSOCIATES, LTD., AS AMENDED BY AMENDED AND RESTATED PARKING SUBLICENSE, DATED OCTOBER 12, 2001. (AFFECTS ALL AREAS). NOT PLOTTABLE.

43. UNRECORDED IMPROVEMENTS LICENSE BY AND AMONG WEST SIDE PARTNERS, LTD., AS LICENSEOR, AND THE CITY OF MIAMI BEACH, FLORIDA, AND THE MIAMI BEACH REDEVELOPMENT AGENCY, COLLECTIVELY, AS LICENSEE, DATED AS OF MAY 24, 1999, AND THE RIGHTS OF ANY SUBLICENSEES PURSUANT TO AN UNRECORDED IMPROVEMENTS SUBLICENSE BY AND AMONG THE CITY OF MIAMI BEACH AND THE MIAMI BEACH REDEVELOPMENT AGENCY, AS SUBLICENSEORS, AND MIAMI BEACH MARINA ASSOCIATES, LTD., AS SUBLICENSEE, AND OTHER SUBLICENSEES CLAIMING RIGHT BY AND THROUGH MIAMI BEACH MARINA ASSOCIATES, LTD. (AFFECTS ALL AREAS). NOT PLOTTABLE.

44. UNRECORDED AGREEMENT DATED JULY, 1999 BY AND BETWEEN WEST SIDE PARTNERS, LTD. AND MIAMI BEACH MARINA ASSOCIATES, LTD. (AFFECTS AREAS 1, 2, 6, 8 AND 9). NOT PLOTTABLE.

45. THAT CERTAIN PARKING COVENANT DATED AS OF JUNE 4, 2001 BY AND AMONG MURANO TWO, LTD., MURANO THREE, LTD., SUN & FUN, INC., BEACHWALK DEVELOPMENT CORPORATION, AZURE COAST DEVELOPMENT, LTD., AND EAST COASTLINE DEVELOPMENT, RECORDED JUNE 4, 2001 IN OFFICIAL RECORDS BOOK 19699, PAGE 1456 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 19954, PAGE 4474. (AFFECTS AREAS 1, 2, 6, 8, AND 9). NOT PLOTTABLE.

46. PUMP STATION AGREEMENT DATED MAY 24, 1999 EXECUTED BY AND BETWEEN THE CITY OF MIAMI BEACH, FLORIDA, AND WEST SIDE PARTNERS, LTD. (AFFECTS AREAS 1, 2, 6, 8 AND 9). NOT PLOTTABLE.

47. RELEASE AND CONSENT BY AND AMONG THE CITY OF MIAMI BEACH, FLORIDA, THE MIAMI BEACH REDEVELOPMENT AGENCY, AND WEST SIDE PARTNERS, LTD., RECORDED IN OFFICIAL RECORDS BOOK 18626, PAGE 4386. (AFFECTS AREA 1). NOT PLOTTABLE.

48. FIFTEEN FOOT DRAINAGE OUTFALL DRAINAGE EASEMENT ACROSS LOTS 46 AND 47, PER PLAT RECORDED IN PLAT BOOK 14, PAGE 70, AS SET FORTH IN THAT INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 72R-280442 AND OFFICIAL RECORDS BOOK 8034, PAGE 963, AS AFFECTED BY THAT CERTAIN AGREEMENT DATED MARCH 30, 2001 BY AND BETWEEN WEST SIDE PARTNERS, LTD., AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION. (AFFECTS AREAS 2, 6 AND 8). PLOTTABLE (SHOWN ON SURVEY).

49. EXISTENCE OF A CERTAIN 24-INCH UNDERGROUND STORM SEWER LINE WHICH IS CURRENTLY LOCATED ON LOTS 45, 46, 47 AND 48, IN BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, PURSUANT TO LETTER AGREEMENT DATED MAY 24, 1999 BY AND BETWEEN THE CITY OF MIAMI BEACH, FLORIDA, AND WEST SIDE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP. (AFFECTS AREAS 2, 6 AND 8). NOT PLOTTABLE.

