

**Phase I Environmental Site Assessment for
Carolina Club
3011 N Rock Island Road, Margate, FL**



Prepared for:
Rosemurgy Acquisitions, LLC

Prepared by:



WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411
561-687-2220

WGI Project No. 10469.00

Report Issuance Date: March 21, 2024
Report Expiration Date: August 27, 2024

TABLE of CONTENTS

Section	Page
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	4
1.1 Purpose	4
1.2 Detailed Scope-of-Services	5
1.3 Significant Assumptions	6
1.4 Limitations and Exceptions	6
1.5 Data Gap and Data Failure	7
1.6 Special Terms and Conditions	7
1.7 User Reliance	7
1.8 Viability of Phase I ESA	8
1.9 Conflict Certification	8
1.10 Confidentiality	8
2.0 PHYSICAL SETTING	8
2.1 Physical Setting	8
3.0 USER-PROVIDED INFORMATION	10
3.1 Title Records	10
3.2 Environmental Liens or Activity and Use Limitations	10
3.3 Specialized Knowledge	10
3.4 Value Reduction for Environmental Issues	10
3.5 Information about the Subject Property	10
3.6 Reason for Performing Phase I	10
3.7 Other User-Provided Information	11
4.0 RECORDS REVIEW	11
4.1 Standard Environmental Records Sources, Federal and State	11
4.2 Summary of Database Research for the Subject Property	11
4.3 Environmental Liens (ELs) and Activity and Use Limitations (AULs)	13
4.4 Summary of Database Research for Surrounding Properties	13
4.5 Vapor Migration Analysis	15
5.0 HISTORICAL REVIEW	15
5.1 Aerial Photograph Review	15
5.2 USGS Topographic Maps	16
5.3 Fire Insurance Maps	17
5.4 City Directories	17
5.5 Previous Environmental Reports	18
5.6 Other Historical Records	18
6.0 SITE RECONNAISSANCE	18
6.1 Methodology and Limiting Conditions	18
6.2 Site Inspection of the Subject Property	19
6.3 Site Inspection of Adjoining and Surrounding Properties	21
7.0 INTERVIEWS	21
7.1 Interviews with Owner	21
7.2 Interviews with Site Manager	21
7.3 Interviews with Occupants	22
7.4 Interviews with Local Government Officials	22
7.5 Interviews with Others	22
8.0 EVALUATION, FINDINGS AND OPINION	23
9.0 CONCLUSIONS	26
10.0 BUSINESS ENVIRONMENTAL RISKS AND NON-SCOPE CONSIDERATIONS	28
11.0 STATEMENT AND SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)	29
12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)	30

APPENDICES

Appendix A:	Maps
Appendix B:	User-Provided Information
Appendix C:	Photographs
Appendix D:	Historical Aerial Photographs, Fire Insurance Maps, and Topographic Maps
Appendix E:	Government Agency File Review and Search Report
Appendix F:	Environmental Lien (EL) and Activity and Use Limitation (AUL) Search
Appendix G:	Pertinent Regulatory Files for the Subject Property

LIST OF ACRONYMS

AAI	All Appropriate Inquiry
AS/SVE	air sparge / soil vapor extraction
AST	aboveground storage tank
ASTM	American Society of Testing and Materials
ATRP	Abandoned Tank Restoration Program
AULs	Activity and Use Limitations
BTEX	benzene, toluene, ethylbenzene, and xylenes
C&D	construction and demolition
CAR	contamination assessment report
CE-SQG	Conditionally Exempt Small Quantity Generator
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System federal database (now SEMS)
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EDI	Early Detection Initiative program
EDR	Environmental Data Resources, Inc.
EL	Environmental Lien
EPA	U.S. Environmental Protection Agency
EPGMD	Broward County Environmental Protection and Growth Management Department
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection (formerly Dept. of Environmental Regulation, DER)
FINDS	Facility Index System / Facility Registry System database
GCTL	Groundwater Cleanup Target Level
HREC	Historical Recognized Environmental Condition
LLPs	Landowner Liability Protections
LUST	a database containing information on leaking underground storage tanks
MOP	Monitoring Only Plan
MTBE	methyl tert-butyl ether
NADC	Natural Attenuation Default Concentration
NAM	natural attenuation monitoring
NFRAP	a federal database of archived non-NPL sites with no further remedial action planned
NGVD	National Geodetic Vertical Datum
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NRCS	Natural Resources Conservation Service
OCULUS	an FDEP electronic database
OHMIT	Oil and Hazardous Materials Incident Tracking
PAH	polycyclic aromatic hydrocarbon
PARM	Post Active Remediation Monitoring
PCB	polychlorinated biphenyl
PCE	tetrachloroethylene
PCPP	Petroleum Cleanup Participation Program
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RQ	Reportable Quantity
SAR	Site Assessment Report
SCTL	Soil Cleanup Target Level
SEMS	Superfund Enterprise Management System (formerly CERCLIS)
SHWS	Florida's State-Funded Action Sites database
SPILLS	a statewide database of oil and hazardous materials inland incidents
SQG	Small Quantity Generator
SRCO	Site Rehabilitation Completion Order
TCAR	Tank Closure Assessment Report
TDS	Total Dissolved Solids
TSD	federal RCRA Transporters, Storage and Disposal database
ug/L	micrograms per liter
U.S.C.	United States Code
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	underground storage tank

EXECUTIVE SUMMARY

WGI has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E1527-21 of approximately 143 acres of land at or near 3011 N Rock Island Road in Margate, Florida, the subject property.

Summary of the Subject Property

- The subject property is an inactive golf course. The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.
- There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.
- There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989. Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024. The known PAH contamination is a REC.
- There are two fuel storage tanks that remain today. Both are at the maintenance area:
 - Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building. Given the size, it does not require registration.
 - Tank #4 (Remains): Broward County records indicate there is a 600 gallon underground storage tank (UST) for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. It remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.
- There are several 55-gallon drums of hazardous substances or petroleum products, primarily or entirely waste oil, at the maintenance building next to the AST and UST. WGI found no evidence of a significant release from these containers.
- The maintenance building contains a chemical room with agrichemicals such as pesticides, herbicides, and fungicides. The chemical room is poorly maintained but generally dry with no evidence of a substantial release.
- The subject property contains an inactive clubhouse, restaurant, and golf cart barn. These were constructed in 1992-1993. At least recently (2018) the golf carts were electric; there is no evidence that fuel tanks were ever installed at or near the golf cart barn. The carts and their batteries have been removed.
- The subject property has had several Broward County Hazardous Waste Management Licenses for batteries associated with rooftop cell phone tower(s).
- Arsenic above soil and groundwater cleanup target levels has been documented at the maintenance area as well as outside the maintenance area.

Recognized Environmental Conditions (RECs)

- **REC 1:** PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 06/8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Maps are provided in **Appendix G**. Additional soil removal is anticipated to occur in 2024.
- **REC 2:** Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

Controlled Recognized Environmental Conditions (CRECs)

- **CREC 1:** Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious “Paved Cap Area” and a “Clean Fill Cap Area”. The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.

Environmental Liens (ELs) and Activity and Use Limitations (AULs)

- WGI found evidence of AULs. The DRC dated April 17, 2008 (provided in **Appendix F**) requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The search for ELs and AULs by the Environmental Professional (WGI) is supplementary to the User’s obligation to search for ELs and AULs and report any findings to the Environmental Professional.

Historical Recognized Environmental Conditions (HRECs)

- None. There is no evidence of a past release of any hazardous substances or petroleum products that has affected the subject property and has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority without subjecting the subject property to any controls.

De minimis conditions - not considered RECs

- Oily water and stained concrete at the maintenance area within the secondary containment wall of the AST and drum storage area. *De minimis* conditions are related to a release but generally do not present a threat

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

Business Environmental Risks

- See Section 10.

Significant Data Gaps

- None. WGI believes that any data gaps and/or data failures did not impede our ability to adequately assess the subject property or impede our ability to identify RECs.

Recommendations

- Recommendations for a Phase II ESA or other assessment activities are specifically not required by ASTM E1527-21. If applicable, WGI will provide any recommendations separately.

1.0 INTRODUCTION

1.1 Purpose

WGI, Inc. (WGI) was contracted by Rosemurgy Acquisitions, LLC to conduct a Phase I Environmental Site Assessment (ESA) of the subject property listed below.

Subject Property Description	
Project name, if any	Carolina Club
Address	3011 N Rock Island Road, Margate, Florida
Subject property ID number(s)	<u>Broward County Parcel ID #</u> <u>Acres</u>
	4841-23-00-0020 137.5
	4841-23-06-0040 5.9
Location	See Appendix A for maps
Size	143 acres

Source(s):

County Property Appraiser's website

WGI completed the Phase I ESA of the subject property pursuant to the standards and conditions set forth in American Society of Testing and Materials (ASTM) Designation E1527-21, *The Standard Practice for Site Assessments, Phase I Environmental Site Assessment Process*, and the U.S. Environmental Protection Agency's (EPA) All Appropriate Inquiry (AAI) rule (40 CFR 312).

The Phase I ESA provides a "snapshot" picture of the environmental conditions of a site at any given point in time. According to ASTM Designation E1527-21, the purpose of performing a Phase I Environmental Audit is *"to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 United States Code [U.S.C.] § 9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the landowner liability protections or LLPs): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined by 42 U.S.C. § 9601 (35)(B)."*

The goal of the Site Assessment through the ASTM standard is to identify **Recognized Environmental Conditions** (RECs). As defined by ASTM, the term REC means "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." A *de minimis* condition is not a REC.

hazardous substances or petroleum products include substances defined as hazardous substances pursuant to CERCLA 42 U.S.C. § 9601(14), and those substances included within the meaning of the petroleum exclusion including crude oil, gasoline, kerosene, diesel oil, jet fuels, fuel oil, natural gas, and synthetic gas usable for fuel. The terms do not include all substances that may pose business environmental risks.

material threat is an obvious threat which is likely to lead to a release and that, in the opinion of the Environmental Professional, would likely result in impact to public health or the environment.

Likely is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on logic, experience, and/or available evidence.

A **Controlled Recognized Environmental Condition** (CREC) is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use restrictions).

A **Historical Recognized Environmental Condition** (HREC) is defined by ASTM as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority and meeting unrestricted use criteria established by the regulatory authority without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

A **de minimis** condition is not identified as a REC; it is a condition related to a release 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.

A **business environmental risk** (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated under ASTM E1527-21. Some substances and conditions may be present that may pose a business environmental risk but would not be identified as a REC because they are not within the scope of ASTM E1527-21. These non-scope business environmental risks include, but are not limited to: asbestos-containing building materials unrelated to releases into the environment, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint unrelated to releases into the environment, lead in drinking water, mold or microbial growth conditions, PCB-containing building materials (e.g., interior fluorescent light ballasts, paint, and caulk), naturally-occurring radon, regulatory compliance, and substances not defined as hazardous (including some substances sometimes generally referred to as emerging contaminants, including per and polyfluoroalkyl substances, PFAS/PFOS), and wetlands.

1.2 Detailed Scope-of-Services

The methodology used to perform the ESA reflects the contracted scope-of-services, which is described below.

In accordance with the ASTM Designation E1527-21 guidelines, this Phase I ESA included the following scope-of-services:

- WGI interviewed the User (Client or Client's designated representative) and the Owner (or designated representative) to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.
- WGI conducted a site reconnaissance to identify RECs in connection with the subject property. WGI assessed the uses and conditions of the subject property, to the extent visually and/or physically observed during the site inspection of accessible area, including:
 - Current uses on the subject property likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.
 - Inspection of the subject property for evidence of storage tanks, drums, polychlorinated biphenyl (PCB)-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, wastewater disposal system, wells, and other features. A general description of the current onsite structures was noted, if applicable.
 - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries ("adjoining properties" are defined by ASTM as any real property or properties the

border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street).

- Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.
- WGI obtained and reviewed “reasonably ascertainable” records of standard sources (as defined in ASTM Designation E1527-21), which are “publicly available”, obtainable within reasonable time and cost constraints, and “practically reviewable” (in a form that yields information without the need for extraordinary analysis of irrelevant data). These records included:
 - Applicable regulatory files held by the County environmental department and Florida Department of Environmental Protection (FDEP), which pertain to the use and handling of hazardous waste, hazardous substances, and petroleum products for the subject property, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E1527-21).
 - Physical setting sources, including a current United States Geological Survey (USGS) 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution and regional geologic and hydrogeologic environmental setting.
 - Standard historical sources, used to develop an understanding of the previous uses or occupants of the subject property and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, fire insurance maps (if available), building records, and zoning and land use records which were reasonably ascertainable (at approximately 5-year intervals back to first use or the year 1940, whichever is earlier).
- WGI attempted to conduct interviews with individuals knowledgeable of the subject property to obtain information that may indicate the potential for RECs associated with the subject property.
- WGI relied on the information provided by the User and/or owner of the subject property to establish qualification in one of the three LLPs under CERCLA as required by ASTM Designation E1527-21.
- WGI prepared this final report, which summarizes the methodology and findings of the Phase I ESA. As recommended by ASTM Designation E1527-21, the final report includes a summary of the User-Provided Information, Record Review, Site Reconnaissance, Interviews, and Evaluation with Findings and Opinion. The Conclusions section clearly states if RECs were identified in connection with the subject property. Documentation of pertinent resources, references, and key exhibits support the report findings, when appropriate.

1.3 Significant Assumptions

Information regarding the subject property was reasonably ascertainable, and therefore, no significant assumptions have been made unless otherwise noted in a specific section of this report.

1.4 Limitations and Exceptions

The findings, observations, conclusions, and recommendations of this report are limited by the methods used to perform the services outlined in the scope of work. Performance of the ASTM practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. No environmental assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a subject property. The limitations and exceptions of the ESA are listed below:

- Limitations of the contracted scope-of-services and the specified time frames for completion of the contracted scope-of-services. The ASTM practice recognizes reasonable limits of time and cost. All appropriate inquiry does not mean an exhaustive assessment. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the

competing goals of limiting the costs and time demands inherent in performing an environmental assessment and reducing uncertainty about unknown conditions resulting from additional information.

- Limitations associated with the collection of data and information that is secondhand, flawed, or incomplete. This assessment relied upon information and records supplied to WGI by representatives of the Client and by government agencies. The conclusions presented in this report are based on data provided by others; such data may be flawed or incomplete.
- The fact that while “reasonable efforts” have been made to visually identify the presence of environmental items of concern such as drums and underground storage tanks (USTs), “reasonable efforts” may not always identify evidence of all items of concern, which could be hidden from view. Although this assessment attempted to identify RECs, WGI is not responsible for potential sources of contamination that may have escaped detection because of the inability to readily observe RECs due to weather conditions, vegetation cover, debris, vehicles, other obstruction, or anything limiting visual observation of or physical access to the subject property and neighboring properties.
- The Phase I ESA is based upon conditions at the time of completion of the individual environmental site assessment elements.
- The Phase I ESA does not include business environmental risk issues including, but not limited to, asbestos-containing building materials unrelated to releases into the environment, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint unrelated to releases into the environment, lead in drinking water, mold or microbial growth conditions, PCB-containing building materials (e.g., interior fluorescent light ballasts, paint, and caulk), naturally-occurring radon, regulatory compliance, and substances not defined as hazardous (including some substances sometimes generally referred to as emerging contaminants), and wetlands. These assessments are not within the scope of work of ASTM E1527-21.

1.5 Data Gap and Data Failure

According to EPA’s AAI rule, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure, which is a type of a data gap, occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed, but have not been conclusive enough to meet the objective of the EPA’s AAI rule. When data gaps are encountered, the environmental professional must identify the data gap, identify the sources of information used to address the data gap, comment on the significance of the data gap, and form an opinion about the impact of the data gap. Data gaps and data failures, if any, are identified in the specific sections of this report and a summary of any significant data gaps or data failure is provided in Section 8.

1.6 Special Terms and Conditions

This Phase I ESA was prepared in accordance with ASTM E1527-21 and the Client required no special terms and conditions, unless otherwise noted in this report.

1.7 User Reliance

The contents of this Phase I ESA are for the exclusive use of the User(s) specifically listed in Section 11.

It may not be appropriate to use this document to satisfy the needs of others. All original documents, including, but not limited to, drawings, sketches, specifications, maps, as-built drawings, reports, test reports, etc., are not intended or represented to be suitable for re-use by others. Unauthorized third parties rely at their own risk, and shall indemnify and hold WGI harmless against any liability for any loss arising out of, or related to, reliance by any third party on any work performed thereunder, or the contents of this report.

The assessment procedure was based on the Client's agreement in a level of investigation considered to be prudent from a risk management philosophy and guided by common sense, professional judgment, and evaluation techniques being developed and used by governmental agencies for the investigation of properties subject to possible contamination. WGI exercised the same degree of care and skill generally exercised by Environmental Professionals under similar circumstances and conditions. No other warranty is expressed or implied.

Observations and conclusions presented are not scientific certainties but are solely professional opinions based upon the information available to WGI which may be incomplete or inaccurate. The services provided herein are in no way intended to be legal advice and should not be relied upon in any way for legal interpretations.

1.8 Viability of Phase I ESA

According to ASTM E1527-21, a Phase I ESA is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). In calculating the Report Expiration Date, WGI used the earliest date of the following tasks:

- i. the earliest interview of owners, operators, and occupants
- ii. the search for recorded environmental liens (if within WGI's contract)
- iii. the review of government records
- iv. the visual inspection
- v. the declaration by the environmental professional

Date conducted:

see Section 7
see Appendix F
see Appendix E
see Section 6.1
see Section 11

The report expiration date is listed on the cover of this report.

1.9 Conflict Certification

WGI has no present or contemplated future ownership or financial interest in the real estate that is the subject of the report. WGI has no personal interest with respect to the subject matter of the report or the parties involved, and WGI has no relationship with the subject property or the owners thereof which would prevent an independent analysis of the environmental conditions of the subject property.

1.10 Confidentiality

The information provided within the Phase I ESA is confidential; therefore, under Florida law, WGI has no obligation to report findings of contamination. However, the owner of the subject property may have such a reporting obligation and should seek legal advice regarding such.

2.0 PHYSICAL SETTING

2.1 Physical Setting

WGI performed an assessment of the geologic, hydrogeologic, topographic, and other physical conditions of the subject property and the surrounding areas. The purpose of the assessment was to determine the natural conditions of the area and to evaluate how these conditions may influence impacts that may have occurred at the subject property or in the vicinity of the subject property.

Physical Setting	
Topography	Appendix A contains a LiDAR image showing the topography. Topographic maps are provided in Appendix D . The topography in this part of the County is nearly flat. The direction of flow of a contamination spill either onsite or offsite is more likely to be affected by localized curbs, structures, swales, canals, berms, or other drainage features than regional topography. The golf course has undulating man-made topography typical of a golf course. Much of the golf course is approximately 12 feet National Geodetic Vertical Datum (NGVD) in elevation, according to USGS topographic data. Many of the tee boxes and greens are approximately 3 to 4 feet higher. East of the maintenance area (downrange of the driving range) is a berm that is approximately 23 ft NGVD. There are several lakes.
Soil Type	According to the U.S. Department of Agriculture Natural Resources Conservation Service, the subject property is mapped as having several soil types (Appendix A). The predominant soil types are as follows: --Matlacha gravelly fine sand, limestone substratum. 48 inches of gravelling fine sand, fine sand, and fine sandy loam overlying bedrock. --Hallandale Fine Sand: 12 inches of fine sand overlying bedrock. --Boca Fine Sand: 30 inches of fine sand and fine sandy loam overlying bedrock. --Plantation, ponded-Matlacha-Urban land complex: 10 inches of muck, then fine sand and fine sandy loam to 33 inches, then bedrock. The soil types generally allow vertical migration of potential contamination; the soil types generally do not contain low permeability layers that facilitate substantial horizontal migration of contaminants in the vadose zone. Given the extensive earthwork that occurred to create the golf course and stormwater management system, the natural soil profile likely has been substantially disrupted or destroyed in most or all of the property.
Regional Geology	The surficial geology has been mapped as Quaternary shell beds, undifferentiated. Based on USGS data (Causaras, 1985), the geology of the project area consists of a thin or non-existent layer of sands of the Pamlico Sand (well sorted, coarse to fine grained quartzose sands), underlain by the Fort Thompson Formation. The geology generally allows vertical and horizontal migration of potential contamination below the water table.
Aquifer	The uppermost aquifer is a shallow unconfined water table aquifer that has a mixture of hydrogeological layers that allow both vertical and horizontal migration of groundwater. The Pamlico Sand, Anastasia Formation, and Fort Thompson Formation are part of the surficial aquifer system, of which the Biscayne Aquifer is the major component in Broward County. These units are highly permeable and yield abundant supplies of groundwater. The sequence has been subjected to solution by groundwater, resulting in a cavity-riddled mass of permeability rock. Solution cavities are as much as several feet in diameter and filled or partially-filled with fine and medium grained quartz sand. This sequence extends to approximately -185 ft NGVD at which depth Tertiary deposits are present (Causaras, 1985).
Depth to Groundwater	At the maintenance area, the depth to groundwater is approximately 4.8 to 7.3 feet below land surface; this is based on information in a Template Site Assessment Report dated 3/31/2016 for the maintenance area. The depth to groundwater is not well established in other parts of the golf course. Based on the water levels in the lakes within or proximal to the subject property, the depth to groundwater is likely to be approximately 2 to 5 feet in most parts of the golf course. The depth to groundwater likely varies seasonally and may be locally influenced by several factors such as proximity to water bodies.

Groundwater Flow Direction	Groundwater flow direction is important in assessing contamination potential. According to the sources cited below, regional flow direction in this part of the County is to the southeast. Groundwater flow direction can be locally influenced by canals, lakes, and other features. Also, groundwater flow direction can change seasonally as surface water levels vary during the wet and dry seasons. A Template Site Assessment Report dated 3/31/2016 indicated groundwater flow direction at the southwest corner of the maintenance building in December 2014 was to the north and stated that the flow direction is variable. A Remedial Action Interim Report for the maintenance area dated 12/17/2018 indicated groundwater flow at the maintenance area in November 2018 was to the southeast.
----------------------------	--

Source(s):

Andreyev Engineering, Inc "Carolina Club Annual Natural Attenuation Monitoring Report" May 9, 2017.

Broward County Wellfield Map, Pollution Prevention, Remediation and Air Quality Division, Print Date November 5, 2013

Causaras, C.R., 1985. Geology of the Surficial Aquifer System, Broward County, Florida, U.S. Geological Survey, Water Resources Investigations Report 84-4068.

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS)

<http://websoilsurvey.nrcs.usda.gov/app/>

U.S. Geological Survey, National Geologic Map Database, http://ngmdb.usgs.gov/ngmdb/ngmdb_home.html

3.0 USER-PROVIDED INFORMATION

WGI provided the User with a User Questionnaire in accordance with ASTM E1527-21. The User was represented by Richard Stephano of Rosemurgy Acquisitions, LLC. Mr. Stephano completed the User Questionnaire. The User Questionnaire is provided in **Appendix B**.

3.1 Title Records

A search of land title records was not provided by the User.

3.2 Environmental Liens or Activity and Use Limitations

The User provided a Declaration of Restrictive Covenant for the subject property.

3.3 Specialized Knowledge

The User indicated he had no specialized knowledge or experience about the subject property with respect to potential contamination.

3.4 Value Reduction for Environmental Issues

The User indicated that the purchase price for the subject property had not been reduced below fair market value due to known or perceived contamination at the subject property.

3.5 Information about the Subject Property

The User indicated the subject property has been a golf course.

3.6 Reason for Performing Phase I

The User shall make known to the Environmental Professional the reason the User wants to have a Phase I ESA performed. If the User does not identify the purpose of the Phase I ESA, the Environmental Professional shall assume the purpose is to qualify for an LLP to CERCLA liability and so state.

The User indicated that the ESA is being performed because the User intends to purchase the subject property. The Environmental Professional understands the purpose of this Phase I ESA is to qualify for an LLP to CERCLA liability.

3.7 Other User-Provided Information

The User indicated WGI previously conducted a Phase I ESA on the subject property in 2018.

4.0 RECORDS REVIEW

4.1 Standard Environmental Records Sources, Federal and State

WGI used Environmental Data Resources (EDR) to conduct a search of reasonably ascertainable federal, tribal, state, and local environmental regulatory records. The sources include, as a minimum, the standard environmental records sources identified by ASTM E1527-21. The database sources, approximate minimum search distance, and detailed research findings are presented in the EDR Report in **Appendix E**. WGI also reviewed the subject property and other selected sites in the database sources listed below.

Source(s):

EDR Radius Report (provided in Appendix E)
FDEP, Drycleaning Solvent Cleanup Program, Drycleaning registration certificates
FDEP, Drycleaning Solvent Cleanup Program, Priority Ranking List
FDEP OCULUS database
FDEP Contamination Locator Map
FDEP Map Direct, Division of Waste Management Layers
FDEP, List of Cattle Dip Vats
Broward County Contaminated Site Locations
Broward County Enviro

4.2 Summary of Database Research for the Subject Property

Broward County Hazardous Material Management Facility Licenses

The maintenance facility located on the subject property has had a Broward County Hazardous Waste Management License (HS-04056) from 2000 to the present for petroleum, batteries, pesticides, fertilizers, fluorescent light bulbs, etc. Broward County periodically inspects the hazardous materials at the maintenance facility, including the 600 gallon UST. The most recent inspection report is dated 2/23/2024.

The subject property has had several other hazardous material licenses for batteries for rooftop cell phone tower(s). These have included T-Mobile USA Inc 6FB1074C (facility ID 14887) and MetroPCS FL657SW243 (facility ID 197405 and facility ID 11498).

Storage Tanks

- Tank #1 (Removed). FDEP records indicate there was a 1000 gallon underground storage tank (UST) for leaded gasoline that was installed in June 1983 and was subsequently removed. A Preliminary Contamination Assessment dated January 1990 documented that the UST was removed in October 1989. The UST was located at the west end of the maintenance building; a map is provided in **Appendix G**. Soil and groundwater testing found groundwater testing; remediation of PAHs in this area continues to present.
- Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building.
- Tank #3 (Removed). FDEP records indicate there was a 1000 gallon UST for diesel that was installed in July 1972 and was subsequently removed. A Preliminary Contamination Assessment dated January 1990 documented that the UST was removed in October 1989. The UST was located at the west end of the maintenance building; a map is provided in **Appendix G**. Soil and groundwater testing found groundwater testing; remediation of PAHs in this area continues to present.

- Tank #4 (Remains): Broward County records indicate there is a 600 gallon UST for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. Records indicate it remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.

Arsenic in Soil and Groundwater at the Maintenance Area

FDEP Facility ID # ERIC_6801 (Waste Cleanup)

Broward County Contaminated Sites Inventory, Facility ID 1363B

The FDEP Contamination Locator Map indicates the subject property has contamination at the maintenance facility, and the subject property is listed in the Broward County Contaminated Sites Inventory (Facility ID 1363B). There is a long history of assessment and clean-up associated with the facility dating back to 1999. At the maintenance facility, there was an agrichemical load-mix area, equipment wash down area, and septic tank / drainfield area. Reportedly, agrichemicals were discharged to the subsurface via the septic tank during maintenance equipment wash down activities. A Phase II Environmental Assessment dated September 2, 2000 tested the soils for organochlorinated pesticides (OCP), polychlorinated biphenyls (PCBs), herbicides, and metals. Arsenic was identified as the only contaminant of concern. Arsenic was found in soil and groundwater above cleanup target levels. Arsenic in groundwater was assessed during several quarterly monitoring events in 2003-2004. Groundwater was delineated to 50 ug/L which was the GCTL at the time (it is now 10 ug/L). The highest concentration in February and April 2003 was 440 ug/L in MW-26 (**Appendix G**), and the highest concentration in November 2004 was 830 ug/L in MW-7C. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also states that the soil contamination is slightly outside the main area because contamination was also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg (the residential direct exposure soil cleanup target level is 2.1 mg/kg). Natural Attenuation Monitoring occurred in 2004 and Broward County approved No Further Action with Conditions in 2006. On April 26, 2007, Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so a proposed golf-course-only restriction should apply to the entire property. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious "Paved Cap Area" and a "Clean Fill Cap Area". The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area to be a Controlled Recognized Environmental Condition (CREC) because arsenic contamination has been approved to remain in place with engineering and institutional controls.

PAH Soil and Groundwater Contamination at the Southwest Corner of the Maintenance Area

FDEP Facility ID # 06/8732113 (Storage Tanks)

Petroleum hydrocarbon contamination by polycyclic aromatic hydrocarbons (PAHs) is present in soil and groundwater at the southwest corner of the maintenance building. Maps are provided in **Appendix G**. The PAH contamination is associated with a Discharge Reporting Form dated 6/15/1983 and a release in September 1988 and is in the vicinity where two USTs were removed in 1989 near the southwest corner of the maintenance building. Natural Attenuation Monitoring of groundwater was conducted from 2016 through 2017, followed by active remediation (vacuum groundwater extraction) in 2019, but groundwater contamination by PAHs persisted. A Limited Scope Remedial Action Plan dated 10/2/2020 indicates the groundwater plume is approximately 1,100 square feet. It was concluded that groundwater is impacted by soils leaching PAH contaminants from the smear zone. FDEP has approved the plan to remove the impacted soils; the removal is anticipated to occur in 2024. Groundwater monitoring is proposed to occur after soil removal to determine if the groundwater plume attenuates after the source removal.

The PAH soil contamination and PAH groundwater plume is not covered by the DRC for arsenic. WGI identifies the PAH soil contamination and PAH groundwater plume at the maintenance building as a Recognized Environmental Condition (REC) because it is a known area of soil and groundwater contamination and remediation is ongoing.

4.3 Environmental Liens (ELs) and Activity and Use Limitations (AULs)

An environmental lien (EL) is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation. Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of ELs and AULs that are filed or recorded against the property must be conducted. ELs and AULs are legally distinct instruments and have very different purposes and both can commonly be found within recorded land title records (e.g., County Recorder/Registry of Deeds). The types of title reports that may disclose ELs and AULs include title insurance documentation such as Preliminary Title Reports and Title Commitments, and title search information reports such as Condition of Title, Title Abstracts, and EL/AUL Reports. Chain of title reports will not normally disclose ELs or AULs. ELs and AULs that are imposed by judicial authorities may be recorded or filed in judicial records only. In jurisdictions where ELs or AULs are only recorded or filed in judicial records, the judicial records must be searched for ELs and AULs. Title search information reports shall review land title records for documents recorded between 1980 and the present.

ASTM E1527-21 does not impose on the Environmental Professional (WGI) the responsibility to undertake a review of recorded land title records and judicial records for ELs and AULs. Any ELs and AULs known to the User should be reported to the Environmental Professional conducting a Phase I ESA. The User should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for ELs and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the Environmental Professional.

WGI performed a supplementary search for ELs and AULs by reviewing institutional control registries as described in Section 4.1 and by reviewing the institutional control layer in the FDEP Map Direct database (**Appendix F**).

1. WGI found a Declaration of Restrictive Covenant (DRC) dated April 17, 2008. The DRC is provided in **Appendix F**. The DRC identifies the maintenance facility as a contaminated property. Due to the presence of arsenic, the DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility.

The search for ELs and AULs in this section is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.

4.4 Summary of Database Research for Surrounding Properties

WGI reviewed reasonably ascertainable federal, tribal, state, and local environmental regulatory records of surrounding lands to determine if they pose a potential significant environmental concern to the subject property. This section does not include a summary of every site identified in the database research; for example, facilities such as successfully remediated sites far downgradient of the subject property that have a negligible risk of posing a potential environmental concern to the subject property are not summarized herein.

Sunshine #520 Chevron Gas Station / Sunoco – Carl's / Mobil Station #02-533 (7801 W Sample Road). FDEP Facility ID 8502368 (Storage Tanks). Broward County Site No. 1546. This site is approximately 300 feet northwest of the subject property at the northwest corner of Sample Road and SW 78th Avenue / Woodside Drive. A discharge date of December 15, 1988 is listed on a Property Owner Conditional Closure Agreement. A remediation system was in place on the site to treat the groundwater contamination. Groundwater sampling in 2016 indicated the groundwater contamination was mostly onsite and had not migrated into the Sample Road right-of-way. Monitored natural attenuation is ongoing. The most recent report is dated 11/27/2023; it indicates that the groundwater plume is small and has not migrated off the gas station property. The report indicates the groundwater flow direction is towards the southwest. Given that the recent groundwater sampling in 2023 demonstrated that the contamination has not migrated offsite in the direction of the subject property, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

Mobil Oil / Mobil #02-AQB/Union 76 / 7-Eleven Store #34949 (7844 W Sample Rd., Coral Springs, FL 33065). Broward County Site No. 1198C. This gas station is located approximately 500 feet to the northwest of the subject property within the Carolina Springs shopping plaza (aka Holiday Springs shopping center). Soil and groundwater contamination was initially discovered in 1987; this discharge was addressed with active remediation and monitoring from 1991 to 2010 when a SRCO was issued. Soil and possible groundwater contamination was detected again in 2022 during tank closure activities. A Site Assessment Report dated 9/18/2023 found localized soil contamination on the gas station property but no groundwater contamination. Given the limited extent of soil contamination, and absence of a groundwater plume, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

Wawa Food Market #5338 (7305 W Sample Road). FDEP Facility ID 9817136 (Storage Tanks). This gas station is at the northwest corner of Sample Road and Rock Island Road, approximately 200 feet north of the subject property. It is relatively new – the USTs were installed in 2019. There have been no documented releases. Given that there have been no documented releases, the USTs are new and presumably in good condition, and the distance, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

One Price Drycleaning (7675 W Sample Rd., Coral Springs, FL 33065). This drycleaner is located approximately 250 feet north of the subject property, across Sample Road. There are no documented releases from the facility. Given the distance from the subject property and the lack of any documented releases from the drycleaner, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

One Hour Cleaners (7881 W Sample Rd., Coral Springs, FL 33065). This facility is located approximately 700 feet to the northwest of the subject property. The facility began operation in 1985. In 1996 the facility applied to the Dry Cleaning Solvent Program and was accepted. A remedial action plan was put in place in May 1999. An air sparge and soil vapor extraction system was installed at the site in July 2000 and operated until August 2002. The system was shut down because it had reduced the PCE to below the GCTLs. A Natural Attenuation Monitoring plan was put in place after the shutdown. A Post Active Remediation Monitoring (PARM) plan was put into place and through that process a No Further Action without Conditions Criteria was recommended. A Site Rehabilitation Completion Order was issued on February 14, 2008 and a site closure report was submitted on May 28, 2008. The facility is no longer a dry cleaner. Given that remediation was completed and a SRCO was issued, and given the distance, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

E-Z Drycleaners (7958 W Sample Rd. Margate, FL 33065). Broward County Site No. 3601. FDEP Facility ID 9502194 and ERIC_4178. This facility is located approximately 800 feet to the west of the subject property in the Carolina Springs shopping plaza (aka Holiday Springs shopping center). The facility has been in operation since August 1990. The facility entered into the Dry Cleaning Solvent Program in 1999. A Remedial Action Plan was put in place in January 2002. A soil vapor extraction system was put in place and into operation in October 2002 and discontinued in 2011. A Post Active Remediation Monitoring (PARM) plan was put into place and a No Further Action without Conditions was included with the SRCO issued March 13, 2014. The facility continues to operate as a

drycleaners and has a Broward County Hazardous Material license (HM-01601). Given that remediation was completed and a SRCO was issued, and given the distance, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

Margate Economic Enhancement District (MEED) Brownfield Area. FDEP Brownfield Area ID BF061101000, City of Margate resolution number 11-826. The Carolina Springs shopping plaza (aka Holiday Springs shopping center) is a dis-contiguous portion of a larger Brownfield Area that includes the Margate Community Redevelopment Agency (CRA) District. The Brownfield designation was established to encourage economic development and does not imply the area is contaminated. Therefore, the Brownfield Area does not pose a substantial threat to the subject property and is therefore not a REC.

4.5 Vapor Migration Analysis

WGI assessed the subject property for the potential that vapors of hazardous substances or petroleum products may have migrated upward through the soil or originated from an offsite location and migrated laterally to the subject property. If there is soil or groundwater contamination nearby, a vapor risk may be present. Lateral vapor migration can be facilitated in urban areas where underground utilities can provide preferential flow paths for transport. Also, lateral vapor migration through the vadose zone can be facilitated by clay layers or other confining units that block upward migration and spread the vapors laterally.

