PHASE I ENVIRONMENTAL SITE ASSESSMENT

SHULER RESIDENTIAL PROPERTY
36 SW 6 AVENUE
DELRAY BEACH, FLORIDA 33444

PROJECT NO. 217-016-01
REPORT NO. 797

April 18, 2017

Prepared by:

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April 18, 2017

Ms. Kristyn Cox
City of Delray Beach CRA
20 N. Swinton Avenue
Delray Beach, FL 33444

Reference: Phase I Environmental Site Assessment
Shuler Residential Property
36 SW 6 Avenue
Delray Beach, FL 33444
Project No. 217-016-01
Report No. 797

Dear Ms. Cox:

Global Environmental Services, Inc. (GES) has completed a Phase I Environmental Site Assessment (ESA) following the American Society for Testing and Materials (ASTM) standard E1527-13 for the above-referenced site located in Palm Beach County, Delray Beach, Florida in accordance with your purchase order no. 04-17-075 dated April 11, 2017. The purpose of this investigation was to identify recognized environmental conditions as described in ASTM E1527-13. GES also relied upon two Limited Phase II Environmental Site Assessments at two nearby properties located at 29 SW 6 Avenue and 46 SW 6 Avenue during April 2015. The following is a report of data obtained during this investigation.

1.0 SUMMARY

The subject site investigated as part of this ESA consists of one residential tract (with no legal description provided in Palm Beach County property records) located in the Town of Delray subdivision, Plat Book 19825, Page 418, in Palm Beach County, Florida. The subject site is a rectangular parcel measuring approximately 135 feet east/west, 50 feet north/south, with an area of approximately 0.16 acres.

Based on the findings of this Phase I Environmental Site Assessment conducted in accordance with ASTM E1527-13, GES concludes the following:

1. We found no visual evidence for contamination by hazardous substances or wastes on the subject property at the time of the site inspection.
2. We found no evidence for storage and use of hazardous substances on the subject property at the time of the site inspection.
3. We found no evidence of storage tanks, PCBs, drinking water wells, seeps, illegal dumping, unusual odors, visible corrosion, pools of waste liquid, runoff patterns, old/new growth or stressed vegetation on the subject property based on our field observations and interviews.
4. Evidence exists for 27 facilities within a one-half mile radius of the site that formerly or currently store/use petroleum products and/or hazardous materials. The subject site was not identified on any environmental database. Our review of

federal, state, local and tribal environmental databases identified three facilities (Unique Oil, Johnson's Service Center and Florida Dry Cleaners) as nearby properties of environmental concern that could have the potential to create a Recognized Environmental Concern at the subject property. All three facilities are located upgradient and approximately one-eighth mile from the site. The Unique Oil facility was identified on the state Leaking Underground Storage Tank (LUST) database. The Johnson's Service Station (aka Cartwright's Service Station) was identified on the federal Historical Auto database. The Florida Dry Cleaners (aka White Swan Cleaners) was identified on the federal Historical Cleaners database and the state Institutional Controls database. The Unique Oil facility, located 1/8 mile northwest of the site, has undergone extensive assessment and cleanup and is currently under a groundwater remedial action program. However, a portion of the gasoline contaminant plume not captured by the remedial action system has been documented to have migrated offsite to the southeast along the first block of SW 8 Ave. The former Johnson's Service Station, located less than 1/8 mile north of the site, was a former gasoline station in the 1950s through the 1960s and has never been investigated. The former Florida Dry Cleaners, located less than 1/8 mile northwest of the site, has a documented discharge of dry cleaner solvents into the groundwater resulting in an institutional control barring any groundwater use. Although the facility was recently granted No Further Action status with the controls removed, the groundwater contaminant plume may have migrated offsite toward the subject site. Subsequently, these three facilities may have posed both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property. The remaining surrounding facilities on the databases do not pose a Recognized Environmental Condition to the subject site based on their distance and direction from the subject site or their current environmental status. However, during April 2015, GES conducted a Limited Phase II Environmental Site Assessment at two nearby properties located at 29 SW 6 Avenue and 46 SW 6 Avenue. Based on the soil vapor screening results, the soil laboratory results and the groundwater laboratory results from the two Phase II ESAs, we recommended no further investigation on the soil and groundwater at the two nearby properties.

Based upon the conclusions of this Phase I Environmental Site Assessment combined with the results of the two Limited Phase II Environmental Site Assessments in April 2015, GES recommends no further investigation at this time on the site. Our opinion is that the potential for significant environmental impairment associated with the subject property is low based on current and past site conditions in addition to the historical status of the three nearby facilities to the northwest and north of the subject site.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment was to evaluate environmental concerns or issues that may be associated with the current conditions and history of the subject property. Such environmental concerns or issues are subsequently referred to in this report as an "Recognized Environmental Condition" in accordance with the ASTM Standard E1527-13. A Recognized Environmental Condition is as follows:



"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; 3) under conditions that pose a material threat of a future release to the environment."

2.2 SCOPE OF WORK

The Phase I Environmental Site Assessment was performed in accordance with our proposal to City of Delray Beach CRA and Ms. Kristyn Cox. The Phase I Environmental Site Assessment included a reconnaissance visit to the subject site on April 12, 2017, a review of the previously listed available environmental databases and related agency information for the site and surrounding properties, interviews, historical aerial photograph review, ownership history, a review of published geologic information and other related items.

The scope of work included the following items:

- An inspection to identify hazardous or toxic materials used or stored on site;
- An exterior site inspection to identify stressed vegetation or areas of disturbance that may indicate areas of past on-site disposal;
- Interviews with current owner having knowledge of operations;
- A description of current and historical land use for the site and adjacent properties;
- Identification of any on-site underground storage tanks (USTs) and aboveground storage tanks (ASTs) that could be located visually;
- Identification of equipment or building materials suspected of containing polychlorinated biphenyls (PCBs);
- Interviews with adjoining property owner's or their consultants, if appropriate;
- Review of commercially available and in-house environmental data bases;
- A description of adjacent properties, including readily visible structures such as ASTs, disposal ponds, or indications of chemical use, storage or disposal;
- Review of historical aerial photographs, data base maps, historical topographic maps, city directories and fire insurance maps;
- Review of appropriate agency information for environmental information pertaining to the site and adjoining properties, if available in a timely manner;
- Review of ownership over the past 23 years;
- Final report of our findings to the City of Delray Beach CRA.

2.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The findings of this report represent our professional judgment; no other warranty is expressed or implied. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent site conditions on other dates or at locations or depths other than those specifically cited within the report. GES can accept no responsibility for interpretations of these data made by other parties.

A recommendation for no further investigation on the subject site does not warranty that Recognized Environmental Conditions are not present on the subject site. Our conclusions and recommendations are based on available evidence gathered and evaluated during the investigation.

Our opinion regarding the presence of Recognized Environmental Conditions and their potential impairment to the subject site is expressed only as likelihood from low to moderate to high based on available evidence gathered and evaluated during the investigation.

This report is intended for the sole use of the City of Delray Beach CRA and their designated representatives. Its contents may not be relied upon by other parties without the explicit written consent of GES. This is not a statement of suitability of the property for any use or purpose.

2.4 LIMITING CONDITIONS AND METHODOLOGY USED

For current site conditions, the building and property were assessed by initially walking the grounds of the property and perimeter of the building then investigating the interior of the building and the existing operations on the site. For past site conditions, environmental databases, historical information resources, previous environmental reports and interviews with parties familiar with the property were evaluated as required by ASTM Standard E1527-13. GES cannot be held responsible for the accuracy or completeness of the information obtained from various sources, including gaps in information, to evaluate past site use.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject site investigated as part of this ESA consists of one residential tract (with no legal description provided in Palm Beach County property records) located in the Town of Delray subdivision, Plat Book 19825, Page 418, in Palm Beach County, Florida. The subject site is a rectangular parcel measuring approximately 135 feet east/west, 50 feet north/south, with an area of approximately 0.16 acres. Refer to Appendix A-1 for a site location map. Refer to Appendix A-2 for an aerial site plan.

3.2 SITE IMPROVEMENTS

Improvements on the subject site include a 1-story residential building with concrete slab, concrete block walls and a wood frame roof. The 1-story residential building contains approximately 2,000 square feet. Vegetation surrounds the residential building. A concrete driveway area is located on the east side of the 1-story residential building.

3.3 SITE VICINITY CHARACTERISTICS

The subject property is located in a residential area of Delray Beach. The areas north, east, south and east of the subject site are vacant lots. The areas southwest and southeast of the subject site are single family homes.

3.4 CURRENT PROPERTY USE

At the time of the investigation, the site was in residential use by the current owner. The residential building appeared in good condition.

3.5 PAST PROPERTY USES

According to the current property owner, Shawneque Shuler, she acquired the property in 2005 and was used to present as a family residence.

Also, Ms. Shuler also stated she purchased the property from Grayhawk Development. Aerial photographs from 1940 through 1991 show the site as a single family home. An aerial photograph from 1999 shows the site as a vacant lot. Aerial photographs from 2007 to 2010 show the site as a single family home. City directory information from 1957 through 1972 shows two individuals listed at the site address. Palm Beach County property records indicate that the site was owned by Bello Partnership from 1994 to 2004, by Grayhawk Development from 2004 to 2005 and by Shawneque Shuler from 2005 to present.

3.6 PAST USES ON ADJOINING PROPERTIES

Adjoining property to East: An aerial photograph from 1940 shows adjoining parcel as vacant and undeveloped land. Aerial photographs from 1953 to 1973 show the adjoining property as developed land with one residential building. Aerial photographs from 1975 to 2010 show adjoining parcel as vacant and undeveloped land.

Adjoining property to West: An aerial photograph from 1940 shows adjoining parcel as vacant and undeveloped land. Aerial photographs from 1953 to 1999 show the adjoining property as developed land with one residential building. Aerial photographs from 2007 to 2010 show adjoining parcel as vacant and undeveloped land.

Adjoining property to North: An aerial photograph from 1940 shows adjoining parcel as vacant and undeveloped land. Aerial photographs from 1953 to 1968 show the adjoining property as developed land with one residential building. Aerial photographs from 1973 to 2010 show adjoining parcel as vacant and undeveloped land.

Adjoining property to South: Aerial photographs from 1940 to 1999 show the adjoining property as developed land with one residential building. Aerial photographs from 2007 to 2010 show adjoining parcel as vacant and undeveloped land.

3.7 SITE INSPECTION

3.7.1 Exterior and Interior Site Observations

On April 12, 2017, a GES representative inspected the property with a walkover of the site. We found the site developed with a 1-story residential building on the center of the property and a concrete driveway fronting the property on the east side of the residential building. Vegetation (mostly grass and trees) surround the property. Site drainage is by surface runoff onto the city storm drain system along the east property line. The residential building was in use by the current owner. The building appeared in good condition.

A GES representative was able to interview the current owner of the site, Ms. Shawneque Shuler. Ms. Shuler informed GES that the site does not contain hazardous substances or wastes, underground storage tanks, aboveground storage tanks, generators, elevators or transformers. The site was always used as a residential home.

Ms. Shuler also informed GES that no dumping, spills or leaks of hazardous substances have occurred on the site. Ms. Shuler informed GES she sub-contracts all grounds maintenance. Ms. Shuler also informed GES that all utilities (electric, gas, city water and sewer) are all in place. Ms. Shuler also informed GES that solid waste is disposed by Waste Management.

Ms. Shuler also informed GES that the property had no history of environmental violations, liens or enforcements. Our site inspection and records research confirmed Ms. Shuler's report.

3.7.1.1 Hazardous Substances

We did not observe any hazardous substances used or stored on the subject property during the site inspection.

3.7.1.2 Hazardous Wastes

We did not observe any hazardous waste being generated or stored on the subject property during the site inspection.

3.7.1.3 Underground Storage Tanks

We did not observe any underground storage tanks on the subject property or evidence of underground storage tanks (such as vent pipes, fill pipes or monitor wells) on the subject property at the time of the site inspection.

3.7.1.4 Aboveground Storage Tanks

We did not observe any aboveground storage tanks on the subject property or evidence of aboveground storage tanks (such as vent pipes, fill pipes or monitor wells) on the subject property at the time of the site inspection.

3.7.1.5 Drums

We did not observe any large volume drums (i.e. 55-gallons) on the subject property during the site inspection.

3.7.1.6 PCB-Containing Equipment

We did not observe any visual evidence of pad mounted electrical transformers on the subject site at the time of the site inspection.

3.7.1.7 Solid Waste

We did not observe solid waste disposal at the subject property at the time of the site inspection. Solid waste is placed in a Waste Management dumpster.

3.7.1.8 Drains and Sumps

We did not observe any floor drains or sumps, other than bathroom, on the subject property at the time of the site inspection.