50. AGREEMENT DATED NOVEMBER 7, 1995 BY AND AMONG THE CITY OF MIAMI BEACH, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, THE MIAMI BEACH REDEVELOPMENT AGENCY, AND THE PORTFINO ENTITIES LISTED THEREIN RECORDED NOVEMBER 9, 1995 IN OFFICIAL RECORDS BOOK 16987, AT PAGE 1197; AS AFFECTED BY TERMINATION AGREEMENT BY AND AMONG THE CITY OF MIAMI BEACH, FLORIDA, THE MIAMI BEACH REDEVELOPMENT AGENCY, AND WEST SIDE PARTNERS, LTD., DATED MAY 24, 1999 AND RECORDED MAY 27, 1999 IN OFFICIAL RECORDS BOOK 18626, PAGE 4372, AS AFFECTED BY SETTLEMENT AGREEMENT BY AND AMONG THE CITY OF MIAMI BEACH, FLORIDA, THE MIAMI BEACH REDEVELOPMENT AGENCY, A FLORIDA PUBLIC AGENCY ORGANIZED AND EXISTING PURSUANT TO THE COMMUNITY DEVELOPMENT ACT OF 1969 (CHAPTER 163, PART 31, FLORIDA STATUTES, AS AMENDED), AND WEST SIDE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, DATED APRIL 5, 1998, AS AMENDED BY AMENDMENT TO SETTLEMENT AGREEMENT DATED MAY 20, 1998, SECOND AMENDMENT TO SETTLEMENT AGREEMENT DATED JULY 13, 1998, AND AMENDMENT TO SETTLEMENT AGREEMENT DATED SEPTEMBER 23, 1998, AND THAT CERTAIN LETTER AGREEMENT DATED OCTOBER 15, 1998, AND THAT CERTAIN LETTER AGREEMENT, DATED OCTOBER 15, 1998 (AFFECTS ALL AREAS). NOT PLOTTABLE.

51. TERMS AND CONDITIONS OF THAT GRANT OF BAYWALK EASEMENT EXECUTED BY WEST SIDE PARTNERS, LTD., AND YACHT CLUB AT PORTOFINO, LTD., IN FAVOR OF THE CITY OF MIAMI BEACH, FLORIDA, DATED JANUARY 10, 1996, RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1232, AND AMENDED AND RESTATED BY AMENDED AND RESTATED GRANT OF BAYWALK EASEMENT BY AND AMONG WEST SIDE PARTNERS, LTD., YACHT CLUB AT PORTOFINO, LTD., AND THE CITY OF MIAMI BEACH, FLORIDA, DATED MAY 24, 1999 AND RECORDED JULY 27, 1999 IN OFFICIAL RECORDS BOOK 18713, PAGE 133, AS ASSIGNED BY ASSIGNMENT OF EASEMENT RECORDED APRIL 13, 2000 IN OFFICIAL RECORDS BOOK 19073, AT PAGE 2258. (AFFECTS AREA 3). PLOTTABLE (SHOWN ON SURVEY).

52. WAIVER OF RIPARIAN RIGHTS AND APPOINTMENT OF QUALIFIED ENTITY BY AND AMONG WEST SIDE PARTNERS, LTD., YACHT CLUB AT PORTOFINO, LTD., THE CITY OF MIAMI BEACH, FLORIDA, AND THE MIAMI BEACH REDEVELOPMENT AGENCY RECORDED JANUARY 29, 1996 IN OFFICIAL RECORDS BOOK 17077, AT PAGE 1232, AND AMENDED AND RESTATED BY AMENDED AND RESTATED IN ITS ENTIRETY BY THAT CERTAIN AMENDED AND RESTATED WAIVER OF RIPARIAN RIGHTS (SSDI SOUTH) BY AND