The assessment focused on whether there are any known plumes within a critical search distance of 100 feet for volatile organic compounds and 30 feet for petroleum products. Based on the agency file reviews in Sections 4.2 and 4.4 above, there are no known plumes within the search radius other than the PAH plume at the golf course maintenance area. Given that the plume of PAHs at the maintenance area has low concentrations (dissolved phase only, no free product), is small, and has an approved remediation plan which is scheduled to be implemented in 2024, the potential for vapor migration is negligible. Given the absence of other known or suspect contamination within the search radius, and given the relatively thin vadose zone and absence of confining units that could promote horizontal migration, it is concluded the risk from vapor migration from offsite is minimal and no additional REC is identified based on vapor migration.

5.0 HISTORICAL REVIEW

The objective of reviewing historical information is to develop a history of previous uses of the subject property and the surrounding area and to determine the probability that past land uses have caused RECs.

5.1 Aerial Photograph Review

WGI reviewed historical aerial photographs to determine the past uses of the project area and to search for photographic evidence of potential contamination sites. WGI found and reviewed historical aerial photographs including but not necessarily limited to 1940, 1947, 1952, 1957, 1961, 1968, 1971, 1973, 1976, 1981, 1988, 1992, and every year from 1998 to 2023. Specific results of the evaluation for the subject property and the adjacent properties are presented below. Selected aerial photographs are provided in **Appendix D**.

Source(s):
Florida Department of Transportation, Surveying and Mapping Office, Aerial Photography Archive Collection (APAC)
County Property Appraiser's website
EDR Aerial Photo Decade Package
Broward County Highway Construction and Engineering Division Aerial Photographs

The Subject Property

Based on the historical photographs, the subject property was undeveloped forested lands until circa 1971. The first development occurred between 1971 and 1973 with construction of the golf course and the maintenance area. The

original clubhouse and cart barn was not in the location of the current clubhouse and cart barn; the original one was offsite to the northwest at or near what is currently 3350 NW 78th Avenue in The Enclave at Carolina III residential community. The existing clubhouse and cart barn was constructed sometime between 1984 and 1992, and the former clubhouse and cart barn offsite were concurrently demolished at that time.

There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The entrance road to the maintenance area was also changed from the east side to the west side between 1988 and 1992. The changes to the ponds and access road occurred concurrently with, and apparently associated with, development of the residential community around the golf course.

The golf course became inactive circa 2019.

There is no evidence on the historical photographs of former agriculture on the subject property.

Adjoining Properties

Interior areas: The interior areas of the golf course, which are currently residential and not part of the subject property, were undeveloped vegetated lands until sometime between 1984 and 1995 at which time residences were constructed. The residential areas have remained virtually unchanged to the present.

The commercial development along Sample Road occurred primarily between 1980 and 1984. There appears to have been a gas station approximately 500 feet to the northwest of the subject property from circa 1981 until the present - at the location of the current Mobil gas station at 7844 W Sample Road. There appears to have been a gas station at the northwest corner of Sample Road and Rock Island Road (current Wawa gas station at 7305 W Sample Road) circa 2020 to the present.

Other adjoining areas were undeveloped in 1971 and transitioned to mostly residential uses (single and multi-family) in the 1970s to the 1990s. By 1995, the adjoining lands were substantially built out and have remained similar to the present.

5.2 USGS Topographic Maps

Topographic maps can provide information on past uses of an area and, in some cases, can reveal topographic changes due to mining, landfilling, and similar large-scale activities. WGI found and reviewed historical topographic maps including, but not necessarily limited to, the following:

- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1946
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1949
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1962
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1969
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1983

The topographic maps indicate most or all of the subject property was wetlands in 1946, 1949, 1962, and 1969. The maps indicate that the golf course and associated ponds and maintenance building were constructed sometime between 1969 and 1983. The topographic maps provide no evidence of mining, landfilling, or similar large-scale activities on the subject property. Selected topographic maps are provided in **Appendix D**.

Source(s):
United States Geological Survey topographic maps

5.3 Fire Insurance Maps

Fire insurance maps, many of which were created by the Sanborn® Map Company, were created as early as the 1860s. They were mainly designed to help fire insurance agents determine risks and establish premiums and to determine the amount of loss after a fire. The maps illustrate building construction, uses, and potential fire hazards such as storage tanks, and therefore can provide information on the potential presence of RECs. There are fire insurance maps for many cities in the U.S., Canada, and Mexico but they have generally only been created for historically urban areas. WGI found that there are no fire insurance maps for this area.

Source(s):

EDR Certified Sanborn® Map Report

State Universities Libraries of Florida, Publication of Archival Library & Museum Materials (PALMM), Sanborn Fire Insurance Maps of Florida

5.4 City Directories

WGI reviewed historical city directories to obtain information on past ownership and use. WGI found and reviewed city directories for the years 2020, 2018, 2012, 2005, 2006, 2000, 1998, 1982, 1977, 1972, 1967, and 1964. The following addresses that were researched included but were not necessarily limited to:

- 2600 - 3400 of Rock Island Road (includes the subject property)
- 3131 - 7400 of Holiday Springs Blvd
- Pinewalk Drive
- 7305 - 7804 Sample Road

Source(s):

EDR City Directory Image Report

Various years as cited, various sources may include Cole Information Services, Hill-Donnelly Information Services, City Publishing Company, Southern Bell, R.L. Polk & Co., The Price & Lee Co., Southern Directory Company, Ernest H. Miller, and/or Miller & Mayfield city directories.

The Subject Property

The following were the listings for the subject property:

- 3011 Rock Island Road: Carolina Country Club / Carolina Club (1992, 1995, 2000, 2005, 2006, 2010, 2012, 2018), McDivots restaurant (1992, 2010, 2018), J & D Golf Properties Inc (2006, 2012, 2018), Franklin Golf Properties Inc (1992, 2000, 2010, 2014), Players Golf Academy, golf shop, and similar golf-related businesses (1995-2014).

Nearby Parcels

The following is a summary of some of the listings for nearby parcels:

- 3131 Holiday Springs Blvd: Holiday Springs Village residential (1980 to 2005)
- 7305 W Sample Road: East Ridge Professional Building with various professional tenants and medical offices (1980 to 2005). This is currently a Wawa gas station at the northwest corner of Sample Road and Rock Island Road.
- Most other listings are residential, schools, tutoring, childcare, home offices, and similar land uses.

The city directories revealed no historical drycleaners, printing companies, or industrial facilities on parcels adjoining the subject property.

5.5 Previous Environmental Reports

In addition to the reports summarized in Section 4, WGI reviewed the following previous environmental reports:

- Phase I Environmental Site Assessment for Carolina Club, prepared by WGI for 13th Floor Investments, December 2018.
- Phase II Environmental Site Assessment for Carolina Club, prepared by WGI for Rosemurgy Acquisitions, March 2024.
 - WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. This testing also found that the groundwater has arsenic above its GCTL in multiple locations.

5.6 Other Historical Records

County property appraiser records provide information on three buildings:

- Building 1: 8421 square feet, built in 1973 or 1974. This is the maintenance building.
- Building 2: 37,003 square feet, built in 1992 or 1993. This is the clubhouse with restaurant and cart barn.

Property appraiser records indicate the owners have included:

- J & D Golf Properties, LLC (circa 2002 to present)
- CGC Properties, LLC (circa 1999 - 2002)
- Carolina Golf Properties, Inc formerly known as (fka) Franklin Golf Properties, Inc, fka Valassis Golf Properties Inc (circa 1988 – 2002)
- The William Lyon Company (circa 1988 and earlier)

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

WGI conducted site reconnaissance during a site visit to the subject property. The inspection was conducted by walking the perimeter of the subject property boundaries, and by conducting transects within the subject property and biased toward those areas that the inspector thought would most likely exhibit contamination, as readily allowed by access. The subject property was “visually and/or physically observed” for “obvious” conditions according to the ASTM guideline. As defined by ASTM, “visually and/or physically observed” means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. “Obvious” means that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the property.

Limiting conditions include:

- The abandoned club house building is locked. The inaccessible area(s) do not appear to be where significant quantities of hazardous substances or petroleum products are stored or released.

Limiting conditions, if any, may be routine and not significant. Any significant limitations are discussed in Section 8.3.

6.2 Site Inspection of the Subject Property

A field inspection checklist was used at the subject property. The inspection checklist is summarized below. Photographs are provided in **Appendix C**.

Date of site reconnaissance	March 11, 2024
Inspector(s)	John Abbott, Rachel Starck
Current use(s)	Inactive golf course
Past use(s)	Golf course
Structures and other improvements	Inactive maintenance building. Inactive club house, restaurant, and cart barn.
Roads / parking areas	Parking at the club house.
Potable water supply	Municipal
Sewage disposal system	Municipal
Hazardous substances and petroleum products	Gasoline, diesel, waste oil, and agrichemicals at the maintenance building.
USTs (fill ports, vent pipes, dispensers, product lines, pavement patching, concrete pads)	One gasoline UST at the maintenance building.
ASTs	Waste oil ASTs and diesel AST at the maintenance building.
Odors	In the chemical room
Standing water, pools, sumps likely to contain hazardous substances or petroleum products	None evident
Drums, totes, and intermediate bulk containers	16 drums of waste oil in the maintenance area. One IBC possibly for fertilizer.
Unidentified substance containers	None
PCB-containing items / electrical or hydraulic equipment	Some pad-mounted transformers
Heating / cooling	Presumably electric
Stains or corrosion related to a release	Not evident.
Drains and sumps	None evident
Pits, ponds, lagoons (excluding stormwater)	None evident
Stained soil or pavement	Staining and oily liquid (apparent mix of rainwater and waste oil) on the concrete floor inside the secondary containment (concrete wall) of the waste oil drum storage area. Also, minor de minimis staining at the maintenance area.
Stressed vegetation	None evident
Solid waste disposal evidence including debris, mounds, depressions, landfilling, disturbed soil	Some soil and debris mounds around the edges of the maintenance area.
Water / wastewater	Presumably municipal
Wells	Monitoring wells at maintenance building. One or more water supply wells.
Septic system or cesspool	Probable former septic system at maintenance building
Looks like current or former gas station or drycleaner	No
Oil/water separator	Not evident
Batteries	A few automobile batteries
Hazardous materials placards	At the mechanics shop at the maintenance building
Floor drain	Floor drains inside mechanics shop at the maintenance building. Floor drains in the cart building.
Elevator / lift	Not evident
Grease trap	At the club house for the former restaurant
Other	

Inactive Golf Course: There is an inactive golf course with 18 holes and a driving range. The golf course appears to have been inactive for several years.

Inactive Club House: On the east side of the subject property, there is an inactive club house with a golf shop and restaurant.

Inactive Golf Cart Barn: On the east side of the subject property, south of the club house, in an inactive golf cart barn. The structure appears to have been primarily used for storing electric golf carts. There is a small shop area in the cart barn which appeared to be for repairing the electric carts. There is no significant storage of hazardous substances or petroleum products in the cart barn. There appears to have been a former snack shop attached to the golf cart barn structure.

Maintenance Area: Near the center of the subject property is a maintenance area with a building.

Chemical Room: Inside the maintenance building, near the southeast corner of the building, is a chemical room where chemicals are stored. Chemicals stored in this area include herbicides, pesticides, and fungicides. There is a chemical odor in the room. There is some staining on the concrete floor, and some spillage of liquids and powders on the concrete floor. There are no pools of liquid and the room appears to be generally dry. Given that there was no evidence of a release other than *de minimis* releases, WGI does not consider the chemical room to be a REC.

Mechanical Repair Shop / Equipment Storage Area: Inside the maintenance building are several mechanical repair bays. There are small quantities of hydraulic fluid, motor oil, waste oil (in several 55-gallon drums), a small parts washer, and a metal cabinet for flammables. There are some mowers and sprayers stored in the bays. There are floor drains in the area; it is unknown where these lead but it possible that they have led to a septic system. Given that there was no evidence of a release, WGI does not consider the mechanical repair shop / equipment storage area to be a REC.

Covered storage area. The north side of the maintenance building is a covered storage area with open sides. It contains equipment, lumber, PVC pipes, and miscellaneous household and other debris.

ASTs and Waste Oil Drums: Under the covered storage area on the north side of the maintenance area is an AST and waste oil drum storage area. The ASTs and most of the waste oil drums are in secondary containment: they are on a concrete floor with a concrete perimeter wall for spill containment. Four waste oil drums are outside the secondary containment. One of the ASTs is connected to a fuel pump and presumably contains diesel. It is approximately 3 feet in diameter and 8 feet long and appears to be approximately 500 gallons. There are two smaller ASTs, about 150 gallons each, that appear to be inactive and empty. There is an AST labeled "used oil" that appeared to be in use; it is an oval-shaped tank approximately 2 feet to 3 feet in diameter and 4 feet long and appears to be approximately 150 gallons. Inside the secondary containment there are about twelve 55-gallon steel drums, some smaller metal drums, and several 5-gallon buckets. Some of them were labeled and the labels indicated the contents were oil, used oil, and hydraulic fluid. The smaller metal drums contain oily rags. There is heavy staining on the concrete floor inside secondary containment with a small pool (approximately 1 gallon) of oily liquid which appeared to be a mix of rainwater and waste oil. The AST and drum storage area is under a roof, but wind-blown driving rain from the north could enter the area. Given that the spills around the ASTs and drums appear to have been contained by the secondary containment system, WGI does not consider the AST and drum storage area to be a REC.

UST: Immediately north of the AST and drum storage area is a UST. It is under a concrete pad that has manholes and a fill port. There is a monitoring well next to the concrete pad. Given that the well has been tested in the past and there was no documented plume, WGI does not consider the UST to be a REC.

Monitoring Wells: There are numerous flush-mounted groundwater monitoring wells near the southwest corner and west side of the maintenance building.

Soil Piles and Debris: There are numerous piles of soil and yard waste around the maintenance area. There is also scattered debris such as tires and equipment including a discarded sprayer.

6.3 Site Inspection of Adjoining and Surrounding Properties

WGI conducted a windshield inspection of adjoining properties. Almost all adjoining properties are residential lands (single and multi-family) which surround the golf course. To the north is Sample Road; there are commercial businesses on the north side of Sample Road. To the northwest is the Carolina Springs shopping plaza (aka Holiday Springs shopping center) at or near 7404-8092 Sample Road. There are gas stations and possible drycleaners along Sample Road:

- Wawa gas station at 7305 W Sample Road. At the northwest corner of Sample Road and Rock Island Road, approximately 200 feet north of the subject property.
- Chevron gas station at 7801 W Sample Road. At the northwest corner of Sample Road and Woodside Drive, approximately 300 feet north of the subject property.
- Mobil gas station at 7844 W Sample Road. Approximately 500 feet northwest of the subject property.
- CJL Coin Laundry at 7918 W Sample Road in the Carolina Springs shopping plaza (aka Holiday Springs shopping center). Approximately 600 feet from the subject property.
- E Z Dry Cleaners at 7958 W Sample Road in the Carolina Springs shopping plaza (aka Holiday Springs shopping center). Approximately 800 feet from the subject property.

7.0 INTERVIEWS

7.1 Interviews with Owner

According to the Property Appraiser's website, the owner is J & D Golf Properties, LLC. John Abbott of WGI spoke with Danny Avila of J & D Golf Properties, LLC on 3/7/2024. Mr. Avila stated that, to the best of his knowledge, there is no contamination other than that which has been previously documented at the maintenance building area.

7.2 Interviews with Site Manager

WGI spoke with John Orange on 3/11/2024 during the field inspection; Mr. Orange is the site manager. Mr. Orange provided access for WGI to enter the maintenance building and the cart barn. Mr. Orange stated he has worked at Carolina Club for four or five years. He stated that the only place where hazardous substances or petroleum products are kept is at the maintenance building. He stated that, to the best of his knowledge, there is no contamination other than that which has been previously documented at the maintenance building area.

During a previous Phase I ESA, WGI spoke with Tom McGuire on 12/2/2018. He was the former golf course superintendent. He stated he no longer works there and provided no other information.

During a previous Phase I ESA, WGI spoke with several members of the administrative staff on 12/7/2018; they arranged a site inspection with a maintenance supervisor named Millian (spelling and full name uncertain due to strong accent). Millian explained the operations at the maintenance area and provided access into the chemical storage room. He stated that the active AST contained diesel and the UST contained gasoline. He stated that the UST is in service. He stated that the maintenance area was the only place at the Carolina Club where fuel and chemicals are kept.

7.3 Interviews with Occupants

The site is a golf course; there were no occupants other than the site manager described above.

7.4 Interviews with Local Government Officials

Recent and historical information from local governments was obtained online from FDEP and the County, as presented in Section 4. No others with knowledge of the subject property were identified.

7.5 Interviews with Others

No others with potential knowledge of the subject property were identified.

8.0 EVALUATION, FINDINGS AND OPINION

8.1 Findings and Opinion

1. The subject property is an inactive golf course. The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.
2. There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.
3. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building which is located near the center of the subject property. Two USTs were removed from this location in 1989. Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024. The known PAH contamination is a REC.
4. There are two fuel storage tanks that remain today. Both are at the maintenance area:
 - Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building. Given the size, it does not require registration.
 - Tank #4 (Remains): Broward County records indicate there is a 600 gallon UST for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. It remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.
5. There are several 55-gallon drums of hazardous substances or petroleum products, primarily or entirely waste oil, at the maintenance building next to the fuel AST and UST.
6. The maintenance building contains a chemical room with agrichemicals such as pesticides, herbicides, and fungicides. The chemical room is poorly maintained but generally dry with no evidence of a substantial release.
7. The subject property contains an inactive clubhouse, restaurant, and golf cart barn. These were constructed in 1992-1993. At least recently (2018) the golf carts were electric; there is no evidence that fuel tanks were ever installed at or near the golf cart barn. The carts and their batteries have been removed.
8. Arsenic in Soil and Groundwater at the Maintenance Area: Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious “Paved Cap Area” and a “Clean Fill Cap Area”. The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.
9. Presence of Arsenic outside the Maintenance Area: A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but

also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

10. WGI found evidence of AULs. The DRC dated April 17, 2008 (provided in **Appendix F**) requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The search for ELs and AULs by the Environmental Professional (WGI) is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.
11. The subject property has had several Broward County Hazardous Waste Management Licenses for batteries associated with rooftop cell phone tower(s).
12. HRECs (Historical Recognized Environmental Conditions, not considered RECs):
 - None. There is no evidence of a past release of any hazardous substances or petroleum products that has affected the subject property and has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority without subjecting the property to any controls.
13. *De minimis* conditions (not considered RECs) included:
 - Oily water and stained concrete at the maintenance area within the secondary containment wall of the AST and drum storage area. *De minimis* conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
14. There is no evidence that surrounding areas have contaminated the subject property by migration, including solids or liquids migrating at the surface (e.g., contamination in stormwater runoff) or migrating in the subsurface (e.g., groundwater plume flowing under the subject property, or soil vapor migrating through the vadose zone).
 - There are several gas stations and drycleaners along Sample Road, but none have evidence of contamination that has migrated offsite in the direction of the subject property. Further, none of them are directly adjoining the subject property.
15. It is WGI's opinion that the information obtained during preparation of this report is sufficient to evaluate whether or not one or more RECs or *de minimis* conditions exist.

8.2 Significant Data Gaps

No significant data gaps or data failures were noted. WGI believes that any data gaps and/or data failures encountered during this project did not impede our ability to adequately assess the current condition and use of the subject property, historical land uses at the subject property, past and present uses of adjacent lands, their possible environmental impact on the subject property, or impede our ability to identify RECs to the subject property.

8.3 Limiting Conditions and Deviations

There were no significant limiting conditions. Any routine limiting conditions associated with the field investigation are listed in Section 6.1. WGI does not believe the limiting condition(s) are significant because other information obtained during this assessment and our professional experiences did not raise reasonable concerns involving the limiting condition(s) or impede our ability to identify RECs to the subject property.

There were no significant deletions or deviations from ASTM E1527-21 other than the following:

- The User did not provide the results of a full EL/AUL search.

WGI does not believe the deletion or deviation is significant because other information obtained during this assessment and our professional experiences did not raise reasonable concerns involving the deletion / deviation or impede our ability to identify RECs to the subject property.

9.0 CONCLUSIONS

Recognized Environmental Conditions

WGI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of approximately 143 acres of land at or near 3011 N Rock Island Road in Margate, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 8.0 of this report.

This assessment has revealed the following recognized environmental conditions, controlled recognized environmental conditions, and/or significant data gaps in connection with the subject property:

RECs (Recognized Environmental Conditions):

- **REC 1:** PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building which is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 06/8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Maps are provided in **Appendix G**. Additional soil removal is anticipated to occur in 2024.
- **REC 2:** Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted due diligence soil testing in 2018 and found arsenic above SCTLs outside the maintenance area. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

CRECs (Controlled Recognized Environmental Conditions):

- **CREC 1:** Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious "Paved Cap Area" and a "Clean Fill Cap Area". The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.

Additional Investigation

It is WGI's opinion that the information obtained during preparation of this report is sufficient to evaluate whether or not one or more RECs or *de minimis* conditions exist. WGI recommends no additional investigation as part of Phase I ESA activities.

Recommendations

Recommendations for Phase II ESA or other assessment activities are specifically not required by ASTM E1527-21. If applicable, WGI will provide any recommendations separately.

10.0 BUSINESS ENVIRONMENTAL RISKS AND NON-SCOPE CONSIDERATIONS

Business Environmental Risks

A “business environmental risk” is defined under ASTM Practice E1527-21 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated under ASTM E1527-21.

The following business environmental risk(s) are identified:

- On the north side of the maintenance building is an area with an unleaded gasoline UST, diesel AST, one or more waste oil ASTs, and approximately 16 drums of waste oil. Inside the concrete secondary containment wall around the ASTs and drums is heavy staining and approximately 1 gallon of oily water on the concrete floor. Given that the spills around the ASTs and drums appear to have been contained by the secondary containment system and WGI observed no evidence of a substantial release, WGI does not consider this area to be a REC. However, demolition of this area may reveal contamination which is currently hidden from view, such as under the concrete slab or under the UST. The potential for undiscovered contamination in this area is a business environmental risk.

Additional Services, Non-ASTM E1527-21 Scope Issues

Other risk issues may involve one or more of the following considerations which are not part of the scope of ASTM Practice E1527-21:

- Asbestos-containing building materials
- Biological agents
- Building Condition Assessment
- Cultural or historical resources
- Ecological resources
- Endangered species
- Health and safety
- Indoor Air Quality (IAQ, unrelated to releases of hazardous substances or petroleum products into the environment)
- Industrial hygiene
- Lead-based paint unrelated to releases into the environment
- Lead in drinking water
- Mold or microbial growth conditions
- PCB-containing building materials (e.g., interior fluorescent light ballasts, paint, and caulk)
- Naturally-occurring radon
- Regulatory compliance
- Substances not defined as hazardous (including some substances sometimes generally referred to as emerging contaminants, including but not limited to, per and polyfluoroalkyl substances, PFAS/PFOS)
- Wetlands

Assessment of these risks relative to the considerations listed above were not requested by the User as part of the Phase I ESA, and additional services were not provided.

11.0 STATEMENT AND SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Project: Carolina Club
3011 N Rock Island Road, Margate, Florida

Client: Rosemurgy Acquisitions, LLC

Users: Rosemurgy Acquisitions, LLC

Environmental Firm: WGI, Inc., 2035 Vista Parkway, West Palm Beach, FL 33411

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 subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



John Abbott, PG, CEP
Director of Environmental Services
Florida Registered Professional Geologist #PG 2401
Certified Environmental Professional #20196

MARCH 21, 2024

Date

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

Statement of Qualifications

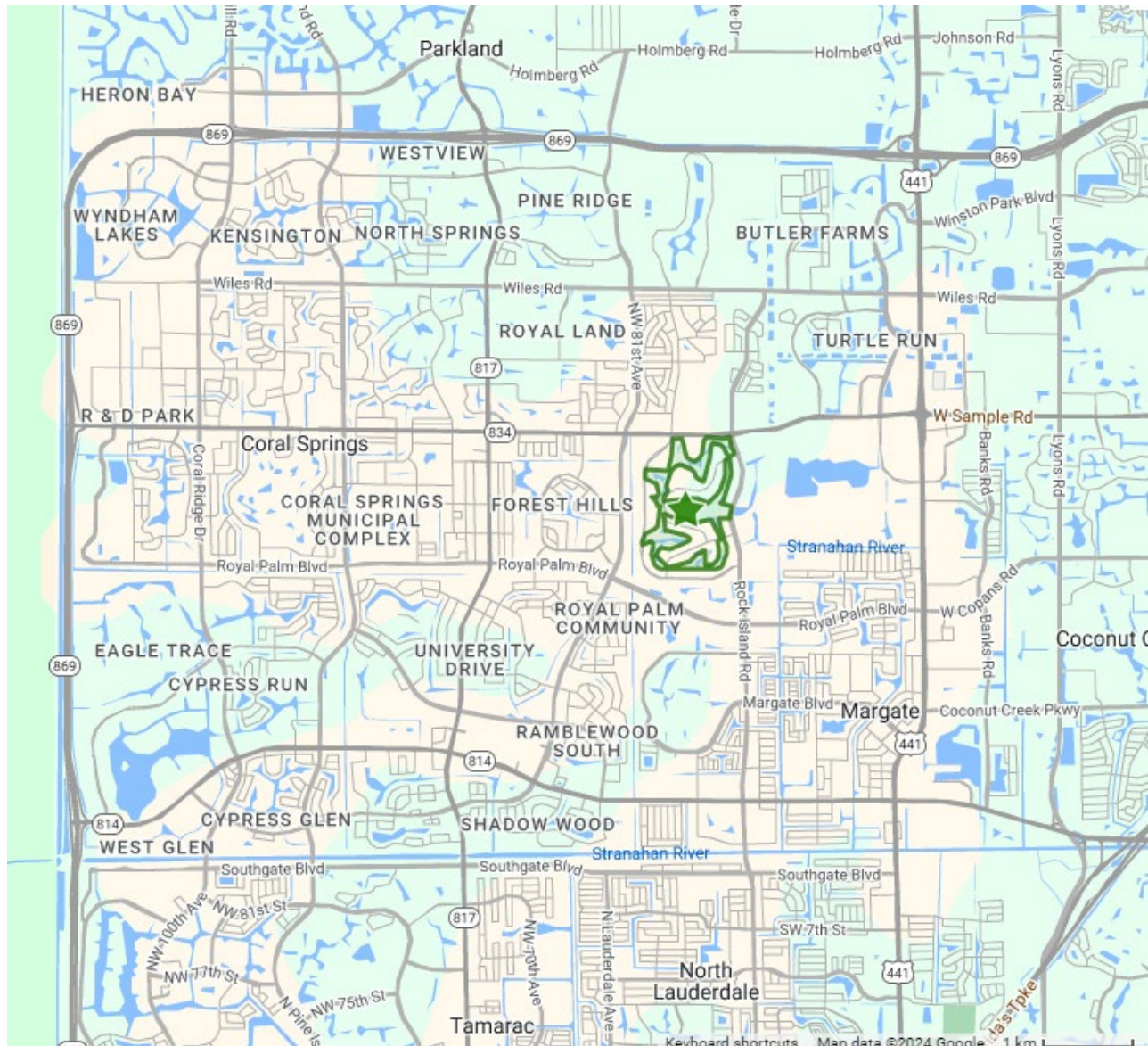
WGI, Inc. (www.wginc.com) is a multidisciplinary consulting firm with a history that dates back to 1972. WGI currently employs approximately 600 professionals. WGI provides the following service lines: civil engineering, structural engineering, surveying and mapping, subsurface utility engineering, water resources, landscape architecture, environmental, and land planning. Environmental services include Phase I and II Environmental Site Assessments, contamination remediation planning and design, construction-phase technical oversight of remediation, NEPA assessments, wetland mitigation, protected species relocation, arborist services, and environmental permitting. WGI's corporate headquarters is in West Palm Beach and branch offices are located throughout the United States.

Key Personnel

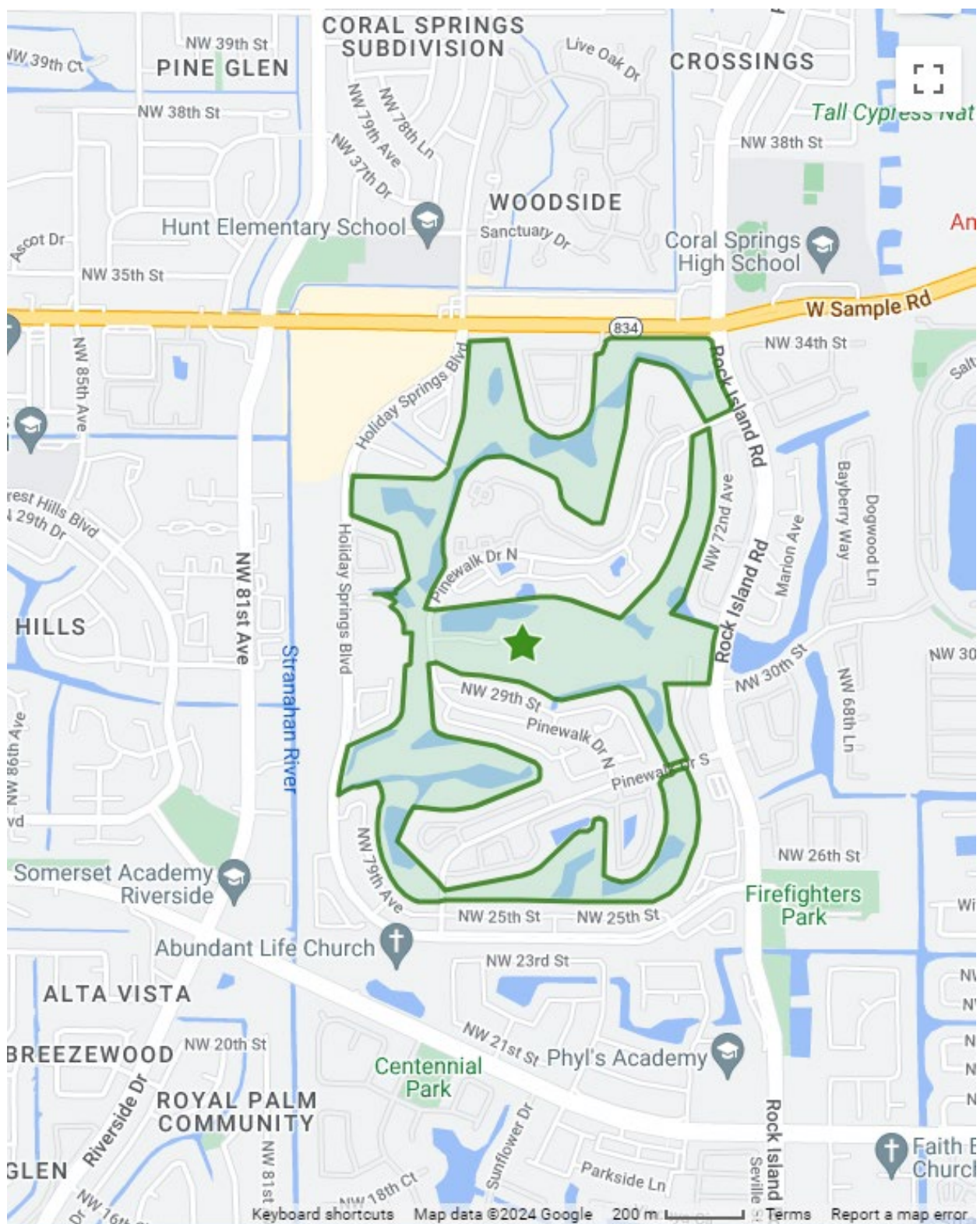
The qualifications, expertise and experience of the key participants involved in conducting and preparing the Phase I ESA are provided below.

John Abbott, PG, CEP: Mr. Abbott has a B.S. in Geology (Virginia Tech, 1992) and an M.S. in Geology (New Mexico Tech, 1995). He is a registered Professional Geologist (in Florida, Texas, North Carolina, and Georgia) and a Certified Environmental Professional. Mr. Abbott has over 25 years of environmental consulting experience. He has led characterization and remediation planning for a variety of projects including, but not limited to, chlorinated solvent plumes at drycleaning facilities, petroleum contamination from USTs, arsenic contamination at golf courses, and landfills containing hazardous and nuclear waste. From 1995 to 2004, Mr. Abbott was responsible for the characterization, risk assessment, and remediation of over 30 RCRA/CERCLA disposal pits and hazardous and radioactive debris piles at the Department of Energy's Savannah River Site in South Carolina. Sites ranged in complexity from small debris piles to the largest environmental problems in the State. Mr. Abbott determined the nature and extent of contamination. This included identifying data needs, preparing sampling and analysis plans, interpreting the analytical data, and supporting contaminant migration modeling and human health and ecological risk assessments. Mr. Abbott was also responsible for managing data uncertainties, identifying and screening remedial technologies, and developing the preferred remedial action. At WGI, Mr. Abbott develops site assessment plans, provides technical oversight of drilling, collects samples, evaluates the analytical data, prepares Site Assessment Reports and Remedial Action Plans, and provides technical oversight of the cleanup. Mr. Abbott has been conducting Phase I and II Environmental Site Assessments in Florida since 2004.