3.7.1.9 Wastewater

We did not observe any wastewater generated, other than bathroom, on the subject property at the time of the site inspection.

3.7.1.10 Wells

We did not observe any potable water wells on the subject property at the time of the site inspection. Water is supplied by the City of Delray Beach.

3.7.1.11 Pits, Ponds, Lagoons

We did not observe any pits, ponds, and lagoons on the subject property at the time of the site inspection.

3.7.1.12 Other Physical Evidence of Contamination

We did not observe any staining of the soil, corrosion, unusual odors, seeps, pools of waste liquid, stressed vegetation, mounds, depressions, run-off patterns, old/new growth, and berms on the subject property at the time of site inspection.

4.0 RECORDS REVIEW

4.1 REGULATORY AGENCY RECORD REVIEW

GES reviewed information gathered from several environmental databases through Environmental Data Resources (EDR) to evaluate whether activities on or near the subject property have the potential to create a Recognized Environmental Condition on the subject property. EDR provides databases compiled by federal, state, and local governmental agencies. The complete list of databases provided by EDR is included in Appendix B. Note that this information is reported as GES received it from EDR, which in turn reports information as it is provided in various government databases. It is not possible for either GES or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is an accepted practice in the conduct of environmental due diligence. A description of the databases and information obtained is summarized on the following pages.

Evidence exists for 27 facilities within a one-half mile radius of the site that formerly or currently store/use petroleum products and/or hazardous materials. The subject site was not identified on any environmental database. Our review of federal, state, local and tribal environmental databases identified three facilities (Unique Oil, Johnson's Service Center and Florida Dry Cleaners) as nearby properties of environmental concern that could have the potential to create a Recognized Environmental Concern at the subject property. All three facilities are located upgradient and approximately one-eighth mile from the site. The Unique Oil facility was identified on the state Leaking Underground Storage Tank (LUST) database. The Johnson's Service Station (aka Cartwright's Service Station) was identified on the federal Historical Auto database. The Florida Dry Cleaners (aka White Swan Cleaners) was identified on the federal Historical Cleaners database and the state Institutional Controls database. The Unique Oil facility, located 1/8 mile northwest of the site, has undergone extensive assessment and cleanup and is currently under a groundwater remedial action program. However, a portion of the gasoline contaminant plume not captured by the remedial action system has been documented to have migrated offsite to the southeast along the first block of SW 8 Ave. The former Johnson's Service Station, located less than 1/8 mile north of the site, was a former gasoline station in the 1950s through the 1960s and has never been investigated. The former Florida Dry Cleaners, located less than 1/8 mile northwest of the site, has a documented discharge of dry cleaner solvents into the groundwater resulting in an institutional control barring any groundwater use. Although the facility was recently granted No Further Action status with the controls removed, the groundwater contaminant plume may have migrated offsite toward the subject site.

Type of Database	Description of Database	Radius Search	Number of Sites Identified
NPL	The National Priorities List identifies uncontrolled or abandoned hazardous waste sites. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost-effective than removal action.	1 mile	0
CERCLIS	The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment.	1 mile	0
RCRA/RCRIS	Resource Conservation & Recover Act treatment, storage, or disposal (TSD) sites and sites that generate hazardous waste.	0.25 mile	1
FINDS	FINDS lists major EPA environmental programs including regulated hazardous waste generator notifiers list; both Large and Small Quantity Generators (SQG & LQG).	Site Only	0
BROWNFIELD	Brownfields are defined as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.	0.5 mile	1
ERNS	EPA's Emergency Response Notification System (ERNS) list contains reported spill records of oil and hazardous substances.	Site Only	0
TRIS	EPA's Toxic Chemical Release Inventory System (TRIS) list contains reported releases of toxic substances.	Site Only	0
US ENG CONT	Federal list of sites with engineering controls in place to contain and prevent migration of contaminated media.	0.5 mile	0
US INST CONT	Federal list of sites with institutional controls such as land use and deed restrictions to prevent exposure to contaminated media.	0.5 mile	1
SHWS	State list of hazardous waste sites that require investigation and/or cleanup.	1 mile	0
SWF/LF	State inventory of solid waste disposal and landfill sites.	0.5 mile	5
VCP	State list of sites that undergo assessment and remediation on a voluntary basis.	0.5 mile	1
LUST	State list of information pertaining to all reported leaking underground storage tanks.	0.5 mile	9
UST/AST	State list of all registered aboveground and underground storage tank sites.	0.25 mile	8
DRYCLN	State list of all registered dry cleaning operations.	0.25 mile	0
HIST DRYCLN	EDR list of all historic registered dry cleaning operations.	0.25 mile	11
HIST AUTO	EDR list of all historic registered auto repair operations.	0.25 mile	16

Subsequently, these three facilities may have posed both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property. The remaining surrounding facilities on the databases do not pose a Recognized Environmental Condition to the subject site based on their distance and direction from the subject site or their current environmental status. However, during April 2015, GES conducted a Limited Phase II Environmental Site Assessment at two nearby properties located at 29 SW 6 Avenue and 46 SW 6 Avenue. Based on the soil vapor screening results, the soil laboratory results and the groundwater laboratory results from the two Phase II ESAs, we recommended no further investigation on the soil and groundwater at the two nearby properties.

The federal database identified 1 RCRA facility within a quarter-mile radius of the subject site that generate, store and dispose of hazardous waste. This facility is located less than one-quarter mile of the site with no record of violation regarding hazardous waste and do not present a recognized environmental concern to the subject site.

The state database identified 6 facilities within a half-mile radius of the subject site that have documented discharges of petroleum to the environment from leaking underground storage tanks (LUST). These 6 facilities have undergone or are currently undergoing cleanup under state funded programs. However, one facility (Unique Oil) is located upgradient and less than 1/8 mile from the subject site. Subsequently, this facility poses both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property. The 5 remaining surrounding facilities on the databases do not pose a Recognized Environmental Condition to the subject site based on their distance and direction from the subject site or their current environmental status.

The state database identified 2 SWF/LF sites, (the Carver Square Dump is listed twice) within one-half mile radius of the site. This facility is located to the southwest of the subject site and is currently closed and under the BROWNFIELDS program. Thus, this facility does not pose a recognized environmental concern to the subject property.

The state databases identified 1 BROWNFIELDS and VOLUNTARY CLEANUP PROGRAM site within one-half mile radius of the site. The Carver Square Brownfields Area (listed twice), located over a 1/4 mile southwest of the site, was a former city landfill in the 1960s and closed during the 1970s. The site has undergone extensive assessment and cleanup over the last 20 years and is currently under a groundwater monitoring program. Subsequently, this facility does not pose both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property.

The state database identified 1 INSTITUTIONAL CONTROL site within one-half mile radius of the site. The former Florida Drycleaners (aka White Swan Cleaners) located upgradient and 1/8 mile northwest of the site, operated from the mid 1970s to 2002 with an institutional control in place for restrictive groundwater use. Although the facility was recently granted No Further Action status with the controls removed, the groundwater contaminant plume may have migrated offsite away toward the subject site. Subsequently, this facility poses both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property.

The national database identified 6 HISTORICAL AUTO sites within one-quarter mile radius of the site. These facilities were identified as nearby properties of historical environmental concern that could have the potential to create a Recognized Environmental Concern at the subject property. One facility Johnson's Service Station Service Station (aka Cartwright's Service Station) is located upgradient and less than 1/8 mile from the subject site. Subsequently, this facility having never been investigated poses both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property. The 5 remaining surrounding facilities on the databases do not pose a Recognized Environmental Condition to the subject site based on their distance and direction from the subject site or their current environmental status.



The national database identified 5 HISTORICAL DRYCLN sites within one-quarter mile radius of the site. The former The former Florida Drycleaners (aka White Swan Cleaners)) located upgradient and 1/8 mile northwest of the site, operated from the mid 1970s to 2002 with an institutional control in place for restrictive groundwater use. Although the facility was recently granted No Further Action status with the controls removed, the groundwater contaminant plume may have migrated offsite away toward the subject site. Subsequently, this facility poses both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property. The 4 remaining surrounding facilities on the databases do not pose a Recognized Environmental Condition to the subject site based on their distance and direction from the subject site or their current environmental status.

However, based on the soil vapor screening results, the soil laboratory results and the groundwater laboratory results from the two Phase II ESAs, we recommended no further investigation on the soil and groundwater at the two nearby properties.

4.2 PHYSICAL SETTING SOURCE(S)

4.2.1 Topography

The topography of subject site is flat lying with one residential building. Review of the topographic profile provided by EDR indicates that the elevation of the site is approximately 15 feet above sea level.

4.2.2 Soils/Geology

The U.S.D.A. Soil Conservation Service classified the soils on the site as belonging to the St. Lucie Sand Series. This soil type is characteristically a well drained, medium grained, light brown sand.

The general geology of Palm Beach County is made up of several stratigraphic units consisting of Pleistocene sand and shell deposits underlain by Pliocene, marls, clays and limestone. Detailed descriptions of lithologies are given by W.L. Miller (1987), "Lithology and Base of the Surficial Aquifer System, Palm Beach County, Florida" (U.S.G.S. Report No. 86-4067).

4.2.3 Surface Water Hydrology

The site does not contain surface water bodies. Surface run-off flows from the site onto the city right-of-way and into the city storm drain system along the east property line. South Florida is categorized by flood zones based on a 100-year storm event or a severe hurricane. Review of FEMA flood zone panel for the site provided by EDR indicates the local area as a FEMA3 Flood Zone.

4.2.4 Hydrogeology

The general hydrogeology of Palm Beach County is made up of a surficial aquifer system and the deeper Floridian Aquifer System. The two systems are effectively separated by low permeability rocks and sediments of the intermediate confining Hawthorn unit. The surficial aquifer system is the main source of potable water in Palm Beach County. The surficial aquifer ranges in thickness from 50 feet in the western part of the county to 350 feet near the coastline. The groundwater flow in south Florida is generally in an eastward direction toward the Atlantic Ocean.

4.2.5 Wetlands

At the time of the site inspection, GES did not observe any surface water bodies, retention basins and/or floral/fauna that are typical of wetland environments.

4.2 HISTORICAL USE

4.2.1 Aerial Photograph Review

To evaluate the previous land appearances of the subject site and surrounding areas, a series of aerial photographs were reviewed. The aerial photographs provide a progressive overview of parcels pertaining to this assessment.

Historical aerial photographs were obtained from EDR and the Palm Beach County Engineering Department for the years 1940, 1953, 1964, 1968, 1973, 1975, 1986, 1991, 1999, 2007 and 2010 of Section 17, Township 46 South, Range 43 East. Copies of the aerials from 1940, 1953, 1964, 1975, 1986, 1991 and 2010 are represented in Appendices A-3 through A-9. A summary of the above referenced aerial photographs follows:

DATE	SIZE	QUAL.	REMARKS
1940	1"– 350'	Poor	The subject site appears as developed with a residential home on the east half of the site. Residential homes appear to the north and south of the subject site. (see Appendix A-3)
1953	1"– 200'	Fair	The subject site appears as per the 1940 aerial. Residential homes appear to the west and east of the subject site. (see Appendix A-4)
1964	1"– 200'	Fair	The subject site and surrounding areas appear as per the 1953 aerial. (see Appendix A-5)
1968	1"- 200'	Good	The subject site and surrounding areas appear as per the 1964 aerial.
1973	1"- 200'	Good	The subject site and surrounding areas appear as per the 1968 aerial except area north of the site is a vacant lot.
1975	1"- 200'	Good	The subject site and surrounding areas appear as per the 1973 aerial except area east of the site is a vacant lot. (see Appendix A-6).
1986	1"- 200'	Good	The subject site and surrounding areas appear as per the 1975 aerial (see Appendix A-7).
1991	1"- 200'	Good	The subject site and surrounding land appear as per the 1986 aerial (see Appendix A-8).
1999	1"- 200'	Fair	The subject site now appears as a vacant lot. The surrounding areas appear as per the 1991 aerial.
2007	1"- 200'	Good	The subject site appears re-developed as a residential home. The surrounding land to the west and south now appear vacant lots.
2010	1"- 200'	Good	The subject site and surrounding land appear as per the 2007 aerial (see Appendix A-9).

4.3.2 Ownership History

According to the current property owner, Shawneque Shuler, she acquired the property in 2005 and was used to present as a family residence. Also, Ms. Shuler also stated she purchased the property from Grayhawk Development.



Aerial photographs from 1940 through 1991 show the site as a single family home. An aerial photograph from 1999 shows the site as a vacant lot. Aerial photographs from 2007 to 2010 show the site as a single family home. City directory information from 1957 through 1972 shows two individuals listed at the site address. Palm Beach County property records indicate that the site was owned by Bello Partnership from 1994 to 2004, by Grayhawk Development from 2004 to 2005 and by Shawneque Shuler from 2005 to present.