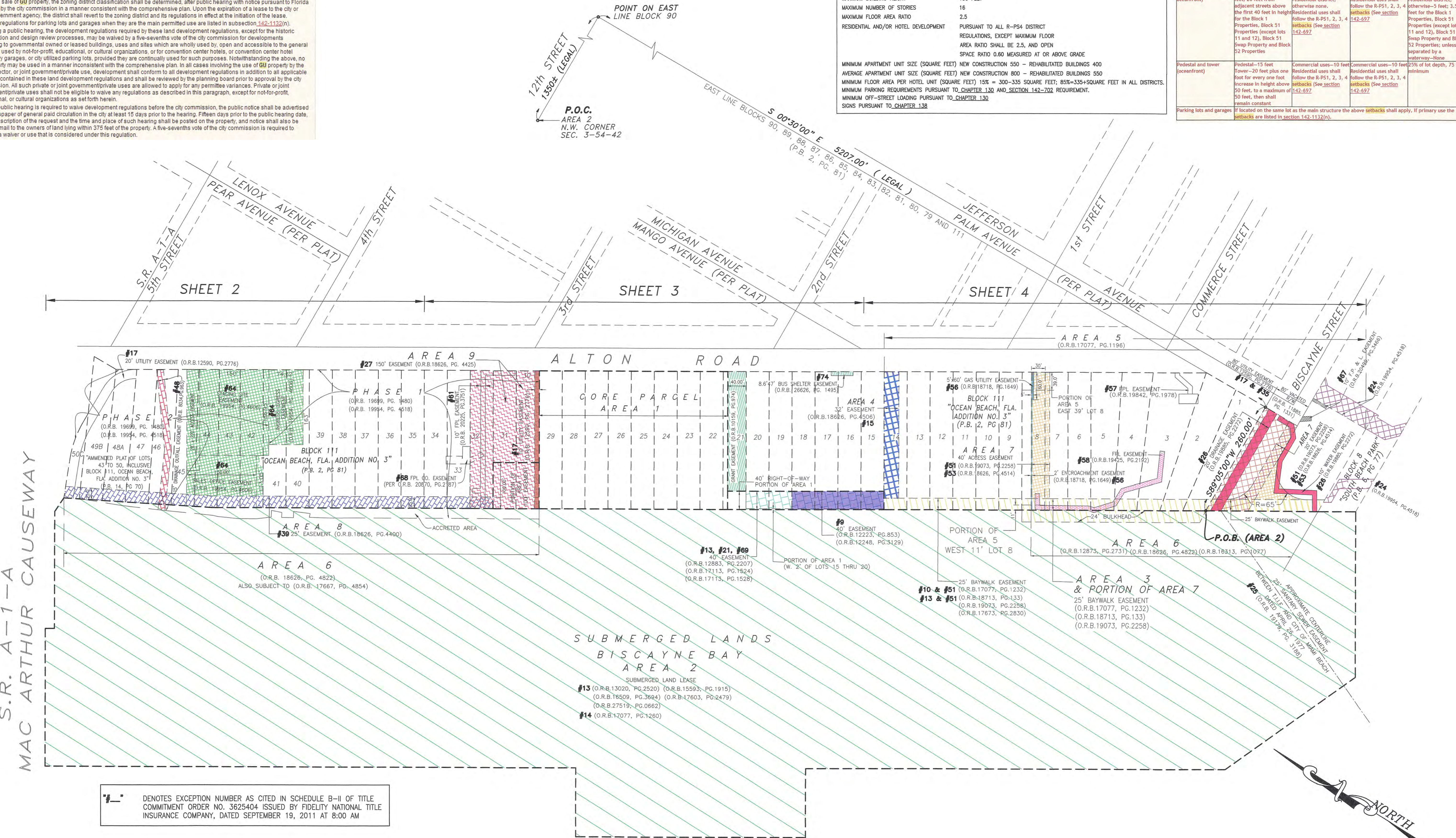
Sec. 142-425. - Development regulations.