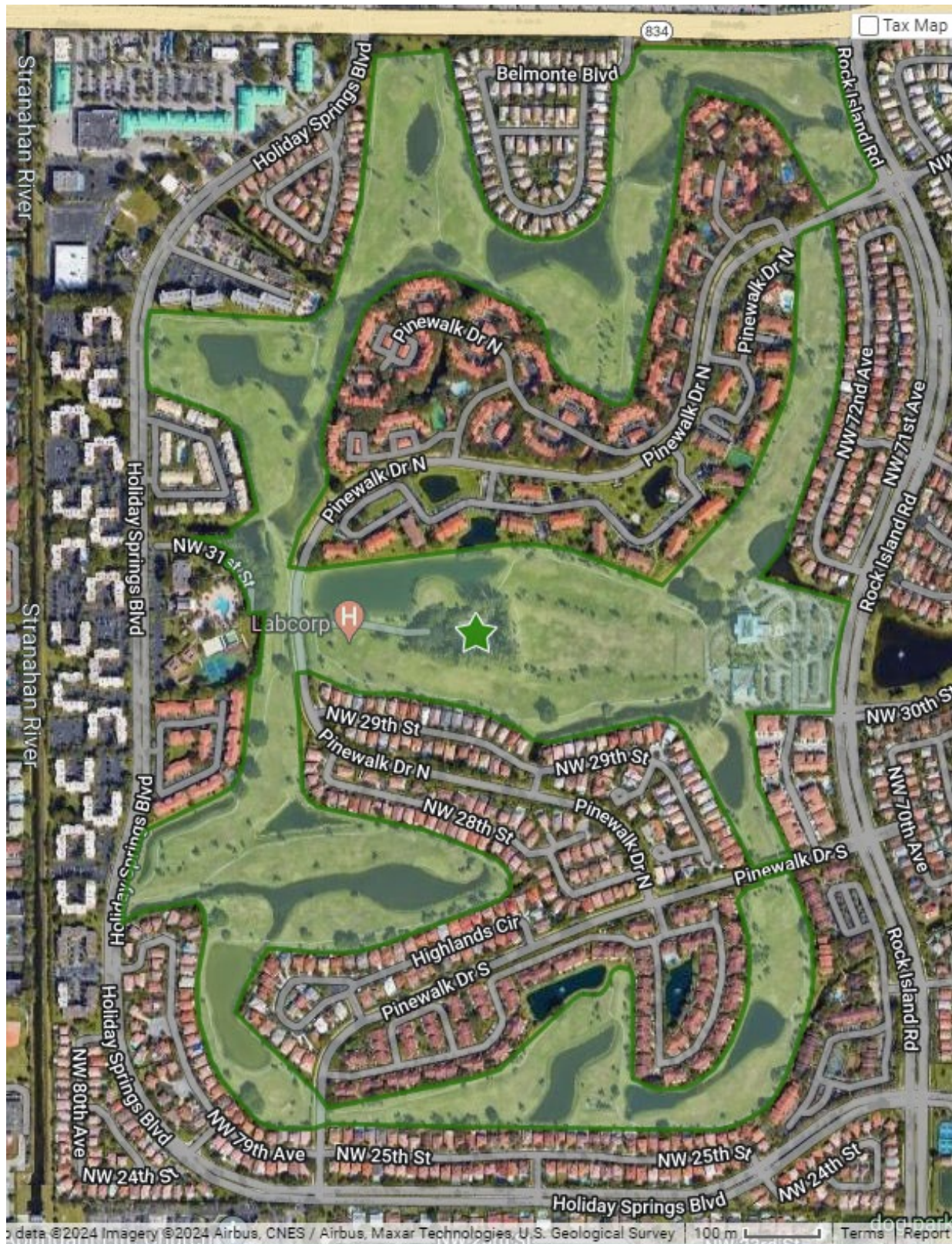
Appendix A: Maps



Location Map
(source: EDR, 2023)



Vicinity Map
(source: EDR, 2023)



Map of the Subject Property
(source: EDR, 2023)

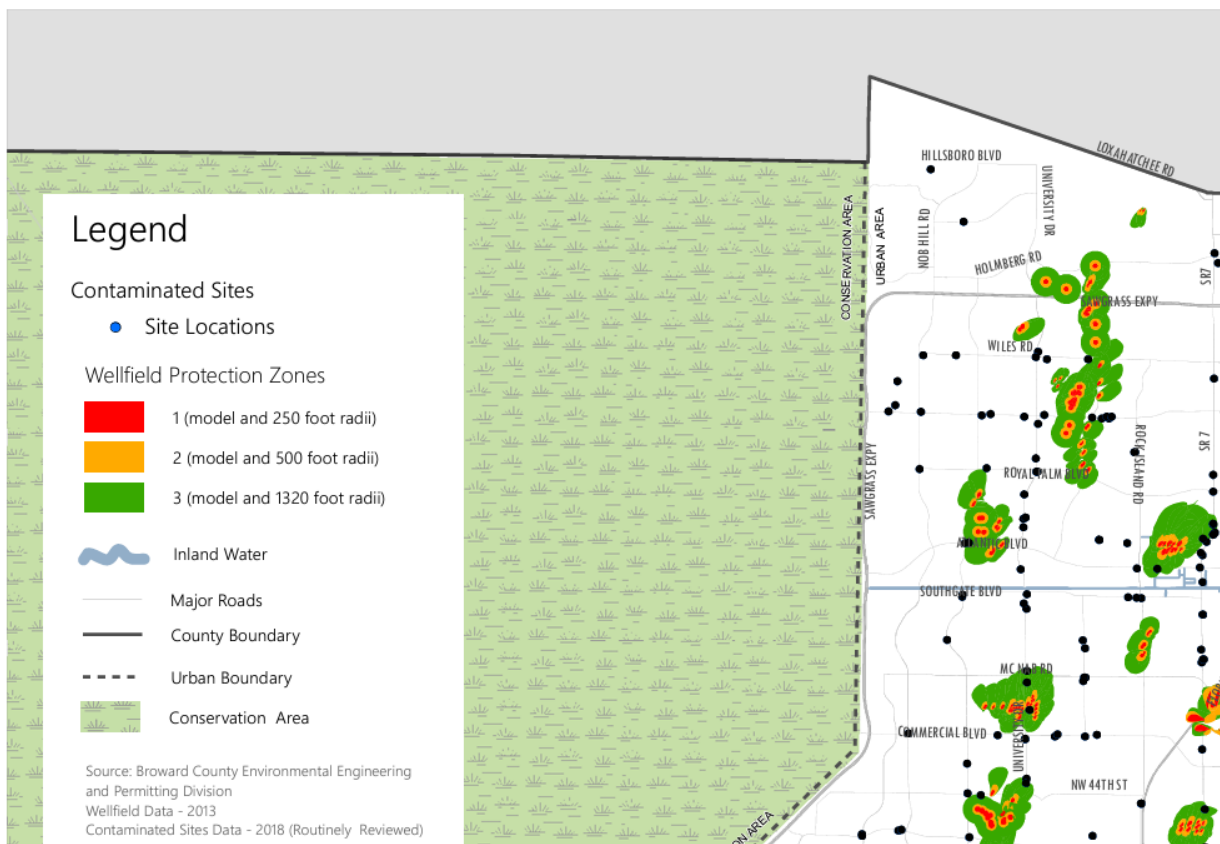


Topography - LiDAR
(source: SFWMD website, accessed 2024)



Wellfield Protection Zones

(source: County's website, wellfield map 2/16/2001 and approved by County 6/11/2013)



Wellfield Protection Zones

(source: Broward County Environmental Engineering and Permitting Division, 2013)



Soil Map
(source: NRCS web soil survey)

Appendix B: User Provided Information

Phase 1 Environmental Site Assessment User Questionnaire

In accordance with the Standard Practice for Environmental Site Assessments ASTM Designation E1527, the Environmental Professional (WGI) shall obtain the following information from the User (Client) for the Phase 1 ESA. This information is important to ensure the accuracy of the final report and the identification of Recognized Environmental Conditions. Failure to provide this information could result in a determination that "all appropriate inquiries" is not complete. Please provide the following information (as available). This information will be included in the Phase 1 ESA Report.

User Information (The User is the party seeking to use Practice E1527 to complete a Phase 1 ESA of the Property)
User Name: Rosemurgy Acquisitions, LLC
User Contact Name: Richard M. Stephano
User Phone Number(s): 561.945.0664
User Address: 1801 S Federal Highway, Boca Raton, FL 33432
Identify any other Users who will rely on this Phase 1 ESA: N/A
Please indicate the reason why the Phase 1 ESA is requested: ☒ User intends to purchase the Property ☐ User intends to lease the Property ☐ User needs a loan and intends to use Property as collateral ☐ Other (describe): ☐ User intends to sell the Property ☐ User intends to refinance the Property
Property Information (provide map or sketch)
Property Name: Carolina Club
Property Address(es): 3011 Rock Island Road, Margate, FL
Property ID Number(s): Broward County 4841-23-00-0020 and 4841-23-06-0040
Individuals who may have knowledge of the Property Unless specified otherwise below, the Environmental Professional may contact these individuals to complete the Interview Section of the Phase 1 ESA.
Site Manager(s) with knowledge of Property (name & phone or email): Danny Avila
Current Owner(s)/Operator(s) of the Property (name & phone or email): Tom McGuire
Past Owner(s)/Operator(s) of the Property (name & phone or email): Without knowledge
Knowledgeable Occupants (name & phone or email): Danny Avila
Others (name & phone or email): Brad Capas, Sellers representative
Do NOT contact the following: Click here to enter text.

Phase 1 Environmental Site Assessment User Questionnaire

User / Client Reporting Obligation

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfield Amendments"), the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The User should provide the following information to the Environmental Professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

Environmental liens that are filed or recorded against the Property (40 CFR 312.25):

Did a search of recorded land title records (or judicial records where appropriate¹) identify any environmental liens filed or recorded against the Property?

☒ Yes ☐ No ☐ No Search Conducted (if yes please explain and provide copies of such information) [See attached restrictive covenant](#)

Activity and Use Limitations (AULs) that are in place on the Property or that have been filed or recorded against the Property (40 CFR 312.26(a)(1)(v) and vi):

Did a search of recorded land title records (or judicial records where appropriate¹) identify any AULs, such as engineering controls (e.g., engineering caps, foundations, liners, treatment methods, etc. that may be been instated to prevent direct exposure to affected soil, or used to prevent contamination from migrating to surrounding areas), land use restrictions or institutional controls (e.g., deed restrictions, covenants, and/or administrative measures restricting the use of soils, groundwater, construction, redevelopment, or property use) that are in place at the Property and/or have been filed or recorded against the Property under federal, tribal, state or local law?

☒ Yes ☐ No ☐ No Search Conducted (if yes please explain and provide copies of such information) [See attached restrictive covenant](#)

[Click here to enter text.](#)

Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28):

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?

☐ Yes ☒ No (if yes please explain)

[Click here to enter text.](#)

Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29):

Do you have knowledge that the purchase price of the Property has been reduced below comparable properties, due at least in part to contamination being known or believed to be present at the Property?

☐ Yes ☒ No (if yes please explain)

[Click here to enter text.](#)

¹ In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

Phase 1 Environmental Site Assessment User Questionnaire

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30):

Are you aware of commonly-known or reasonably-ascertainable information about the Property that would help the Environmental Professional identify conditions indicative of releases or threatened releases, for example:

a) Do you know the past uses of the Property?

☒ Yes ☐ No (if yes please explain) Previous used as a golf course.

b) Do you know of specific chemicals that are present or once were present at the Property?

☐ Yes ☒ No (if yes please explain)

[Click here to enter text.](#)

c) Do you know of spills or other chemical releases that have taken place at the Property?

☐ Yes ☒ No (if yes please explain)

[Click here to enter text.](#)

d) Do you know of any environmental cleanups that have taken place at the Property?

☐ Yes ☒ No (if yes please explain)

[Click here to enter text.](#)

e) Do you have any other knowledge or experience with the Property that may be pertinent to the Environmental Professional (e.g., copies of previous environmental reports, documents, or correspondence concerning the Property and its environmental condition?)

☒ Yes ☐ No (if yes please explain and provide copies of such information)

WGI conducted a previous Phase I ESA in 2018.

f) Are you aware of any commonly known or reasonably ascertainable information within the local community about the Property that is material to RECs (Recognized Environmental Conditions) in connection with the Property?

☐ Yes ☒ No (if yes please explain and provide copies of such information)

[Click here to enter text.](#)

The degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31):

Based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of releases at the Property?

☐ Yes ☒ No (if yes please explain)

[Click here to enter text.](#)

Phase 1 Environmental Site Assessment User Questionnaire

Scope of Services

The Phase 1 ESA will be performed within requirements the Standard Practice for Environmental Site Assessments ASTM Designation E1527, which does not include the assessment for other potential Business Environmental Risks that may affect the impending commercial property transaction. As such, the User/Client may require an expanded scope of services in addition to the Phase 1 ESA.

The following additional environmental assessment activities are above and beyond the standard Phase1 ESA scope as defined in the Standard Practice for Environmental Site Assessments ASTM Designation E1527. If any of these services are desired, please contact WGI for a separate proposal.

- Environmental Lien and Activity and Use Limitations (AULs) search
- Soil or groundwater testing
- Asbestos-Containing Materials Assessment
- Radon Assessment
- Lead-Based Paint Assessment
- Lead in Drinking Water Assessment
- Wetland Delineation
- Regulatory Compliance including Health and Safety Assessment
- Threatened or Endangered Species Assessment
- Mold and Mildew Assessment
- Cultural and Historic/Archaeological Resources Assessment
- Building Condition Assessment
- Other environmental, planning, surveying, or engineering

Authorization

I am the User, or have been authorized to complete this form on behalf of the User, and have completed it to the best of my knowledge and experience:

Name (typed or printed) *Richard M. STEPHANO*

Date: *03.12.24*

Appendix C: Photographs

Network: Mar 11, 2024 at 9:30:19 AM EDT
Local: Mar 11, 2024 at 9:30:19 AM EDT
N 26° 15' 49.147", W 80° 13' 36.323"
Margate FL 33063
United States
The Carolina Club



Photo Number: 1	Inactive golf course. Inactive club house in the background. Asphalt golf cart path.
Photo date: 3/11/2024	
Direction: E	



Network: Mar 11, 2024 at 9:41:18 AM EDT
Local: Mar 11, 2024 at 9:41:18 AM EDT
N 26° 15' 48.706", W 80° 13' 28.203"
Margate FL 33063
United States
The Carolina Club

Photo Number: 2	Inside the former golf cart barn. East side of subject property. Floor drains.
Photo date: 3/11/2024	
Direction: NW	



Photo Number: 3	IBC tank outside of the chemical storage room. Door to chemical storage room evident at right. Near the southeast corner of the maintenance building.
Photo date: 3/11/2024	
Direction: N	

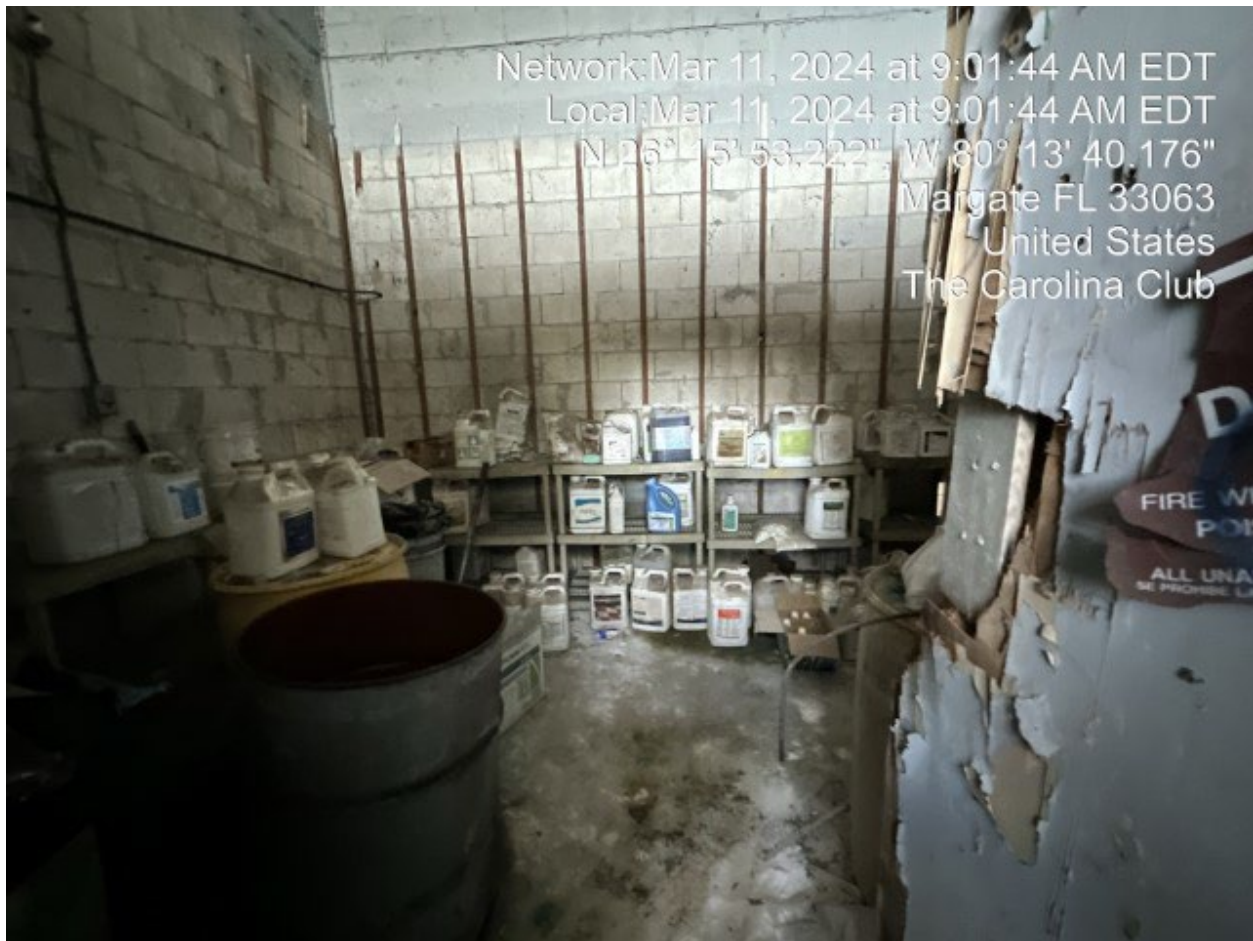


Photo Number: 4	Inside the chemical storage room. Some staining present on the concrete floor. Chemical odor. Some liquid and powder substances had been spilled on the concrete floor.
Photo date: 3/11/2024	
Direction: N	



Photo Number: 5	AST and drum storage area - on the north side of the maintenance building - under a roof. Diesel AST at right. Drums of waste oil and oily rags. Behind the diesel AST is a waste oil AST and some other ASTs which appear to be inactive and empty. ASTs and the majority of the oil drums are within a concrete secondary containment wall. Heavy staining inside the containment wall, but no evidence of a release through or over the containment wall. Gasoline UST is under the concrete pad in the foreground (not evident in this photo).
Photo date: 3/11/2024	
Direction: SE	

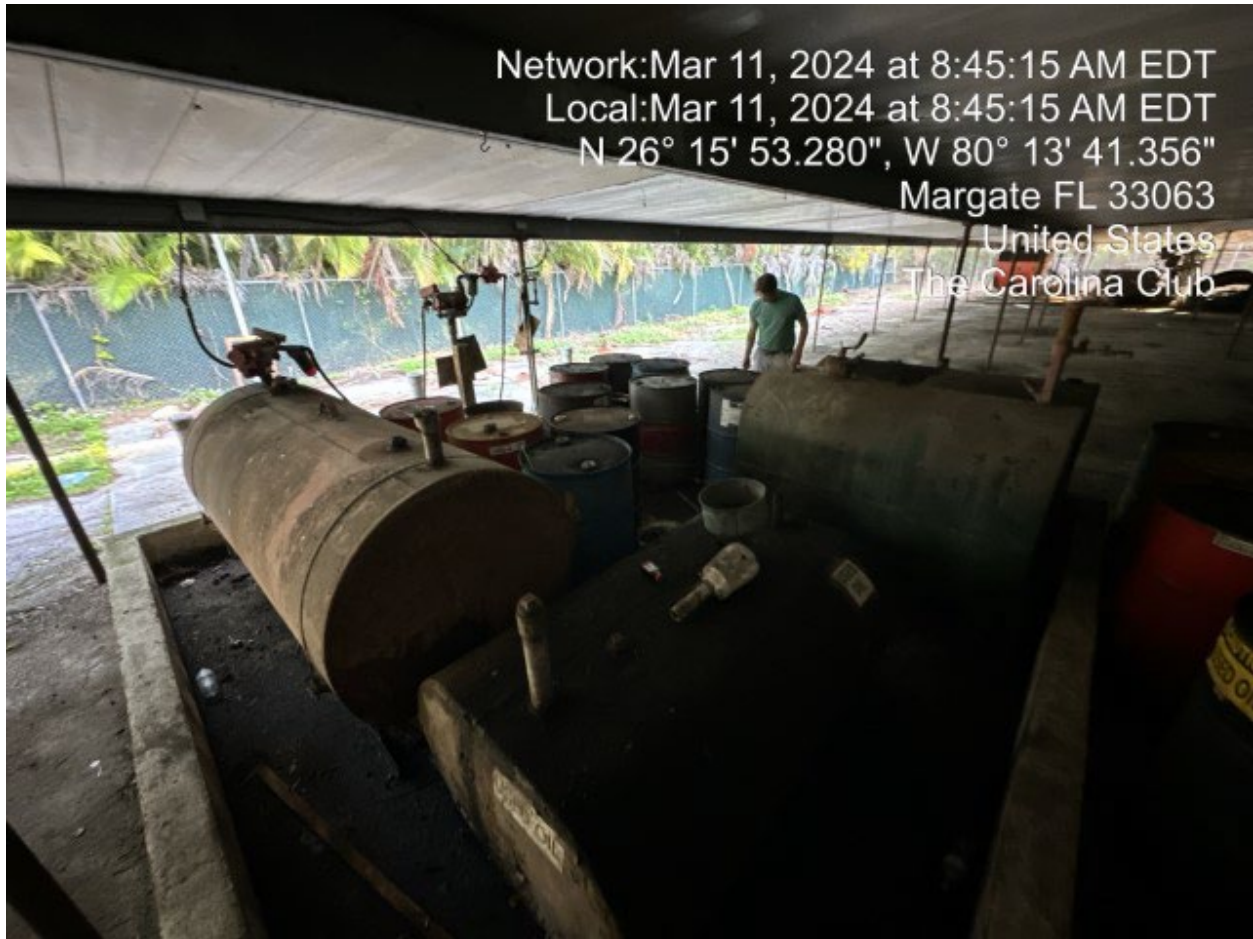


Photo Number: 6	Rear of the AST and drum storage area.
Photo date: 3/11/2024	
Direction: NE	

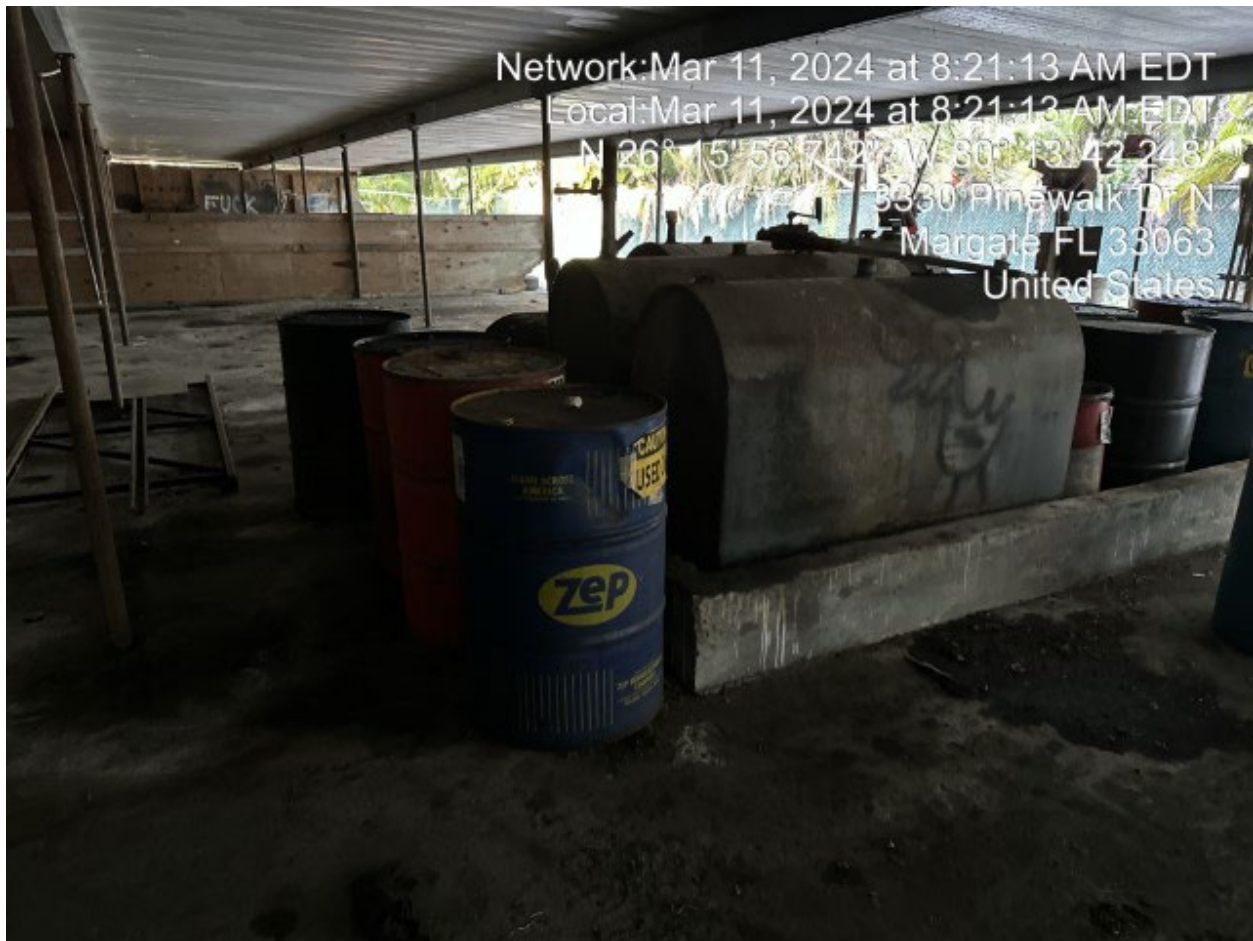


Photo Number: 7	Rear of the AST and drum storage area. Four drums are outside the secondary containment wall.
Photo date: 3/11/2024	
Direction: NW	

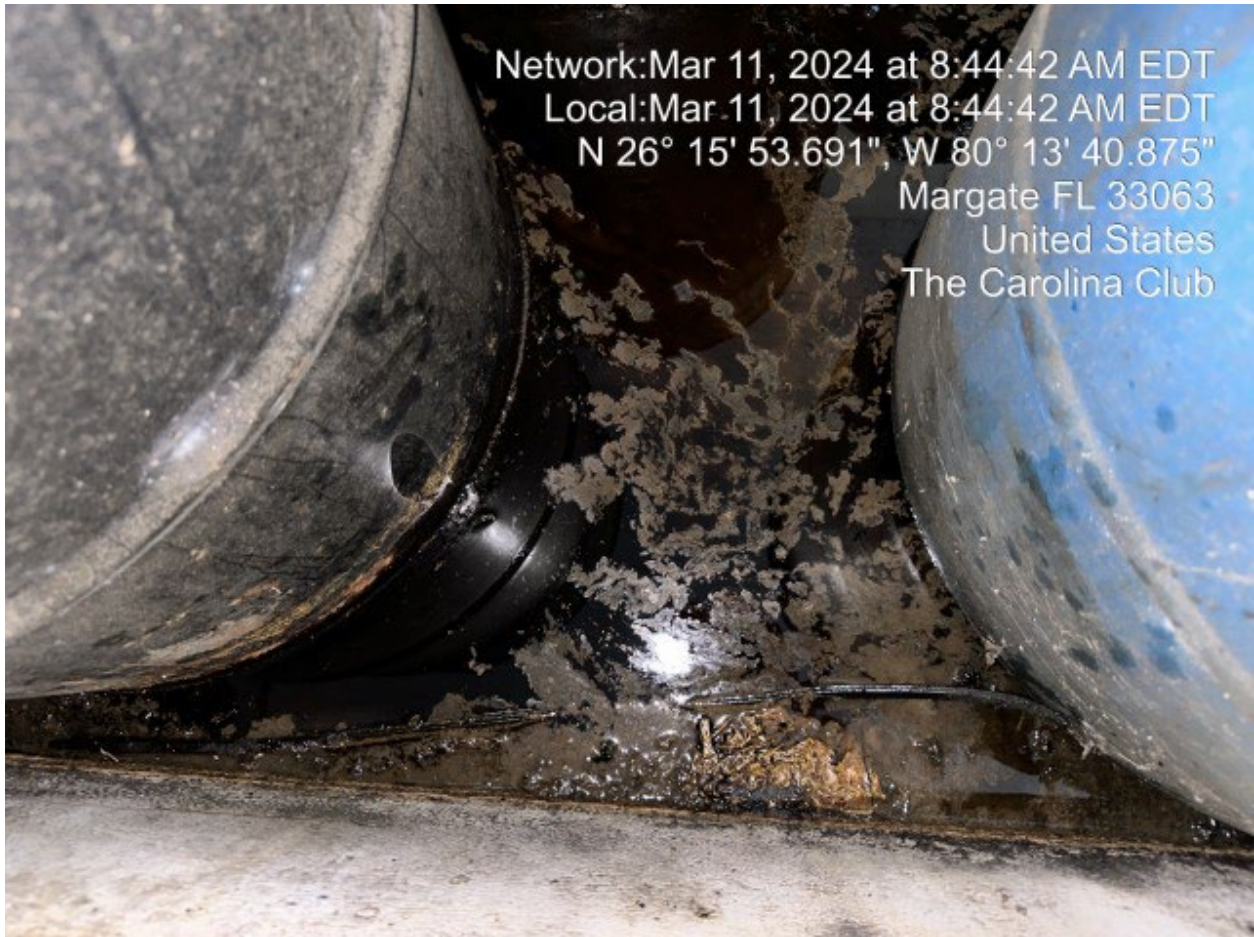


Photo Number: 8	Inside the secondary containment of the AST and drum storage area. Heavy staining of the concrete floor, and approximately 1 gallon of oily water on the concrete floor – apparent mix of rainwater and waste oil.
Photo date: 3/11/2024	
Direction: down	



Photo Number: 9	Northwestern part of the maintenance building. De minimis staining of the concrete floor. AST and drum storage area is evident in the background.
Photo date: 3/11/2024	
Direction: E	



Network: Mar 11, 2024 at 8:29:30 AM EDT
Local: Mar 11, 2024 at 8:29:30 AM EDT
N 26° 15' 56.682", W 80° 13' 43.227"
3330 Pinewalk Dr N
Margate FL 33063
United States

Photo Number: 10	Vent pipe for the gasoline UST. North of the maintenance building next to the AST and drum storage area.
Photo date: 3/11/2024	
Direction: NE	

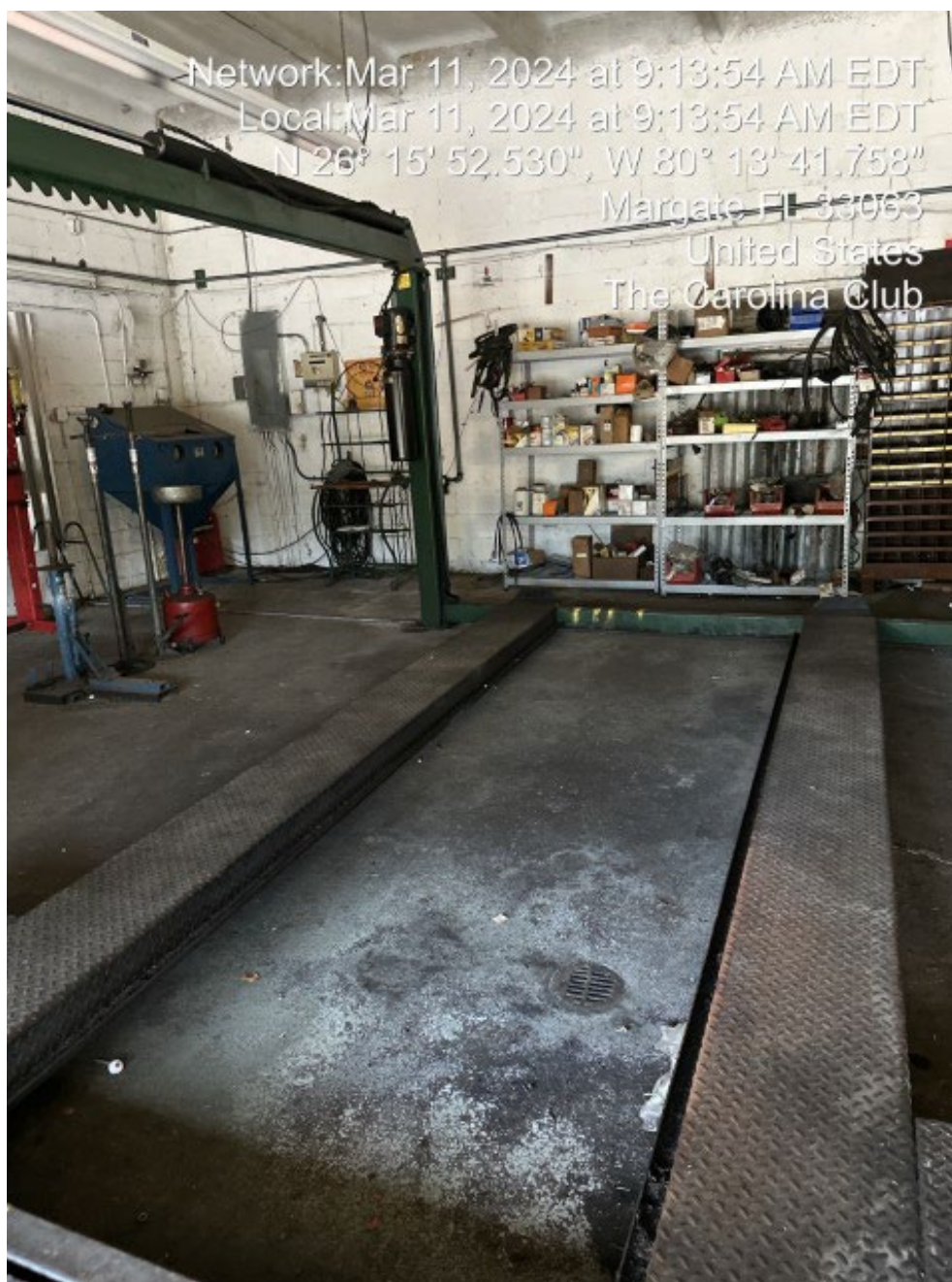
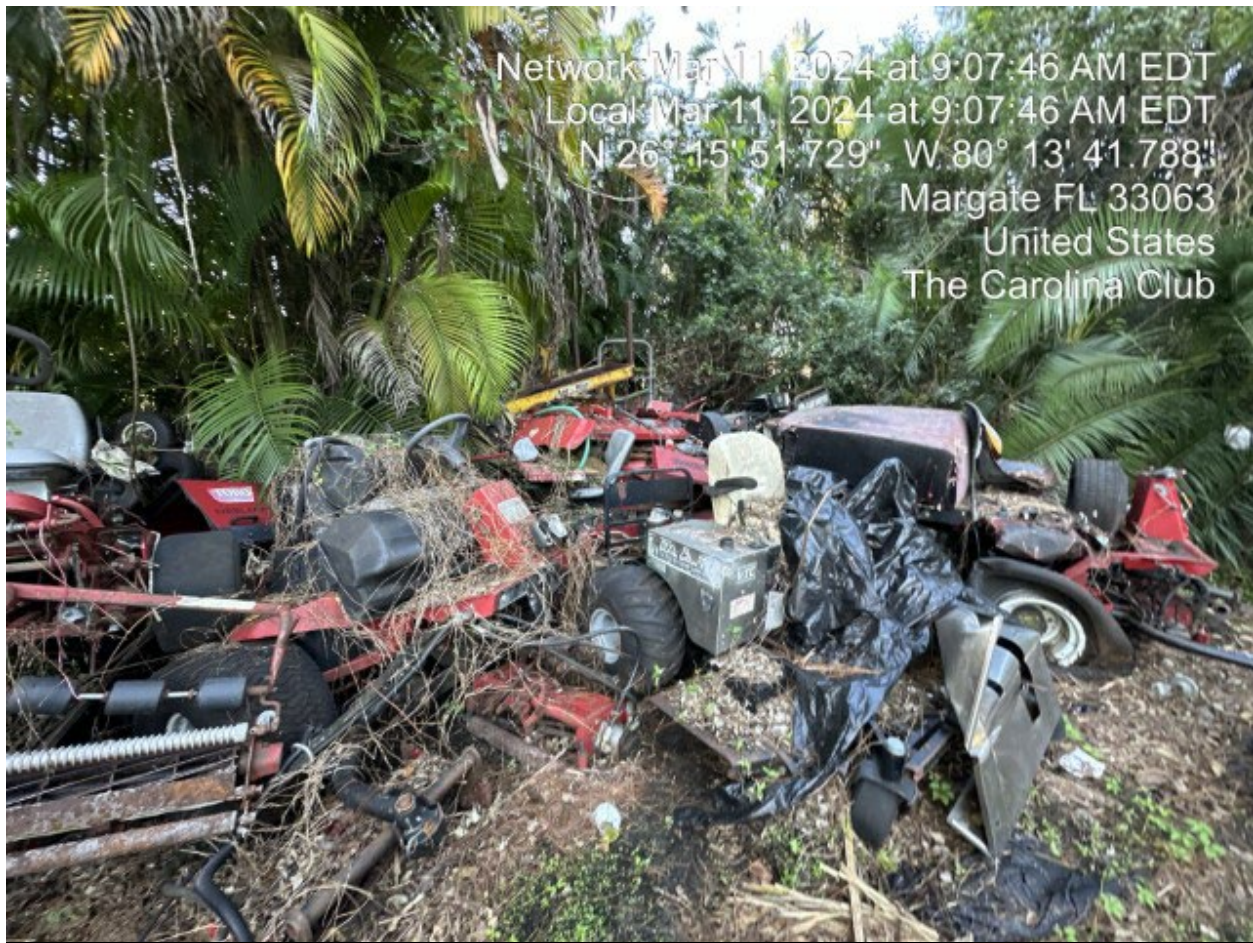


Photo Number: 11	Above ground hydraulic lift inside the south side of the maintenance building – at the mechanics shop.
Photo date: 3/11/2024	
Direction: NW	



