



Project # 312
November 29, 2018

Phase I Environmental Site Assessment
(ASTM E 1527-13)

**502 NW 12th Street
Ft. Lauderdale, FL 33311**

Prepared For:
Mr. Client

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1.0 Executive Summary

1.1 Summary of Findings

Based off of the activities at neighboring properties and on the site itself, Wreck Ur Rec consulting has determined that there is significant potential for a REC. The reasoning behind this decision is as follows: Federal and state/tribal environmental databases shows a number of adjoining sites that were found to have above and underground tanks. Soil and groundwater contamination were also found at these sites. These sites include Gold Coast Car Rental Inc., DAVCO Printed Circuits, Bulk Distribution, UNIVIS Vision Ease, and Berman's Service Station. Sanborn maps show several surrounding properties, including filling stations, auto sales and service shops, and a US Naval Surface Weapons Facility, that pose significant threats to the property. At the property, an old monitoring well and a maintenance shed were found containing various hazardous chemicals. Both could be indicative of contamination. Additionally, both the environmental regulator and local government official reported that a heating oil tank was installed on the property between 1964 and 1965. Although it is beyond the scope of the ASTM practice, we found reasonable evidence of asbestos in the ceiling of the property. We recommend a Phase II Assessment

1.2 Data Gaps

Federal and State Database Records: Due to poor or inadequate address information, the following sites were not mapped:

Fort Lauderdale, Renaissance Hotel, Pelican Beach Hotel, Atlantic Village Hotel and Marina, West Fort Lauderdale Hotel and Residences, The Marriot Hollywood Beach Hotel, Rolling Hills Hotel and Restaurant, HDI Property I LLC., The Tire Source Inc., Avis Rent a Car System Inc, Petroleum carrier Inc. Roadside Spill, Avis Rent a Car System Inc., Causeway Lumber Co, Broward County School board- adult center, FI Department of transportation-ROW, Whitten Property, Commercial Carrier Corp, Vecenergy - port everglades terminal, Port everglades midport crane shop B#16, Petroleum carrier Inc. Roadside spill, Jet star road spill, Renaissance Hotel

1.3 Conclusions

After extensive records reviews, interviews, and site reconnaissance we conclude that there is significant potential for a REC at the site. We recommend that a Phase II Environmental Site Assessment be done to determine if there is contamination on the property.

2.0 Introduction

2.1 Purpose

The purpose of this Environmental Site Assessment (ESA) is to identify any current or previous Recognized Environmental Conditions (REC), as defined by the ASTM Standard E-1527-05, at the subject property. A REC is defined as the presence or likely presence of any hazardous material or petroleum product that is on the property:

- (1) due to any release to the environment;
- (2) under conditions indicative of a release to the environment; or
- (3) under conditions that pose a material threat of a future release to the environment.

De minimis conditions are not recognized environmental conditions.

The intended use of this ESA to permit Client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability.

2.2 Scope of Services

This assessment was conducted in accordance to the general scope outlined in the ASTM Standards. This includes: historical records review, site reconnaissance of the subject property, and interviews of key persons.

If requested by the client, this assessment can include testing for asbestos, examination of lead paint, and other services outside the general scope of an ASTM Phase I Assessment. The client did not request these services.

This Phase I Assessment did not include any sampling or testing of groundwater, air, soil, or building materials. If necessary, these will be conducted in a Phase II Assessment.

2.3 Significant Assumptions

It is possible that even though all methodologies set forth were properly followed that some level of uncertainty remains regarding environmental conditions which could be located at the subject property. There could exist conditions which are outside the scope of the ESA or not reasonably identifiable. Wreck Ur REC assumes all records and information obtained in the records review and interviews to be reliable. However, Wreck Ur REC cannot guarantee that the information provided by the records review and interviews is truthful and complete.

2.4 Limitations and Exceptions

This ESA does not address requirements of any state or local laws or of any federal laws other than the ASTM Standard. In addition, this report is not intended to address all safety concerns associated with the subject property.

Some environmental concerns may fall outside the scope of this Phase I ESA as defined by the ASTM Standard. These include, but are not limited to: asbestos, lead paint, radon, and lead in drinking water. While these issues may create an environmental risk as the subject property, they are not investigated in this Phase I ESA.