4.3.3 Fire Insurance Map Search

A search for Fire Insurance Maps provided by Environmental Data Resources (EDR) indicates fire insurance maps were available for the subject site. For the years 1949 and 1963 show the subject site as a single family residence. For the years 1922 and 1926 show the subject site as a vacant undeveloped lot. Refer to Appendix C for a copy of the Fire Insurance Maps provided by EDR.

4.3.4 City Directory Search

GES reviewed information gathered from several city directories through Environmental Data Resources (EDR) to evaluate the types of residences or businesses listed at the subject site address. Refer to Appendix C for a partial list of directory information provided by EDR. It is not possible for either GES or EDR to verify the accuracy or completeness of information contained in these directories. However, the use of and reliance on this information is an accepted practice in the conduct of environmental due diligence.

City directory information from 1957 through 1972 shows two individuals listed at the site address.

5.0 FINDINGS AND CONCLUSIONS

The Phase I Environmental Site Assessment included a reconnaissance visit to the subject site, a review of the previously listed available environmental databases and related agency information for the site and surrounding properties, interviews, historical aerial photograph review, a review of ownership, a review of published geologic information and other related items. All information was used to evaluate existing or potential environmental impairment at the site due to current or past land use disclosed by this study.

Based on the findings of this Phase I Environmental Site Assessment conducted in accordance with ASTM E1527-13, GES concludes the following:

1. We found no visual evidence for contamination by hazardous substances or wastes on the subject property at the time of the site inspection.
2. We found no evidence for storage and use of hazardous substances on the subject property at the time of the site inspection.
3. We found no evidence of storage tanks, PCBs, drinking water wells, seeps, illegal dumping, unusual odors, visible corrosion, pools of waste liquid, runoff patterns, old/new growth or stressed vegetation on the subject property based on our field observations and interviews.



4. Evidence exists for 27 facilities within a one-half mile radius of the site that formerly or currently store/use petroleum products and/or hazardous materials. The subject site was not identified on any environmental database. Our review of federal, state, local and tribal environmental databases identified three facilities (Unique Oil, Johnson's Service Center and Florida Dry Cleaners) as nearby properties of environmental concern that could have the potential to create a Recognized Environmental Concern at the subject property. All three facilities are located upgradient and approximately one-eighth mile from the site. The Unique Oil facility was identified on the state Leaking Underground Storage Tank (LUST) database. The Johnson's Service Station (aka Cartwright's Service Station) was identified on the federal Historical Auto database. The Florida Dry Cleaners (aka White Swan Cleaners) was identified on the federal Historical Cleaners database and the state Institutional Controls database. The Unique Oil facility, located 1/8 mile northwest of the site, has undergone extensive assessment and cleanup and is currently under a groundwater remedial action program. However, a portion of the gasoline contaminant plume not captured by the remedial action system has been documented to have migrated offsite to the southeast along the first block of SW 8 Ave. The former Johnson's Service Station, located less than 1/8 mile north of the site, was a former gasoline station in the 1950s through the 1960s and has never been investigated. The former Florida Dry Cleaners, located less than 1/8 mile northwest of the site, has a documented discharge of dry cleaner solvents into the groundwater resulting in an institutional control barring any groundwater use. Although the facility was recently granted No Further Action status with the controls removed, the groundwater contaminant plume may have migrated offsite toward the subject site. Subsequently, these three facilities may have posed both a Recognized Environmental Condition (REC) and a Vapor Encroachment Condition (VEC) to the subject property. The remaining surrounding facilities on the databases do not pose a Recognized Environmental Condition to the subject site based on their distance and direction from the subject site or their current environmental status. However, during April 2015, GES conducted a Limited Phase II Environmental Site Assessment at two nearby properties located at 29 SW 6 Avenue and 46 SW 6 Avenue. Based on the soil vapor screening results, the soil laboratory results and the groundwater laboratory results from the two Phase II ESAs, we recommended no further investigation on the soil and groundwater at the two nearby properties.

Based upon the conclusions of this Phase I Environmental Site Assessment combined with the results of the two Limited Phase II Environmental Site Assessments in April 2015, GES recommends no further investigation at this time on the site. Our opinion is that the potential for significant environmental impairment associated with the subject property is low based on current and past site conditions in addition to the historical status of the three nearby facilities to the northwest and north of the subject site.

The author of this Phase I ESA meets the education, training and experience requirements as set forth in 40 CFR Part 312.10(b) for an Environmental Professional. Refer to Appendix D for the qualifications of the Environmental Professional.



Respectfully submitted,
GLOBAL ENVIRONMENTAL SERVICES, INC.

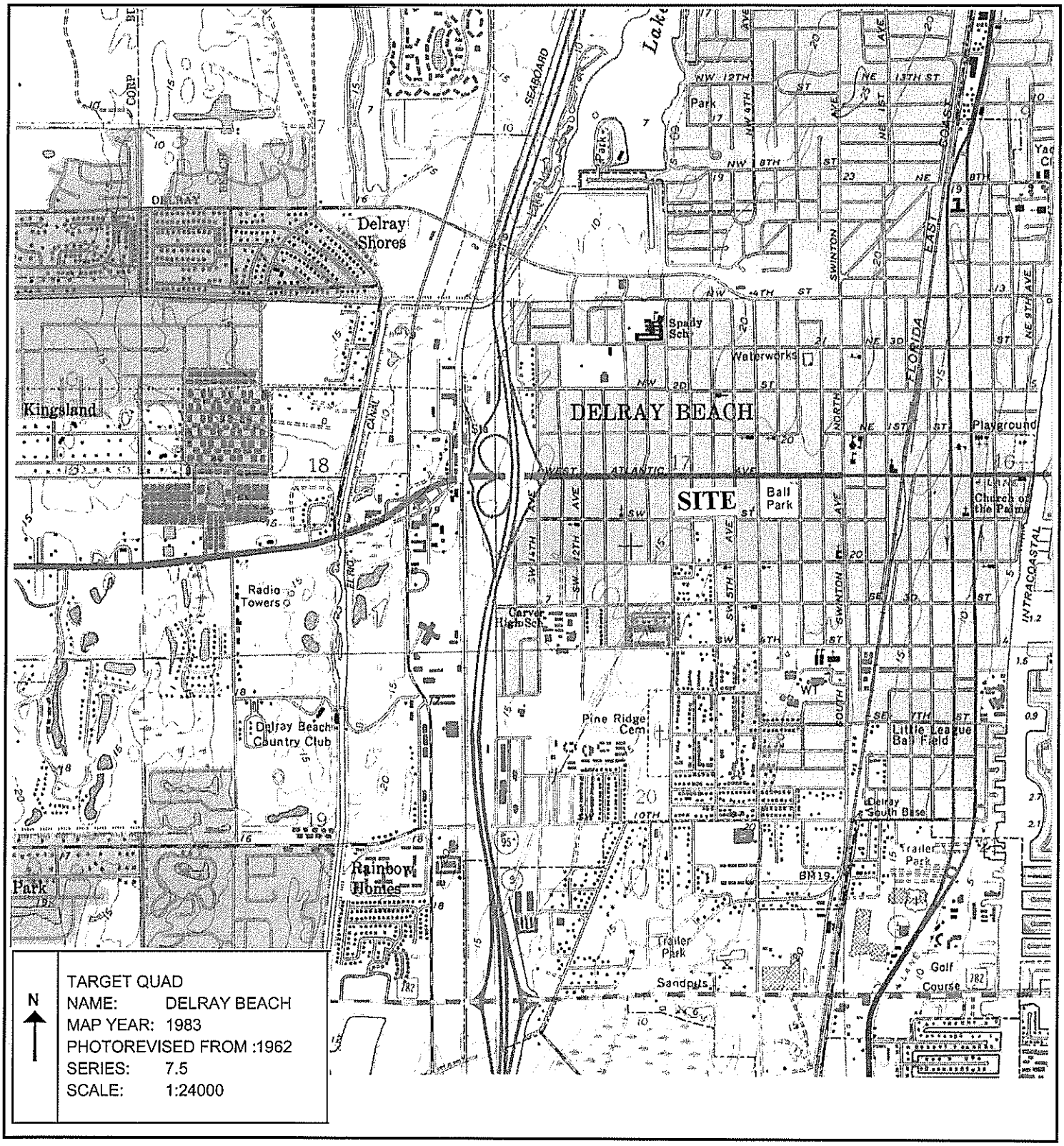
Christopher Perry, P.G. #1515
President

cc: Addressee (1)

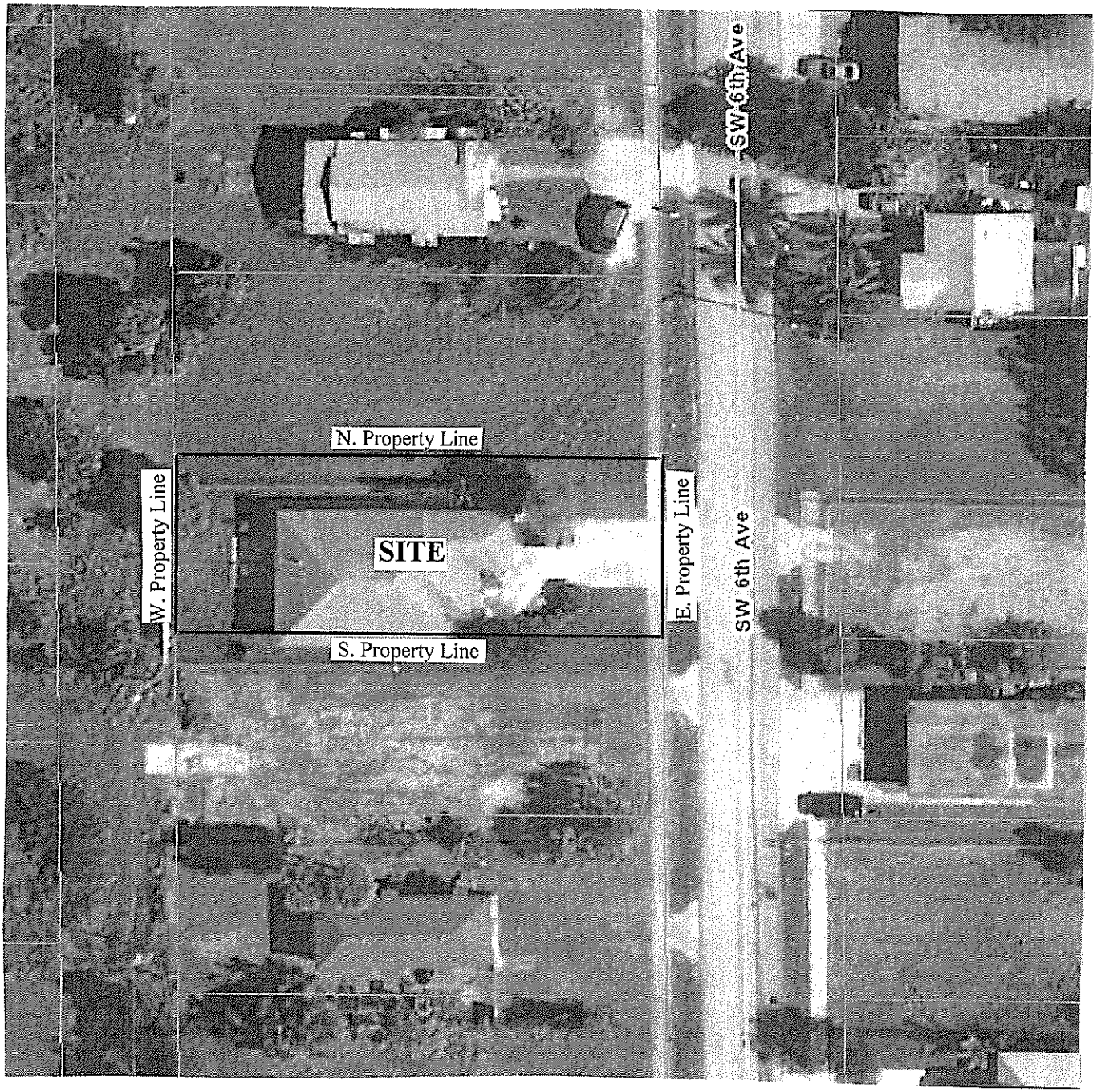
Attachments: Appendix A
Appendix B
Appendix C
Appendix D