- (a) The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.
- (b) Upon the sale of GU property, the zoning district classification shall be determined, after public hearing with notice pursuant to Florida Statutes, by the city commission in a manner consistent with the comprehensive plan. Upon the expiration of a lease to the city or other government agency, the district shall revert to the zoning district and its regulations in effect at the initiation of the lease.
- (c) Setback regulations for parking lots and garages when they are the main permitted use are listed in subsection 142-1132(n).
- (d) Following a public hearing, the development regulations required by these land development regulations, except for the historic preservation and design review processes, may be waived by a five-sevenths vote of the city commission for developments pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public, or used by not-for-profit, educational, or cultural organizations, or for convention center hotels, or convention center hotel accessory garages, or city utilized parking lots, provided they are continually used for such purposes. Notwithstanding the above, no GU property may be used in a manner inconsistent with the comprehensive plan. In all cases involving the use of GU property by the private sector, or joint government/private use, development shall conform to all development regulations in addition to all applicable sections contained in these land development regulations and shall be reviewed by the planning board prior to approval by the city commission. All such private or joint government/private uses are allowed to apply for any permit variances. Private or joint government/private uses shall not be eligible to waive any regulations as described in this paragraph, except for not-for-profit, educational, or cultural organizations as set forth herein.
- (e) When a public hearing is required to waive development regulations before the city commission, the public notice shall be advertised in a newspaper of general paid circulation in the city at least 15 days prior to the hearing. Fifteen days prior to the public hearing date, both a description of the request and the time and place of such hearing shall be posted on the property, and notice shall also be given by mail to the owners of land lying within 375 feet of the property. A five-sevenths vote of the city commission is required to approve a waiver or use that is considered under this regulation.

| COMMERCIAL SUBDISTRICTS | |
|---|--|
| PERFORMANCE STANDARD | C-PS4 |
| MINIMUM LOT AREA | 6,000 SQUARE FEET |
| MINIMUM LOT WIDTH | 50 FEET |
| MAXIMUM BUILDING HEIGHT | 150 FEET |
| MAXIMUM NUMBER OF STORIES | 16 |
| MAXIMUM FLOOR AREA RATIO | 2.5 |
| RESIDENTIAL AND/OR HOTEL DEVELOPMENT | PURSUANT TO ALL R-PS4 DISTRICT REGULATIONS, EXCEPT MAXIMUM FLOOR AREA RATIO SHALL BE 2.5, AND OPEN SPACE RATIO 0.60 MEASURED AT OR ABOVE GRADE |
| MINIMUM APARTMENT UNIT SIZE (SQUARE FEET) | NEW CONSTRUCTION 550 - REHABILITATED BUILDINGS 400 |
| AVERAGE APARTMENT UNIT SIZE (SQUARE FEET) | NEW CONSTRUCTION 800 - REHABILITATED BUILDINGS 550 |
| MINIMUM FLOOR AREA PER HOTEL UNIT (SQUARE FEET) | 15% = 300-335 SQUARE FEET; 85%=335+SQUARE FEET IN ALL DISTRICTS. |
| MINIMUM PARKING REQUIREMENTS | PURSUANT TO CHAPTER 130 AND SECTION 142-702 REQUIREMENT. |
| MINIMUM OFF-STREET LOADING | PURSUANT TO CHAPTER 130 |
| SIGNS | PURSUANT TO CHAPTER 138 |

(a) The setback requirements in the C-PS1, 2, 3, 4 districts are as follows:

| | Front | Side, Interior | Side, Facing a Street | Rear |
|-------------------------------------|---|---|---|---|
| Subterranean | 0 feet | 0 feet | 0 feet | 0 feet |
| Pedestal and tower (non-oceanfront) | 0 feet for residential, 5 feet for commercial, 10 feet for residential, 15 feet for commercial | 7.5 feet when abutting a residential district, otherwise none. | 0 feet | 10 feet when abutting a residential district, otherwise—5 feet; 3.5 feet for the Block 1 Properties, Block 51 Properties (except lots 11 and 12), Block 51 Swap Property and Block 52 Properties; unless separated by a waterway—None |
| Pedestal and tower (oceanfront) | Pedestal—15 feet Tower—20 feet plus one foot for every one foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. | Residential uses shall follow the R-PS1, 2, 3, 4 setbacks (See section 142-697) | Residential uses shall follow the R-PS1, 2, 3, 4 setbacks (See section 142-697) | Residential uses shall follow the R-PS1, 2, 3, 4 setbacks (See section 142-697) |
| Parking lots and garages | If located on the same lot as the main structure the above setbacks shall apply. If primary use the setbacks are listed in section 142-1132(n). | | | |





Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Annual Compliance Site Inspection Report

Facility Information:

Facility ID: 8838561 County: MIAMI-DADE Inspection Date: 11/04/2016
Facility Type: V - Marine/Coastal Fuel
Facility Name: MIAMI BEACH MARINA # of Inspected ASTs: 0
344 ALTON RD USTs: 4
MIAMI BEACH, FL 33139-8982 Mineral Acid Tanks: 0
Latitude: 25° 46' 16.8175"
Longitude: 80° 8' 21.5583"
LL Method: DPHO

Inspection Result:

Result: In Compliance

Also Performed:

Financial Responsibility:

Financial Responsibility: INSURANCE
Insurance Carrier: ACE AMERICAN INSURANCE COMPANY
Effective Date: 08/06/2016 Expiration Date: 08/06/2017

Findings:

No training certificates are present.

Signatures:

TKDERM - MIAMI - DADE DEPT OF REGULATORY & ECON RESOURCES

Storage Tank Program Office

(305) 372-6807

Storage Tank Program Office Phone Number

Facility ID: 8838561

Victor E Cabrera

Jason Tenney

INSPECTOR NAME

REPRESENTATIVE NAME



INSPECTOR SIGNATURE

REPRESENTATIVE SIGNATURE

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J, requires Operator Training at all facilities by October 15, 2018. For further information please visit: http://www.dep.state.fl.us/waste/categories/tanks/pages/op_train.htm

System Tests

| Type | Date Completed | Results | Reviewed | Next Due Date | Comment |
|------------------------|----------------|---------|------------|---------------|--|
| Completed Tests | | | | | |
| Annual Operability | 10/21/2016 | Passed | 11/04/2016 | 10/21/2017 | Done by Gator Petroleum |
| Breach of Integrity | 10/24/2016 | Passed | 11/04/2016 | 10/24/2018 | Done by Gator Petroleum |
| Annual Operability | 10/19/2016 | Passed | 11/04/2016 | 10/19/2017 | Florida Metro Construction certified leak detector T3300 panel |
| Breach of Integrity | 10/24/2016 | Passed | 11/04/2016 | 10/24/2018 | Done by Gator Petroleum |
| Annual Inline Leak | 10/21/2016 | Passed | 11/04/2016 | 10/21/2017 | Done by Gator Petroleum |

Reviewed Records

| Record Category | Record Type | From Date | To Date | Reviewed Record Comment |
|-----------------|---|------------|------------|---|
| Two Years | Monthly Release Detection Results | 09/15/2014 | 11/04/2016 | Done by Gator Petroleum |
| Two Years | Certificate of Financial Responsibility | 08/06/2015 | 11/04/2016 | Insured by ACE American Insurance Company under policy (G21846107011) |
| Life Time | Written Release Detection Response Level Info | 11/04/2016 | 11/04/2016 | RDRL |

| Record Category | Record Type | From Date | To Date | Reviewed Record Comment |
|-----------------|--|------------|------------|-------------------------|
| Two Years | Monthly Maint. Visual Examinations and Results | 09/15/2014 | 11/04/2016 | Done by Gator Petroleum |
| Two Years | Electronic Release Detection Equip. Monthly Checks | 09/15/2014 | 11/04/2016 | Done by Gator Petroleum |

Inspection Comments

11/04/2016

On site with Mr. Jason Tenney (Dock Master) 305-673-6000 for an annual compliance inspection of (2) 5,745 gallons and (2) 9,450 gallons fiberglass USTs. All tanks were installed on 2/29/1984 and converted into double wall by means of internal lining on 2007.

The registration information was verified and no changes were noted.

The State registration placard was current 2016-2017 and properly posted on site.

Certificate of Financial Responsibility is available and current. The facility is insured with ACE and coverage is running from 08/6/2016-08/6/2017.

Written Release Detection Response Level is posted on site.

Annual Operability Test is current and available. Test certifying the Veeder Root TLS 350 was performed by Gator Petroleum on 10/21/2016 and passed.

Annual Operability Test certifying the T-3300 panel was performed by Florida Metro Construction Company on 10/19/2016 and passed.