Network: Mar 11, 2024 at 9:07:46 AM EDT
Local: Mar 11, 2024 at 9:07:46 AM EDT
N 26° 15' 51.729", W 80° 13' 41.788"
Margate FL 33063
United States
The Carolina Club

Photo Number: 12	Debris around the southeast side of the maintenance area.
Photo date: 3/11/2024	
Direction: SW	



Photo Number: 13	Abandoned sprayer along the southern side of the maintenance area.
Photo date: 3/11/2024	
Direction: SE	

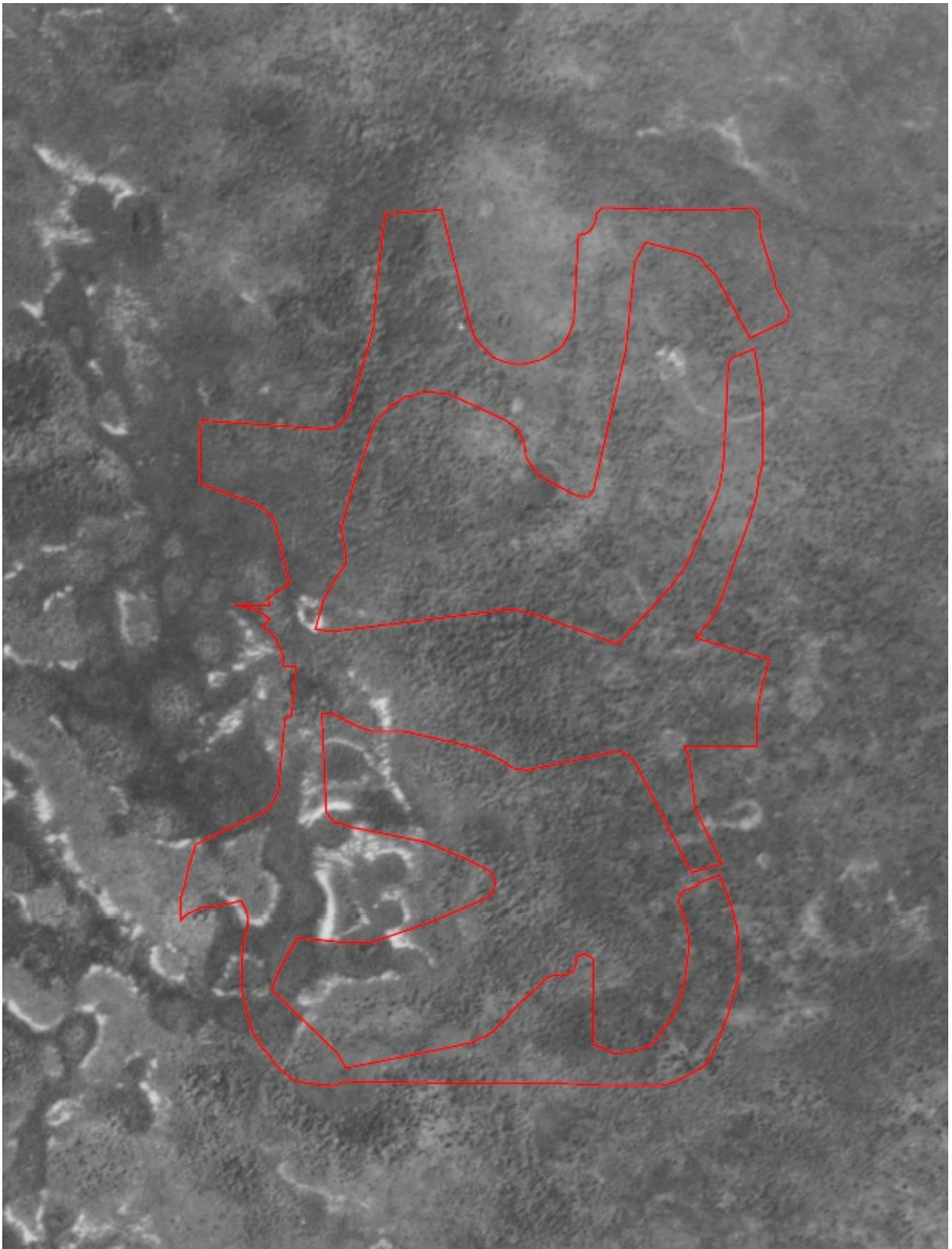


Photo Number: 14	One of the several monitoring wells near the southeast corner of the maintenance building.
Photo date: 3/11/2024	
Direction: down	

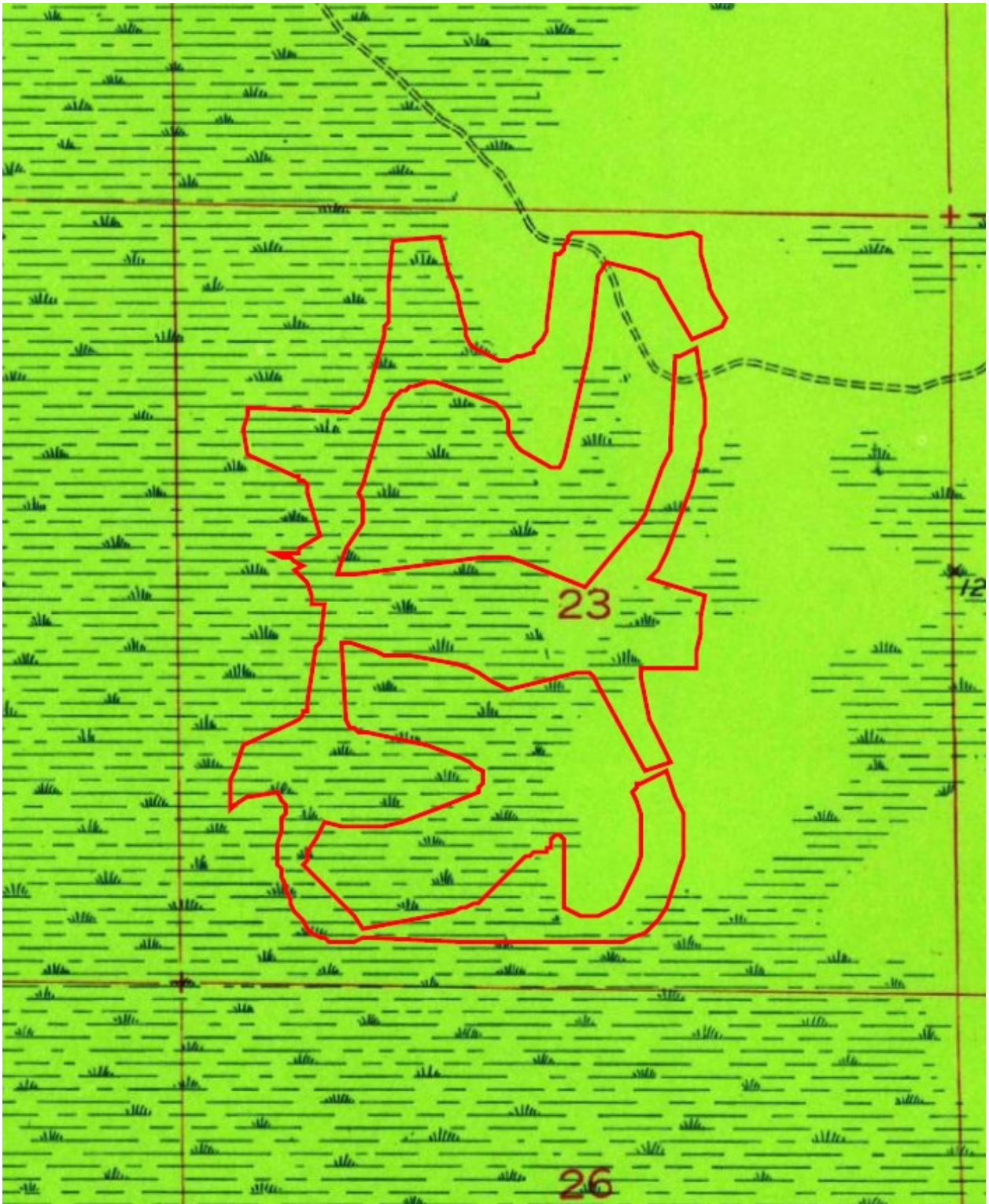
Appendix D: Historical Aerial Photographs, Fire Insurance Maps, and Topographic Maps

Due to poor georeferencing and other sources of error in historical records, the property limits may not be precise.

Fire insurance maps are absent because they are not available for this area.



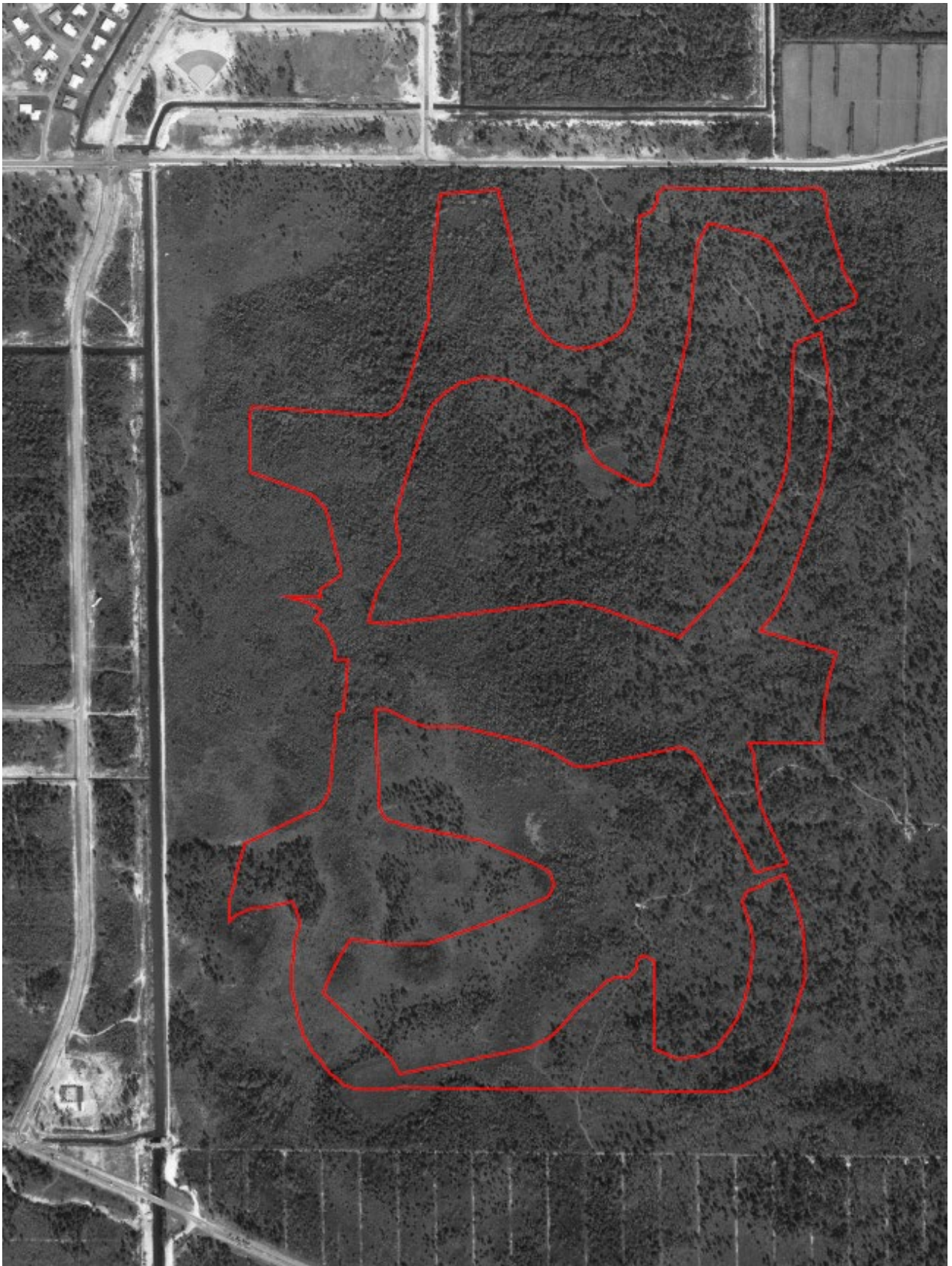
1940 aerial photograph
(source: EDR)



Historical Topographic Map, 1946
(source: EDR)



Historical Topographic Map, 1969
(source: EDR)



1971 aerial photograph
(source: EDR)



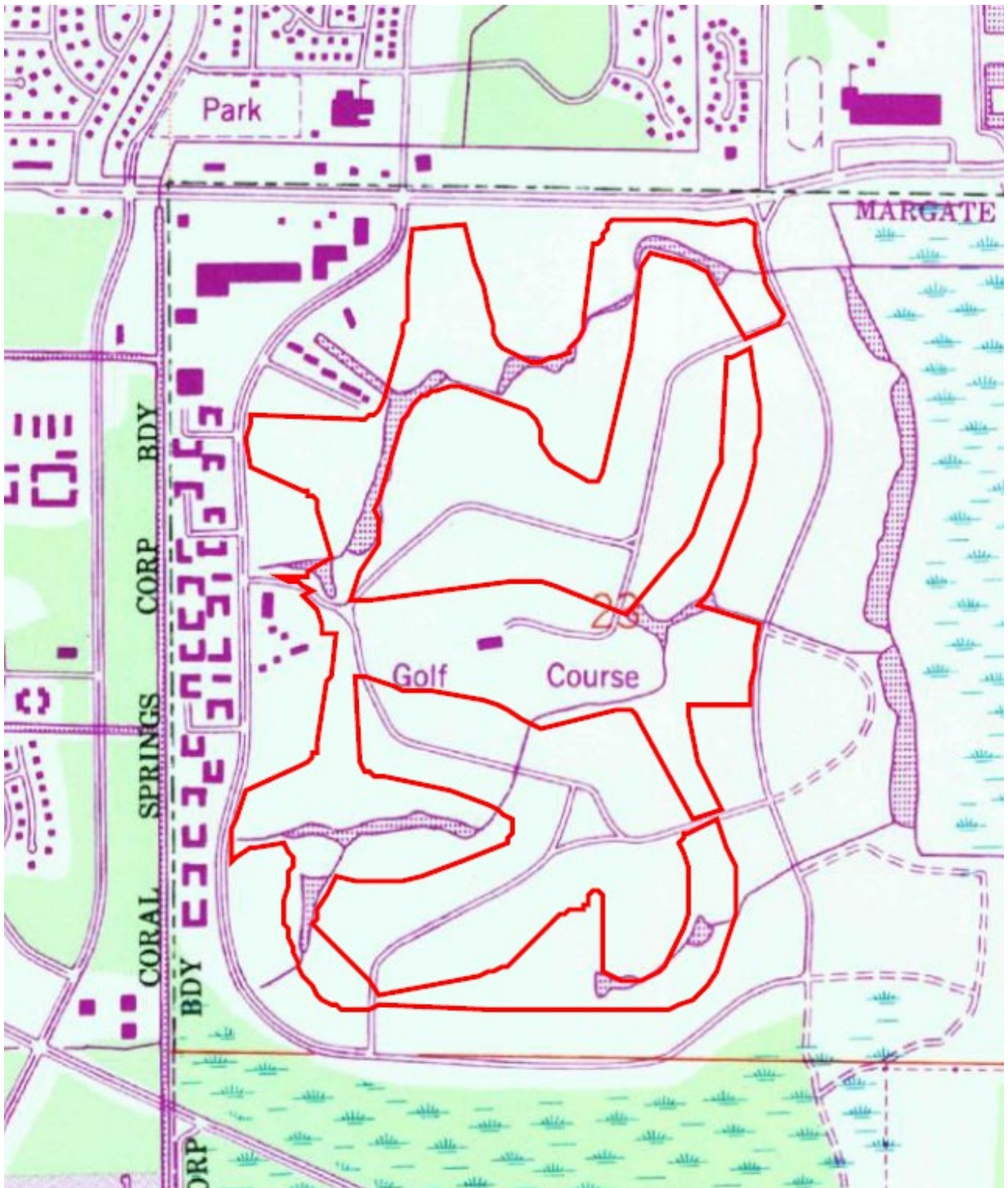
1976 aerial photograph
(source: EDR)



1976 aerial photograph – maintenance area
(source: EDR)



1981 aerial photograph – northwest portion - apparent former clubhouse and cart barn offsite
(source: EDR)



Historical Topographic Map, 1983
(source: EDR)



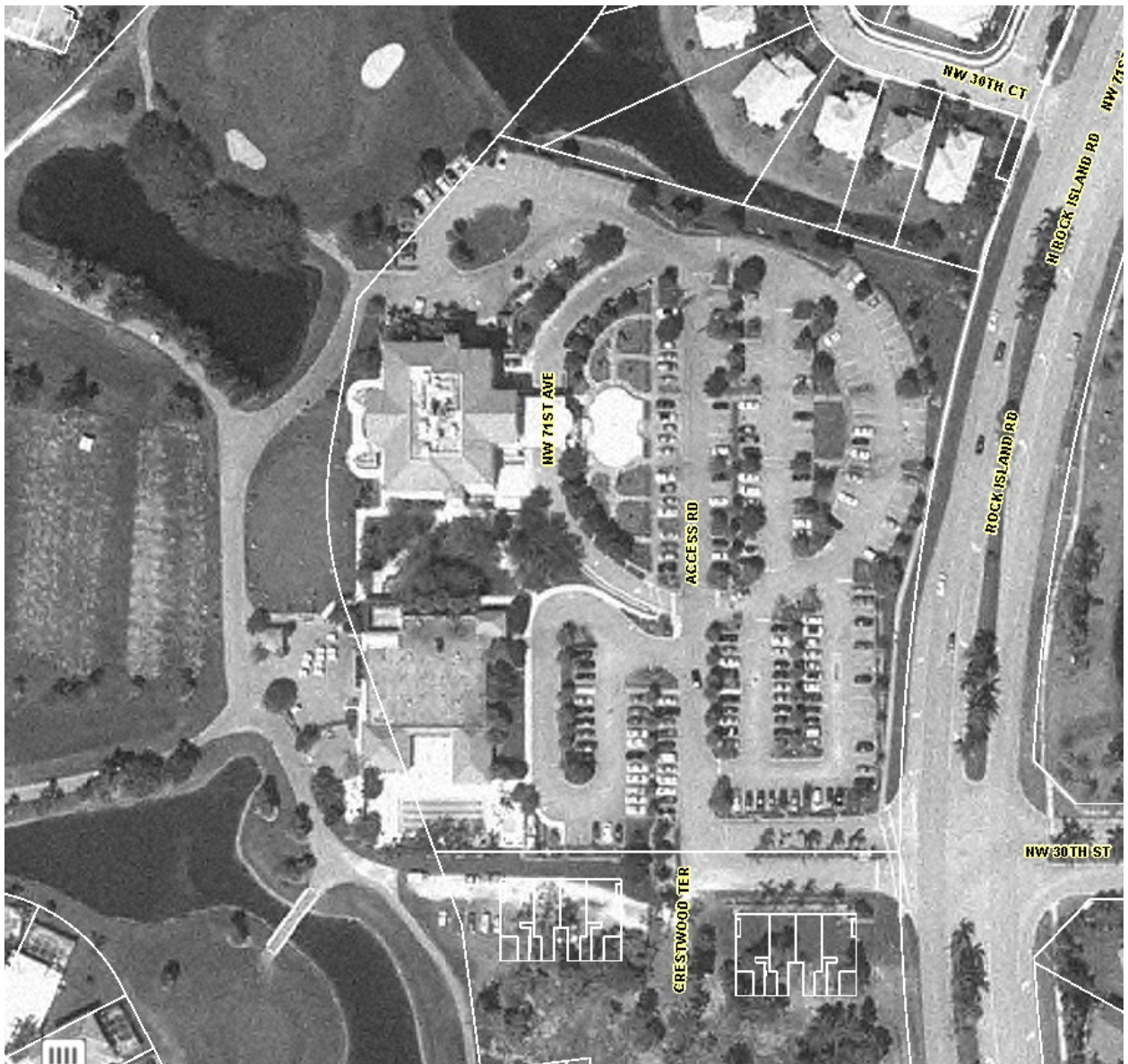
Historical Topographic Map, 1983, overlain on recent aerial
(source: USGS)



1992 aerial photograph, with new clubhouse and cart barn evident on east side
(source: EDR)



1992 aerial photograph – maintenance area
(source: County property appraiser's website)



1992 aerial photograph – clubhouse area
(source: County property appraiser's website)



2006 aerial photograph, maintenance area, oblique view to east
(source: County property appraiser's website)



2006 aerial photograph, clubhouse area with cart barn, oblique view to east
(source: County property appraiser's website)



2010 aerial photograph
(source: EDR)

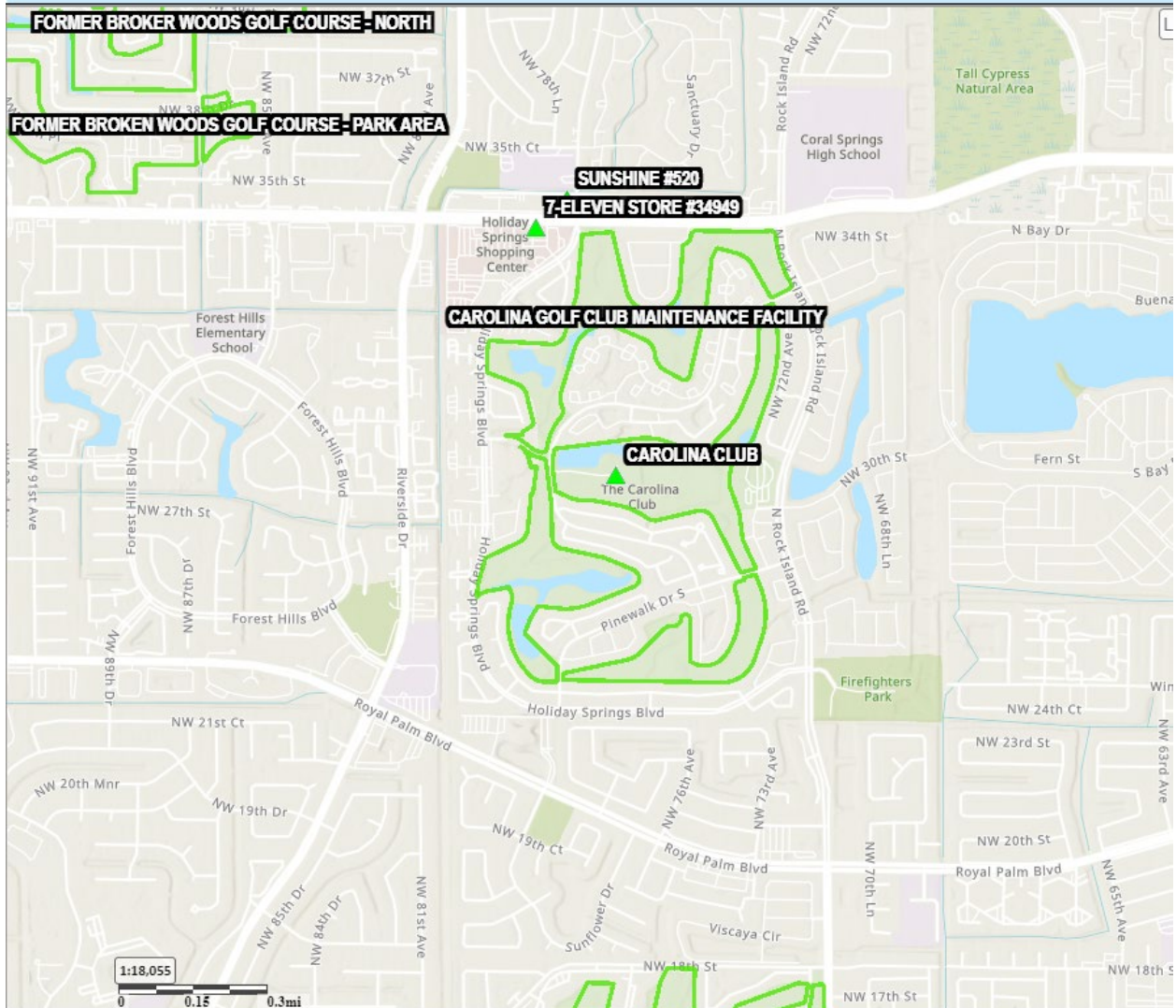
Appendix E: Government Agency File Review and Search Report



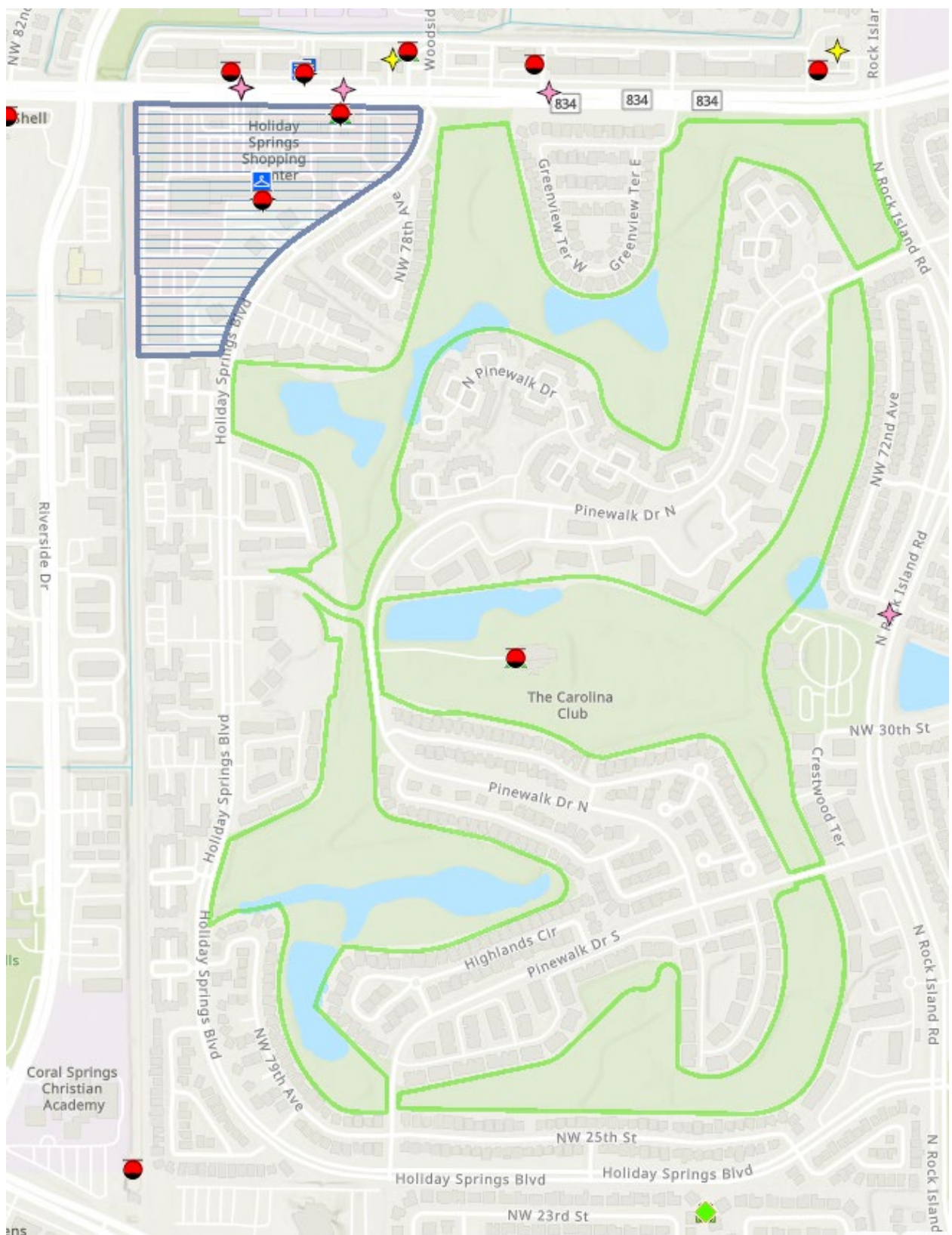
CONTAMINATION LOCATOR MAP

Filter: ☒  Brownfield Sites ☒  Other Waste Cleanup ☒  Petroleum ☒  PFAS Sites ☒  Superfund | [\[Help\]](#)

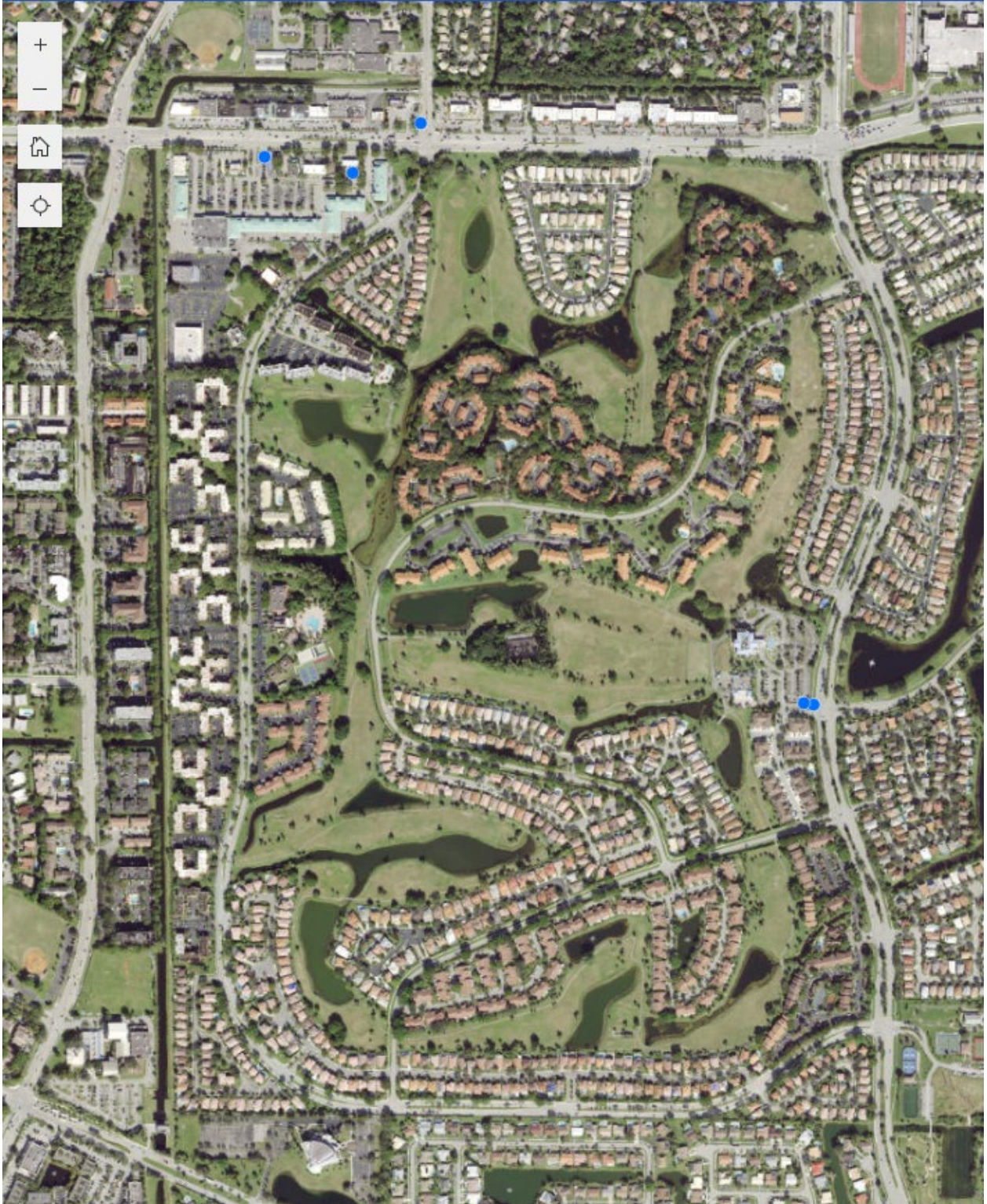
Search within: 10  mile radius of



FDEP Contamination Locator Map
(source: FDEP Map Direct, 3/2/2024)



FDEP Map Direct, Division of Waste Management Layers
 (source: FDEP Map Direct, 3/2/2024)



Broward County Contaminated Sites Map
(source: Broward County EPD website, 3/2/2024)

Carolina Club

3011 N Rock Island Road
Pompano Beach, FL 33063

Inquiry Number: 7583236.2s
March 01, 2024

EDR Summary Radius Map Report



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	280
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-10
Physical Setting Source Map Findings	A-12
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA) INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2024 by Environmental Data Resources, LLC. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, LLC, or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

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 (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

COORDINATES

Latitude (North): 26.2646240 - 26° 15' 52.64"
Longitude (West): 80.2281190 - 80° 13' 41.22"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 577077.0
UTM Y (Meters): 2905055.8
Elevation: 11 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	SE
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey
Target Property:	NW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20191120
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	METROPCS FL657SW243	3011 ROCK ISLAND	FL HAZ WASTE		TP
A2	METROPCS (FL657SW243	3011 ROCK ISLAND RD	FL BROWARD CO. HM		TP
A3	CAROLINA CLUB	3011 ROCK ISLAND RD	UST FINDER, UST FINDER RELEASE		TP
A4	T-MOBILE USA, INC. -	3011 ROCK ISLAND RD	FL HAZ WASTE		TP
A5	CAROLINA CLUB	3011 ROCK ISLAND RD	FL LUST, FL LAST, FL UST, FL AST, FL ENG CONTROLS,...		TP
A6	T-MOBILE USA, INC. -	3011 N ROCK ISLAND R	FL BROWARD CO. HM		TP
Reg	MARGATE ECONOMIC ENH		FL BROWNFIELDS	Same	81, 0.015, WNW
7	SPARKLE CLEANERS	3139 NW 72ND AVE	EDR Hist Cleaner	Higher	42, 0.008, NE
8	DOWNTOWN AMOCO	7761 HIGHLANDS CIR	EDR Hist Auto	Higher	51, 0.010, SSW
B9	MILLS MOBILE	7808 W SAMPLE RD	EDR Hist Auto	Higher	148, 0.028, NNW
B10	INLAND POOLS, INC.	7816 W SAMPLE RD	FL BROWARD CO. HM	Higher	175, 0.033, NNW
C11	ONE PRICE DRY CLEANI	7675 W SAMPLE RD	FL DRYCLEANERS, FL BROWARD CO. HM	Higher	203, 0.038, North
C12	1 PRICE DRY CLEANING	7675 W SAMPLE RD	RCRA-VSQG	Higher	203, 0.038, North
C13	ONE PRICE DRY CLEANI	7675 W SAMPLE RD	EDR Hist Cleaner	Higher	203, 0.038, North
B14	CHEVRON #520	7801 W SAMPLE RD	FL LUST, FL UST, FL AST, FL CLEANUP SITES, FL DWM...	Higher	314, 0.059, NNW
B15	CARLS SUNOCO	7801 W SAMPLE RD	RCRA-VSQG, FINDS, ECHO	Higher	314, 0.059, NNW
B16	MOBIL OIL 02 533	7801 W SAMPLE RD	EDR Hist Auto	Higher	314, 0.059, NNW
B17	SUNSHINE #520	7801 W SAMPLE RD	UST FINDER, UST FINDER RELEASE	Higher	314, 0.059, NNW
D18	WAWA FOOD MARKET# 53	7305 W SAMPLE RD	FL UST, FL Financial Assurance	Higher	337, 0.064, NNE
D19	WAWA #5338	7305 W SAMPLE RD	FL UST	Higher	337, 0.064, NNE
D20	WAWA #5338	7305 W SAMPLE RD	RCRA-VSQG	Higher	337, 0.064, NNE
D21	WAWA #5338	7305 W SAMPLE RD	FL BROWARD CO. HM	Higher	337, 0.064, NNE
B22	MOBIL OIL	7844 WEST SAMPLE ROA	NY MANIFEST	Higher	375, 0.071, NNW
B23	LOW PRICE QUALITY DR	7841 W SAMPLE RD	EDR Hist Cleaner	Higher	438, 0.083, NNW
E24	7-ELEVEN STORE #3494	7844 W SAMPLE RD	FL LUST, FL UST, FL CLEANUP SITES, FL DWM CONTAM,...	Higher	465, 0.088, NNW
E25	MOBIL OIL CORPORATIO	7844 W SAMPLE RD	EDR Hist Auto	Higher	465, 0.088, NNW
E26	7-ELEVEN STORE #3494	7844 W SAMPLE RD	UST FINDER, UST FINDER RELEASE	Higher	465, 0.088, NNW
E27	MOBIL OIL CORP SS #A	7844 W SAMPLE RD	RCRA NonGen / NLR, FINDS, ECHO	Higher	465, 0.088, NNW
28	CORAL SPRINGS HIGH S	7201 SAMPLE RD W	FL HAZ WASTE	Higher	493, 0.093, NE
E29	ADVANCE AUTO PARTS #	7912 W SAMPLE RD	FL BROWARD CO. HM	Higher	679, 0.129, NNW
F30	1 HOUR CLEANERS	7881 W SAMPLE RD	RCRA NonGen / NLR, FINDS, ECHO	Higher	732, 0.139, NNW
F31	FLORIDA DEP DSCP D02	7881 W SAMPLE RD # D	RCRA NonGen / NLR, FINDS, ECHO	Higher	732, 0.139, NNW
F32	ONE HOUR CLEANERS	7881 W SAMPLE RD	FL PRIORITYCLEANERS, FL DRYCLEANERS, FL DWM...	Higher	732, 0.139, NNW
G33	T-MOBILE 6FB1272A	2500 ROCK ISLAND RD	FL HAZ WASTE	Lower	764, 0.145, SE
G34	801517-FL CDZC	2500 ROCK ISLAND ROA	FL HAZ WASTE, FL BROWARD CO. HM, FL TIER 2	Lower	764, 0.145, SE
F35	E-Z DRYCLEANERS	7958 W SAMPLE RD	FL PRIORITYCLEANERS, FL DRYCLEANERS, FL Broward...	Higher	818, 0.155, NNW
F36	FLORIDA DEP DSCP D17	7958 W SAMPLE RD	RCRA-VSQG	Higher	818, 0.155, NNW
F37	E Z DRYCLEANERS	7958 W SAMPLE RD	FL BROWARD CO. HM	Higher	818, 0.155, NNW
F38	E - Z DRYCLEANERS	7958 W SAMPLE RD	FL DWM CONTAM, FL ERIC WASTE CLEANUP	Higher	818, 0.155, NNW