4-18-17

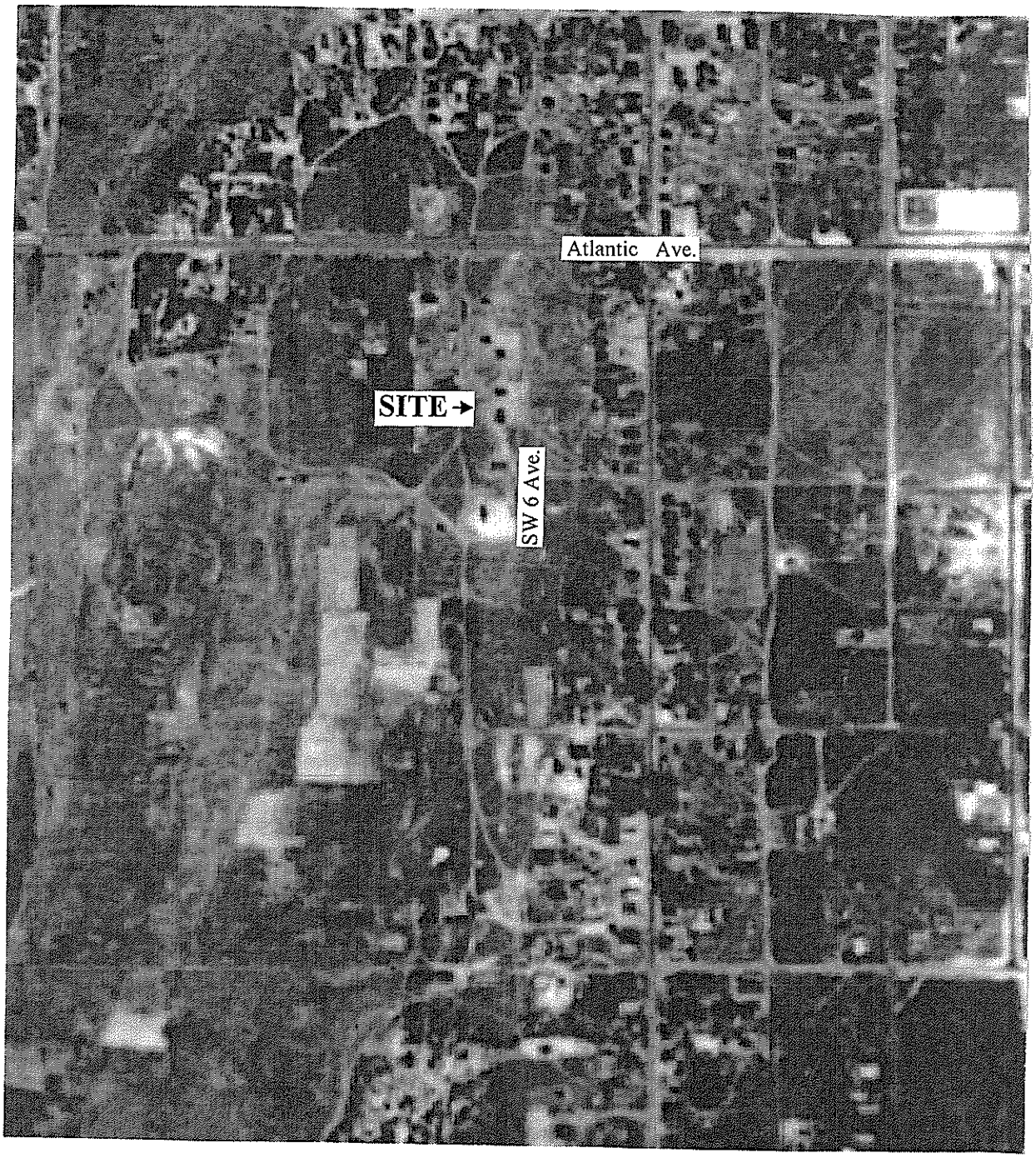
APPENDIX A



GLOBAL ENVIRONMENTAL SERVICES	PHASE I ENVIRONMENTAL SITE ASSESSMENT SHULER RESIDENTIAL PROPERTY 36 SW 6 AVENUE DELRAY BEACH, FLORIDA 33444			
	SITE LOCATION MAP			
	DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
	SCALE: 1" – 2000'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-1



GLOBAL ENVIRONMENTAL SERVICES	PHASE I ENVIRONMENTAL SITE ASSESSMENT SHULER RESIDENTIAL PROPERTY 36 SW 6 AVENUE DELRAY BEACH, FLORIDA 33444			
	SITE PLAN			
	DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
	SCALE: 1" – 45'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-2



GLOBAL ENVIRONMENTAL SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SHULER RESIDENTIAL PROPERTY
36 SW 6 AVENUE
DELRAY BEACH, FLORIDA 33444

1940 AERIAL

DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
SCALE: 1" – 350'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-3



GLOBAL ENVIRONMENTAL SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SHULER RESIDENTIAL PROPERTY
36 SW 6 AVENUE
DELRAY BEACH, FLORIDA 33444

1953 AERIAL

DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
SCALE: 1" – 200'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-4

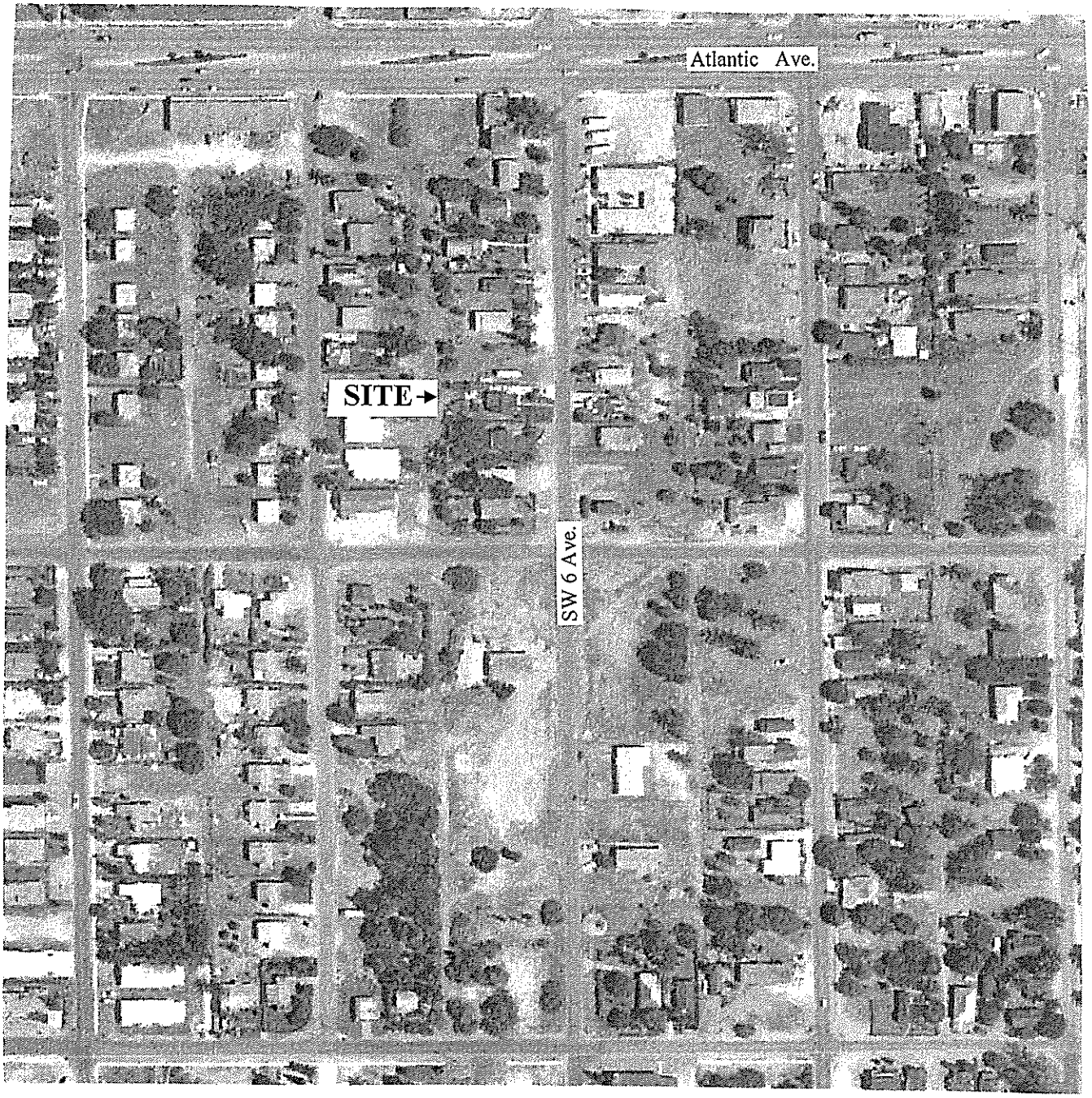


GLOBAL ENVIRONMENTAL SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SHULER RESIDENTIAL PROPERTY
36 SW 6 AVENUE
DELRAY BEACH, FLORIDA 33444

1964 AERIAL

DRAWN BY: CL	DATE: 04-17-18	CHECKED BY: CP	DATE: 04-18-17
SCALE: 1" – 200'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-5



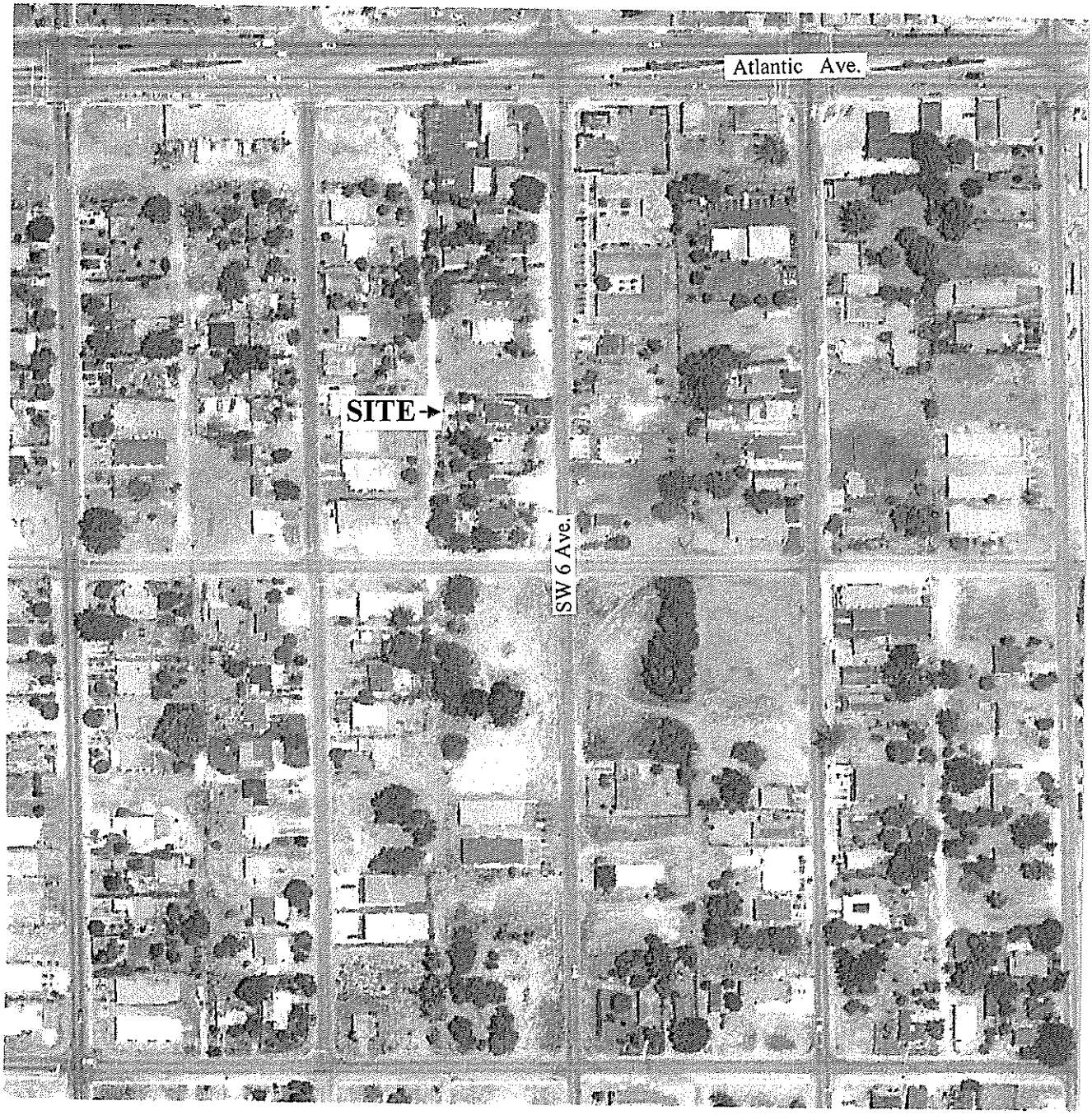
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GLOBAL ENVIRONMENTAL SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SHULER RESIDENTIAL PROPERTY
36 SW 6 AVENUE
DELRAY BEACH, FLORIDA 33444