Annual Inline Leak Detection Test is current and available. Test was performed by Gator Petroleum Testing on 10/21/2016 and passed.

The breach of integrity test on all (4) tanks was done by Gator Petroleum on 10/24/2016 and passed.

Monthly Visual, Electronic Detection, and Monitoring Well logs are available, 24 months noted. The logs are done by Gator Petroleum.

Electronic release detection is monitored through the TLS-350 and the T-3300 panel. All functions were normal at the time of the inspection. The liquid status report was conducted. The Veeder Root TLS monitors the sensors in the STPs sumps, piping sumps and transition sump. Interstitial sensors of all four tanks is monitored through the T-3300 Panel located by the tank farm. At the time of the inspection The T-3300 was showing all sensors normal. The audio and visual alarms were working

Facility ID: 8838561

on both devices.

There are a total of (7) dispensers on site, The dispenser liners were dry and hoses and nozzles are all in good conditions.

Fill port & vapor recovery lids were properly marked as per API standards. Fill port & vapor recovery watertight caps contained gaskets and had tight seals. Fill ports & vapor recovery spill containment buckets were free of liquid.

All the STP contain mechanical line leak detectors. STP components were free of corrosion. All the sumps had the piping boots pulled back for release detection and the sensors were correctly positioned below piping.

There are a total of (6) monitoring wells on site. All monitoring well concrete pads and lids were intact and properly color coded. All monitoring well watertight caps were locked or properly secured and contain gasket. All monitoring well collars/risers were at least 1 inch above the surface and the containment appears to be properly grouted. No visual evidence of free floating product or sheen observed, no product odors were detected during the inspection of all the monitoring wells. All monitoring wells DTW/D was measured on 11/4/2016. On this date water column levels were determined adequate for release detection meeting the 3 ft requirement.

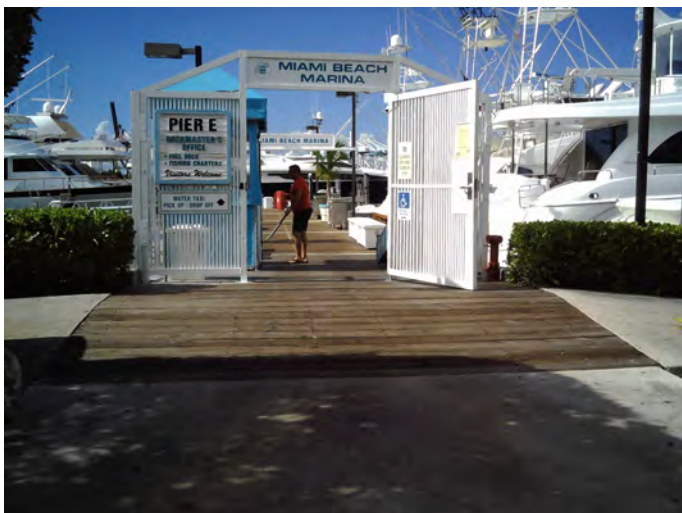
A copy of the inspection report will be sent via email to the station representative Mr. Jason Tenney at info@miamibeachmarina.com for facility records.

Site diagram was drawn and attached to FIRST dated 11/4/2016. Pictures were taken.