MAPPED SITES SUMMARY

Target Property Address:
3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F39	E Z DRY CLEANERS	7958 W SAMPLE RD	RCRA-VSQG	Higher	818, 0.155, NNW
40	T-MOBILE - 6FB1271D	7100 W SAMPLE RD	FL BROWARD CO. HM	Higher	824, 0.156, NE
41	FIRST PRESBYTERIAN C	7955 ROYAL PALM BLVD	FL HAZ WASTE, FL BROWARD CO. HM	Higher	899, 0.170, SSW
H42	SUNSHINE WATER CONTR	8085 ROYAL PALM BLVD	FL Financial Assurance, FL BROWARD CO. HM, FL...	Higher	1046, 0.198, SW
43	BELLSOUTH MOBILITY C	2695 RIVERSIDE DR N	FL HAZ WASTE	Higher	1062, 0.201, West
44	CORAL SPRINGS CHRIST	2251 RIVERSIDE	FL HAZ WASTE, FL BROWARD CO. HM	Higher	1133, 0.215, SW
45	T-MOBILE 6FB1272A	2500 N ROCK ISLAND R	FL BROWARD CO. HM, FL NPDES	Lower	1163, 0.220, SE
I46	BROWARD CNTY SCHOOL	7201 W SAMPLE RD	FL LUST, FL UST, FL DWM CONTAM, FL BROWARD CO. HM	Higher	1177, 0.223, NNE
I47	BROWARD COUNTY CORAL	7201 W SAMPLE RD	RCRA-VSQG, FINDS, ECHO	Higher	1177, 0.223, NNE
H48	SUNSHINE WATER CONTR	8085 ROYAL PALM BLVD	FL AST	Higher	1237, 0.234, SW
H49	NAVIX IMAGING INC	8110 ROYAL PALM	FL HAZ WASTE, FL BROWARD CO. HM	Higher	1255, 0.238, SW
H50	PEDIATRIC ASSOCIATES	8130 ROYAL PALM BLVD	RCRA-VSQG	Higher	1283, 0.243, SW
H51	CORAL SPRINGS MAGNET	8130 ROYAL PALM BLVD	FL HAZ WASTE	Higher	1283, 0.243, SW
J52	CORAL SPRINGS SHELL	8150 W SAMPLE RD	UST FINDER, UST FINDER RELEASE	Higher	1558, 0.295, NW
J53	STUART #7824	8150 W SAMPLE RD	FL LUST, FL UST, FL ASBESTOS, FL DWM CONTAM, FL...	Higher	1558, 0.295, NW
K54	PARK SUMMIT-FORUM	8500 ROYAL PALM BLVD	UST FINDER, UST FINDER RELEASE	Higher	2620, 0.496, WSW
K55	PARK SUMMIT AT CORAL	8500 ROYAL PALM BLVD	FL LUST, FL UST, FL ASBESTOS, FL DWM CONTAM, FL...	Higher	2620, 0.496, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
METROPCS FL657SW243 3011 ROCK ISLAND MARGATE, FL 33063	FL HAZ WASTE	N/A
METROPCS (FL657SW243 3011 ROCK ISLAND RD MARGATE, FL 33063	FL BROWARD CO. HM Facility ID: 11498	N/A
CAROLINA CLUB 3011 ROCK ISLAND RD MARGATE, FL 33063	UST FINDER UST FINDER RELEASE	N/A
T-MOBILE USA, INC. - 3011 ROCK ISLAND RD MARGATE, FL 33063	FL HAZ WASTE	N/A
CAROLINA CLUB 3011 ROCK ISLAND RD MARGATE, FL 33063	FL LUST Facility Status: OPEN Facility-Site Id: 8732113 Discharge Cleanup Status: RA - RA ONGOING FL LAST Facility-Site Id: 8732113 FL UST Database: UST, Date of Government Version: 11/09/2023 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Tank Status: U-In Service Tank Status: B-Removed from Site Facility-Site Id: 8732113 Facility ID: 04056 Facility Status: OPEN Tank Status: U. In-Service FL AST Database: AST, Date of Government Version: 11/09/2023 Facility-Site Id: 8732113 Facility Status: OPEN Facility Status: OPEN FL ENG CONTROLS Facility-Site Id: ERIC_6801 Facility-Site Id: NF-1363B FL INST CONTROL Facility-Site Id: ERIC_6801	N/A

EXECUTIVE SUMMARY

Facility-Site Id: NF-1363B

FL CLEANUP SITES

DEP Cleanup Site Key: 76694401

FL DWM CONTAM

Program Site Id: 8732113

FL Broward Co. EDIEAR

Facility Id: 1363B

Facility Id: 1363A

FL Financial Assurance

Database: Financial Assurance 3, Date of Government Version: 11/09/2023

Facility Status: OPEN

Facility ID: 8732113

FL HAZ WASTE

FL BROWARD CO. HM

Facility ID: 04056

FL ERIC WASTE CLEANUP

T-MOBILE USA, INC. -
3011 N ROCK ISLAND R
MARGATE, FL 33063

FL BROWARD CO. HM

Facility ID: 14887

N/A

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

Lists of Federal RCRA generators

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 12/04/2023 has revealed that there are 7 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
1 PRICE DRY CLEANING EPA ID:: FLR000030692	7675 W SAMPLE RD	N 0 - 1/8 (0.038 mi.)	C12	11
<i>CARLS SUNOCO</i>	<i>7801 W SAMPLE RD</i>	<i>NNW 0 - 1/8 (0.059 mi.)</i>	<i>B15</i>	<i>12</i>

EXECUTIVE SUMMARY

EPA ID:: FLD984202507				
WAWA #5338	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D20	13
EPA ID:: FLR000254557				
FLORIDA DEP DSCP D17	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F36	18
EPA ID:: FLR000062497				
E Z DRY CLEANERS	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F39	18
EPA ID:: FLD984184390				
BROWARD COUNTY CORAL	7201 W SAMPLE RD	NNE 1/8 - 1/4 (0.223 mi.)	I47	21
EPA ID:: FLD984201988				
PEDIATRIC ASSOCIATES	8130 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.243 mi.)	H50	21
EPA ID:: FLR000235416				

Lists of state and tribal leaking storage tanks

FL LUST: A review of the FL LUST list, as provided by EDR, and dated 10/23/2023 has revealed that there are 5 FL LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #520	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B14	11
Facility Status: OPEN				
Facility-Site Id: 8502368				
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED				
Discharge Cleanup Status: RA - RA ONGOING				
7-ELEVEN STORE #3494	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E24	14
Facility Status: OPEN				
Facility-Site Id: 8502304				
Discharge Cleanup Status: NFA - NFA COMPLETE				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
Discharge Cleanup Status: SA - SA ONGOING				
BROWARD CNTY SCHOOL	7201 W SAMPLE RD	NNE 1/8 - 1/4 (0.223 mi.)	I46	20
Facility Status: CLOSED				
Facility-Site Id: 9047327				
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED				
STUART #7824	8150 W SAMPLE RD	NW 1/4 - 1/2 (0.295 mi.)	J53	22
Facility Status: OPEN				
Facility-Site Id: 9201329				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
PARK SUMMIT AT CORAL	8500 ROYAL PALM BLVD	WSW 1/4 - 1/2 (0.496 mi.)	K55	23
Facility Status: OPEN				
Facility-Site Id: 9601263				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				

EXECUTIVE SUMMARY

Lists of state and tribal registered storage tanks

FL UST: A review of the FL UST list, as provided by EDR, has revealed that there are 5 FL UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #520 Database: UST, Date of Government Version: 11/09/2023 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Tank Status: B-Removed from Site Tank Status: U-In Service Facility-Site Id: 8502368 Facility ID: 02689 Facility Status: OPEN Tank Status: B. Removed From Site	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B14	11
WAWA FOOD MARKET# 53 Database: UST, Date of Government Version: 11/09/2023 Tank Status: U-In Service Facility-Site Id: 9817136 Facility Status: OPEN	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D18	13
WAWA #5338 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Facility ID: 19846 Tank Status: U. In-Service	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D19	13
7-ELEVEN STORE #3494 Database: UST, Date of Government Version: 11/09/2023 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Tank Status: B-Removed from Site Tank Status: U-In Service Tank Status: A-Closed In Place Facility-Site Id: 8502304 Facility ID: 02682 Facility Status: OPEN Tank Status: B. Removed From Site Tank Status: U. In-Service	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E24	14
BROWARD CNTY SCHOOL Database: UST, Date of Government Version: 11/09/2023 Tank Status: B-Removed from Site Facility-Site Id: 9047327 Facility Status: CLOSED	7201 W SAMPLE RD	NNE 1/8 - 1/4 (0.223 mi.)	I46	20

FL AST: A review of the FL AST list, as provided by EDR, has revealed that there are 2 FL AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #520 Database: BROWARD CO AST, Date of Government Version: 09/15/2021 Facility ID: 02689 Tank Status: U. In-Service	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B14	11
SUNSHINE WATER CONTR Database: BROWARD CO AST, Date of Government Version: 09/15/2021 Database: AST, Date of Government Version: 11/09/2023	8085 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.234 mi.)	H48	21

EXECUTIVE SUMMARY

Facility-Site Id: 9813059
Facility Status: OPEN
Facility Status: OPEN
Facility ID: 14533
Tank Status: U. In-Service

Lists of state and tribal brownfield sites

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARGATE ECONOMIC ENH Database: BROWNFIELDS AREAS, Date of Government Version: 08/03/2023		WNW 0 - 1/8 (0.015 mi.)	0	10

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

FL PRIORITYCLEANERS: A review of the FL PRIORITYCLEANERS list, as provided by EDR, and dated 08/17/2023 has revealed that there are 2 FL PRIORITYCLEANERS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONE HOUR CLEANERS Facility-Site Id: 9502652	7881 W SAMPLE RD	NNW 1/8 - 1/4 (0.139 mi.)	F32	16
E-Z DRYCLEANERS Facility-Site Id: 9502194	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F35	17

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/04/2023 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL OIL CORP SS #A EPA ID:: FLD984202432	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E27	15
1 HOUR CLEANERS EPA ID:: FLD982106270	7881 W SAMPLE RD	NNW 1/8 - 1/4 (0.139 mi.)	F30	16
FLORIDA DEP DSCP D02	7881 W SAMPLE RD # D	NNW 1/8 - 1/4 (0.139 mi.)	F31	16

EXECUTIVE SUMMARY

EPA ID:: FLR000029165

FL DRYCLEANERS: A review of the FL DRYCLEANERS list, as provided by EDR, and dated 10/16/2023 has revealed that there are 3 FL DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONE PRICE DRY CLEANI Facility Status: CLOSED Facility-Site Id: 9700601	7675 W SAMPLE RD	N 0 - 1/8 (0.038 mi.)	C11	11
ONE HOUR CLEANERS Facility Status: CLOSED Facility-Site Id: 9502652	7881 W SAMPLE RD	NNW 1/8 - 1/4 (0.139 mi.)	F32	16
E-Z DRYCLEANERS Facility Status: CLOSED Facility-Site Id: 9502194	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F35	17

FL DWM CONTAM: A review of the FL DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there are 7 FL DWM CONTAM sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #520 Program Site Id: 8502368	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B14	11
7-ELEVEN STORE #3494 Program Site Id: 8502304	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E24	14
ONE HOUR CLEANERS Program Site Id: ERIC_4191 Program Site Id: ERIC_10108	7881 W SAMPLE RD	NNW 1/8 - 1/4 (0.139 mi.)	F32	16
E - Z DRYCLEANERS Program Site Id: ERIC_4178	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F38	18
BROWARD CNTY SCHOOL Program Site Id: 9047327	7201 W SAMPLE RD	NNE 1/8 - 1/4 (0.223 mi.)	I46	20
STUART #7824 Program Site Id: 9201329	8150 W SAMPLE RD	NW 1/4 - 1/2 (0.295 mi.)	J53	22
PARK SUMMIT AT CORAL Program Site Id: 9601263	8500 ROYAL PALM BLVD	WSW 1/4 - 1/2 (0.496 mi.)	K55	23

FL Broward Co. EDIEAR: A review of the FL Broward Co. EDIEAR list, as provided by EDR, and dated 11/17/2023 has revealed that there are 2 FL Broward Co. EDIEAR sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #520	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B14	11

EXECUTIVE SUMMARY

Facility Id: 1546
E-Z DRYCLEANERS 7958 W SAMPLE RD NNW 1/8 - 1/4 (0.155 mi.) F35 17
 Facility Id: 3601

FL HAZ WASTE: A review of the FL HAZ WASTE list, as provided by EDR, and dated 11/10/2023 has revealed that there are 8 FL HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CORAL SPRINGS HIGH S	7201 SAMPLE RD W	NE 0 - 1/8 (0.093 mi.)	28	15
FIRST PRESBYTERIAN C	7955 ROYAL PALM BLVD	SSW 1/8 - 1/4 (0.170 mi.)	41	19
BELLSOUTH MOBILITY C	2695 RIVERSIDE DR N	W 1/8 - 1/4 (0.201 mi.)	43	19
CORAL SPRINGS CHRIST	2251 RIVERSIDE	SW 1/8 - 1/4 (0.215 mi.)	44	20
NAVIX IMAGING INC	8110 ROYAL PALM	SW 1/8 - 1/4 (0.238 mi.)	H49	21
CORAL SPRINGS MAGNET	8130 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.243 mi.)	H51	22
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
T-MOBILE 6FB1272A	2500 ROCK ISLAND RD	SE 1/8 - 1/4 (0.145 mi.)	G33	17
801517-FL CDZC	2500 ROCK ISLAND ROA	SE 1/8 - 1/4 (0.145 mi.)	G34	17

FL BROWARD CO. HM: A review of the FL BROWARD CO. HM list, as provided by EDR, and dated 11/16/2023 has revealed that there are 15 FL BROWARD CO. HM sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INLAND POOLS, INC. Facility ID: 01214	7816 W SAMPLE RD	NNW 0 - 1/8 (0.033 mi.)	B10	10
ONE PRICE DRY CLEANI Facility ID: 03431	7675 W SAMPLE RD	N 0 - 1/8 (0.038 mi.)	C11	11
CHEVRON #520 Facility ID: 02689	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B14	11
WAWA #5338 Facility ID: 19846	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D21	13
7-ELEVEN STORE #3494 Facility ID: 02682	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E24	14
ADVANCE AUTO PARTS # Facility ID: 01034	7912 W SAMPLE RD	NNW 1/8 - 1/4 (0.129 mi.)	E29	16
E Z DRYCLEANERS Facility ID: 01601	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F37	18
T-MOBILE - 6FB1271D Facility ID: 15370	7100 W SAMPLE RD	NE 1/8 - 1/4 (0.156 mi.)	40	19
FIRST PRESBYTERIAN C Facility ID: 01388 Facility ID: 16740	7955 ROYAL PALM BLVD	SSW 1/8 - 1/4 (0.170 mi.)	41	19
SUNSHINE WATER CONTR	8085 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.198 mi.)	H42	19

EXECUTIVE SUMMARY

Facility ID: 14533				
CORAL SPRINGS CHRIST	2251 RIVERSIDE	SW 1/8 - 1/4 (0.215 mi.)	44	20
Facility ID: 06647				
BROWARD CNTY SCHOOL	7201 W SAMPLE RD	NNE 1/8 - 1/4 (0.223 mi.)	I46	20
Facility ID: 01824				
NAVIX IMAGING INC	8110 ROYAL PALM	SW 1/8 - 1/4 (0.238 mi.)	H49	21
Facility ID: 00932				
Lower Elevation	Address	Direction / Distance	Map ID	Page
801517-FL CDZC	2500 ROCK ISLAND ROA	SE 1/8 - 1/4 (0.145 mi.)	G34	17
Facility ID: 05174				
Facility ID: 06295				
T-MOBILE 6FB1272A	2500 N ROCK ISLAND R	SE 1/8 - 1/4 (0.220 mi.)	45	20
Facility ID: 20034				

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, and dated 12/31/2019 has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOBIL OIL	7844 WEST SAMPLE ROA	NNW 0 - 1/8 (0.071 mi.)	B22	14
EPA ID: FLP009002360				

FL RESP PARTY: A review of the FL RESP PARTY list, as provided by EDR, and dated 08/11/2023 has revealed that there is 1 FL RESP PARTY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ONE HOUR CLEANERS	7881 W SAMPLE RD	NNW 1/8 - 1/4 (0.139 mi.)	F32	16
Site Status: CLOSED				

UST FINDER RELEASE: A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 4 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUNSHINE #520	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B17	13
7-ELEVEN STORE #3494	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E26	15
CORAL SPRINGS SHELL	8150 W SAMPLE RD	NW 1/4 - 1/2 (0.295 mi.)	J52	22
PARK SUMMIT-FORUM	8500 ROYAL PALM BLVD	WSW 1/4 - 1/2 (0.496 mi.)	K54	23

EXECUTIVE SUMMARY

UST FINDER: A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SUNSHINE #520</i>	<i>7801 W SAMPLE RD</i>	<i>NNW 0 - 1/8 (0.059 mi.)</i>	<i>B17</i>	<i>13</i>
<i>7-ELEVEN STORE #3494</i>	<i>7844 W SAMPLE RD</i>	<i>NNW 0 - 1/8 (0.088 mi.)</i>	<i>E26</i>	<i>15</i>

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DOWNTOWN AMOCO	7761 HIGHLANDS CIR	SSW 0 - 1/8 (0.010 mi.)	8	10
MILLS MOBILE	7808 W SAMPLE RD	NNW 0 - 1/8 (0.028 mi.)	B9	10
MOBIL OIL 02 533	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B16	12
MOBIL OIL CORPORATIO	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E25	15

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 3 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPARKLE CLEANERS	3139 NW 72ND AVE	NE 0 - 1/8 (0.008 mi.)	7	10
ONE PRICE DRY CLEANI	7675 W SAMPLE RD	N 0 - 1/8 (0.038 mi.)	C13	11
LOW PRICE QUALITY DR	7841 W SAMPLE RD	NNW 0 - 1/8 (0.083 mi.)	B23	14

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
------	--------	-----------	--------------	-----	-------------

NO SITES FOUND

OVERVIEW MAP - 7583236.2S



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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

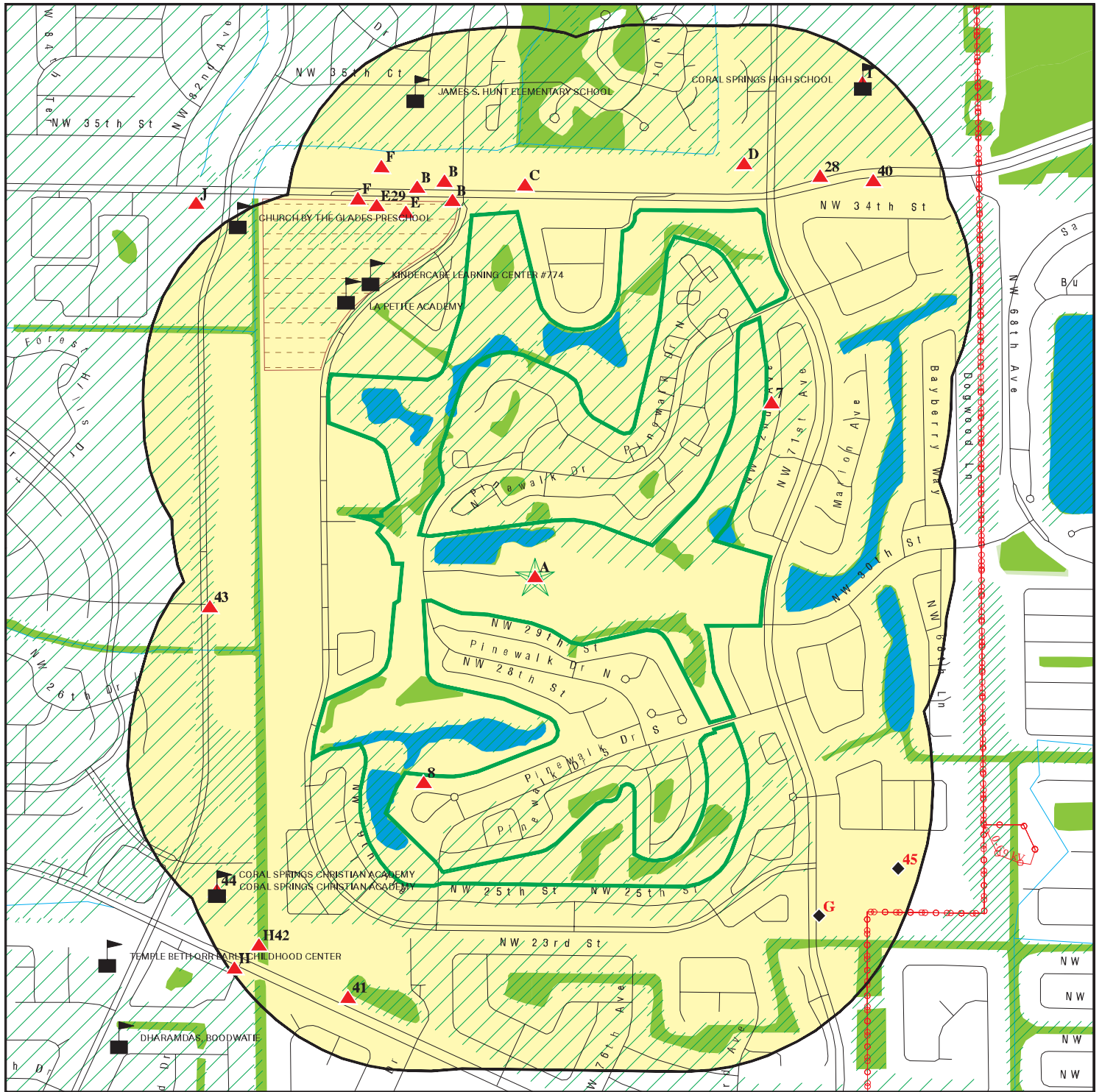
FL Brownfield

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: Carolina Club
ADDRESS: 3011 N Rock Island Road
Pompano Beach FL 33063
LAT/LONG: 26.264624 / 80.228119

CLIENT: Wantman Group Inc
CONTACT: John Abbott
INQUIRY #: 7583236.2s
DATE: March 01, 2024 10:35 am

DETAIL MAP - 7583236.2S



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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

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: Carolina Club
ADDRESS: 3011 N Rock Island Road
Pompano Beach FL 33063
LAT/LONG: 26.264624 / 80.228119

CLIENT: Wantman Group Inc
CONTACT: John Abbott
INQUIRY #: 7583236.2s
DATE: March 01, 2024 10:39 am

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								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		3	4	NR	NR	NR	7
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
FL SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
FL SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
FL LAST	0.500	1	0	0	0	NR	NR	1

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
FL LUST	0.500	1	2	1	2	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FL FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
FL UST	0.250	1	4	1	NR	NR	NR	6
FL AST	0.250	1	1	1	NR	NR	NR	3
INDIAN UST	0.250		0	0	NR	NR	NR	0
FL TANKS	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
FL ENG CONTROLS	0.500	1	0	0	0	NR	NR	1
FL INST CONTROL	0.500	1	0	0	0	NR	NR	1
<i>Lists of state and tribal voluntary cleanup sites</i>								
FL VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
FL BROWNFIELDS	0.500		1	0	0	NR	NR	1
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
FL SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
FL PRIORITYCLEANERS	0.500		0	2	0	NR	NR	2
FL FI Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
FL SPILLS	0.001		0	NR	NR	NR	NR	0
FL SPILLS 90	0.001		0	NR	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
FL SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	2	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	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	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	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
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
FL PFAS	0.250		0	0	NR	NR	NR	0
FL AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
FL AIRS	0.001		0	NR	NR	NR	NR	0
FL ASBESTOS	0.001		0	NR	NR	NR	NR	0
FL CLEANUP SITES	0.001	1	0	NR	NR	NR	NR	1
FL DEDB	0.250		0	0	NR	NR	NR	0
FL DRYCLEANERS	0.250		1	2	NR	NR	NR	3
FL DWM CONTAM	0.500	1	2	3	2	NR	NR	8
FL Broward Co. EDIEAR	0.500	1	1	1	0	NR	NR	3
FL Financial Assurance	0.001	1	0	NR	NR	NR	NR	1
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
FL HAZ WASTE	0.250	3	1	7	NR	NR	NR	11
FL BROWARD CO. HM	0.250	3	5	10	NR	NR	NR	18
FL HW GEN	0.250		0	0	NR	NR	NR	0
NY MANIFEST	0.250		1	0	NR	NR	NR	1
FL BROWARD CO. NOV	0.250		0	0	NR	NR	NR	0
FL RESP PARTY	0.500		0	1	0	NR	NR	1
FL SOLCP	TP		NR	NR	NR	NR	NR	0
FL SITE INV SITES	0.500		0	0	0	NR	NR	0
FL TIER 2	0.001		0	NR	NR	NR	NR	0
FL UIC	0.001		0	NR	NR	NR	NR	0
FL NPDES	0.001		0	NR	NR	NR	NR	0
FL ERIC WASTE CLEANUP	TP	1	NR	NR	NR	NR	NR	1
UST FINDER RELEASE	0.500	1	2	0	2	NR	NR	5
UST FINDER	0.250	1	2	0	NR	NR	NR	3

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		4	NR	NR	NR	NR	4
EDR Hist Cleaner	0.125		3	NR	NR	NR	NR	3

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

FL RGA HWS	0.001		0	NR	NR	NR	NR	0
FL RGA LF	0.001		0	NR	NR	NR	NR	0
FL RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals -- 19 34 35 6 0 0 94

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target METROPCS FL657SW243 CAROLINA CLUB ROOFTO
Property 3011 ROCK ISLAND
MARGATE, FL 33063

FL HAZ WASTE

S130077255
N/A

Actual:
11 ft.

[Click here for full text details](#)

A2
Target METROPCS (FL657SW243) CAROLINA CLUB ROOFTOP
Property 3011 ROCK ISLAND RD
MARGATE, FL 33063

FL BROWARD CO. HM

S108667504
N/A

Actual:
11 ft.

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 11498

A3
Target CAROLINA CLUB
Property 3011 ROCK ISLAND RD
MARGATE, FL 33063

UST FINDER
UST FINDER RELEASE

1028236970
N/A

Actual:
11 ft.

[Click here for full text details](#)

A4
Target T-MOBILE USA, INC. - 6FB1074C
Property 3011 ROCK ISLAND RD N
MARGATE, FL 33063

FL HAZ WASTE

S130094654
N/A

Actual:
11 ft.

[Click here for full text details](#)

A5
Target CAROLINA CLUB
Property 3011 ROCK ISLAND RD
MARGATE, FL 33063

FL LUST
FL LAST
FL UST
FL AST
FL ENG CONTROLS
FL INST CONTROL
FL CLEANUP SITES
FL DWM CONTAM
FL Broward Co. EDIEAR
FL Financial Assurance
FL HAZ WASTE
FL BROWARD CO. HM
FL ERIC WASTE CLEANUP

U001343245
N/A

Actual:
11 ft.

[Click here for full text details](#)

FL LUST
Facility Status OPEN
Facility-Site Id 8732113
Discharge Cleanup Status RA - RA ONGOING

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAROLINA CLUB (Continued)

U001343245

[Click here for Florida Oculus](#)

FL LAST

Facility-Site Id 8732113

[Click here for Florida Oculus](#)

FL UST

Facility Status OPEN
Facility-Site Id 8732113
Tank Status U. In-Service
Facility ID 04056

FL AST

Facility Status OPEN
Facility-Site Id 8732113
Facility Status OPEN

FL ENG CONTROLS

Facility-Site Id ERIC_6801
Facility-Site Id NF-1363B

FL INST CONTROL

Facility-Site Id ERIC_6801
Facility-Site Id NF-1363B

FL CLEANUP SITES

DEP Cleanup Site Key 76694401

FL DWM CONTAM

Program Site Id 8732113

FL Broward Co. EDIEAR

Facility Id 1363B
Facility Id 1363A

FL Financial Assurance

Facility Status OPEN
Facility ID 8732113

FL BROWARD CO. HM

Facility ID 04056

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A6
Target
Property
T-MOBILE USA, INC. - 6FB1074C
3011 N ROCK ISLAND RD
MARGATE, FL 33063

FL BROWARD CO. HM

S113719516
N/A

Actual:
11 ft.

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 14887

WNW
< 1/8
81 ft.
MARGATE ECONOMIC ENHANCEMENT DISTRICT (MEED)
MARGATE, FL

FL BROWNFIELDS

S110822501
N/A

[Click here for full text details](#)

7
NE
< 1/8
0.008 mi.
42 ft.

SPARKLE CLEANERS
3139 NW 72ND AVE
POMPANO BEACH, FL 33063

EDR Hist Cleaner

1020091605
N/A

Relative:
Higher

[Click here for full text details](#)

8
SSW
< 1/8
0.010 mi.
51 ft.

DOWNTOWN AMOCO
7761 HIGHLANDS CIR
POMPANO BEACH, FL 33063

EDR Hist Auto

1021234468
N/A

Relative:
Higher

[Click here for full text details](#)

B9
NNW
< 1/8
0.028 mi.
148 ft.

MILLS MOBILE
7808 W SAMPLE RD
POMPANO BEACH, FL 33065

EDR Hist Auto

1021204117
N/A

Relative:
Higher

[Click here for full text details](#)

B10
NNW
< 1/8
0.033 mi.
175 ft.

INLAND POOLS, INC.
7816 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL BROWARD CO. HM

1005907505
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 01214

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

C11
North
< 1/8
0.038 mi.
203 ft.

ONE PRICE DRY CLEANING
7675 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL DRYCLEANERS
FL BROWARD CO. HM

S103298637
N/A

Relative:
Higher

[Click here for full text details](#)

FL DRYCLEANERS
Facility-Site Id 9700601
Facility Status CLOSED

FL BROWARD CO. HM
Facility ID 03431

C12
North
< 1/8
0.038 mi.
203 ft.

1 PRICE DRY CLEANING
7675 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA-VSQG

1004684695
FLR000030692

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG
EPA Id FLR000030692

C13
North
< 1/8
0.038 mi.
203 ft.

ONE PRICE DRY CLEANING
7675 W SAMPLE RD
CORAL SPRINGS, FL 33065

EDR Hist Cleaner

1020055501
N/A

Relative:
Higher

[Click here for full text details](#)

B14
NNW
< 1/8
0.059 mi.
314 ft.

CHEVRON #520
7801 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL LUST
FL UST
FL AST

U003729869
N/A

Relative:
Higher

[Click here for full text details](#)

FL CLEANUP SITES
FL DWM CONTAM
FL Broward Co. EDIEAR
FL Financial Assurance
FL BROWARD CO. HM

FL LUST
Facility Status OPEN
Facility-Site Id 8502368
Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED
Discharge Cleanup Status RA - RA ONGOING

[Click here for Florida Oculus](#)

FL UST
Facility Status OPEN
Facility-Site Id 8502368
Tank Status B. Removed From Site

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON #520 (Continued)

U003729869

Facility ID 02689

FL AST

Facility ID 02689

Tank Status U. In-Service

FL CLEANUP SITES

DEP Cleanup Site Key 76694634

FL DWM CONTAM

Program Site Id 8502368

FL Broward Co. EDIEAR

Facility Id 1546

FL Financial Assurance

Facility Status OPEN

Facility ID 8502368

FL BROWARD CO. HM

Facility ID 02689

B15
NNW
< 1/8
0.059 mi.
314 ft.

CARLS SUNOCO
7801 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA-VSQG
FINDS
ECHO

1000702423
FLD984202507

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG

EPA Id FLD984202507

FINDS

Registry ID: 110006385839

ECHO

Registry ID 110006385839

B16
NNW
< 1/8
0.059 mi.
314 ft.

MOBIL OIL 02 533
7801 W SAMPLE RD
POMPANO BEACH, FL 33065

EDR Hist Auto

1020163087
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B17
NNW
< 1/8
0.059 mi.
314 ft.

SUNSHINE #520
7801 W SAMPLE RD
POMPANO BEACH, FL 0

UST FINDER
UST FINDER RELEASE

1028219601
N/A

Relative:
Higher

[Click here for full text details](#)

D18
NNE
< 1/8
0.064 mi.
337 ft.

WAWA FOOD MARKET# 5338
7305 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL UST
FL Financial Assurance

U004312011
N/A

Relative:
Higher

[Click here for full text details](#)

FL UST

Facility Status OPEN
Facility-Site Id 9817136

FL Financial Assurance

Facility Status OPEN
Facility ID 9817136

D19
NNE
< 1/8
0.064 mi.
337 ft.

WAWA #5338
7305 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL UST

U004293764
N/A

Relative:
Higher

[Click here for full text details](#)

FL UST

Tank Status U. In-Service
Facility ID 19846

D20
NNE
< 1/8
0.064 mi.
337 ft.

WAWA #5338
7305 W SAMPLE RD
POMPANO BEACH, FL 33065

RCRA-VSQG

1027531071
FLR000254557

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG

EPA Id FLR000254557

D21
NNE
< 1/8
0.064 mi.
337 ft.

WAWA #5338
7305 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL BROWARD CO. HM

S123308913
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM

Facility ID 19846

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B22
NNW
< 1/8
0.071 mi.
375 ft.

MOBIL OIL
7844 WEST SAMPLE ROAD #02AQB
MARGATE, FL 33036

NY MANIFEST

1009221413
N/A

Relative:
Higher

[Click here for full text details](#)

NY MANIFEST
EPA ID FLP009002360

B23
NNW
< 1/8
0.083 mi.
438 ft.

LOW PRICE QUALITY DRY CLEANERS
7841 W SAMPLE RD
CORAL SPRINGS, FL 33065

EDR Hist Cleaner

1020030315
N/A

Relative:
Higher

[Click here for full text details](#)

E24
NNW
< 1/8
0.088 mi.
465 ft.