1975 AERIAL

DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
SCALE: 1" – 200'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-6



GLOBAL ENVIRONMENTAL SERVICES	PHASE I ENVIRONMENTAL SITE ASSESSMENT SHULER RESIDENTIAL PROPERTY 36 SW 6 AVENUE DELRAY BEACH, FLORIDA 33444			
	1986 AERIAL			
	DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
	SCALE: 1" – 200'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-7



GLOBAL ENVIRONMENTAL SERVICES	PHASE I ENVIRONMENTAL SITE ASSESSMENT SHULER RESIDENTIAL PROPERTY 36 SW 6 AVENUE DELRAY BEACH, FLORIDA 33444			
	1991 AERIAL			
	DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
	SCALE: 1" – 200'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-8



GLOBAL ENVIRONMENTAL SERVICES	PHASE I ENVIRONMENTAL SITE ASSESSMENT SHULER RESIDENTIAL PROPERTY 36 SW 6 AVENUE DELRAY BEACH, FLORIDA 33444			
	2010 AERIAL			
	DRAWN BY: CL	DATE: 04-18-17	CHECKED BY: CP	DATE: 04-18-17
	SCALE: 1" – 200'	PROJECT NO: 217-016-01	REPORT NO: 797	PAGE NO: A-9

APPENDIX B



36 Southwest 6th Ave
36 Southwest 6th Ave
Delray Beach, FL 33444

Inquiry Number: 4906247.2s
April 12, 2017

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

36 SOUTHWEST 6TH AVE
DELRAY BEACH, FL 33444

COORDINATES

Latitude (North):	26.4603620 - 26° 27' 37.30"
Longitude (West):	80.0794430 - 80° 4' 45.99"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	591769.2
UTM Y (Meters):	2926831.5
Elevation:	15 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5652372 DELRAY BEACH, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20151013
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
36 SOUTHWEST 6TH AVE
DELRAY BEACH, FL 33444

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	CARVER SQUARE BROWNF		BROWNFIELDS	Same	1127, 0.213, SSW
1	MASTER CLEANERS	34 SW 5TH AV	EDR Hist Cleaner	Higher	338, 0.064, East
A2	DEEM OIL CO	546 W ATLANTIC AV	EDR Hist Auto	Higher	487, 0.092, NNE
B3	CARTWRIGHTS CITIES S	601 W ATLANTIC AV	EDR Hist Auto	Higher	494, 0.094, North
B4	JOHNSONS SERVICE STA	601 W ATLANTIC AV	EDR Hist Auto	Higher	494, 0.094, North
B5	JEROME FIGARO STORES	601 W ATLANTIC AVE	UST	Higher	542, 0.103, North
6	FLORIDAS DRY CLEANIN	710 W ATLANTIC AVE	EDR Hist Cleaner	Higher	556, 0.105, NW
C7	MODERN DRY CLEANERS	29 SW 5TH AV	EDR Hist Cleaner	Higher	587, 0.111, NE
8	STAR CLEANERS	122 SW 5TH AV	EDR Hist Cleaner	Higher	601, 0.114, SE
C9	C W GULF SERVICE	1 SW 5TH AV	EDR Hist Auto	Higher	607, 0.115, NE
A10	NEALS STATION	507 W ATLANTIC AVE	LUST, UST	Higher	632, 0.120, NE
C11	GILLION PURE OIL SER	501 W ATLANTIC AV	EDR Hist Auto	Higher	637, 0.121, NE
C12	MCNEAL UNION 76 SERV	501 W ATLANTIC AV	EDR Hist Auto	Higher	637, 0.121, NE
13	HERCULES SELF SER LD	40 NW 5TH AV	EDR Hist Cleaner	Higher	642, 0.122, NE
C14	BP #370627	442 W ATLANTIC AVE	LUST, UST	Higher	694, 0.131, NE
15	FLORIDA DRYCLEANER	710 WEST ATLANTIC AV	RESP PARTY	Higher	710, 0.134, NW
16	AMOCO SERVICE STATIO	725 W ATLANTIC AVE	LUST, UST, RCRA NonGen / NLR, FINDS, Financial...	Higher	753, 0.143, NW
D17	UNIQUE OIL #8	805 W ATLANTIC AVE	LUST, UST, CLEANUP SITES, DWM CONTAM, Financial...	Higher	860, 0.163, NW
D18	EXXON STATION	805 W ATLANTIC AVE	RCRA-CESQG	Higher	860, 0.163, NW
19	DELRAY BEACH CITY-PO	300 W ATLANTIC AVE	UST, Financial Assurance	Higher	942, 0.178, East
20	CARVER SQUARE DUMP		SWF/LF	Lower	1024, 0.194, South
E21	CARVER SQUARE DUMP(C		SWF/LF	Lower	1262, 0.239, SSW
E22	CARVER SQUARE		VCP, RESP PARTY	Lower	1280, 0.242, SSW
F23	PHILLIPS MARKET INC	945 W ATLANTIC AVE	LUST, UST, CLEANUP SITES, DWM CONTAM	Higher	1306, 0.247, WNW
F24	19 10TH AVE - DELRAY	19 NORTHWEST 10TH AV	US BROWNFIELDS	Higher	1368, 0.259, WNW
25	CARVER SQUARE	AREA BOUNDED BY SW 8	US BROWNFIELDS	Lower	1396, 0.264, SSW
26	FORMER STAMDARD OIL	142-150 NW 4TH AVE	LUST, TANKS	Higher	1748, 0.331, NNE
27	27 SW 14TH AVE - DEL	27 SW 14TH AVENUE	US BROWNFIELDS	Higher	2544, 0.482, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Florida's State-Funded Action Sites

State and tribal leaking storage tank lists

LAST..... Leaking Aboveground Storage Tank Listing
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FF TANKS..... Federal Facilities Listing
FEMA UST..... Underground Storage Tank Listing
AST..... Storage Tank Facility Information
INDIAN UST..... Underground Storage Tanks on Indian Land
TANKS..... Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Institutional Controls Registry
INST CONTROL..... Institutional Controls Registry

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Centers
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
PRIORITYCLEANERS..... Priority Ranking List
FI Sites..... Sites List
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

SPILLS ..... Oil and Hazardous Materials Incidents
SPILLS 90 ..... SPILLS 90 data from FirstSearch
SPILLS 80 ..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File
FINDS ..... Facility Index System/Facility Registry System
DOCKET HWC ..... Hazardous Waste Compliance Docket Listing
UXO ..... Unexploded Ordnance Sites
AIRS ..... Permitted Facilities Listing
CLEANUP SITES ..... DEP Cleanup Sites - Contamination Locator Map Listing
DEDB ..... Ethylene Dibromide Database Results
DRYCLEANERS ..... Drycleaning Facilities
Financial Assurance ..... Financial Assurance Information Listing
FL Cattle Dip. Vats ..... Cattle Dipping Vats
SITE INV SITES ..... Site Investigation Section Sites Listing
TIER 2 ..... Tier 2 Facility Listing
UIC ..... Underground Injection Wells Database Listing
NPDES ..... Wastewater Facility Regulation Database
ABANDONED MINES ..... Abandoned Mines
ECHO ..... Enforcement & Compliance History Information
FUELS PROGRAM ..... EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
EXXON STATION	805 W ATLANTIC AVE	NW 1/8 - 1/4 (0.163 mi.)	D18	41

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's Facility Directory (Solid Waste Facilities).

A review of the SWF/LF list, as provided by EDR, has revealed that there are 2 SWF/LF sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CARVER SQUARE DUMP Database: LF PALM BEACH, Date of Government Version: 09/01/2011		S 1/8 - 1/4 (0.194 mi.)	20	47

Closed: late 1960's, early 1970's
Site Number: 83

CARVER SQUARE DUMP(C — SSW 1/8 - 1/4 (0.239 mi.) — E21 — 48
Database: SWF/LF, Date of Government Version: 01/18/2017
Facility-Site Id: 94298
Class Status: CLOSED, NO GW MONITORING (J)

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's PCTO1--Petroleum Contamination Detail Report.

A review of the LUST list, as provided by EDR, and dated 10/06/2016 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEALS STATION	***507 W ATLANTIC AVE***	***NE 0 - 1/8 (0.120 mi.)***	***A10***	***11***
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Facility Status: CLOSED Facility-Site Id: 9063860				
BP #370627	***442 W ATLANTIC AVE***	***NE 1/8 - 1/4 (0.131 mi.)***	***C14***	***15***
Discharge Cleanup Status: NFA - NFA COMPLETE Facility Status: CLOSED Facility-Site Id: 9100127				
AMOCO SERVICE STATIO	***725 W ATLANTIC AVE***	***NW 1/8 - 1/4 (0.143 mi.)***	***16***	***20***
Discharge Cleanup Status: NFA - NFA COMPLETE Facility Status: OPEN Facility-Site Id: 8514219				
UNIQUE OIL #8	***805 W ATLANTIC AVE***	***NW 1/8 - 1/4 (0.163 mi.)***	***D17***	***35***
Discharge Cleanup Status: RA - RA ONGOING Facility Status: CLOSED Facility-Site Id: 8514474				
PHILLIPS MARKET INC	***945 W ATLANTIC AVE***	***WNW 1/8 - 1/4 (0.247 mi.)***	***F23***	***50***
Discharge Cleanup Status: RA - RA ONGOING Facility Status: CLOSED Facility-Site Id: 9047030				
FORMER STAMDARD OIL	***142-150 NW 4TH AVE***	***NNE 1/4 - 1/2 (0.331 mi.)***	***26***	***59***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: CLOSED Facility-Site Id: 9804031				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there are 7 UST sites within

approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JEROME FIGARO STORES Database: UST, Date of Government Version: 10/06/2016 Tank Status: B Facility-Site Id: 9803851 Facility Status: CLOSED	601 W ATLANTIC AVE	N 0 - 1/8 (0.103 mi.)	B5	9
NEALS STATION Database: UST, Date of Government Version: 10/06/2016 Tank Status: B Facility-Site Id: 9063860 Facility Status: CLOSED	*507 W ATLANTIC AVE*	*NE 0 - 1/8 (0.120 mi.)*	*A10*	*11*
BP #370627 Database: UST, Date of Government Version: 10/06/2016 Tank Status: B Facility-Site Id: 9100127 Facility Status: CLOSED	*442 W ATLANTIC AVE*	*NE 1/8 - 1/4 (0.131 mi.)*	*C14*	*15*
AMOCO SERVICE STATIO Database: UST, Date of Government Version: 10/06/2016 Tank Status: B Tank Status: U Facility-Site Id: 8514219 Facility Status: OPEN	*725 W ATLANTIC AVE*	*NW 1/8 - 1/4 (0.143 mi.)*	*16*	*20*
UNIQUE OIL #8 Database: UST, Date of Government Version: 10/06/2016 Tank Status: B Facility-Site Id: 8514474 Facility Status: CLOSED	*805 W ATLANTIC AVE*	*NW 1/8 - 1/4 (0.163 mi.)*	*D17*	*35*
DELRAY BEACH CITY-PO Database: UST, Date of Government Version: 10/06/2016 Tank Status: U Facility-Site Id: 8944867 Facility Status: OPEN	*300 W ATLANTIC AVE*	*E 1/8 - 1/4 (0.178 mi.)*	*19*	*42*
PHILLIPS MARKET INC Database: UST, Date of Government Version: 10/06/2016 Tank Status: B Facility-Site Id: 9047030 Facility Status: CLOSED	*945 W ATLANTIC AVE*	*WNW 1/8 - 1/4 (0.247 mi.)*	*F23*	*50*

State and tribal voluntary cleanup sites

VCP: The Florida Voluntary Cleanup Program database.