2.5 User Reliance

This report is for the use and benefit of, and may be relied upon by, Client, and any of its affiliates, and third parties authorized by Client and Wreck Ur REC, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

3.0 Site Description

3.1 Site Description

The property is currently a hotel. It is a one story building beige building with tiled roofing. The building is designed in the shape of a “U”, surrounding an open space in the middle. In front of the building in a small parking lot. Adjacent to the building is a pool, which is enclosed by a wooden fence. A small pool pumping site, as well as a maintenance shed, are located near the pool. The maintenance shed appears to be built in the same style as the main building. It stores pool equipment and chemicals.

3.2 Current Uses of Adjoining Properties

Below includes a list of the current uses of the most relevant adjoining properties. The address and the most recent year their use was updated are also provided.

Address	Year	Use
3001 SE 6TH AVE	2012	AMERICA'S BEST INN AIRPORT
624 28TH ST SE	1986	COPS CABARET LOUNGE
400 29TH ST SE	1999	IKalick Glnn DVM Hospital
531 31ST ST NE	1965	CRISP AIR INC MARINE AIR COND % 566 6740
533 31ST ST NE	1965	REALTY TRADER HEADQUARTERS REAL EST % L04 0502 COMMERCIAL BUILDERS INC % 564 0502
17 31ST ST NW	1957	LEOS WELL DRILLING
1750 32ND ST SE	1999	Sunshine Medical Center
417 32ND ST SE	1962	FEDERAL TIRE CO INC
512 32ND ST SE	1999	Main Office City Publishing Company Sunniland PipeLine
528 32ND ST SE	1999	New Age Systems
3020 6TH AVE SE	1965	PAN AMERICAN TIRE CO % 522 7451
3100 6TH AVE SE	1965	FLOWER CITY INC ARTIFICIAL FLOWERS % 522 5461
3199 6TH AVE SE	1965	NATIONAL BRANDS TIRE CO % 524 8260

3000 ANDREWS AVE S	1975	Hadco Printed Circuits Inc % 525 8556
3123 ANDREWS AVE S	1975	Peterbilt Of Florida Inc truck leasing % 524 1329
2916A FEDERAL HWY S	1986	WALES GARAGE & AUTO STORAGE AUTOMOTIVE REPAIRS & STGE
3020 FEDERAL HWY S	1999	Airport Paint & Body
3100 S ANDREWS AVE	2012	PHARMCO PHARMACEUTICALS
3000 S. Andrews Ave.	2005	Gas Auto Creations 1 s
401 SE 30TH ST	2012	ISLAND MARINE ELECTRIC
512 SE 32ND ST	2012	SCANDINAVIAN BOILER SERVICE INC

4.0 USER PROVIDED INFORMATION

See Appendix F for Questionnaire and User Provided Information.

4.1 Specialized Knowledge or Experience

No specialized knowledge about the subject property or facility operations were noted by the Owner or Client.

4.2 Commonly Known or Reasonably Ascertainable Information

No information was provided regarding any commonly known or reasonably ascertainable information within the local area with connection to RECs on the property.

4.3 Faculty Superintendent, and Occupant Information

The Occupants are not aware of any chemical mismanagement or mold in the building. However Mr. Faculty Superintendent did note he used to use pool chemicals to kill weeds on the property.

4.4 Reason for Performing Phase I ESA

This Phase I ESA is being conducted as part of the commercial real estate due diligence process.

5.0 Records Review

5.1 Standard Environmental Record Sources

Relevant, readily available and practically reviewable documents, records, and other information were obtained and reviewed as part of this Phase I ESA. This chapter provides a list of sources of information and supporting documents.

Federal Source Records and Information

- Environmental Data Resources (EDR), Inc. federal environmental record databases search report prepared for Wreck Ur REC

State Source Records and Information

- EDR, Inc. state environmental record databases search report prepared for Wreck Ur REC

Local (County and Municipal) Records and Information

- City of Fort Lauderdale Fire Department
- Historical aerial photographs of the subject property and vicinity obtained from EDR, Inc.
- Historical Sanborn Fire Insurance maps of the subject property and vicinity obtained from EDR, Inc.

5.2 Federal and State Database Records Search

Wreck Ur Rec scanned both federal and state environmental record databases and provide a summary of facilities that are identified on any of the lists searched. See Appendix E for environmental regulatory databases.