7-ELEVEN STORE #34949
7844 W SAMPLE RD
MARGATE, FL 33065

FL LUST

U003729892

FL UST

N/A

FL CLEANUP SITES

FL DWM CONTAM

FL Financial Assurance

FL BROWARD CO. HM

Relative:
Higher

[Click here for full text details](#)

FL LUST

Facility Status OPEN
Facility-Site Id 8502304
Discharge Cleanup Status NFA - NFA COMPLETE
Discharge Cleanup Status SRCR - SRCR COMPLETE
Discharge Cleanup Status SA - SA ONGOING

[Click here for Florida Oculus](#)

FL UST

Facility Status OPEN
Facility-Site Id 8502304
Tank Status B. Removed From Site
Tank Status U. In-Service
Facility ID 02682

FL CLEANUP SITES

DEP Cleanup Site Key 76694363

FL DWM CONTAM

Program Site Id 8502304

FL Financial Assurance

Facility Status OPEN
Facility ID 8502304

FL BROWARD CO. HM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

7-ELEVEN STORE #34949 (Continued)

U003729892

Facility ID 02682

E25
NNW
< 1/8
0.088 mi.
465 ft.

MOBIL OIL CORPORATION
7844 W SAMPLE RD
POMPANO BEACH, FL 33065

EDR Hist Auto

1020865721
N/A

Relative:
Higher

[Click here for full text details](#)

E26
NNW
< 1/8
0.088 mi.
465 ft.

7-ELEVEN STORE #34949
7844 W SAMPLE RD
MARGATE, FL 0

UST FINDER
UST FINDER RELEASE

1028219569
N/A

Relative:
Higher

[Click here for full text details](#)

E27
NNW
< 1/8
0.088 mi.
465 ft.

MOBIL OIL CORP SS #AQB
7844 W SAMPLE RD
MARGATE, FL 33065

RCRA NonGen / NLR
FINDS
ECHO

1000702416
FLD984202432

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id FLD984202432

FINDS

Registry ID: 110007448743

ECHO

Registry ID 110007448743

28
NE
< 1/8
0.093 mi.
493 ft.

CORAL SPRINGS HIGH SCHOOL
7201 SAMPLE RD W
CORAL SPRINGS, FL 33065

FL HAZ WASTE

S130170104
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E29
NNW
1/8-1/4
0.129 mi.
679 ft.

ADVANCE AUTO PARTS #9345
7912 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL BROWARD CO. HM

S102631710
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 01034

F30
NNW
1/8-1/4
0.139 mi.
732 ft.

1 HOUR CLEANERS
7881 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA NonGen / NLR
FINDS
ECHO

1000117522
FLD982106270

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id FLD982106270

FINDS

Registry ID: 110002561969

ECHO

Registry ID 110002561969

F31
NNW
1/8-1/4
0.139 mi.
732 ft.

FLORIDA DEP DSCP D024 #069502652
7881 W SAMPLE RD # DC
CORAL SPRINGS, FL 33065

RCRA NonGen / NLR
FINDS
ECHO

1004684660
FLR000029165

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id FLR000029165

FINDS

Registry ID: 110007475062

ECHO

Registry ID 110007475062

F32
NNW
1/8-1/4
0.139 mi.
732 ft.

ONE HOUR CLEANERS
7881 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL PRIORITYCLEANERS
FL DRYCLEANERS
FL DWM CONTAM
FL RESP PARTY
FL ERIC WASTE CLEANUP

U003340374
N/A

Relative:
Higher

[Click here for full text details](#)

FL PRIORITYCLEANERS
Facility-Site Id 9502652

FL DRYCLEANERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ONE HOUR CLEANERS (Continued)

U003340374

Facility-Site Id 9502652
Facility Status CLOSED

FL DWM CONTAM

Program Site Id ERIC_4191
Program Site Id ERIC_10108

FL RESP PARTY

Site Status CLOSED

G33
SE
1/8-1/4
0.145 mi.
764 ft.

T-MOBILE 6FB1272A
2500 ROCK ISLAND RD N
MARGATE, FL 33063

FL HAZ WASTE

S130127923
N/A

Relative:
Lower

[Click here for full text details](#)

G34
SE
1/8-1/4
0.145 mi.
764 ft.

801517-FL CDZC
2500 ROCK ISLAND ROAD
MARGATE, FL 33063

FL HAZ WASTE
FL BROWARD CO. HM
FL TIER 2

S105213158
N/A

Relative:
Lower

[Click here for full text details](#)

FL BROWARD CO. HM

Facility ID 05174
Facility ID 06295

FL TIER 2

Facility Id 6624681
Facility Id 5812608
Facility Id 5814135
Facility Id 5377052
Facility Id 6359244
Facility Id 7077143
Facility Id 6063305
Facility Id 5382755
Facility Id 6786694
Facility Id 4990596
Facility Id 7239654

F35
NNW
1/8-1/4
0.155 mi.
818 ft.

E-Z DRYCLEANERS
7958 W SAMPLE RD
MARGATE, FL 33065

FL PRIORITYCLEANERS
FL DRYCLEANERS
FL Broward Co. EDIEAR

S103119586
N/A

Relative:
Higher

[Click here for full text details](#)

FL PRIORITYCLEANERS

Facility-Site Id 9502194

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E-Z DRYCLEANERS (Continued)

S103119586

FL DRYCLEANERS

Facility-Site Id 9502194
Facility Status CLOSED

FL Broward Co. EDIEAR

Facility Id 3601

F36
NNW
1/8-1/4
0.155 mi.
818 ft.

FLORIDA DEP DSCP D170 #069502194
7958 W SAMPLE RD
MARGATE, FL 33065

RCRA-VSQG **1004685539**
FLR000062497

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG
EPA Id FLR000062497

F37
NNW
1/8-1/4
0.155 mi.
818 ft.

E Z DRYCLEANERS
7958 W SAMPLE RD
MARGATE, FL 33065

FL BROWARD CO. HM **S101231296**
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 01601

F38
NNW
1/8-1/4
0.155 mi.
818 ft.

E - Z DRYCLEANERS
7958 W SAMPLE RD
MARGATE, FL 33065

FL DWM CONTAM **S125961379**
FL ERIC WASTE CLEANUP **N/A**

Relative:
Higher

[Click here for full text details](#)

FL DWM CONTAM
Program Site Id ERIC_4178

F39
NNW
1/8-1/4
0.155 mi.
818 ft.

E Z DRY CLEANERS
7958 W SAMPLE RD
MARGATE, FL 33065

RCRA-VSQG **1004683016**
FLD984184390

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG
EPA Id FLD984184390

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

40
NE
1/8-1/4
0.156 mi.
824 ft.

T-MOBILE - 6FB1271D
7100 W SAMPLE RD
CORAL SPRINGS, FL 33063

FL BROWARD CO. HM

S113719611
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 15370

41
SSW
1/8-1/4
0.170 mi.
899 ft.

FIRST PRESBYTERIAN CHURCH
7955 ROYAL PALM BLVD
MARGATE, FL 33063

FL HAZ WASTE
FL BROWARD CO. HM

S103297724
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 01388
Facility ID 16740

H42
SW
1/8-1/4
0.198 mi.
1046 ft.

SUNSHINE WATER CONTROL DISTRICT
8085 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

FL Financial Assurance
FL BROWARD CO. HM
FL NPDES

S111696885
N/A

Relative:
Higher

[Click here for full text details](#)

FL Financial Assurance
Facility Status OPEN
Facility ID 9813059

FL BROWARD CO. HM
Facility ID 14533

FL NPDES
Facility ID FLR20GB37
Status A

43
West
1/8-1/4
0.201 mi.
1062 ft.

BELLSOUTH MOBILITY CDHL
2695 RIVERSIDE DR N
POMPANO BEACH, FL 33062

FL HAZ WASTE

S130185149
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

44
SW
1/8-1/4
0.215 mi.
1133 ft.

CORAL SPRINGS CHRISTIAN ACADEMY
2251 RIVERSIDE
CORAL SPRINGS, FL 33065

FL HAZ WASTE
FL BROWARD CO. HM

S107674557
N/A

Relative:
Higher

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 06647

45
SE
1/8-1/4
0.220 mi.
1163 ft.

T-MOBILE 6FB1272A
2500 N ROCK ISLAND RD
MARGATE, FL 33063

FL BROWARD CO. HM
FL NPDES

S125058244
N/A

Relative:
Lower

[Click here for full text details](#)

FL BROWARD CO. HM
Facility ID 20034

FL NPDES
Facility ID FLR10TK27
Status A

146
NNE
1/8-1/4
0.223 mi.
1177 ft.

BROWARD CNTY SCHOOL BD-CORAL SPRING HS
7201 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL LUST
FL UST
FL DWM CONTAM
FL BROWARD CO. HM

U001546391
N/A

Relative:
Higher

[Click here for full text details](#)

FL LUST
Facility Status CLOSED
Facility-Site Id 9047327
Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED

[Click here for Florida Oculus](#)

FL UST
Facility Status CLOSED
Facility-Site Id 9047327

FL DWM CONTAM
Program Site Id 9047327

FL BROWARD CO. HM
Facility ID 01824

Map ID
Direction
Distance
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
I47 NNE 1/8-1/4 0.223 mi. 1177 ft. Relative: Higher	BROWARD COUNTY CORAL SPRINGS HIGH SCHOOL 7201 W SAMPLE RD CORAL SPRINGS, FL 33065 Click here for full text details RCRA-VSQG EPA Id FLD984201988 FINDS Registry ID: 110006385697 ECHO Registry ID 110006385697	RCRA-VSQG FINDS ECHO	1004683337 FLD984201988
H48 SW 1/8-1/4 0.234 mi. 1237 ft. Relative: Higher	SUNSHINE WATER CONTROL DISTRICT 8085 ROYAL PALM BLVD CORAL SPRINGS, FL 33065 Click here for full text details FL AST Facility Status OPEN Facility-Site Id 9813059 Facility ID 14533 Tank Status U. In-Service Facility Status OPEN	FL AST	A100360073 N/A
H49 SW 1/8-1/4 0.238 mi. 1255 ft. Relative: Higher	NAVIX IMAGING INC 8110 ROYAL PALM CORAL SPRINGS, FL 33065 Click here for full text details FL BROWARD CO. HM Facility ID 00932	FL HAZ WASTE FL BROWARD CO. HM	S103297526 N/A
H50 SW 1/8-1/4 0.243 mi. 1283 ft. Relative: Higher	PEDIATRIC ASSOCIATES SPECIALTY CENTER 8130 ROYAL PALM BLVD STE 101 CORAL SPRINGS, FL 33065 Click here for full text details RCRA-VSQG EPA Id FLR000235416	RCRA-VSQG	1026494867 FLR000235416

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H51
SW
1/8-1/4
0.243 mi.
1283 ft.

CORAL SPRINGS MAGNETIC IMAGING
8130 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

FL HAZ WASTE

S130157133
N/A

Relative:
Higher

[Click here for full text details](#)

J52
NW
1/4-1/2
0.295 mi.
1558 ft.

CORAL SPRINGS SHELL
8150 W SAMPLE RD
CORAL SPRINGS, FL 0

UST FINDER
UST FINDER RELEASE

1028248452
N/A

Relative:
Higher

[Click here for full text details](#)

J53
NW
1/4-1/2
0.295 mi.
1558 ft.

STUART #7824
8150 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL LUST
FL UST
FL ASBESTOS
FL DWM CONTAM
FL Financial Assurance
FL BROWARD CO. HM

U002220403
N/A

Relative:
Higher

[Click here for full text details](#)

FL LUST

Facility Status OPEN
Facility-Site Id 9201329
Discharge Cleanup Status SRCR - SRCR COMPLETE

[Click here for Florida Oculus](#)

FL UST

Facility Status OPEN
Facility-Site Id 9201329
Tank Status 1. Installation / Modification; Out-of-Service
Facility ID 03878

FL DWM CONTAM

Program Site Id 9201329

FL Financial Assurance

Facility Status OPEN
Facility ID 9201329

FL BROWARD CO. HM

Facility ID 03878

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K54
WSW
1/4-1/2
0.496 mi.
2620 ft.

PARK SUMMIT-FORUM
8500 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

UST FINDER
UST FINDER RELEASE

1028252192
N/A

Relative:
Higher

[Click here for full text details](#)

K55
WSW
1/4-1/2
0.496 mi.
2620 ft.

PARK SUMMIT AT CORAL SPRINGS
8500 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

FL LUST
FL UST
FL ASBESTOS
FL DWM CONTAM
FL Financial Assurance
FL BROWARD CO. HM

U003182903
N/A

Relative:
Higher

[Click here for full text details](#)

FL LUST

Facility Status OPEN
Facility-Site Id 9601263
Discharge Cleanup Status SRCR - SRCR COMPLETE

[Click here for Florida Oculus](#)

FL UST

Facility Status OPEN
Facility-Site Id 9601263
Tank Status B. Removed From Site
Facility ID 02101

FL DWM CONTAM

Program Site Id 9601263

FL Financial Assurance

Facility Status OPEN
Facility ID 9601263

FL BROWARD CO. HM

Facility ID 02101

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	10/23/2023	10/25/2023	01/16/2024
FL	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	Department of Environmental Protection	05/11/2023	05/16/2023	05/31/2023
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	11/08/2023	11/09/2023	01/31/2024
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	11/09/2023	11/09/2023	02/01/2024
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	03/08/2023	03/28/2023	06/15/2023
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	08/03/2023	09/26/2023	12/19/2023
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	08/09/2023	09/26/2023	12/19/2023
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	08/10/2023	08/10/2023	10/24/2023
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	11/30/2023	12/06/2023	02/29/2024
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	10/16/2023	10/17/2023	01/05/2024
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	07/14/2023	10/04/2023	12/20/2023
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	08/11/2023	09/26/2023	12/19/2023
FL	ERIC WASTE CLEANUP	Environmental Restoration Integrated Cleanup Listing	Department of Environmental Protection	12/19/2023	12/19/2023	12/21/2023
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	09/19/2023	09/20/2023	12/08/2023
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	09/27/2019	01/10/2020	02/11/2020
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	10/23/2023	10/24/2023	01/12/2024
FL	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Protection	10/23/2023	10/24/2023	01/12/2024
FL	Financial Assurance 3	Financial Assurance Information Listing	Department of Environmental Protection	11/09/2023	11/09/2023	02/02/2024
FL	HAZ WASTE	Hazardous Waste Information Listing	Department of Environmental Protection	11/10/2023	11/10/2023	02/02/2024
FL	HW GEN	Hazardous Waste Generators	Department of Environmental Protection	08/11/2023	09/20/2023	12/08/2023
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	08/11/2023	09/26/2023	12/19/2023
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	10/23/2023	10/24/2023	01/12/2024
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	10/23/2023	10/24/2023	01/18/2024
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	10/30/2023	11/03/2023	11/08/2023
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	08/17/2023	11/07/2023	02/02/2024
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	08/11/2023	09/26/2023	12/19/2023
FL	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Protection		07/01/2013	12/30/2013
FL	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/10/2014
FL	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Protection		07/01/2013	12/30/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	02/09/2023	02/14/2023	05/09/2023
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	11/10/2023	11/10/2023	02/02/2024
FL	SOLCP	State-Owned Lands Cleanup Program Listing	Department of Environmental Protection	11/06/2023	11/07/2023	02/02/2024
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	09/27/2023	09/28/2023	12/19/2023
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	10/09/2023	10/09/2023	12/20/2023
FL	SWRCY	Recycling Centers	Department of Environmental Protection	08/17/2023	10/09/2023	12/19/2023
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	11/09/2023	11/09/2023	02/02/2024
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2022	06/07/2023	08/28/2023
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	10/11/2023	10/11/2023	01/04/2024
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	11/09/2023	11/09/2023	02/01/2024
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	07/01/2022	08/11/2022	11/02/2022
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	07/18/2023	10/16/2023	01/08/2024
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	11/28/2023	11/29/2023	12/11/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	12/31/2023	01/03/2024	01/16/2024
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2022	11/27/2023	02/22/2024
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2023	01/11/2024	01/16/2024
US	CORRACTS	Corrective Action Report	EPA	12/04/2023	12/06/2023	12/12/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	12/26/2023	01/02/2024	01/24/2024
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/23/2023	10/03/2023	01/04/2024
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/12/2023	12/13/2023	02/28/2024
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/20/2023	12/20/2023	01/24/2024
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	11/16/2023	11/16/2023	02/13/2024
US	FINDS	Facility Index System/Facility Registry System	EPA	11/03/2023	11/08/2023	11/20/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	09/28/2023	11/10/2023	02/07/2024
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/10/2023	11/10/2023	02/07/2024
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/12/2023	12/13/2023	02/28/2024
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/19/2023	05/09/2023	07/14/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/19/2023	05/09/2023	07/14/2023
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/19/2023	05/09/2023	07/14/2023
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/26/2024	01/02/2024	01/24/2024
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	11/14/2023	12/22/2023	01/24/2024
US	LUCIS	Land Use Control Information System	Department of the Navy	08/03/2023	08/07/2023	10/10/2023
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	01/02/2024	01/03/2024	01/04/2024
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/20/2023	09/01/2023	09/20/2023
US	NPL	National Priority List	EPA	12/26/2023	01/02/2024	01/24/2024
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	09/23/2023	10/03/2023	01/04/2024
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	09/23/2023	10/03/2023	10/10/2023
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	12/26/2023	01/02/2024	01/24/2024
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	09/01/2023	09/27/2023	12/21/2023
US	ROD	Records Of Decision	EPA	12/26/2023	01/02/2024	01/24/2024
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	01/29/2024	02/01/2024	02/22/2024
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/29/2024	02/01/2024	02/22/2024
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2023	10/20/2023	01/16/2024
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2022	11/13/2023	02/07/2024
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	08/15/2023	08/30/2023	12/01/2023
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	11/17/2023	11/17/2023	02/07/2024
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/26/2023	11/17/2023	02/13/2024
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	11/17/2023	11/17/2023	02/07/2024
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/26/2023	11/17/2023	02/13/2024
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/01/2023	11/17/2023	02/13/2024
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	US UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protection Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protection	11/06/2023	11/07/2023	01/31/2024
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2019	11/30/2023	12/01/2023
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
----	---------	-----------	-------------------	----------	------------	-------------

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

CAROLINA CLUB
3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

TARGET PROPERTY COORDINATES

Latitude (North):	26.264624 - 26° 15' 52.65"
Longitude (West):	80.228119 - 80° 13' 41.23"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	577077.0
UTM Y (Meters):	2905055.8
Elevation:	11 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	17176309 WEST DIXIE BEND, FL
Version Date:	2021
Southeast Map:	17176293 FORT LAUDERDALE NORTH, FL
Version Date:	2021
Southwest Map:	17176289 COOPER CITY NE, FL
Version Date:	2021
Northwest Map:	17090406 CORAL SPRINGS NE, FL
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

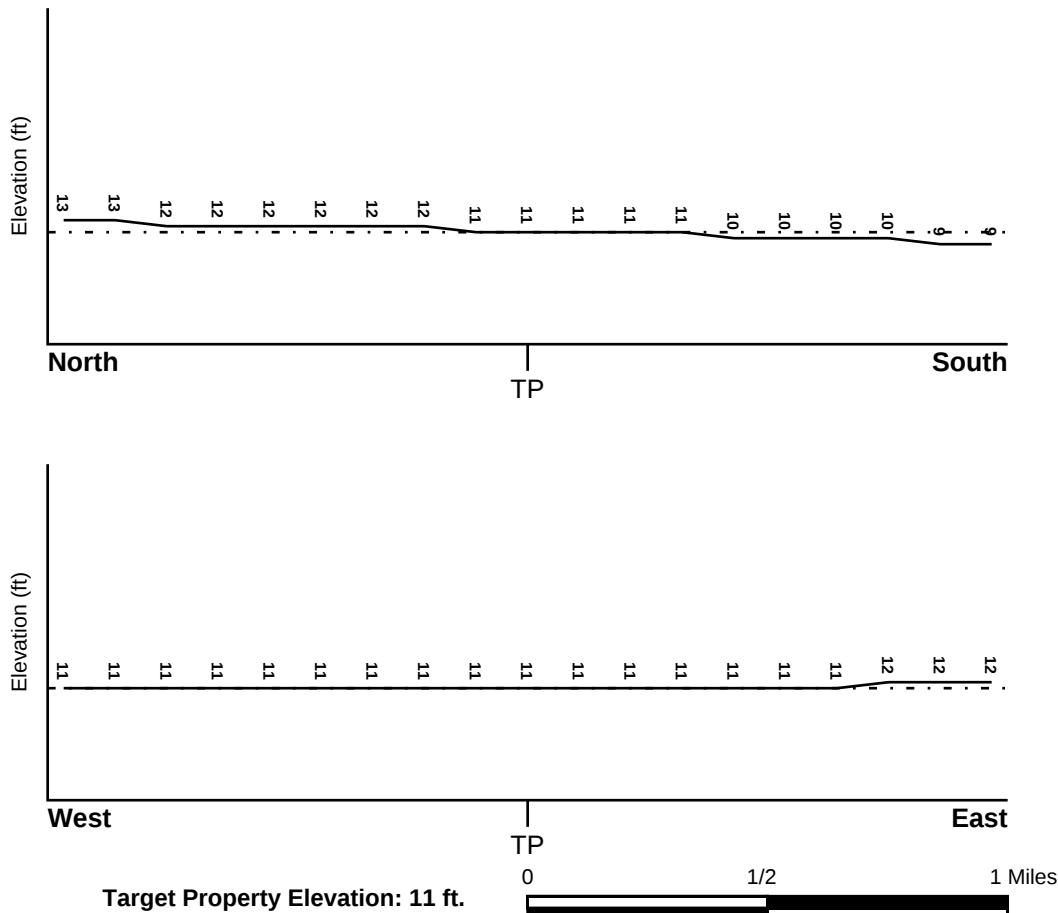
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
12011C0165H	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
WEST DIXIE BEND	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
2	1/4 - 1/2 Mile ENE	NNW
B8	1/2 - 1 Mile North	S
B9	1/2 - 1 Mile North	S
1G	1/2 - 1 Mile North	S
2G	1/2 - 1 Mile North	S
3G	1/4 - 1/2 Mile ENE	NNW

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

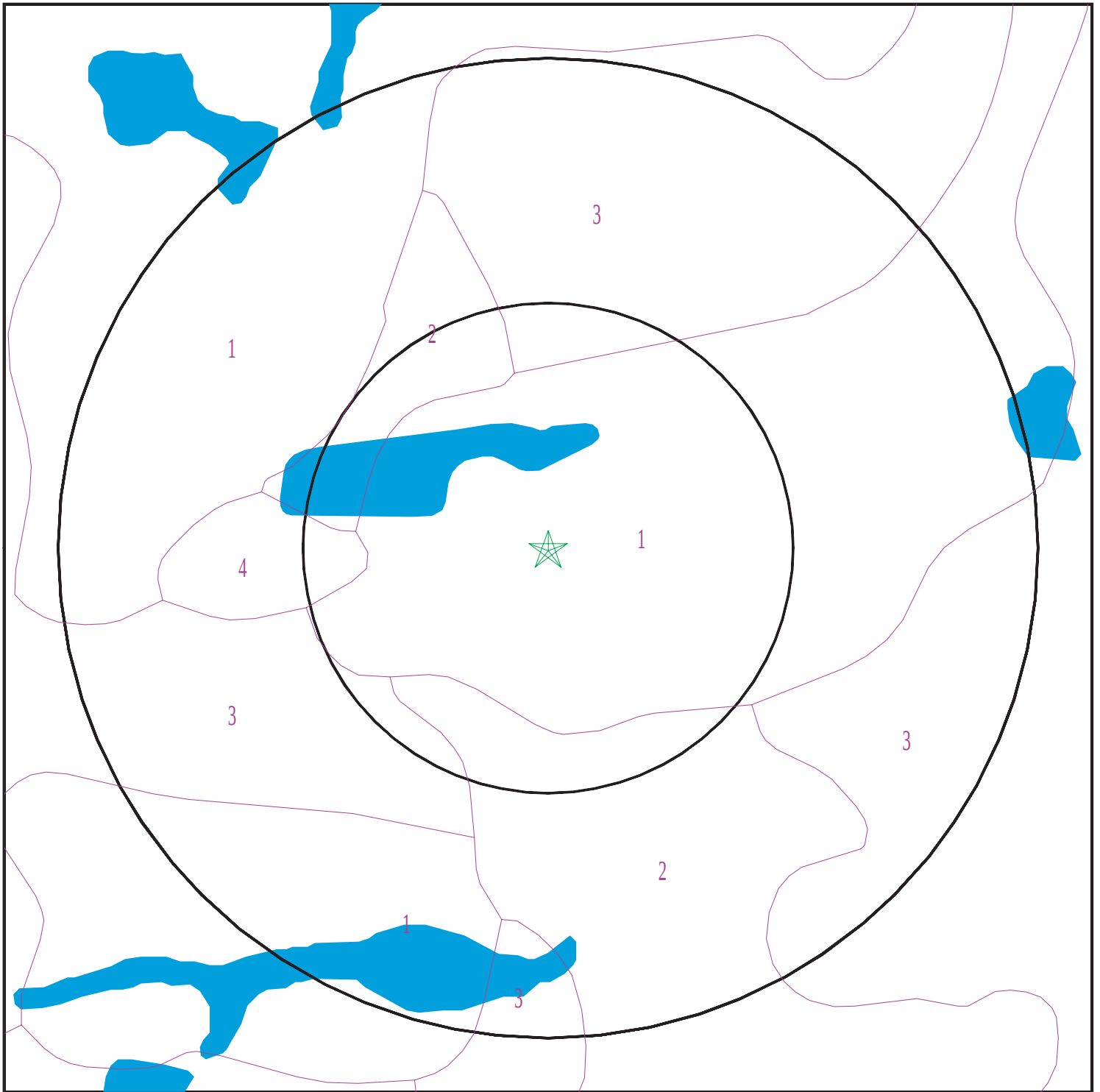
Era:	Cenozoic
System:	Quaternary
Series:	Pleistocene
Code:	Qp (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7583236.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: Carolina Club
ADDRESS: 3011 N Rock Island Road
Pompano Beach FL 33063
LAT/LONG: 26.264624 / 80.228119

CLIENT: Wantman Group Inc
CONTACT: John Abbott
INQUIRY #: 7583236.2s
DATE: March 01, 2024 10:42 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Matlacha

Soil Surface Texture: gravelly sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 127 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	22 inches	gravelly sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	22 inches	44 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
3	44 inches	48 inches	fine sandy loam	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
4	48 inches	48 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

Soil Map ID: 2

Soil Component Name: Boca

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	7 inches	25 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
3	25 inches	31 inches	sandy clay loam	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
4	31 inches	33 inches	variable	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
5	33 inches	33 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

Soil Map ID: 3

Soil Component Name: Hallandale

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	3 inches	16 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
3	16 inches	16 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

Soil Map ID: 4

Soil Component Name: Lauderhill

Soil Surface Texture: muck

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Very poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	31 inches	muck	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	31 inches	31 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
F36	USGS40000235914	1/2 - 1 Mile WSW
F37	USGS40000235915	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
55	FL4060290	1/2 - 1 Mile NW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

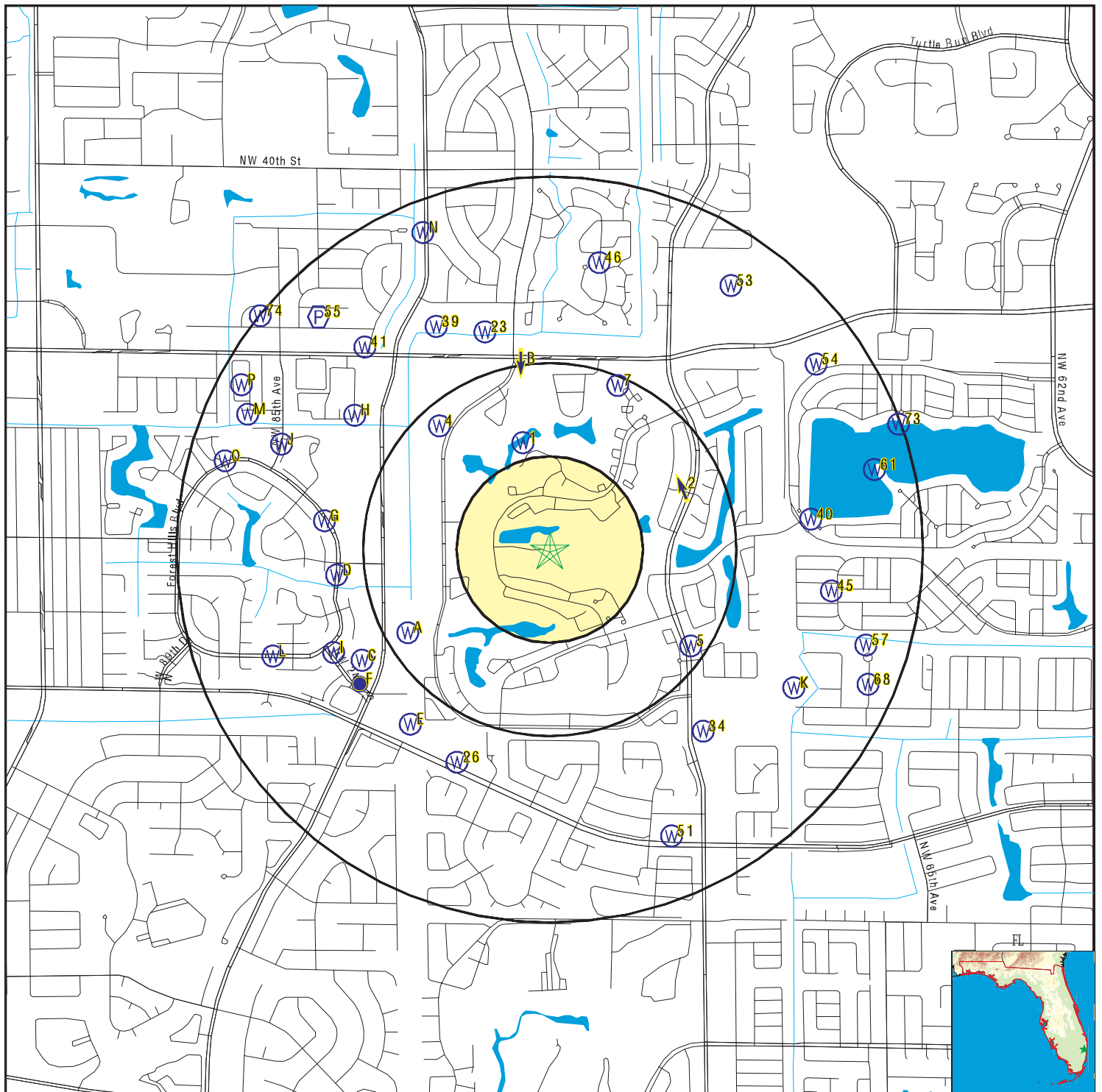
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	FLSO13020624141	1/4 - 1/2 Mile NNW
A3	FLSO13020553671	1/4 - 1/2 Mile WSW
4	FLSO13020470086	1/4 - 1/2 Mile NW
5	FLSO13020619118	1/4 - 1/2 Mile SE
A6	FLSO13020601445	1/4 - 1/2 Mile SW
7	FLSO13020624140	1/4 - 1/2 Mile NNE
B10	FLSO13020603339	1/2 - 1 Mile NNW
C11	FLSO13020463118	1/2 - 1 Mile WSW
D12	FLSA13000107649	1/2 - 1 Mile West
D13	FLSO13020463100	1/2 - 1 Mile West
D14	FLPUB1100027587	1/2 - 1 Mile West
D15	FLSA13000029815	1/2 - 1 Mile West
E16	FLSO13020563596	1/2 - 1 Mile SW
E17	FLSO13020563593	1/2 - 1 Mile SW
F18	FLSA13000107640	1/2 - 1 Mile SW
G19	FLSA13000107650	1/2 - 1 Mile West
G20	FLSO13020463091	1/2 - 1 Mile West
F21	FLPUB1100027589	1/2 - 1 Mile SW
G22	FLPUB1100027586	1/2 - 1 Mile West
23	FLSO13020598075	1/2 - 1 Mile NNW
C24	FLSO13020569453	1/2 - 1 Mile WSW
G25	FLSA13000029814	1/2 - 1 Mile West
26	FLSO13020569408	1/2 - 1 Mile SSW
F27	FLSA13000029817	1/2 - 1 Mile SW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H28	FLSA13000029813	1/2 - 1 Mile WNW
I29	FLSA13000107639	1/2 - 1 Mile WSW
H30	FLSO13020463082	1/2 - 1 Mile NW
H31	FLSA13000026848	1/2 - 1 Mile NW
I32	FLPUB1100027588	1/2 - 1 Mile WSW
H33	FLPUB1100027585	1/2 - 1 Mile NW
34	FLSO13020496517	1/2 - 1 Mile SE
I35	FLSO13020463109	1/2 - 1 Mile WSW
I38	FLSA13000029816	1/2 - 1 Mile WSW
39	FLSO13020569451	1/2 - 1 Mile NNW
40	FLSO13020492064	1/2 - 1 Mile East
41	FLSO13020481927	1/2 - 1 Mile NW
J42	FLDGW7000005970	1/2 - 1 Mile WNW
K43	FLSO13020590047	1/2 - 1 Mile ESE
K44	FLSO13020591455	1/2 - 1 Mile ESE
45	FLSO13020492053	1/2 - 1 Mile East
46	FLSO13020441031	1/2 - 1 Mile North
J47	FLPUB1100027583	1/2 - 1 Mile WNW
J48	FLSA13000029811	1/2 - 1 Mile WNW
L49	FLSO13020644799	1/2 - 1 Mile WSW
L50	FLSA13000112244	1/2 - 1 Mile WSW
51	FLSO13020589074	1/2 - 1 Mile SSE
M52	FLSO13020543582	1/2 - 1 Mile WNW
53	FLSO13020647732	1/2 - 1 Mile NE
54	FLSO13020428629	1/2 - 1 Mile NE
N56	FLSO13020631953	1/2 - 1 Mile NNW
57	FLSO13020525134	1/2 - 1 Mile ESE
M58	FLSO13020463061	1/2 - 1 Mile WNW
O59	FLSO13020607607	1/2 - 1 Mile WNW
N60	FLSA13000112245	1/2 - 1 Mile NNW
61	FLSO13020492060	1/2 - 1 Mile ENE
M62	FLSA13000107638	1/2 - 1 Mile WNW
M63	FLPUB1100027582	1/2 - 1 Mile WNW
M64	FLSA13000029810	1/2 - 1 Mile WNW
O65	FLSA13000107637	1/2 - 1 Mile WNW
O66	FLPUB1100027584	1/2 - 1 Mile WNW
O67	FLSA13000029812	1/2 - 1 Mile WNW
68	FLSO13020511594	1/2 - 1 Mile ESE
P69	FLSA13000029809	1/2 - 1 Mile WNW
N70	FLSA13000029818	1/2 - 1 Mile NNW
N71	FLPUB1100027590	1/2 - 1 Mile NNW
P72	FLSO13020621897	1/2 - 1 Mile WNW
73	FLSO13020492072	1/2 - 1 Mile ENE
74	FLSO13020607771	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 7583236.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

No contour lines were detected within this map area.