A review of the VCP list, as provided by EDR, and dated 11/18/2016 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CARVER SQUARE Status: CLOSED		*SSW 1/8 - 1/4 (0.242 mi.)*	*E22*	*48*

EXECUTIVE SUMMARY

Comet Site Id: 291722

State and tribal Brownfields sites

BROWNFIELDS: Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

A review of the BROWNFIELDS list, as provided by EDR, has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CARVER SQUARE BROWNF		SSW 1/8 - 1/4 (0.213 mi.)	0	8
Database: BROWNFIELDS AREAS, Date of Government Version: 12/28/2016				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/02/2017 has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
19 10TH AVE - DELRAY	19 NORTHWEST 10TH AV	WNW 1/4 - 1/2 (0.259 mi.)	F24	54
27 SW 14TH AVE - DEL	27 SW 14TH AVENUE	W 1/4 - 1/2 (0.482 mi.)	27	62
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CARVER SQUARE	AREA BOUNDED BY SW 8	SSW 1/4 - 1/2 (0.264 mi.)	25	57

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMOCO SERVICE STATIO	*725 W ATLANTIC AVE*	*NW 1/8 - 1/4 (0.143 mi.)*	*16*	*20*

DWM CONTAM: A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 09/30/2015 has revealed that there are 2 DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNIQUE OIL #8 Program Site Id: 8514474	*805 W ATLANTIC AVE*	*NW 1/8 - 1/4 (0.163 mi.)*	*D17*	*35*
PHILLIPS MARKET INC Program Site Id: 9047030	*945 W ATLANTIC AVE*	*WNW 1/8 - 1/4 (0.247 mi.)*	*F23*	*50*

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 12/04/2016 has revealed that there are 2 RESP PARTY sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FLORIDA DRYCLEANER Site Status: CLOSED	710 WEST ATLANTIC AV	NW 1/8 - 1/4 (0.134 mi.)	15	19

Lower Elevation	Address	Direction / Distance	Map ID	Page
CARVER SQUARE Site Status: CLOSED		*SSW 1/8 - 1/4 (0.242 mi.)*	*E22*	*48*

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 6 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DEEM OIL CO Database: EDR Hist Auto, Date of Government Version: 02/20/2007	546 W ATLANTIC AV	NNE 0 - 1/8 (0.092 mi.)	A2	8
CARTWRIGHTS CITIES S Database: EDR Hist Auto, Date of Government Version: 02/20/2007	601 W ATLANTIC AV	N 0 - 1/8 (0.094 mi.)	B3	9
JOHNSONS SERVICE STA Database: EDR Hist Auto, Date of Government Version: 02/20/2007	601 W ATLANTIC AV	N 0 - 1/8 (0.094 mi.)	B4	9

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
C W GULF SERVICE	1 SW 5TH AV	NE 0 - 1/8 (0.115 mi.)	C9	11
Database: EDR Hist Auto, Date of Government Version: 02/20/2007				
GILLION PURE OIL SER	501 W ATLANTIC AV	NE 0 - 1/8 (0.121 mi.)	C11	14
Database: EDR Hist Auto, Date of Government Version: 02/20/2007				
MCNEAL UNION 76 SERV	501 W ATLANTIC AV	NE 0 - 1/8 (0.121 mi.)	C12	14
Database: EDR Hist Auto, Date of Government Version: 02/20/2007				

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

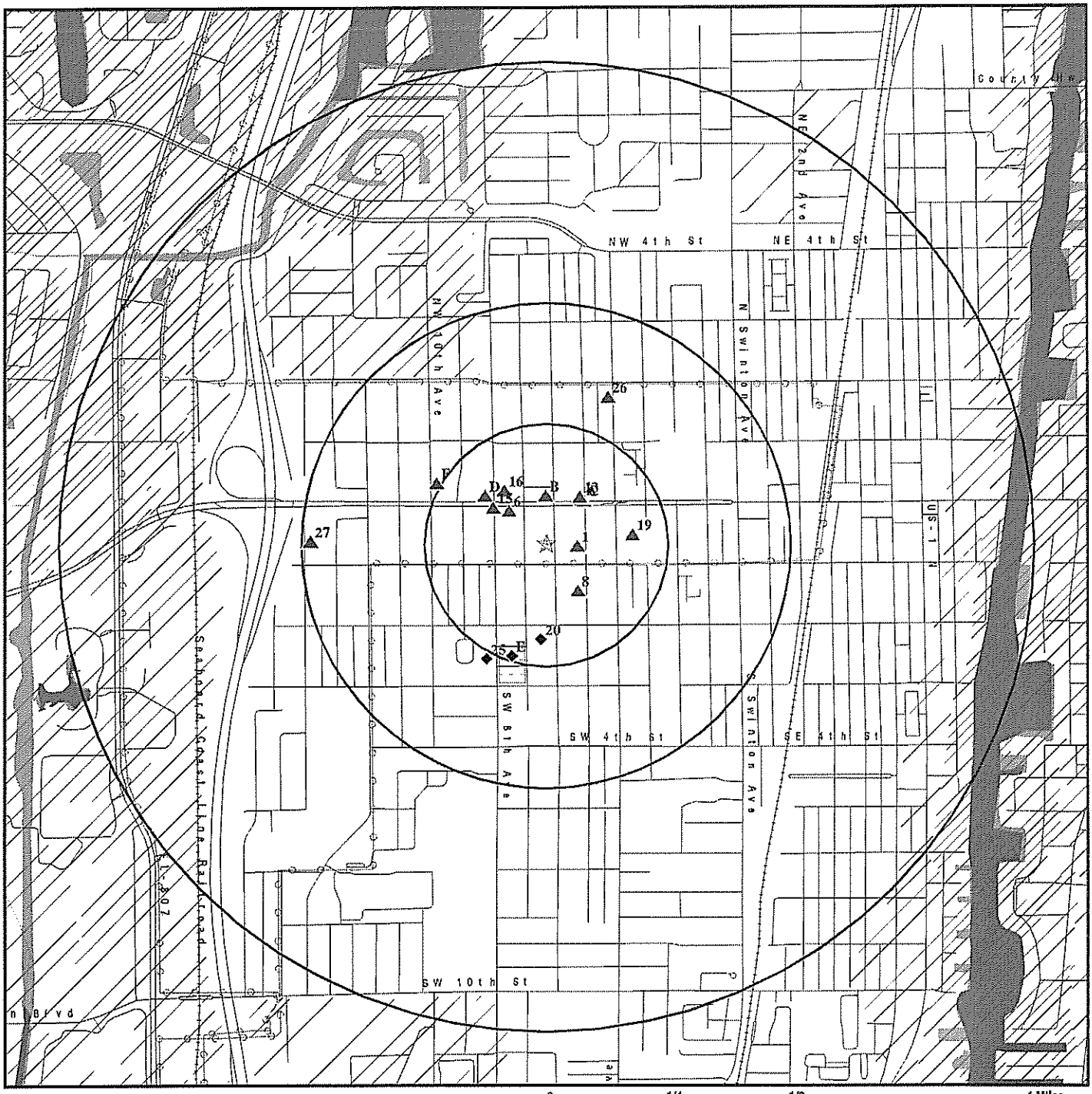
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 5 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MASTER CLEANERS	34 SW 5TH AV	E 0 - 1/8 (0.064 mi.)	1	8
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				
FLORIDAS DRY CLEANIN	710 W ATLANTIC AVE	NW 0 - 1/8 (0.105 mi.)	6	10
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				
MODERN DRY CLEANERS	29 SW 5TH AV	NE 0 - 1/8 (0.111 mi.)	C7	10
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				
STAR CLEANERS	122 SW 5TH AV	SE 0 - 1/8 (0.114 mi.)	8	11
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				
HERCULES SELF SER LD	40 NW 5TH AV	NE 0 - 1/8 (0.122 mi.)	13	15
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4906247.2S



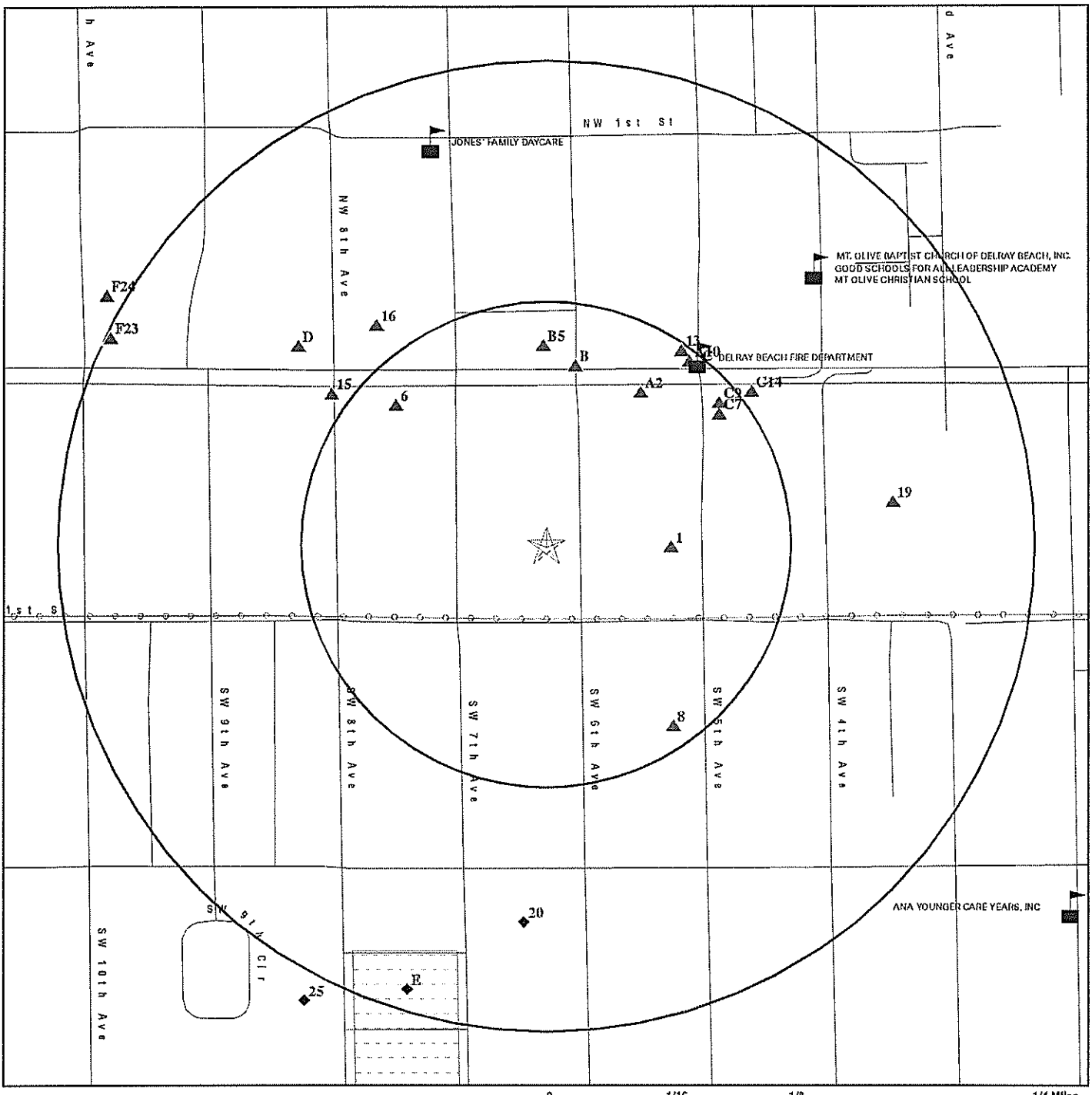
- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 36 Southwest 6th Ave ADDRESS: 36 Southwest 6th Ave Delray Beach FL 33444 LAT/LONG: 26.460362 / 80.079443	CLIENT: Global Environmental Services CONTACT: Chris Perry INQUIRY #: 4906247.2s DATE: April 12, 2017 4:16 pm

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DETAIL MAP - 4906247.2S



☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

FL Brownfield

0 1/16 1/8 1/4 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 36 Southwest 6th Ave	CLIENT: Global Environmental Services
ADDRESS: 36 Southwest 6th Ave Delray Beach FL 33444	CONTACT: Chris Perry INQUIRY #: 4906247.2s
LAT/LONG: 26.460362 / 80.079443	DATE: April 12, 2017 4:20 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	2	0	NR	NR	2
State and tribal leaking storage tank lists								
LUST	0.500		1	4	1	NR	NR	6
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FF TANKS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	5	NR	NR	NR	7
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	1	0	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	1	0	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	3	NR	NR	3
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
CLEANUP SITES	TP		NR	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	2	0	NR	NR	2
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	2	0	NR	NR	2
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
ABANDONED MINES	0.500		0	0	0	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		6	NR	NR	NR	NR	6
EDR Hist Cleaner	0.125		5	NR	NR	NR	NR	5
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	14	19	4	0	0	37

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

APPENDIX C

36 Southwest 6th Ave
36 Southwest 6th Ave
Delray Beach, FL 33444

Inquiry Number: 4906247.5
April 12, 2017

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2005	Hill-Donnelly Information Services	-	X	X	-
2000	City Publishing Company, Inc	-	X	X	-
1999	Hill-Donnelly Corporation	-	X	X	-
1993	BellSouth Advertising & Publishing Corporation	-	X	X	-
1989	R. L. Polk Co.	-	-	-	-
1988	R. L. Polk & Co.	-	X	X	-
1986	R. L. Polk & Co.	-	-	-	-
1984	R. L. Polk & Co.	-	-	-	-
1983	R. L. Polk & Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1982	Southern Bell Telephone and Telegraph Company	-	X	X	-
1979	R. L. Polk & Co.	-	-	-	-
1977	R. L. Polk & Co.	-	-	-	-
1976	Price & Lee Co.	-	X	X	-
1974	R. L. Polk Co.	-	-	-	-
1973	R. L. Polk & Co.	-	-	-	-
1972	Southern Bell Telephone and Telegraph Company	X	X	X	-
1970	R. L. Polk & Co.	-	-	-	-
1965	R. L. Polk & Co.	X	X	X	-
1962	Price Lee Co.	-	X	X	-
	R. L. Polk Co.	-	X	X	-
1961	Price & Lee Co.	-	X	X	-
1958	Price & Lee Co.	-	-	-	-
1957	Price & Lee Co.	X	X	X	-
1956	Price & Lee Co.	-	-	-	-
1955	R. L. Polk Co.	-	-	-	-
1952	Southern Directory Co.	-	X	X	-
1951	R. L. Polk Co.	-	-	-	-
1947	R. L. Polk Co.	-	-	-	-
1942	R. L. Polk Co.	-	-	-	-
1937	R. L. Polk Co.	-	-	-	-
1932	R. L. Polk & Co.	-	-	-	-
1929	Piedmont Directory Co.	-	-	-	-
1924	Piedmont Directory Co.	-	-	-	-
1920	Piedmont Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

36 Southwest 6th Ave
Delray Beach, FL 33444

FINDINGS DETAIL

Target Property research detail.