Inspection Photos

Added Date 11/04/2016

Marina entrance overview



Added Date 11/04/2016

Overview of tank farm



Facility ID: 8838561
Added Date 11/04/2016

Fill ports and vapor recovery no violations noted



Added Date 11/04/2016

STP sumps free of violations



Added Date 11/04/2016

Transition sump no violations noted



Added Date 11/04/2016

Dispenser island



Facility ID: 8838561
Added Date 11/04/2016

High speed diesel pump



Added Date 11/04/2016

High speed diesel system



Added Date 11/04/2016

Dispensers hose and nozzles in good conditions



Added Date 11/04/2016

Dispenser liners no violations noted

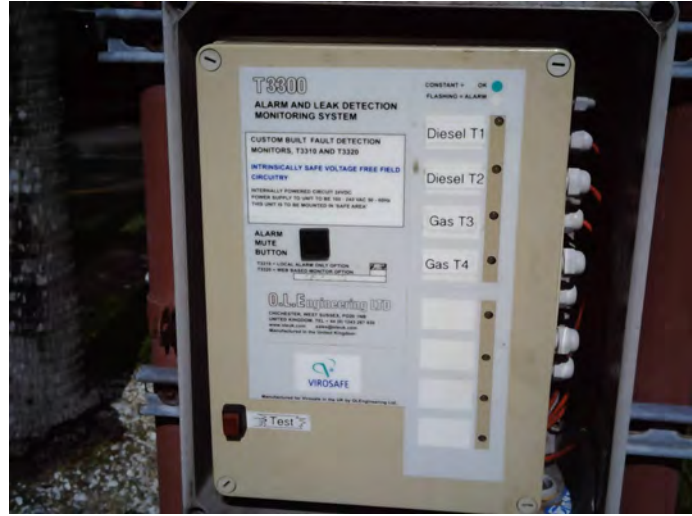


Facility ID: 8838561
Added Date 11/04/2016

Added Date 11/04/2016

Monitoring wells properly marked

T-3300 Panel free of alarms

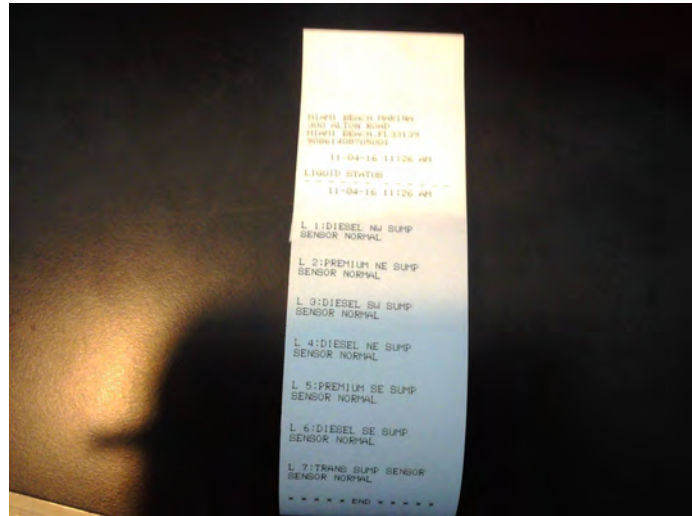


Added Date 11/04/2016

Added Date 11/04/2016

Veeder Root TLS free of alarms

Sensor printout





Fire Department Email RFI

Date: May 10, 2017
Miami Beach Fire Department
EMG Project No.: 123091.17R000-001.135

Dear Sir or Madam:

EMG is an environmental and engineering consulting firm conducting an investigation on behalf of the property owner of current and historical conditions which could potentially impact the environmental condition of the following property:

Miami Beach Marina
300, 344 Alton Road
Miami, Florida 33139

Through the Freedom of Information Act (FOIA), we request any available information on file which is related to potential environmental issues concerning the above-referenced property. Specifically, we request your assistance by providing us with information concerning existing or historical conditions for the above-referenced property, including:

- 1) How far back are records maintained by this Department?
- 2) Are there any required Department environmental permits, registrations, or notifications, and if any, the compliance status and any reported violations (including violation status)?
- 3) Are there any petroleum product/hazardous material storage tanks, both aboveground and underground?
- 4) Are there any releases of petroleum products and/or hazardous materials?
- 5) Does the Fire Department conduct routine life-safety inspections at the property? If yes, what is the frequency?
- 6) What is the date of last Fire Department Inspection?
- 7) Are there any OUTSTANDING Fire Code violations? If yes, please provide documentation describing the violation(s).

Any follow-up documentation may be returned via email, faxed to 410.785.6220, or emailed to:

rfi@emgcorp.com

If you need additional information to complete this request, please contact me at 800.733.0660 x6426. Thank you for your prompt attention to this matter.

Sincerely,
Jay Hutchison
Project Manager
EMG

APPENDIX G:
HISTORICAL ENVIRONMENTAL DOCUMENTS