The federal databases searched, and specified search radii, are as follows:

Federal Database	Specified Search Radii	No. of Sites Identified
National Priorities List (NPL)	1.0 mile	0
Delisted NPL	0.5 mile	0
CERCLIS list	0.5 mile	1
CERCLIS NFRAP list	0.5 mile	0
RCRA-SQG	0.25 mile	2
RCRA-CESQG	0.25 mile	8

The state databases searched, and the specified search radii, are as follows:

State and Tribal Database	Specified Search Radii	No. of Sites Identified
National Priorities List (NPL)	1.0 mile	0
CERCLIS	0.5 mile	0
Landfill and/or solid waste disposal site lists	0.5 mile	1
Leaking underground storage tanks (LUST)	0.5 mile	24
Leaking above ground storage tanks (LAST)	0.5 mile	1
AST	0.25 mile	4
UST	0.25 mile	14

NPL, Delisted NPL, CERCLIS & NFRAP Sites

The National Priority List (NPL) is the US EPA database of uncontrolled or abandoned hazardous waste sites identified for remedial actions under the Superfund program. The Delisted NPL is the database of delisted Superfund sites. The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List contains sites which are either proposed to be or on the NPL, and sites which are in the screening and assessment phase for possible inclusion on the NPL. No Further Remedial Action Planned (NFRAP) sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

No NPL, delisted NPL, or NFRAP sites were identified within the study radii.

One CERCLIS site was identified within the study radii. DAVCO Printed Circuits at 3000 South Andrews Ave was identified by the DEP and the EPA as releasing solvents into the environment.

RCRA Facilities

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Information System as defined by the Resource Conservation Act (RCRA). RCRA-SQG is the EPA's information system providing access to data supporting the

RCRA and HSWA. SQG's are small quantity generators (between 100 kg and 1,000 kg of hazardous waste per month)

2 RCRA-SQG sites are recognized within the study radius. Florida Dep- Site 299 at 3000 S Andrews Ave is one of these sites. This site was found using the following chemicals and solvent mixtures: tetrachloroethylene, trichloroethylene, methylene chloride, 1-trichloroethane, carbon tetrachloride, and chlorinated fluorocarbons. The other site recognized is Nationsrent -recycle system at 2700 S Federal Highway. The report indicates that this site generates a small amount of hazardous waste but has no violations.

RCRA-CESQG is the EPA's information system providing access to data supporting the RCRA and HSWA. CESQG's are conditionally exempt small quantity generators (less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month).

8 RCRA-CESQG sites have been identified with the study radius. G.A.S Auto Creations Inc at 3000 S Andrews Ave #B is one of these sites. This site was found to have used oil from the generators. At Florida East Coast Railway Co, at 3125 S Andrews Ave, non-halogenated solvents were found. The solvents found are Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, and Methanol, Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, and 2-Nitropropane. At 500 SE 32nd Ct, Peerless Instruments was found with hazardous material but with no violations found. Jack Aleen, at 2941 SW 1st Ter, hazardous material was found but there were no violations. Federal Millwork Corp at 3300 SE 6th Ave has the same situation. Joe V's Paint Shop Inc is located at 3321 S Andrews Ave and has no found remaining violations. Alpha One Yacht Refinishers at 3321 S Andrews Ave also has no present violations. Comsource American Inc. located at 801 SE 28th St was previously found to have non-halogenated solvents. The solvents found are Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl ketone, N-Butyl Alcohol, Cyclohexanone, and Methanol, Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, and 2-Nitropropane but now there are no current violations.

State/Tribal Sites

State/Tribal Sites are the states' equivalent to CERCLIS. These sites could already be listed on the federal CERCLIS list. Priority sites are cleaned up using state funds (state equivalent of Superfund or NPL) while other identified sites are cleaned up by potentially responsible parties.

No State Sites were identified within the study radius.

Landfill and/or solid waste disposal site lists

This site list is all waste disposal facilities and landfills within 0.5 miles of the property.

One site was found within the study radius. Cliff Berry Inc. at 3400 SE 9th Ave was found to have soil contaminated with used oil.

State/Tribal LUST Sites

The Leaking Underground Storage Tank (LUST) database is a listing of confirmed or suspected releases from underground storage tanks that have been reported to the state.