SITE NAME: Carolina Club
 ADDRESS: 3011 N Rock Island Road
 Pompano Beach FL 33063
 LAT/LONG: 26.264624 / 80.228119

CLIENT: Wantman Group Inc
 CONTACT: John Abbott
 INQUIRY #: 7583236.2s
 DATE: March 01, 2024 10:41 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1
NNW
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

FL WELLS

FLSO13020624141

2
ENE
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

AQUIFLOW

239

A3
WSW
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

FL WELLS

FLSO13020553671

4
NW
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

FL WELLS

FLSO13020470086

5
SE
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

FL WELLS

FLSO13020619118

A6
SW
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

FL WELLS

FLSO13020601445

7
NNE
1/4 - 1/2 Mile
Higher
[Click here for full text details](#)

FL WELLS

FLSO13020624140

B8
North
1/2 - 1 Mile
Higher
[Click here for full text details](#)

AQUIFLOW

863

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

B9
North
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

245

B10
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020603339

C11
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020463118

D12
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000107649

D13
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020463100

D14
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027587

D15
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029815

E16
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020563596

E17
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020563593

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

F18
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000107640

G19
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000107650

G20
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020463091

F21
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027589

G22
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027586

23
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020598075

C24
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020569453

G25
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029814

26
SSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020569408

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

F27
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029817

H28
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029813

I29
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000107639

H30
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020463082

H31
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000026848

I32
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027588

H33
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027585

34
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020496517

I35
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020463109

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

F36
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000235914

F37
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000235915

I38
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029816

39
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020569451

40
East
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020492064

41
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020481927

J42
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLDGW7000005970

K43
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020590047

K44
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020591455

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

45
East
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020492053

46
North
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020441031

J47
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027583

J48
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029811

L49
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020644799

L50
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000112244

51
SSE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FL WELLS

FLSO13020589074

M52
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020543582

53
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020647732

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

54
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020428629

55
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FRDS PWS

FL4060290

N56
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020631953

57
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020525134

M58
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020463061

O59
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020607607

N60
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000112245

61
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020492060

M62
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000107638

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

M63
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027582

M64
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029810

O65
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000107637

O66
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027584

O67
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029812

68
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020511594

P69
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029809

N70
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSA13000029818

N71
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLPUB1100027590

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

P72
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020621897

73
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020492072

74
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FL WELLS

FLSO13020607771

1G
North
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

245

2G
North
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

863

3G
ENE
1/4 - 1/2 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

239

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
33063	278	47.1	Certified Residential Database
33063	21	4.8	Mandatory Non-Residential Database

Federal EPA Radon Zone for BROWARD County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for BROWARD COUNTY, FL

Number of sites tested: 180

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.730 pCi/L	98%	2%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Environmental Protection

Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Public Water System (PWS) Wells (Non-Federal)

Department of Environmental Protection

Telephone: 850-245-8629

Statewide coverage of PWS Wells, excluding Federally owned facilities.

Well Construction Permitting Database

Source: Northwest Florida Water Management District

Telephone: 850-539-5999

Consumptive Use Permit Well Database

Source: St. Johns River Water Management District

Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data

Source: Department of Environmental Protection

Telephone: 850-245-8507

Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells

Source: Department of Environmental Protection

Telephone: 850-559-0901

Historic database for private supply wells.

Permitted Well Location Database

Source: South Florida Water Management District

Telephone: 561-682-6877

Super Act Program Well Data

Source: Department of Health

Telephone: 850-245-4250

This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Location Information

Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database

Source: Southwest Water Management District
Telephone: 352-796-7211

Oil and Gas Permit Database

Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes

Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon

Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information

Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

Appendix F: Environmental Lien (EL) and Activity and Use Limitation (AUL) Search

Environmental Liens and Activity and Use Limitations

The EL and AUL search is a User responsibility per the ASTM E1527-21 standard.

WGI performed a supplementary search for ELs and AULs by reviewing institutional control registries as described in Section 4.3.

This search for ELs and AULs by the Environmental Professional is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.

1
This instrument prepared by and return to:

Douglas E. Gonano, Esquire
Gonano & Harrell
1800 S. Federal Highway, Suite 200
Fort Pierce, Florida 34950

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (hereinafter "Declaration") is made this 17th day of April, 2008, by J&D GOLF PROPERTIES, LLC, a Florida limited liability company, (hereinafter "DECLARANT"), and has been reviewed and approved by the BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT (hereinafter "EPD").

RECITALS

A. DECLARANT is the fee simple owner of that certain real property situated in the County of Broward, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property").

B. The facility name at the time of this Declaration is CAROLINA GOLF CLUB MAINTENANCE FACILITY (hereinafter "Contaminated Property"). The Contaminated Property, located on the east side of Pinewalk Drive, near the western portion of the Carolina County Club's 18-hole golf course, is part of the Property. The Contaminated Property is the golf cart storage/maintenance garage building for the Carolina Golf Club and the adjoining paved and unpaved areas comprising approximately 55,970 square feet.

A Phase I Environmental Site Assessment (ESA) Report, dated June 1999, was prepared for the Contaminated Property by Handex of Florida, Inc. (Handex). The Phase I ESA Report indicated that there were three areas of concern associated with the use of herbicides, pesticides, etc. at the Contaminated Property. These areas consisted of the following: a) the chemical mixing and loading area located near the southeast corner of the maintenance building; b) the equipment wash down area located near the southwest corner of the maintenance building; and c) the septic tank and drainfield area located southwest of the maintenance building. The Phase I ESA Report also indicated that the herbicides, pesticides, etc. were being discharged into the subsurface via the septic tank during the maintenance equipment wash down activities. Based upon these findings, Phase II ESA activities were conducted in the area of the maintenance building at the Contaminated Property during July 1999 and September 2000. The results of the Phase II ESA activities indicated that soil and groundwater in the vicinity of the equipment wash down area had been impacted by arsenic at concentrations that exceeded the Florida Department of Environmental Protection ("FDEP") soil cleanup target levels and the FDEP groundwater cleanup target levels. Based upon these results, a EPD EAR License No. 0651 was issued by the EPD to assess and cleanup the arsenic impacted soil and groundwater in the area of the maintenance building at the project site. On September 5, 2002, a Site Assessment Report (SAR), under the EAR License, was prepared for the Contaminated Property by Handex. The results of the SAR indicated the following:

1) Soils to an approximate depth of two feet below land surface in the vicinity of the equipment wash down area had been impacted by arsenic at concentrations that slightly exceeded the FDEP soil cleanup target levels (SCTLs).

22

2) Soils collected at three feet below land surface and deeper in the vicinity of the equipment wash down area had not been impacted by arsenic at concentrations that exceeded the FDEP SCTLs.

3) Groundwater in the vicinity of the equipment wash down area had been impacted with arsenic at concentrations that exceeded the FDEP groundwater cleanup target level (GCTL), but did not exceed the FDEP's Natural Attenuation Default Concentration (NADC).

4) The soil and groundwater in the vicinity of the chemical mixing and loading area had not been impacted by arsenic at levels that would require further assessment and/or remediation.

Upon its review of the SAR, the EPD issued a letter, dated October 11, 2002, requesting that additional soil and groundwater assessment be conducted to delineate the arsenic impacted soil and groundwater at the Contaminated Property. In response to EPD's October 11, 2002 letter request, DECLARANT'S agent, LandScience, Inc. conducted additional assessment activities and submitted its Initial Site Assessment Report Addendum (SARA), dated May 29, 2003, and SARA No. 2, dated December 24, 2003, to the EPD. Upon their review of the SARA No. 2, the EPD issued a letter, dated February 27, 2004, requesting that a Natural Attenuation Monitoring (NAM) plan be implemented in accordance with Chapter 62-780.690(7), Florida Administrative Code (FAC) to monitor the arsenic impacted groundwater for a period of one year. The findings of the NAM and the previous site assessment activities had proven that the arsenic impacted groundwater is confined to the area of the maintenance facility, well within the golf course property boundaries, and had not migrated off-site. In addition, it did not appear that the arsenic impacted groundwater at the project site posed a threat to human health, public safety, or to the environment in the surrounding areas. The discharge of arsenic of the Contaminant Property that is described in Exhibit "B" is documented in the foregoing reports and correspondence that are incorporated by reference.

C. The reports noted in Recital B set forth the nature and extent of the arsenic contamination of the Property. These reports confirm that arsenic contaminated soil and groundwater exists on the Property. This Declaration imposes restrictions on the area of soil contamination and prohibits groundwater withdrawal from the Contaminated Property pursuant to the No Further Action Proposal with Conditions dated December 2, 2005 ("NFAC Proposal"). It is hereby confirmed that the NFAC Proposal did not apply to the petroleum discharge on a portion of the Property that was reported on June 15, 1983 ("1983 Petroleum Discharge") if being further acknowledged by the parties that the assessment and remediation tasks associated with such petroleum discharge are eligible for State of Florida assisted funding through the Early Detection Incentive ("EDI") Program and will be completed separate from the tasks associated with the arsenic discharge.

D. It is the intent of the restrictions in this Declaration to reduce or eliminate the risk of exposure of the arsenic contaminants to the environment and to users or occupants of the Property and to reduce or eliminate the threat of migration of the contaminants.

E. The EPD has approved the NFAC Proposal and upon recordation of this Declaration, the pending case that is indexed under the EAR License Number 0651 shall be reclassified to inactive.

F. DECLARANT deems it desirable and in the best interests of all present and future owners of the Property that the Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce the EPD to designate its pending case as inactive and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the undersigned parties, DECLARANT agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. DECLARANT hereby imposes on the Property the following restriction(s):

2.1. There shall be no withdrawal of the groundwater from the Contaminated Property. There shall be no drilling for water conducted on the Contaminated Property nor shall any wells be installed on the Contaminated Property other than the monitoring wells pre-approved by EPD which are now existing and whose locations are depicted on Exhibit "C". Said existing monitoring wells shall remain in place for the further purpose of monitoring the 1983 Petroleum Discharge.

2.2. The area of contaminated soil that is located on that portion of the Contaminated Property identified as the "Paved Cap Area" on Exhibit "C" shall remain permanently covered and maintained with an impermeable material such as the existing asphalt.

2.3. The area of contaminated soil that is located on that portion of the Contaminated Property identified as the "Clean Fill Cap Area" on Exhibit "C" shall be permanently covered and maintained with two (2) feet of clean and uncontaminated soil.

2.4. No contaminated soil shall be removed from the Contaminated Property.

2.5. The Property shall be used as a golf course facility only and there shall be no agricultural use of the Property including forestry, fishing and mining; no hotels or lodging; no recreational use, other than as a golf course facility, including amusement parks, parks, camps, museums, zoos, or gardens; no residential uses; and no educational uses such as elementary and secondary schools, or day care services. These prohibited uses are specifically defined by using the North American Industry Classification System, United States, 2002 (NAICS). Executive Office of the President, Office of Management and Budget. The prohibited uses by code are: Sector 11 Agriculture, Forestry, Fishing and Hunting; Subsection 212 Mining (except Oil and Gas); Code 512132 Drive-In Motion Picture Theaters; Code 51412 Libraries and Archives; Code 53111 Lessors of Residential Buildings and Dwellings; Subsector 611 Elementary and Secondary Schools; Subsector 623 Nursing and Residential Care Facilities; Subsection 624 Social Assistance; Subsector 711 Performing Arts, Spectator Sports and Related Industries; Subsection 712 Museums, Historical Sites, and Similar Institutions; Subsector 713 Amusement, Gambling, and Recreation Industries; Subsector 813 Religious, Grantmaking, Civic, Professional, and Similar Organizations; and Subsection 814 Private Households.

3. For the purpose of monitoring the restrictions contained herein, EPD or its respective successors and assigns shall have site access to the Property at reasonable times and with reasonable notice to the DECLARANT and its successors and assigns.

4. It is the intention of DECLARANT that the restrictions contained in this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of the successors and assigns of DECLARANT, and to EPD, and its successors and assigns and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. The EPD, its successors and assigns may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of the Department to exercise its right in the event of a failure of the DECLARANT, its successors and assigns to promptly with the provisions of this Declaration shall not be deemed or construed to be a waiver of the Department's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by DECLARANT, its successors and assigns and the EPD, its successors and assigns as provided in paragraph 6 hereof.

5. In order to ensure the perpetual nature of these restrictions, DECLARANT, its successors and assigns, shall reference these restrictions in any subsequent deed conveying the Property, including the recording book and page of record of this Declaration.

6. This Declaration is binding until a release or other form of termination is executed by the EPD (or designee) and DECLARANT and is recorded in the Official Records of Broward County, Florida. To receive prior approval from EPD to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and EPD rules must have been achieved. This Declaration may be modified in writing only. Any subsequent amendment must be executed by both DECLARANT and the EPD or their respective successors and assigns and be recorded by DECLARANT or its successors and assigns as an amendment hereto.

7. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of such provisions shall not affect the validity of any other provisions thereof. All such other provisions shall continue unimpaired in full force and effect.

8. DECLARANT covenants and represents that on the date of execution of this Declaration that DECLARANT is seized of the Property in fee simple and has good right to create, establish, and impose these restrictive covenants on the use of the Property. DECLARANT also covenants and warrants that the holder of all liens, mortgages, and encumbrances has consented to and subordinated such holder's rights to the restrictive covenants described in this Declaration.

IN WITNESS WHEREOF, DECLARANT has executed this instrument, this 18 day of April, 2008.

Signed, sealed and delivered
In the presence of:

J&D GOLF PROPERTIES, LLC

Mark Bleier
Print Name: MARK BLEIER

BY: [Signature]
JOE PACE, Sole Managing Member
3011 ROCK ISLAND ROAD
MARGATE FL 33063

Phyllis Taylor
Print Name: Phyllis Taylor

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18 day of April, 2008, by JOE PACE, as Sole Managing Member of J&D GOLF PROPERTIES, LLC, a Florida limited liability company, on behalf of said company, who is personally known by me or has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Linda Egan
Commission # DD763414
Expires: APR. 03, 2012
BROWARD TRUST ATLANTIC BONDING CO., INC.

[Signature]
Notary Public - State of Florida
My Commission Expires:

~~Approved as to form by the Broward County Environmental Protection Department, Office of General Counsel.~~

IN WITNESS WHEREOF, the Broward County Environmental Protection Department has executed this instrument, this 22 day of May, 2008

BROWARD COUNTY ENVIRONMENTAL
PROTECTION DEPARTMENT

BY: Jeff D. Haley

Print Name: Jill Ryan

Print Name: Michael J. Evans

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 22 day of May, 2008 by Jeffrey D. Haley as Director of the BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT, on behalf of said department, who is personally known by me or has produced as identification.



Jill Ryan
Notary Public - State of Florida
My Commission Expires Nov 23, 2011

This document reviewed and approved as
to form by Office of County Attorney,
Broward County, Florida

By Michael J. Evans
Sr. Assistant County Attorney

OR BK 34163 PG 1213, Page 2 of 12

EXHIBIT "A"
(Legal Description)

All of Parcels 4-A and C-1 of HOLIDAY SPRINGS EAST, according to the plat thereof, as recorded in Plat Book 133, page 49, of the Public Records of Broward County, Florida, together with Carolina Golf Course being a portion of Section 23, Township 48 South, Range 41 East, being more particularly described as follows:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of said Section 23: THENCE North 89°29'45" West along the North line of said Section 23, a distance of 1749.15 feet; THENCE South 00°30'15" West, 806.02 feet to an intersection with the Northerly Right-of-Way line of Collector Road North as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida and the POINT OF BEGINNING said point also being located on the Northerly line of Tract 14 HOLIDAY SPRINGS VILLAGE SECTION FOUR according to the plat thereof as recorded in Plat Book 82, Page 47 of the Public Records of Broward County; THENCE along said Northerly line of Tract 12 the following twenty (20) courses and distances:

1. North 30°10'02" West, 400.19 feet to the beginning of a tangent curve concave to the Southwest;
2. Northwesterly along the arc of said curve having a radius of 280.00 feet, a delta 45°37'43", an arc distance of 222.94 feet to a Point of Tangency;
3. North 75°47'15" West, 218.36 feet;
4. South 26°52'22" West, 119.85 feet;
5. South 06°05'25" West, 478.62 feet;
6. South 12°50'05" West, 801.11 feet, to the beginning of a tangent curve concave to the Northwest;
7. Southerly Southwesterly and Northwesterly along the arc of said curve having a radius of 60.00 feet, a delta 105°15'17", an arc distance of 110.22 feet to a Point of Tangency;
8. North 61°54'39" West, 197.20 feet to the beginning of a tangent curve concave to the Northeast;
9. Northwesterly along the arc of said curve having a radius of 220.00 feet, a delta of 56°33'51", an arc distance of 217.19 feet to a Point of Reverse Curve;
10. Continuing Northwesterly along the arc of curve concave to the Southwest, having a radius of 190.53 feet, a delta 61°38'34", an arc distance of 204.99 feet to a Point of Tangency;
11. North 66°59'22" West, 298.98 feet to the beginning of a tangent curve concave to the Southeast;
12. Northwesterly, Westerly and Southwesterly along the arc of said curve, having a radius of 350.00 feet, a delta 95°58'55", an arc distance 586.32 feet to a Point of Tangency;
13. South 17°01'44" West, 472.58 feet to the beginning of a tangent curve concave to the East;
14. Southerly along the arc of said curve having a radius of 250.00 feet, a delta of 40°53'51", an arc distance of 178.45 feet to a Point of Reverse curve;
15. Southerly along the arc of a curve concave to the West having a radius of 100.00 feet, a delta 63°41'53", an arc distance of 111.17 feet to a Point of Reverse curve;

OR BK 34163 PG 1214, Page 3 of 12

16. Southwesterly along the arc of a curve concave to the Southeast, having a radius of 673.11 feet, a delta of $31^{\circ}47'58''$, an arc distance 373.58 feet to a Point Of Reverse curve;
17. Southerly and Southwesterly along the arc of a curve concave to the Northwest, having a radius of 50.00 feet, a delta of $93^{\circ}21'37''$, an arc distance of 81.47 feet to a Point of Compound curve;
18. Northwesterly along the arc of a curve concave to the Northeast, having a radius of 270.00 feet, a delta of $25^{\circ}09'12''$, an arc distance of 118.53 feet to a Point of Tangency;
19. North $53^{\circ}27'24''$ West 106.88 feet to the beginning of a tangent curve concave to the Southwest;
20. Northwesterly along the arc of said curve having a radius 336.93 feet, a delta of $37^{\circ}34'23''$, an arc distance of 220.95 feet to a Point of Cusp, said point being located on the South line of Tract 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, according to plat thereof as recorded in Plat Book 77, Page 8, of the Public Records of Broward County, Florida;
- THENCE along the South, Easterly and Northerly lines of said Tract 3, the following six (6) courses and distances;
1. North $88^{\circ}58'14''$ East, 202.19 feet;
 2. North $10^{\circ}41'16''$ West, 30.43 feet;
 3. North $53^{\circ}45'29''$ East, 150.21 feet;
 4. North $13^{\circ}52'29''$ West, 315.34 feet to the beginning of a tangent curve concave to the Southwest;
 5. Northwesterly along the arc of said curve having a radius of 190.00 feet, a delta of $55^{\circ}32'34''$, an arc distance of 174.43 feet to a Point of Tangency;
 6. North $69^{\circ}25'03''$ West, 333.55 feet to an intersection with the Easterly Right-of-Way line of Holiday Springs Boulevard as shown on said plat of HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE;
- THENCE North $01^{\circ}01'47''$ West along said Easterly Right-of-Way line, 163.13 feet to the beginning of a tangent curve concave to the East; THENCE Northerly along said Easterly Right-of-Way line and along the arc of said curve, having a radius of 868.27 feet, a delta of $11^{\circ}48'59''$, an arc distance of 179.07 feet to an intersection with the South line of Tract 4 of said HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE (a radial line through said point bears South $79^{\circ}12'48''$ East); THENCE South $87^{\circ}00'21''$ East along the said South line of Tract 4, a distance of 666.12 feet to the beginning of a tangent curve concave to the Northwest; THENCE Northeasterly along said Southerly line and along the arc of said curve, having a radius of 146.72 feet, a delta $76^{\circ}20'09''$, an arc distance of 195.48 feet to a point on the East line of said Tract 4; THENCE North $16^{\circ}39'31''$ East, along said East line and the East line of Parcel 4-A, HOLIDAY SPRINGS EAST, according to the plat thereof as recorded in Plat Book 133, Page 49 of the Public Records of Broward County, Florida, a distance of 628.23 feet; THENCE continuing along said East line of Parcel 4-A the following three (3) courses and distances:
1. North $46^{\circ}11'17''$ East, 249.54 feet;
 2. North $16^{\circ}08'47''$ East, 259.62 feet;
 3. South $89^{\circ}29'45''$ East, 90.00 feet to an intersection with the West line of Tract 5, HOLIDAY SPRINGS VILLAGE SECTION THREE according to the plat thereof, as recorded in Plat Book 80, Page 25 of the Public Records of Broward County, Florida;
- THENCE along the West, South and East lines of said Tract 5, the following five (5) courses and distances:
1. South $14^{\circ}02'16''$ East, 569.45 feet to the beginning of a tangent curve concave to the Northeast;
 2. Southeasterly along the arc of said curve, having a radius of 280.00 feet, a delta of $75^{\circ}52'02''$, an arc distance of 370.76 feet to a Point of Tangency;

OR BK 34163 PG 1215, Page 4 of 12

3. South 89°54'18" East, 23.97 feet to the beginning of a tangent curve concave to the Northwest;
4. Northeasterly along the arc of said curve, having a radius of 280.00 feet, a delta of 86°35'09", an arc distance of 423.14 feet to a Point of Tangency;
5. North 03°30'33" East, 596.23 feet to an intersection with the Southerly Right-of-Way line of Sample Road, as dedicated by said plat of HOLIDAY SPRINGS EAST;

THENCE South 89°29'45" East, along said Southerly Right-of-Way line 717.64 feet to the beginning of a tangent curve concave to the North; THENCE Easterly along said Southerly Right-of-Way line and along the arc of said curve, having a radius of 2009.86 feet, a delta of 06°32'50", an arc distance of 229.67 feet to an intersection with the Westerly Right-of-Way line of Rock Island Road as dedicated by said plat of HOLIDAY SPRINGS EAST, (a radial line through said Point bears North 06°02'35" West); THENCE along said Westerly Right-of-Way line the following six (6) courses and distances:

1. South 49°44'46" East, 50.61 feet to an intersection with the arc of a curve concave to the Northeast (a radial line through said point bears North 86°33'04" East);
 2. Southeasterly along the arc of said curve, having a radius of 1060.00 feet, a delta of 17°11'19", an arc distance of 318.00 feet to a Point of Tangency;
 3. South 27°32'05" East, 28.55 feet;
 4. South 16°51'26" East, 77.94 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 63°39'18" East);
 5. Southeasterly along the arc of said curve, having a radius of 1067.00 feet, a delta of 03°50'19", an arc distance of 71.49 feet to a Point of Tangency;
 6. South 30°11'01" East, 75.35 feet to the intersection with the said Northerly Right-of-Way line of Collector Road North;
- THENCE along said Northerly Right-of-Way line the following four (4) courses and distances:
1. South 18°02'57" West, 52.21 feet;
 2. South 66°16'55" West, 44.20 feet;
 3. South 62°46'46" West, 163.69 feet;
 4. South 66°16' 55" West, 15.65 feet to the POINT OF BEGINNING;

LESS THE FOLLOWING DESCRIBED PARCEL:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of Tract 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, according to the plat thereof as recorded in Plat Book 80, Page 25 of the Public Records of Broward County, Florida: THENCE South 03°30'32" West, along the East line of said Tract 5, a distance of 40.06 feet to an intersection with the Southerly Right-of-Way, line of Sample Road as dedicated by HOLIDAY SPRINGS EAST, according to the plat thereof, as recorded in Plat Book 133, Page 49 of the Public Records of Broward County, Florida, and the POINT OF BEGINNING;

THENCE South 89°29'45" East, along said Southerly Right-of-Way line, 114.18 feet;

THENCE South 45°30'15" West, 49.50 feet; THENCE South 00°30'15" West, 15.00 feet to the beginning of a tangent curve concave to the Northwest; THENCE Southwesterly along the arc of said curve, having a radius of 103.00 feet, a delta of 81°08'45", an arc distance of 145.88 feet to an intersection with the

OR BK 34163 PG 1216, Page 5 of 12

said East line of Tract 5 (a radial line through said point bears North 08°20' 59" West); THENCE North 03°30' 33" East, along said East line, 151.98 feet to the POINT OF BEGINNING.

TOGETHER WITH: (the first described parcel not the less out parcel above)

Parcel 2:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 23; THENCE North 89°29'45" West, along the North line of said Section 23, a distance of 1729.04 feet; THENCE South 00°30'15" West, 862.76 feet to the intersection with the South line of Collector Road North as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida said intersection also being the Northwest corner of Parcel "N" of said Plat of HOLIDAY SPRINGS EAST, and the POINT OF BEGINNING; THENCE along the West line of said plat of HOLIDAY SPRINGS EAST, the following ten (10) courses and distances;

1. South 09°55'17" East, 194.55 feet to the beginning of a tangent curve concave to the West;
2. Southerly along the arc of said curve, having a radius of 1500.00 feet, a delta of 29°08'07", an arc distance of 762.76 feet to a Point of Tangency;
3. South 19°12'50" West, 499.94 feet to the beginning of a tangent curve concave to the Northwest;
4. Southwesterly along the arc of said curve, having a radius of 375.00 feet, a delta of 21°36'04", an arc distance of 141.38 feet to a Point of Tangency;
5. South 40°48'54" West, 271.21 feet;
6. South 10°02'00" West, 121.29 feet to the beginning of a tangent curve concave to the East;
7. Southerly along the arc of said curve, having a radius of 275.00 feet, a delta of 30°12'15", an arc distance of 144.97 feet to a Point of Tangency;
8. South 20°10'15" East, 276.94 feet;
9. South 07°30' 04" East, 263.49 feet;
10. South 25°18'34" East, 336.14 feet to an intersection with the Northerly Right of Way line of Collector Road South as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida;

THENCE South 73°39'42" West, along said Northerly Right-of-Way line 169.67 feet to an intersection with the Northerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, according to the plat thereof, as recorded in Plat Book B4, Page 27 of the Public Records of Broward County, Florida; THENCE along said Northerly line the following four (4) courses and distances;

1. North 27°27'42" West, 655.36 feet to the beginning of a tangent curve concave to the southwest;
2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 75°52'41", an arc distance of 198.65 feet to a Point of Tangency;
3. South 76°39'37" West, 460.60 feet;
4. North 78°26'13" West, 79.78 feet to an intersection with the North line of Parcel L-4 of said plat of HOLIDAY SPRINGS EAST and with the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears South 36°57'51" West);

OR BK 34163 PG 1217, Page 6 of 12

THENCE along the said Northerly line of Parcel L-4 the following four (4) courses and distances;

1. Northwesterly along the arc of said curve, having a radius of 800.00 feet, a delta of $26^{\circ}31'12''$, an arc distance of 370.29 feet to a Point of Tangency;
2. North $79^{\circ}33'21''$ West, 251.00 feet to the beginning of a tangent curve concave to the South;
3. Northwesterly along the arc of said curve, having a radius of 350.00 feet, a delta of $14^{\circ}50'04''$, an arc distance of 90.62 feet to a Point of Reverse curve;
4. Northwesterly along the arc of a curve concave to the North, having a radius of 375.00 feet, a delta of $27^{\circ}34'26''$, an arc distance of 180.47 feet to a Point of Tangency; said point being located on the said Northerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE North $66^{\circ}48'59''$ West, along said Northerly line of Tract 13, a distance of 162.00 feet to an intersection with the Easterly Right-of-Way line of Collector Road North as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida; THENCE North $07^{\circ}29'50''$ West, along said Easterly Right-of-Way line 221.31 feet to the beginning of a tangent curve concave to the Southeast; THENCE Northerly along said Easterly Right-of-Way line and along the arc of said curve, having a radius of 620.00 feet, a delta of $22^{\circ}32'51''$, an arc distance of 243.99 feet to an intersection with the southerly line of said Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, and with the arc of a non-radial curve concave to the Southeast (radial lines through said point bear South $74^{\circ}57'01''$ East (50.00 foot radius) and South $24^{\circ}30'43''$ East (50.00 foot radius); THENCE along said southerly line of Tract 12, the following ten (10) courses and distances:

1. Northeasterly along the arc of said non-radial curve, having a radius of 50.00 feet, a delta of $17^{\circ}10'43''$, an arc distance of 14.99 feet to a Point of Tangency;
 2. North $82^{\circ}40'00''$ East, 885.46 feet to the beginning of a tangent curve concave to the South;
 3. Southeasterly along the arc of said curve, having a radius of 700.00 feet, a delta of $27^{\circ}56'57''$, an arc distance of 341.46 feet to a Point of Tangency;
 4. South $59^{\circ}23'04''$ East, 383.41 feet;
 5. North $43^{\circ}20'38''$ East, 395.40 feet to the beginning of a tangent curve concave to the Northwest;
 6. Northeasterly along the arc of said curve, having a radius of 750.00 feet, a delta of $20^{\circ}35'42''$, an arc distance of 269.59 feet to a Point of Tangency;
 7. North $22^{\circ}44'56''$ East, 292.57 feet to the beginning of a tangent curve concave to the Northwest;
 8. Northeasterly along the arc of said curve, having a radius of 750.00 feet, a delta of $20^{\circ}58'58''$, an arc distance of 274.66 feet to a Point of Tangency;
 9. North $01^{\circ}45'58''$ East, 482.45 feet to the beginning of a tangent curve concave to the Southeast;
 10. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of $64^{\circ}30'57''$, an arc distance of 56.30 feet to a Point of Tangency, said point being located on the said southerly Right-of-Way line of Collector Road North;
- THENCE North $66^{\circ}16'55''$ East, along said Southerly Right-of-Way line 124.41 feet to the POINT OF BEGINNING;

OR BK 34163 PG 1218, Page 7 of 12

TOGETHER WITH:

Parcel 3:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said section 23; THENCE South 89°28'44" East, along the South line of said Section 23, a distance of 1215.08 feet; THENCE North 00°31' 16" East, 360.00 feet to the Northwest corner of Parcel M of said plat of HOLIDAY SPRINGS EAST, said point also being located on the Easterly Right-of-Way line of Collector Road South, as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida and the POINT OF BEGINNING; THENCE North 00°31'16" East, along said Easterly Right-of-Way line, 71.28 feet to an intersection with the Southerly line of said Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE North 47°46' 53" East, along said Southerly line, 708.04 feet to the beginning of a tangent curve concave to the Northwest; THENCE Northeasterly along said southerly line and along the arc of said curve, having a radius of 250.00 feet, a delta of 32°09'14", an arc distance of 140.30 feet to a Point of Tangency and the southerly most corner of Parcel L-3 of said plat of HOLIDAY SPRINGS EAST;

THENCE along the southerly line of said Parcel L-3, the following four (4) courses and distances:

1. North 45°37'39" East, 388.55 feet to the beginning of a tangent curve concave to the South;
2. Easterly along the arc of said curve, having a radius of 100.00 feet, a delta of 53°02'02", an arc distance of 92.56 feet to a point of Reverse Curve;
3. Northeasterly along the arc of a curve concave to the Northwest, having a radius of 75.00 feet, a delta of 97°28'51", an arc distance of 127.60 feet to a point of Reverse Curve;
4. Northeasterly, Easterly and Southeasterly along the arc of a curve concave to the South, having a radius of 50.00 feet, a delta of 178° 54' 47", an arc distance of 156.13 feet to a point of Tangency, said point being located on said southerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE along said southerly line of Tract 13 the following seven (7) courses and distances:

1. South 00°05'36" West, 447.63 feet to an intersection with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North 33°39'24" East);
2. Easterly and Northeasterly along the arc of said curve, having a radius of 280.00 feet, a delta of 93°05'43", an arc distance of 454.95 feet to a Point of Tangency;
3. North 30°33'41" East, 44.90 feet to the beginning of a tangent curve concave to the West;
4. Northerly along the arc of said curve, having a radius of 750.00 feet, a delta of 48°51'03", an arc distance of 639.46 feet to a point of Tangency;
5. North 18°17' 22" West, 30.00 feet to the beginning of a tangent curve concave to the Southeast;
6. Northeasterly along the arc of said curve, having a radius of 60.00 feet, a delta of 90°00'00", an arc distance of 94.25 feet to a Point of Tangency;
7. North 71°42'38" East, 68.62 feet to the Easterly most corner of said Tract 13;

OR BK 34163 PG 1219, Page 8 of 12

THENCE North 27°27'42" West, along the Northerly line of said Tract 13, a distance of 23.40 feet to an intersection with the Southerly Right-of-Way of Collector Road South, as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida; THENCE North 73° 39'42" East, along said Southerly Right-of-Way line, 135.12 feet to an intersection with the Westerly line of said plat of HOLIDAY SPRINGS EAST; THENCE along said Westerly line the following six (6) courses and distances:

1. South 22°02'55" East, 141.19 feet to the beginning of a tangent curve concave to the West;
2. Southerly along the arc of said curve, having a radius of 800.00 feet, a delta of 40°53'05", an arc distance of 570.86 feet to a Point of Tangency;
3. South 18°50'10" West, 231.34 feet to the beginning of a tangent curve concave to the Northwest;
4. Southwesterly along the arc of said curve, having a radius of 360.79 feet, a delta of 36°21'31", an arc distance of 222.65 feet to a Point of Compound Curve;
5. Southwesterly along the arc of a curve concave to the Northwest, having a radius of 277.39 feet, a delta of 36°19' 35", an arc distance of 239.27 feet to a Point of Tangency;
6. North 89°28'44" West, 1700.43 feet to the POINT OF BEGINNING;

TOGETHER WITH:

Parcel 4:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 23; THENCE South 89°28'44" East along the South line of said Section 23, a distance of 1155.08 feet; THENCE North 00°31'16" East, 340.00 feet to a point located on the Westerly Right-of-Way line of Collector Road South, as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida, said point also being the Northeast corner of Tract 11, HOLIDAY SPRINGS VILLAGE SECTION TWO, according to the plat thereof as recorded in Plat Book 80, Page 24 of the Public Records of Broward County, Florida, and the POINT OF BEGINNING; THENCE along the Easterly line of said Tract 11, the following four (4) courses and distances:

1. North 89°28'44" West, 150.00 feet to the beginning of a tangent curve concave to the Northeast;
2. Northwesterly along the arc of said curve, having a radius of 180.00 feet, a delta of 39°52'54", an arc distance of 125.29 feet to a Point of Compound Curve;
3. Northwesterly and Northerly along the arc of a curve concave to the Northeast, having a radius of 750.00 feet, a delta of 66°15'13", an arc distance of 867.26 feet to a Point of Reverse Curve;
4. Northerly and Northwesterly along the arc of a curve concave to the Southwest, having a radius of 200.00 feet, a delta of 54°52'30", an arc distance of 191.55 feet to an intersection with a non-radial line (a radial line through said point bears South 51°46'53" West) and the Northerly most corner of said Tract 11;

THENCE South 71°45'12" West, along the North line of said Tract 11, a distance of 354.14 feet to an intersection with the arc of non-radial curve concave to the Southeast (a radial line through said point bears South 87°30' 33" East) and the Easterly Right-of-Way line of Holiday Springs Boulevard as shown on said plat of HOLIDAY SPRINGS VILLAGE SECTION TWO; THENCE Northeasterly along said Easterly Right-of-Way line and along the arc of said

OR BK 34163 PG 1220, Page 9 of 12

curve, having a radius of 1026.86 feet, a delta of $14^{\circ}03'44''$, an arc distance of 252.02 feet to a Point of Tangency; THENCE North $16^{\circ}33'12''$ East, along said Easterly Right-of-Way line, 150.00 feet to the beginning of a tangent curve concave to the Northwest; THENCE Northeasterly along said Easterly Right-of-Way line and along the arc of said curve, having a radius of 1105.86 feet, a delta of $01^{\circ}21'13''$, an arc distance of 26.15 feet to the Southwesterly corner of Tract 10 of said HOLIDAY SPRINGS VILLAGE SECTION TWO (a radial line through said point bears North $74^{\circ}48'02''$ West); THENCE along the South and East lines of said Tract 10, the following three (3) courses and distances:

1. North $54^{\circ}15'41''$ East, 388.32 feet to the beginning of a tangent curve concave to Northwest;
2. Northeasterly along the arc of said curve, having a radius of 180.00 feet, a delta of $59^{\circ}04'12''$, an arc distance of 185.57 feet to a Point of Tangency;
3. North $05^{\circ}11'29''$ East, 378.57 feet to an intersection with the South line of Tract 2 of said HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, and with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North $28^{\circ}44'46''$ West); THENCE along the South and Easterly line of said Tract 2 the following four (4) courses and distances:

1. Northeasterly along the arc of said curve concave to the Northwest, having a radius of 784.45 feet, a delta of $02^{\circ}41'03''$, an arc distance of 36.75 feet to an intersection with a non-radial line (a radial line through said point bears North $31^{\circ}25'49''$ West);
2. North $05^{\circ}11'29''$ East, 270.21 feet;
3. South $87^{\circ}35'06''$ West, 68.28 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South $89^{\circ}23'23''$ West);
4. Northwesternly along the arc of said curve, having a radius of 276.93 feet, a delta of $52^{\circ}50'46''$, an arc distance of 255.42 feet to a Point of Cusp, said point being located on the Southerly line of said Tract 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR;

THENCE South $53^{\circ}27'24''$ East, along said Southerly line, 106.88 feet to the beginning of a tangent curve concave to the Northeast; THENCE Southeasterly along said Southerly line, and along the arc of said curve, having a radius of 330.00 feet, a delta of $30^{\circ}22'34''$, an arc distance of 174.95 feet to a Point of Reverse Curve; THENCE continuing southeasterly along said Southerly line and along the arc of curve concave to the Southwest, having a radius of 50.00 feet, a delta of $84^{\circ}44'17''$, an arc distance of 73.95 feet to a Point of Reverse curve; THENCE along said southerly line of Tract 12, and the Westerly line of said Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, the following two (2) courses and distances:

1. Southeasterly along the arc of a curve concave to the Northeast, having a radius of 680.00 feet, a delta of $08^{\circ}24'12''$, an arc distance of 99.73 feet to a Point of Tangency;
 2. South $07^{\circ}29'52''$ East, 331.13 feet to the Northerly most corner of Parcel L-1 of said plat of HOLIDAY SPRINGS EAST;
- THENCE along the West and South lines of said Parcel L-1 the following two (2) courses and distances:
1. South $01^{\circ}58'35''$ East, 366.35 feet to the beginning of a tangent curve concave to the Northeast;
 2. Southeasterly along the arc of said curve, having a radius of 125.00 feet, a delta of $76^{\circ}27'37''$, an arc distance of 166.81 feet to a Point of Tangency;

THENCE South $78^{\circ}26'13''$ East, along the South line of said Parcel L-1, and the Westerly line of said Tract 13 of HOLIDAY SPRINGS VILLAGE SECTION FIVE, 466.97 feet to the Northwest corner of Parcel L-2 of said HOLIDAY SPRINGS EAST; THENCE along the Westerly line of said Parcel L-2 the following three

OR BK 34163 PG 1221, Page 10 of 12

(3) courses and distances:

1. South 67°55'50" East, 319.17 feet to the beginning of a tangent curve concave to the Southwest;
2. Southeasterly along the arc of said curve, having a radius of 150.00 feet, a delta of 34°22'18", an arc distance of 89.99 feet to a Point of Compound Curve;
3. Southerly and Southwesterly along the arc of a curve concave to the West, having a radius of 90.00 feet, a delta of 101°32'13", an arc distance of 159.49 feet to a Point of Tangency, said point being located on the said Westerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE along the said Westerly line of Tract 13, the following five (5) courses and distances;

1. South 67°58'41" West, 493.79 feet to the beginning of a tangent curve concave to the Northwest;
2. Southwesterly along the arc of said curve, having a radius of 750.00 feet, a delta of 27°21'26", an arc distance of 358.07 feet to a Point of Tangency;
3. North 84°40'03" West, 221.58 feet to an intersection with a non-radial curve concave to the Southeast (a radial line through said point bears South 54°56'48" East);
4. Southwesterly along the arc of said curve, having a radius of 1000.00 feet, a delta of 18°35'39", an arc distance of 324.53 feet to an intersection with a non-radial line (a radial line through said point bears South 73°32'27" East);
5. South 45°48'02" East, 493.16 feet to an intersection with the said West Right-of-Way line of Collector Road South;

THENCE South 00°31'16" West, along said West right-of-Way line, 170.00 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Margate, Broward County, Florida, and containing a total of 148.341 acres more or less.