6TH SW

36 6TH SW

Year	*Uses*	*Source*
1957	BROWN EDWARD	Price & Lee Co.

SW 6TH AVE

36 SW 6TH AVE

Year	*Uses*	*Source*
1972	PLUMMER VIOLA	Southern Bell Telephone and Telegraph Company
1965	PLUMMER VIOLA	R. L. Polk & Co.

36 Southwest 6th Ave
36 Southwest 6th Ave
Delray Beach, FL 33444

Inquiry Number: 4906247.3
April 12, 2017

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/12/17

Site Name:	Client Name:
36 Southwest 6th Ave	Global Environmental Services
36 Southwest 6th Ave	250 South Ocean Blvd
Delray Beach, FL 33444	Delray Beach, FL 33483
EDR Inquiry # 4906247.3	Contact: Chris Perry

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Global Environmental Services were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # CA8B-4B3A-8CE3

PO # NA

Project NA

Maps Provided:

1963
1949
1926
1922

Sanborn® Library search results

Certification #: CA8B-4B3A-8CE3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

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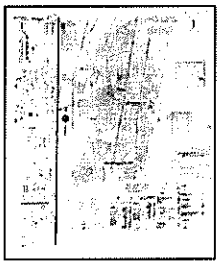
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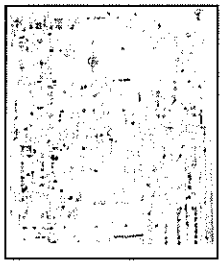
Sanborn Sheet Key

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1963 Source Sheets

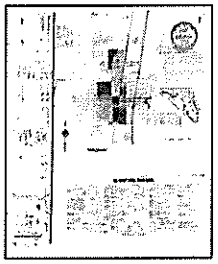


Volume 1, Sheet Keymap/Sheet1

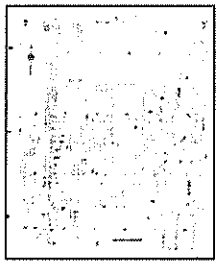


Volume 1, Sheet 7

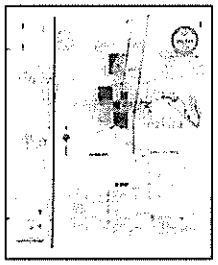
1949 Source Sheets



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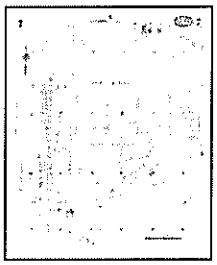


Volume 1, Sheet 7



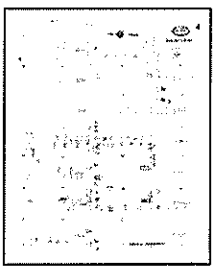
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1926 Source Sheets

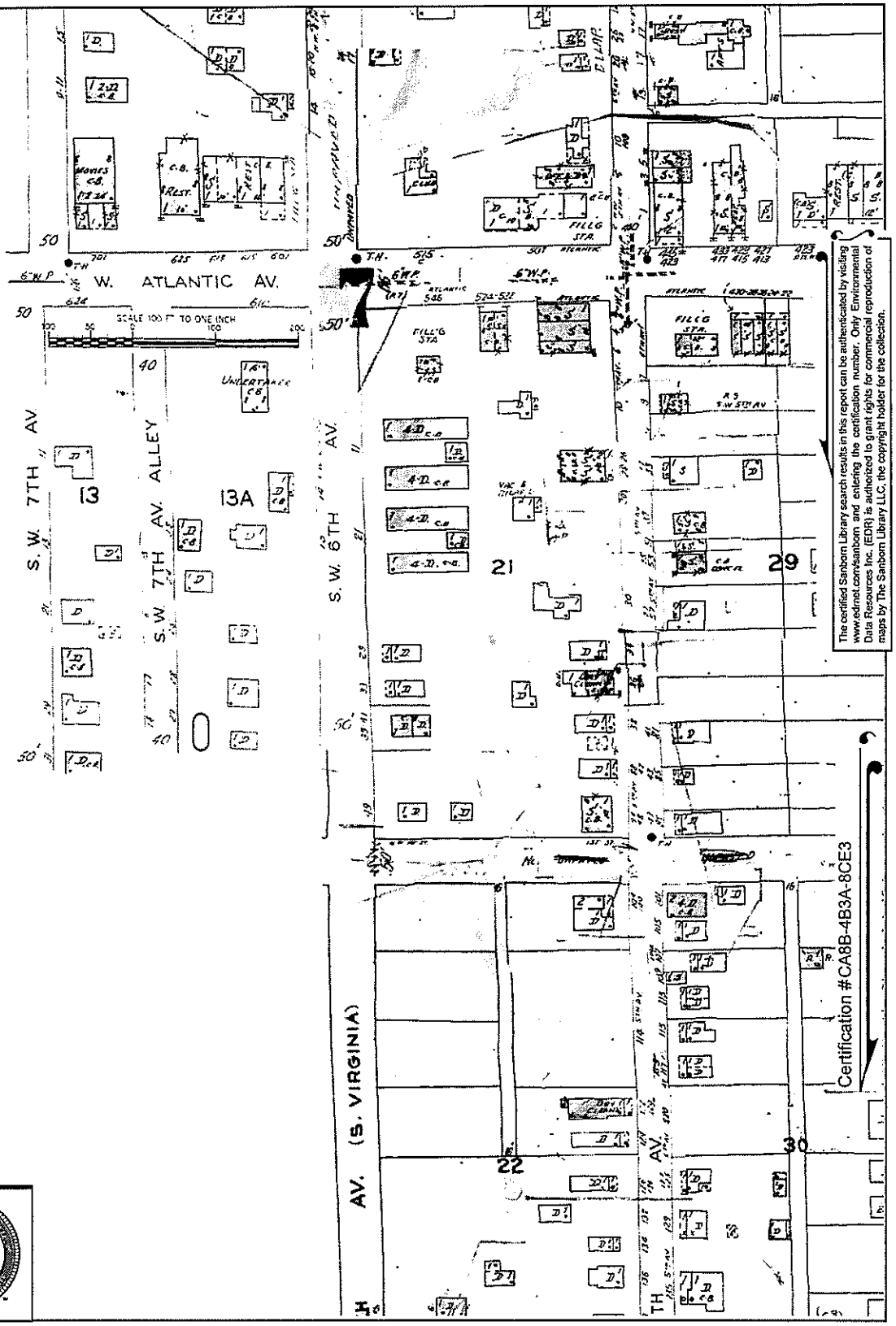


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1922 Source Sheets



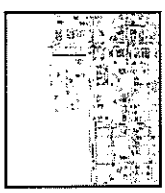
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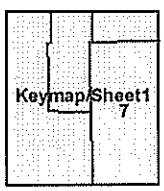


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Site Name: 36 Southwest 5th Ave
Address: 36 Southwest 5th Ave
City, ST, ZIP: Delray Beach, FL 33444
Client: Global Environmental Services
EDR Inquiry: 4906247.3
Order Date: 04/12/2017
Certification #: CA8B-4B3A-8CE3
Copyright: 1963

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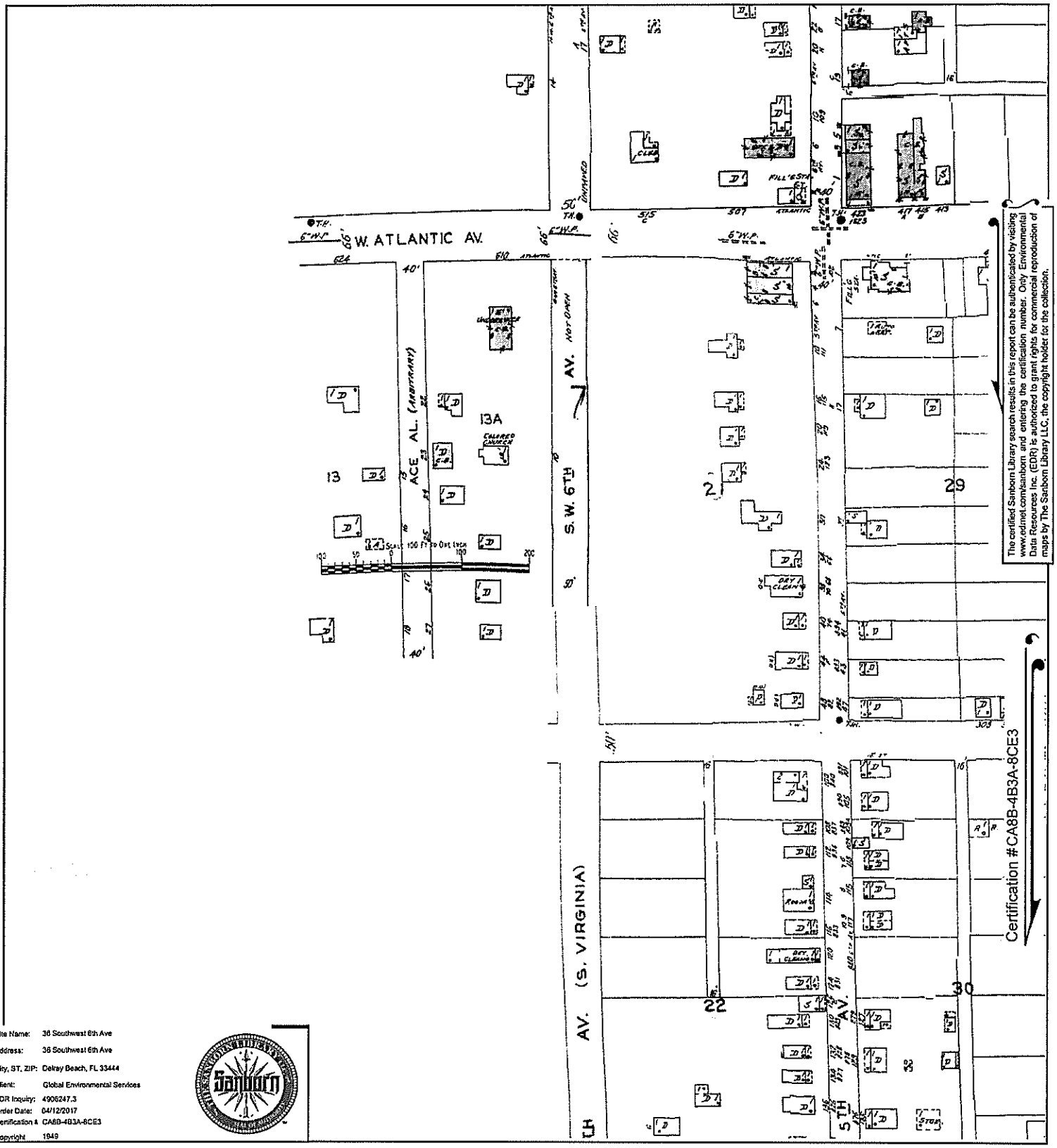




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Volume 1, Sheet Keymap/Sheet1