Parcel 5:

Non-exclusive easement rights over, across and through those portions of Tract 10, (which are now or hereafter designated as being for the common use and enjoyment of purchasers of the condominium units to be constructed on Tract 10), for the purpose of providing ingress and egress to the lakes and canals now or hereafter existing on or adjacent to Tract 10 and for the purpose of maintaining and using such lakes and canals, as more particularly set forth in that certain Grant of Easement recorded in Official Records Book 12164, Page 160 of the Public Records of Broward County, Florida.

Parcel 6:

Non-exclusive easement rights over, across and through those portions of Tract 3, (which are now or hereafter designated as being for the common use and enjoyment of purchasers of the townhouse units to be constructed upon Tract 3), for the purpose of providing ingress and egress to the lakes and canals now or hereafter existing on or adjacent to Tract 3 and for the purpose of maintaining and using such lakes and canals; and further a non-exclusive easement for the use and enjoyment of the existing pump station and enclosure (as described in Easement recorded in Official Records Book 8252, Page 76, or the Public Records of Broward County, Florida), together with ingress and egress thereto for the purpose of providing irrigation to the adjacent Recreation Center and golf course located upon the Holiday Lands, as more

OR BK 34163 PG 1222, Page 11 of 12

particularly set forth in that certain Grant of Easement recorded in Official Records Book, 11998, Page 819, of the Public Records of Broward County, Florida.

Parcel 7:

Non-exclusive easement rights for the purpose of directing the surface water drainage from both the golf course and the adjacent property into that certain master drainage system, and for the purpose of constructing, repairing and maintaining a swale over and across that portion of the adjacent property, as more particularly set forth in that certain Reciprocal Declaration of Easement recorded in Official Records Book 21722, Page 546, of the Public Records of Broward County, Florida.

Parcel 8:

Non-exclusive easement rights to a 5 foot easement over the property to provide for the construction of the swale in the easement area, and to allocate responsibility for the construction, grading and subsequent restoration and maintenance of the swale, as more particularly described in that certain Reciprocal Easement Agreement recorded in Official Records Book 19078, Page 731, of the Public Records of Broward County, Florida.

Parcel 9:

Non-exclusive easement rights to a 5 foot easement over the property to provide for the construction of the swale in the easement area, and to allocate responsibility for the construction, grading, and subsequent restoration and maintenance of the swale, as more particularly set forth in that certain Reciprocal Easement Agreement recorded in Official Records Book 20052, Page 807, of the Public Records of Broward County, Florida.

Parcel 10:

Non-exclusive easement rights for the purpose of directing the surface water drainage from both the golf course and the adjacent property into that certain master drainage system, and for the purpose of constructing, repairing and maintaining a swale over and across that portion of the adjacent property, as more particularly described in that certain Reciprocal Declaration of Easement recorded in Official Records Book 22394, Page 54, of the Public Records of Broward County, Florida.

Parcel 11:

Non-exclusive easement rights for the purpose of constructing, repairing and maintaining a swale over and across that portion of the adjacent property, as more particularly described in that certain Reciprocal Declaration of Easement recorded in Official Records Book 22882, Page 620, of the Public Records of Broward County, Florida.

Parcel 12:

Non-exclusive easement rights to a cross-access easement for pedestrian and vehicular access, ingress and egress over, under and across the easement area, together with the right to install, maintain, repair and replace utilities thereunder, as more particularly described in that certain Access

OR BK 34163 PG 1223, Page 12 of 12

Easement and Joint Use and Maintenance Agreement as recorded in Official Records Book 31600, Page 110, of the Public Records of Broward County, Florida.

NOTE: Parcels 1 to 4 are the Fee Estate, and Parcels 5 to 12 are the Easement Estate.

THIS IS NOT AN
OFFICIAL COPY

EXHIBIT B COVER SHEET

Sketch and Legal Description of Contaminated Property

THIS IS NOT AN
OFFICIAL COPY

9



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

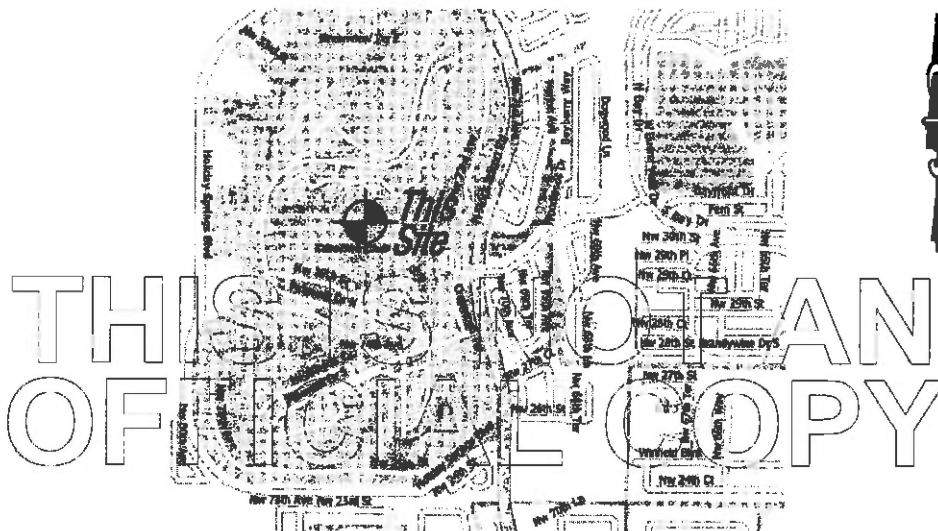
Phone: (954) 509-0083

Fax: (866) 495-0203

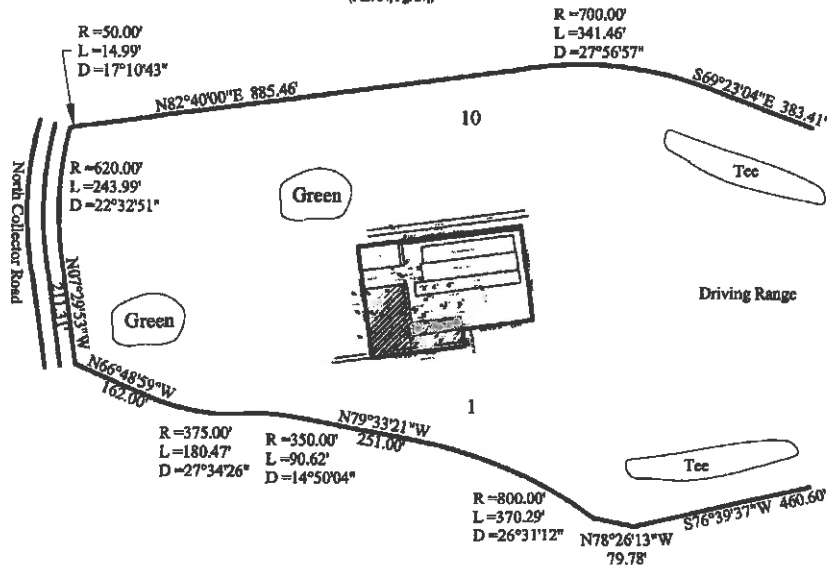
LB # 7303

- Sketch and Description - Carolina Golf Club

Sheet 1 of 3



Not Included
Tract 12
Holiday Springs Village Section Five
(P.B. 84, Pg. 27.)



Not Included
Tract 13
Holiday Springs Village Section Five
(P.B. 84, Pg. 27.)

Dennis J. Gabriele

December 21, 2006

Dennis J. Gabriele
Professional Surveyor and Mapper No. LS5709
State of Florida

Not Valid without the signature
and original raised seal of a Florida
licensed Surveyor and Mapper

Updates and Revisions	Date	By	QC	NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.
Job No. 0611-025	Drawn By: MRK	QA / QC: DJG	FB. N/A PG.	Scale: Not to Scale



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

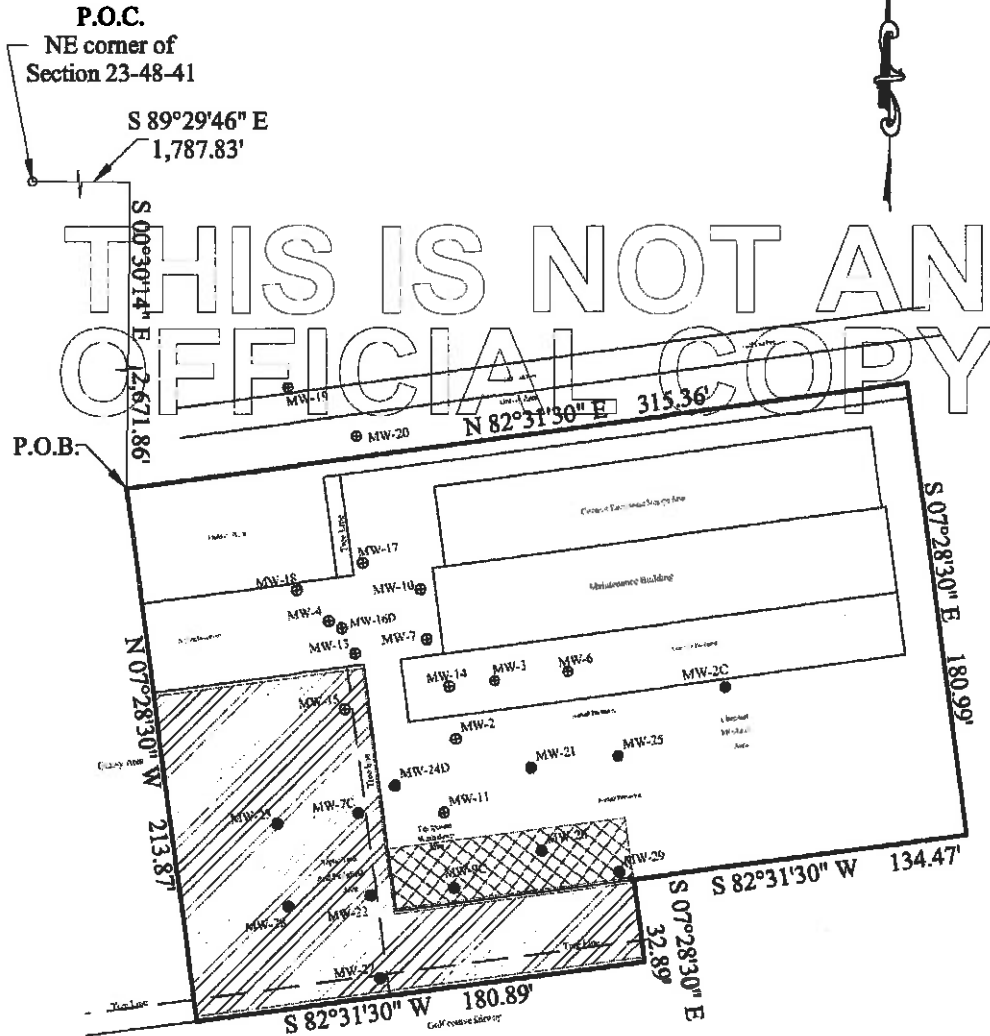
Phone: (954) 509-0083

Fax: (866) 495-0203

LB # 7303

- Sketch and Description -

Sheet 2 of 3



Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

O.R.B. = Official Records Book

R = Radius

L = Arc Length

D = Central Angle (Delta)

P.B. Denotes Plat Book

Pg. Denotes Page

▨ Clean Fill Cap Area

▩ Paved Cap Area

● MW-1 Monitoring Well Location

● Indicates Monitoring Wells Abandoned in Place

Survey Notes

1. Bearing Reference: Bearings shown hereon are referenced to the North Line of Section 23, Township 48 South, Range 41 East; Said line bears South 89°29'45" West.
2. This is not a survey, but only a graphic depiction shown hereon. No boundary corners were set in the field related to this sketch.



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

LB # 7303 Phone: (954) 509-0083

Fax: (866) 495-0203

- Legal Description -

Sheet 3 of 3

A parcel of land lying in Section 23, Township 48 South, Range 41 East, being a portion of *Carolina Golf Course*, all being more particularly described as follows:

Commencing at the Northwest corner of Section 23, Township 48 South, Range 41 East;

Thence, South $89^{\circ}29'46''$ East, a distance of 1,787.83 feet;

Thence, South $00^{\circ}30'14''$ West, a distance of 2,671.86 feet to the *Point of Beginning*.

Thence, North $82^{\circ}31'30''$ East, a distance of 315.36 feet;

Thence, South $07^{\circ}28'30''$ East, a distance of 180.99 feet;

Thence, South $82^{\circ}31'30''$ West, a distance of 134.47 feet;

Thence, South $07^{\circ}28'30''$ East, a distance of 32.89 feet;

Thence, South $82^{\circ}31'30''$ West, a distance of 180.89 feet;

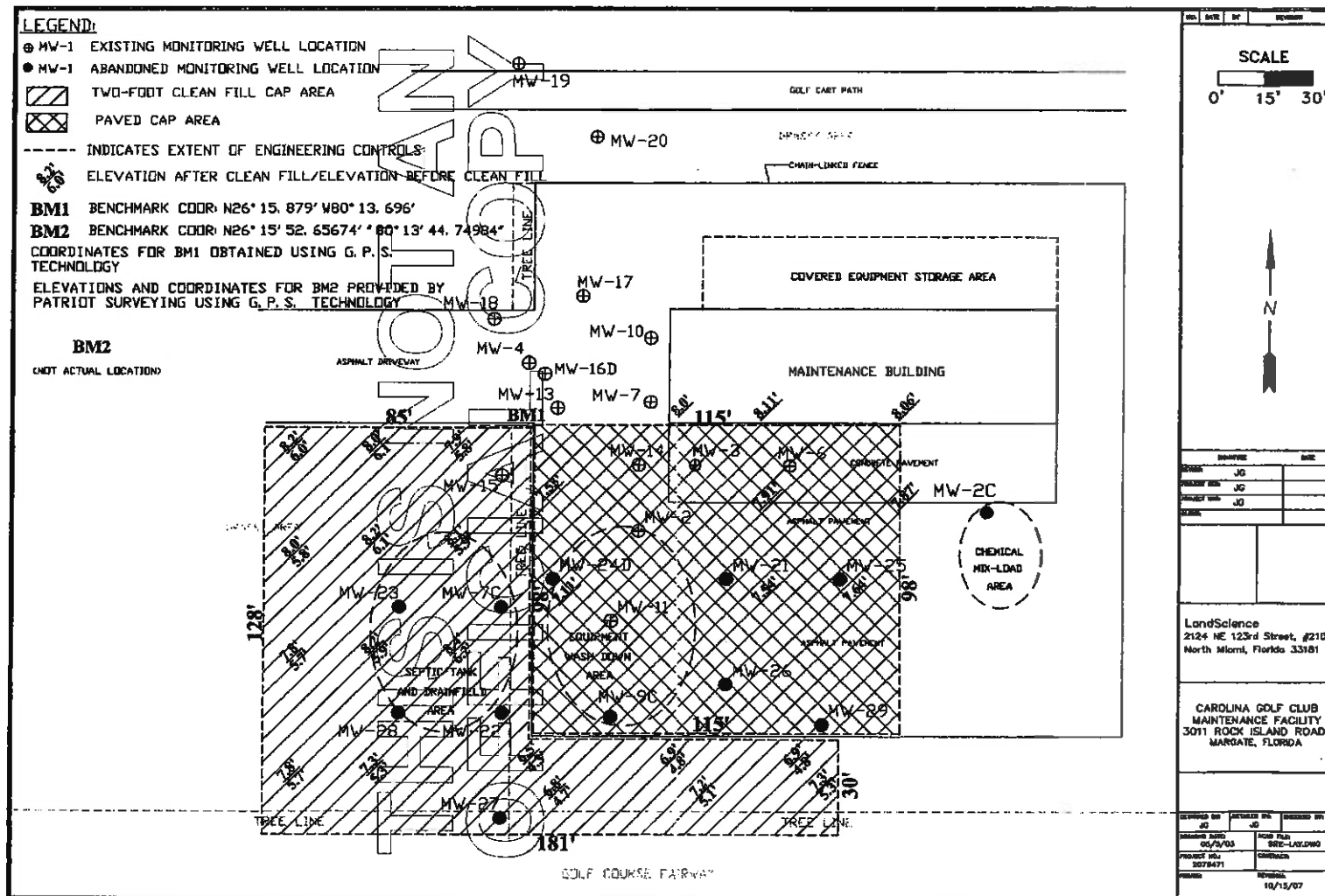
Thence, North $07^{\circ}28'30''$ West, a distance of 213.87 feet to the *Point of Beginning*.

Said lands lying and being in the City of Margate, Broward County, Florida, and containing 63,024 square feet (1.45 acres) more or less.

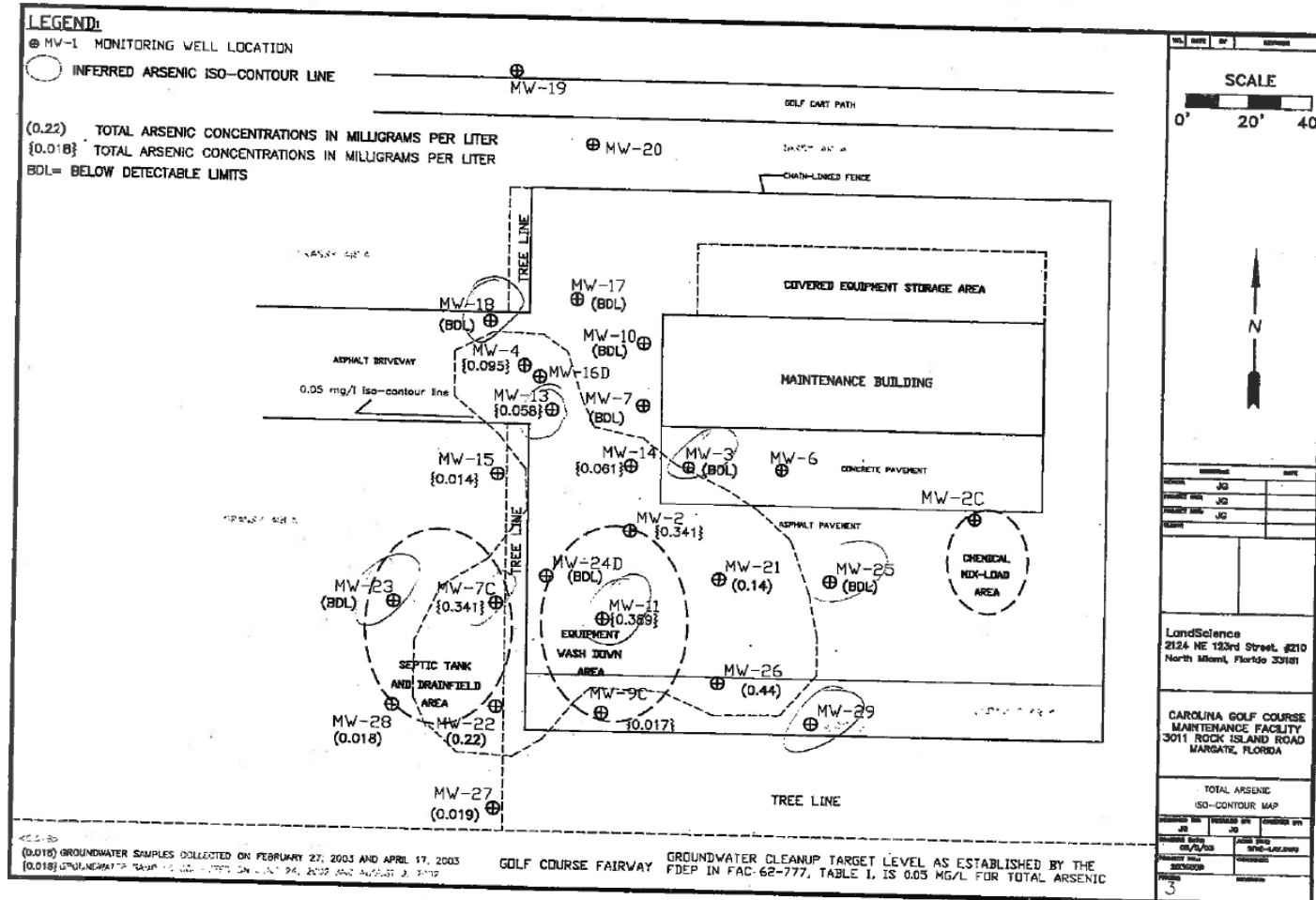
EXHIBIT C COVER SHEET

**Sketch of Contaminated Property Depicting
Clean Fill Cap Area and Paved Cap Area**

THIS IS NOT AN
OFFICIAL COPY



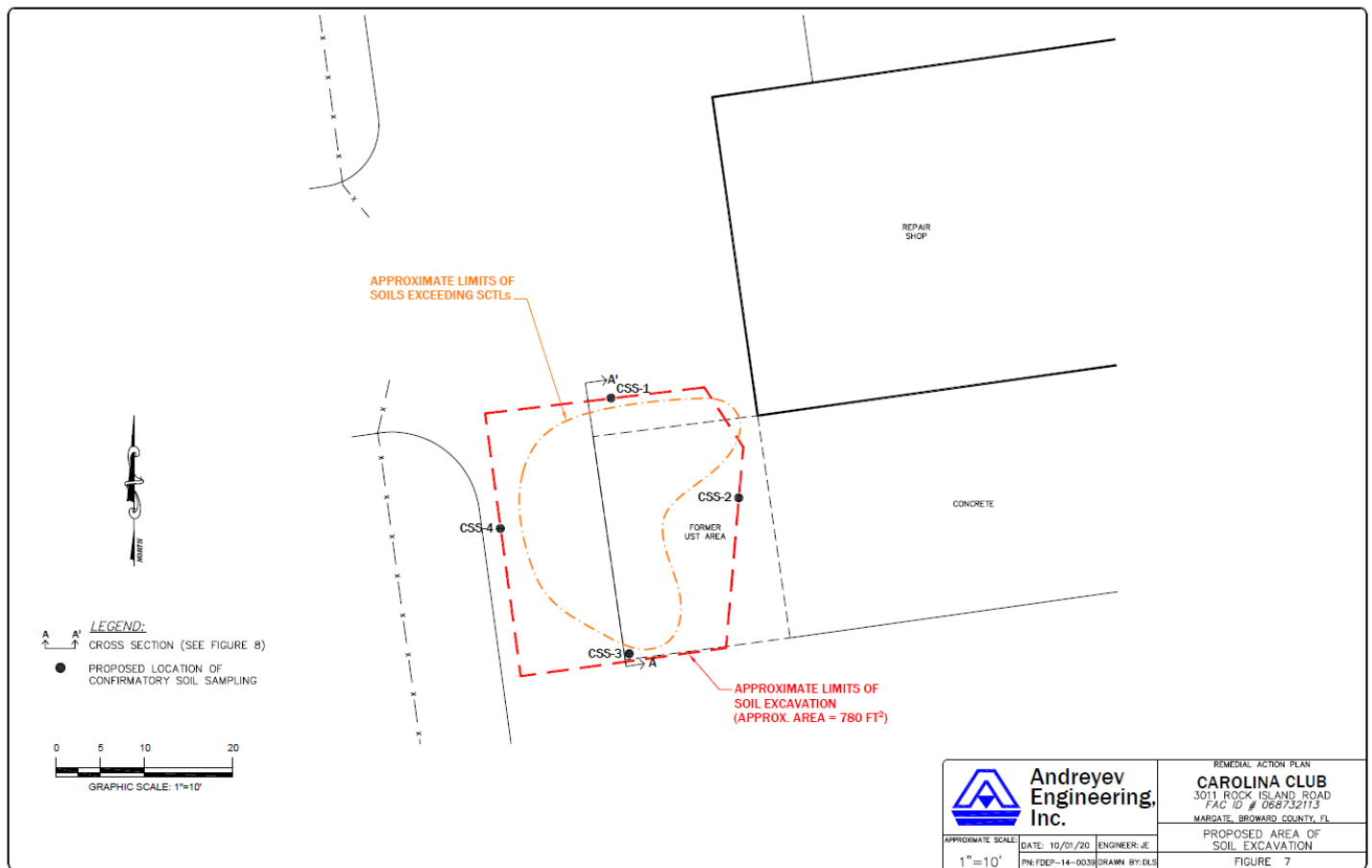
Appendix G: Pertinent Regulatory Files for the Subject Property



Extent of arsenic in groundwater at the maintenance building in 2003

The arsenic iso-concentration line was based on the old GCTL of 0.050 mg/L, not the new GCTL of 0.010 mg/L. These data are from February and April 2003. The maximum concentration during these sampling periods was 0.440 mg/L (440 ug/L) in MW-26.

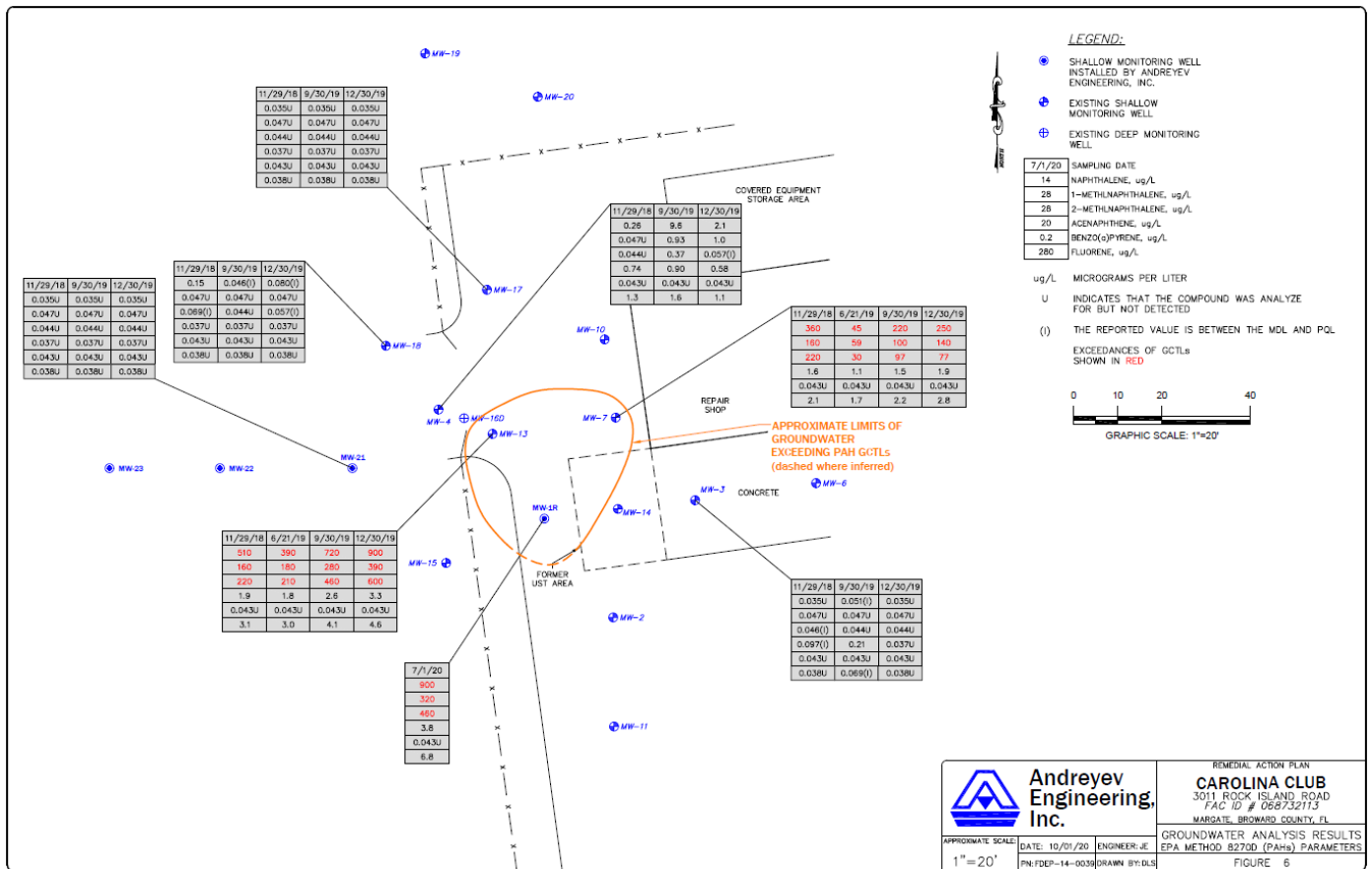
(source: Institutional Controls and Engineering Controls Audit Program Audit Report, Arcadis, 2/14/2014)



Extent of PAH soil contamination – southwest corner of maintenance building

Recent / current (2020) conditions

Source: Limited Scope Remedial Action Plan dated 10/2/2020



Extent of PAH groundwater plume – southwest corner of maintenance building

Recent / current (2020) conditions

Source: Limited Scope Remedial Action Plan dated 10/2/2020

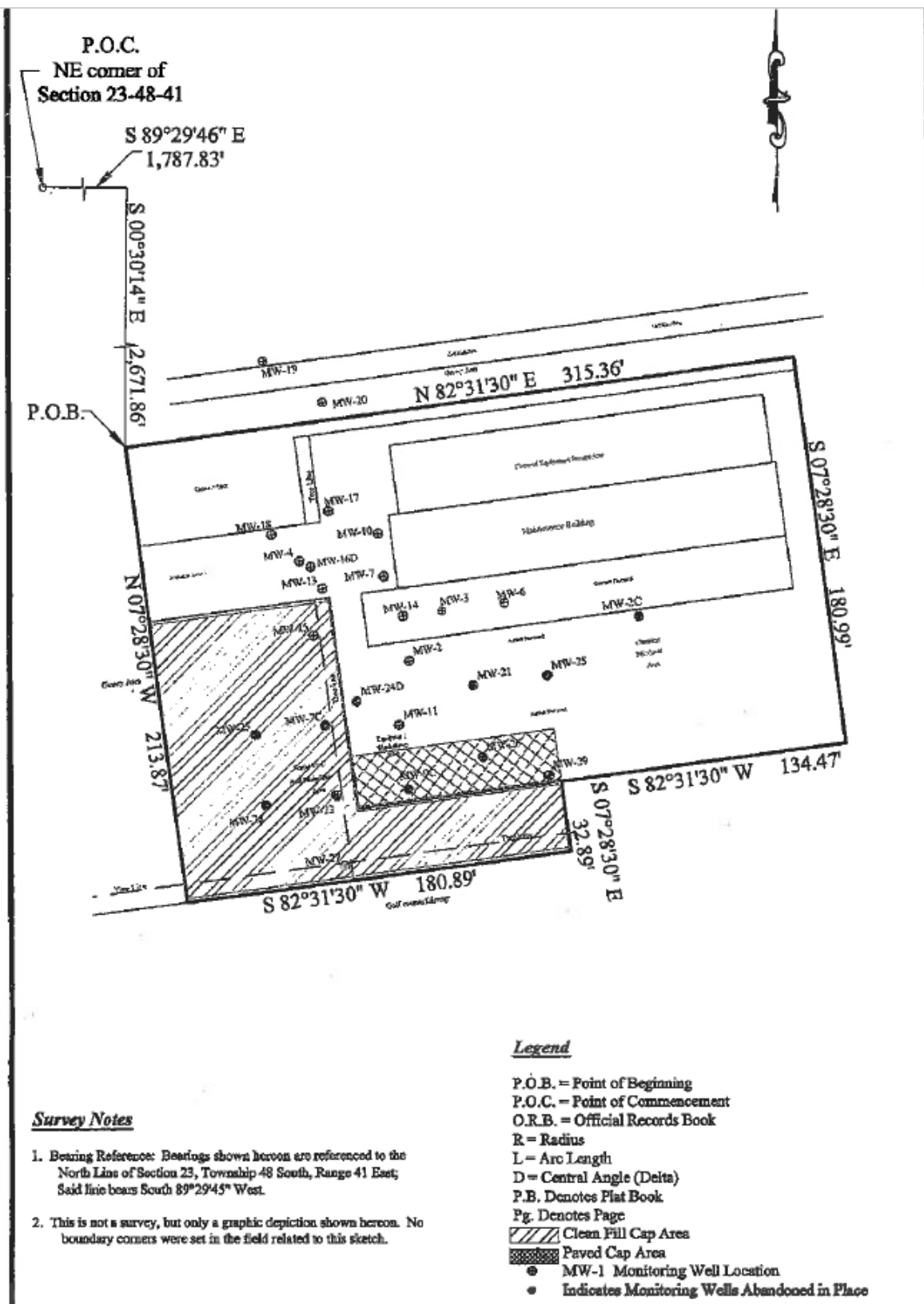


Figure 4. Sketch from the DRC indicating location of clean fill cap and paved cap area at maintenance area.
(source: Institutional Controls and Engineering Controls Audit Program Audit Report, Arcadis, 2/14/2014)