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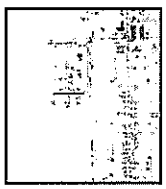
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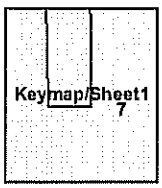


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Client: Global Environmental Services
EDR Inquiry: 4906247.3
Order Date: 04/12/2017
Certification #: CA8B-4B3A-8CE3
Copyright: 1949

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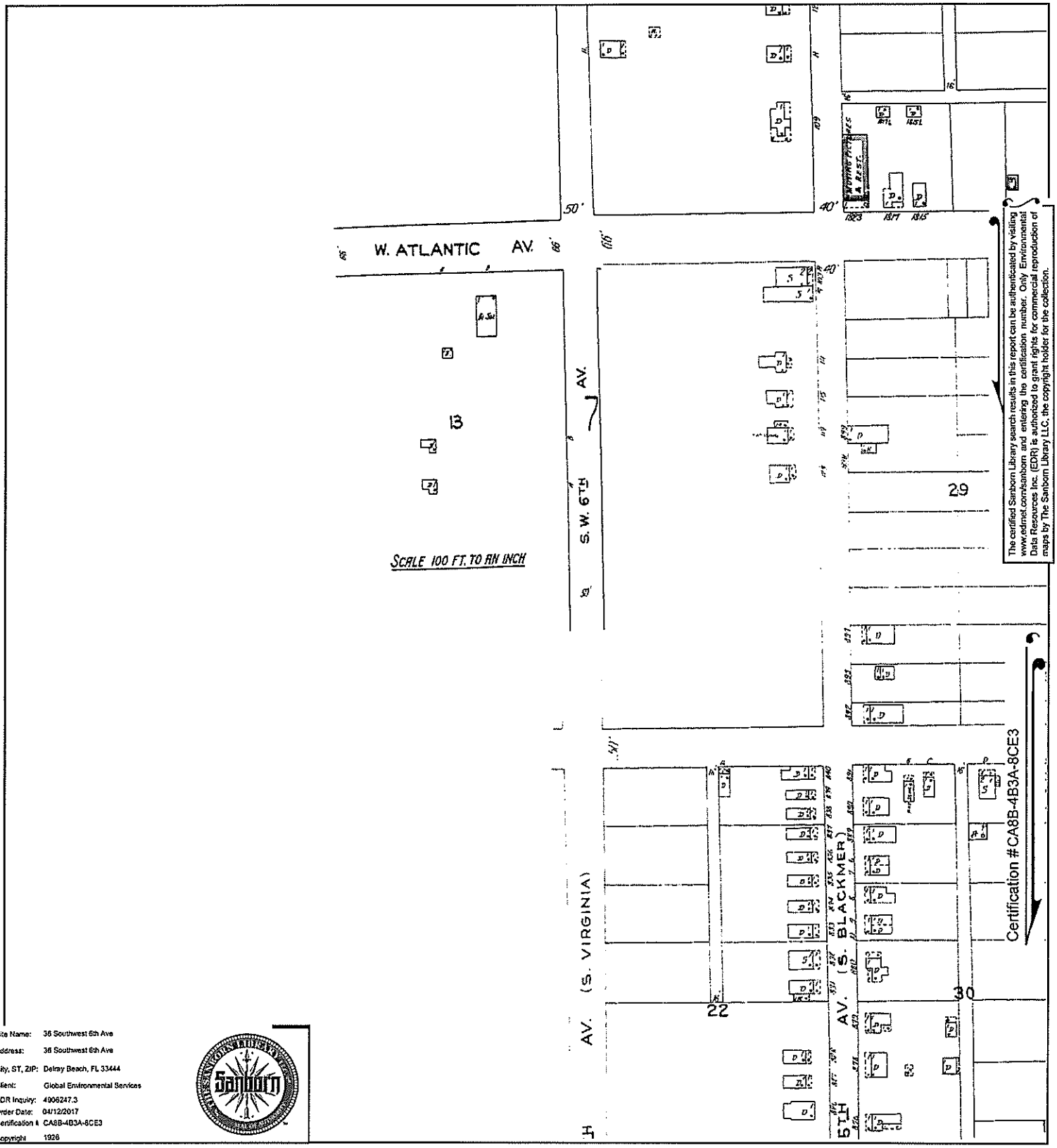




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Volume 1, Sheet 7
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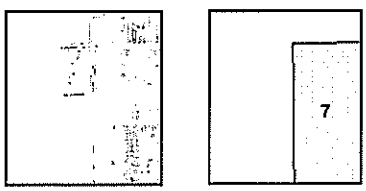
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Address: 36 Southwest 6th Ave
City, ST, ZIP: Delray Beach, FL 33444
Client: Global Environmental Services
EDR Inquiry: 4906247.3
Order Date: 04/12/2017
Certification #: CA8B-4B3A-8CE3
Copyright: 1926

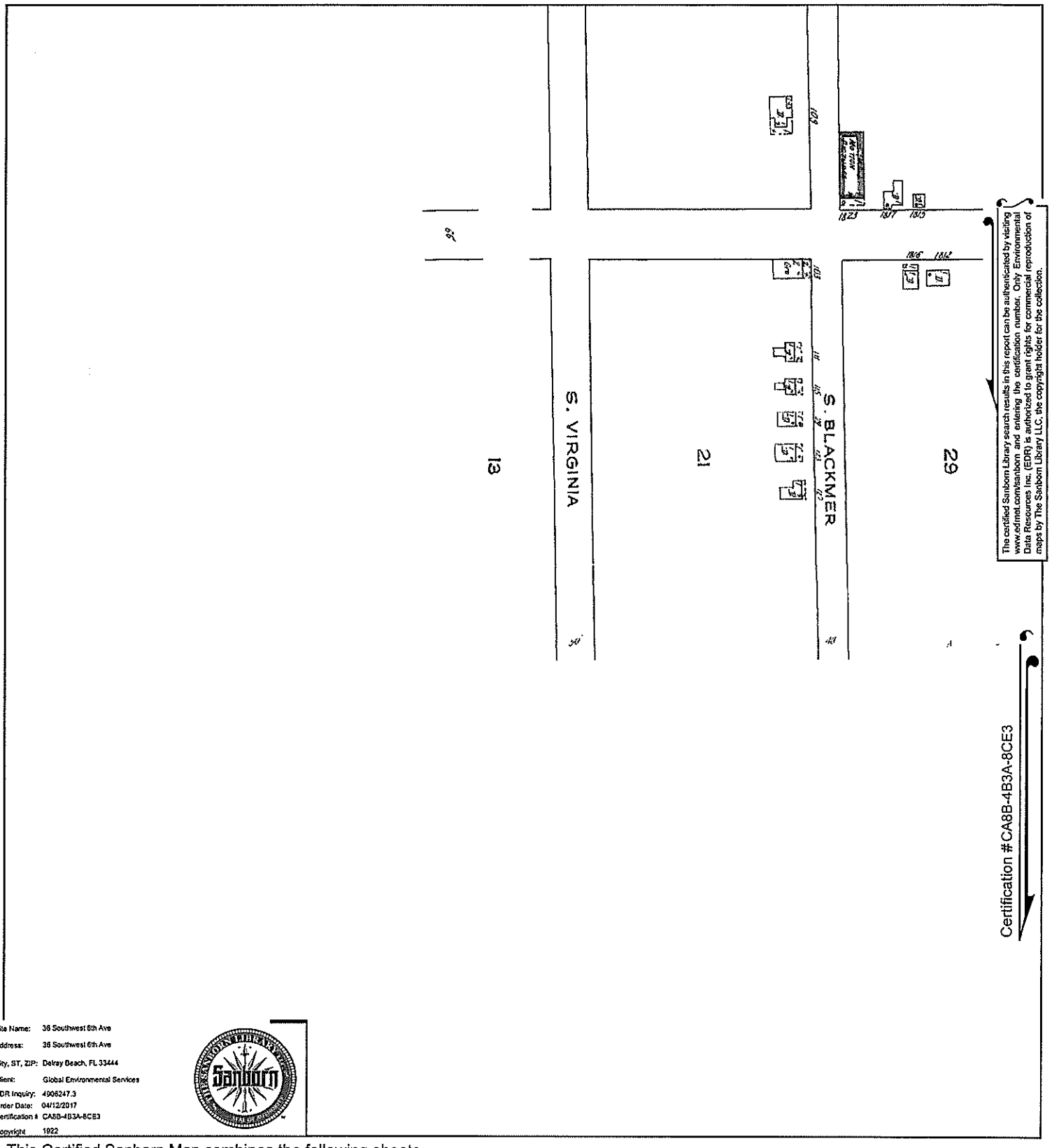
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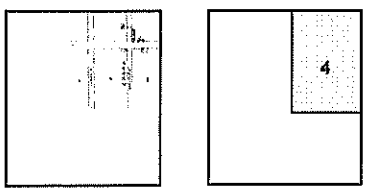
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Site Name: 36 Southwest 6th Ave
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EDR Inquiry: 4906247.3
Order Date: 04/12/2017
Certification #: CA8B-4B3A-8CE3
Copyright: 1922

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Volume 1, Sheet 4

0 Feet 150 300 600

N

APPENDIX D

RESUME

CHRISTOPHER L. PERRY, PROFESSIONAL GEOLOGIST, #1515

As president and founder of Global Environmental Services, Mr. Perry has successfully completed over 1,500 environmental and engineering projects within budget and on schedule since 1996 in Florida. Since 1989, Mr. Perry has completed over 2,500 projects. His expertise in overall project management involves problem identification, research, planning, budget proposals, subcontracting, scheduling, project implementation, direct site supervision, project reporting, regulatory agency interaction and clientele contact. Previous projects managed by Mr. Perry have ranged from less than one thousand to over one million dollars. With **25+ years** of environmental consulting experience, Mr. Perry's expertise is the identification, assessment and remediation of recognized environmental conditions and the associated cost evaluations of environmental liabilities on commercial properties.

EXPERIENCE

President and Operations Officer
Global Environmental Services, Delray Beach, Florida 1996 to present

- Expert in Site Inspections (Phase I & II ESAs), Pollution Assessment and Remediation, Cleanup System Design and Build, Construction Management, Cost Evaluation of Environmental Liabilities, Training, and Overall Project Management

Regional Environmental Manager
Universal Engineering Sciences, Riviera Beach, Florida 1990 to 1995

- Managed over 50 national/state corporate clientele; over 150 total clients
- proposed and implemented spending of project budgets exceeding $250,000
- supervised and managed drilling crews, subcontractors, project managers, field technicians and laborers on over 750 environmental projects
- established excellent regulatory rapport, repeat clientele, accurate cost accounting

Project Manager
Nutting Environmental of Florida, Boynton Beach, Florida, 1989 - 1990

- managed, inspected and reported over 100 environmental property assessments totaling 45,000 acres throughout south Florida
- wrote over 150 environmental property assessments, tank closure reports, and associated proposals, invoices, certification letters, and work orders

Computer Cartographer
Palm Beach County Engineering, W. Palm Beach, FL 1986-1989

- produced complete atlas of Palm Beach County, Florida, using conventional and digital data bases
- reviewed plans, plats, permits, tax maps, aerial photos for base map construction and field investigations
- digitized, maintained and edited base maps onto Intergraph system

Geologic Technician
Louisiana Land & Exploration, Houston, TX 1984-1985

- monitored and coordinated well field production data with geological/geophysical maps

Research Geologist - University of Oklahoma, Norman, OK 1982-1983

- conducted field investigations in depositional basin in Jamaica, the overthrust in northwest Montana, the Arbuckle Uplift in Oklahoma and front ranges in Colorado
- presented and published graduate thesis at national AAPG convention on *The Wagwater Belt, Jamaica: The Tectonic-Geologic Development of an Aulacogen, 1983*

EDUCATION

Master of Science: Geology, University of Oklahoma, Norman Oklahoma, 1984
Bachelor of Science: Geology, Purdue University, West Lafayette, Indiana, 1981

INSTRUCTION

Palm Beach Community College, Lake Worth, FL 1986 to 1999
Environmental Conservation, Physical Sciences, Geology
University of Oklahoma, Norman, Oklahoma 1981 to 1983, Geology
Purdue University, W. Lafayette, Indiana 1981, Geology

- instructed labs, conducted lectures, led field trips, administered exams
- planning semesters, research text, student help sessions
- organized and implemented video geology class

TRAVEL

- North America
- South America
- Central America
- Caribbean
- Asia

LANGUAGES

English and Spanish

REGISTRATIONS

Professional Geologist, Department of Professional Regulation, Florida
Geology Business, Department of Professional Regulation, Florida
Former Certified Brownfields Contractor, Department of Environmental Protection
American Institute of Professional Geologists