24 LUST sites were found within the study area. Broward Truck & Equipment was found to be discharging petroleum and the cleanup status was PNTD. The Gold Coast Car Rental has a cleanup status of NFA Complete. ALAMO Rent A Car was found with abandoned oil tanks and underground tanks. Cleanup status of this property is SRCR Complete. Cove Leasing Inc was found with petroleum leaks and the cleanup is ENTND eligible and required. Cemex-South Fort Lauderdale was found contaminating soil and water. Federal Millwork Corp was found with non-retail fuel use, but clean up is not required. Browning Ferris Industries OF was found with a number of tanks and a cleanup status of NFA Complete. Offshore Marine Inc. also has a number of tanks but the cleanup status is SRCR complete. ALAMO Rent A Car was found to have abandoned oil tanks and a cleanp status of RA Ongoing. Neptune Marine has a tank with an unknown substance with is NFA Complete. Petroleum Industries has unleaded gas and is ENTND eligible for clean up. Former South Florida Auto Repair was found with waste oil contamination and is NFA Complete. DKBERT Associates Property was found contaminating groundwater with leaded gas. This cleanup is RA Ongoing. Jet Star Road Spill was found with jet fuel pollution and the cleanup is RA Ongoing. Anderson's Vault Service was found leaking petroleum and is ENTND eligible. K & J Auto was found contaminating soil with an unknown substance. It is now ENTND eligible for clean up. Bigham insulation & Supply Co was found contaminating groundwater with unleaded gas. Its cleanup status is NFA Complete. Sunshine #30084 was found spilling unleaded gas. Cleanup is required at this site. Baumgarten Bros of FI was tanks filled with a variety of tanks but clean up at this site is not required. Alex's Flamingo Groves Inc. was found contaminating groundwater with generic gasoline. The cleanup at this site is NFA Complete. Mobil #02-FH1 is contaminated with unknown substances and the cleanup is SRCR complete. Bermans Service Station was found with unleaded gas, leaded gas and vehicular diesel. This site was found to have concentrations of Benzene, ethlybenzene, total xylenes, naphthalene, 1-methylnaphthalene, 2-methylnaphthalene above the applicable Natural Attenuation Default Concentration (NADC). The cleanup status here is RA Ongoing. Ft Lauderdale Ready Mix has multiple tanks on the property. The cleanup status is SRCR Complete. Finally the National Car Rental has a number tanks with unleaded gas and a cleanup status of ENTND eligible.

State/Tribal LAST Sites

The Leaking Above-Ground Storage Tank (LAST) database is a list of confirmed or suspected releases from above-ground storage tanks that have been reported to the state.

One LAST site was found within the study area. CITGO Port Everglades at 801 SE 28th St was found with pollution and a number of suspect tanks. Petroleum was found to be the main pollutant at this site. There were also a number of tanks containing aviation gas, jet fuel, petroleum additives, unleaded gas, leaded gas, and other non regulated substances.

AST

The Above-Ground Storage Tank (AST) database contains all registered above-ground storage tanks.

Four AST sites were found within the study area. Fox Rent A Car at 3100 S Federal Highway was found to have Three AST's. Tank #9 contained waste oil, and tanks #10 and #11 contained new/lube oil. Cemex-South Ft. Lauderdale at 29 SW 33rd St was found to have one AST and wastewater contamination. Tank #5 contained vehicular diesel. There is also water monitoring taking place at the site due to wastewater residue discharging into the environment. CITGO Petroleum Terminal located at 801 SE 28th St was found to have one AST. One tank was found to contain petroleum-based additive product tanks. ROBO Vault Inc. at 3340 SE 6th Ave was found to have one AST. Tank #2 at this site was found to have G-Diesel Emergency Generator. Monitoring is required at this site.

UST

The Underground Storage Tank (UST) database contains all registered underground storage tanks.

14 UST sites were found within the study area. Gold Coast Car Rental Inc. was found with two UST sites. Tank #1 contains unleaded gas and tank #2 contains waste oil. Fox Rent A Car was found with eight UST sites. Tank #1 contains waste oil, tanks #2-4 contain substance Z, tank #5 contains unleaded gas, tank #6 contains vehicle diesel, tank #7 contains unleaded gas, tank #8 contains vehicular diesel. Florida East Coast Railway Co has 1 UST tank which contains vehicular diesel. Broward Truck and Equipment has two UST sites. Tank #1 contains waste oil and tank #2 contains non-regulated substance Z. Lauderdale Motor Inc, and Nationsrent-Recycle System have one UST site each containing waste oil. Speciality Auto Rental has two UST sites containing unknown substances. ALAMO Rent A Car has two UST site with an unknown substance. Peoples Gas System Inc has one UST site with unleaded gas. Cove Leasing Inc has two underground tank containing vehicular diesel. Cemex-South Ft Lauderdale has 4 UST sites. Tank #1 contains unleaded gas, tank #2 contains vehicular diesel, tanks #3-4 contain new/lube oil. Federal Millwork Corp was found as a UST site with non-retail fuel use. Browning Ferris Industries has three UST sites. Tank #1 contains unleaded gas, tanks #2-3 contain vehicular diesel.

ROBO Vault Inc has one UST site containing diesel emergency generator.

5.3 Additional Environmental Records

5.3.1 Local Hazardous waste/contaminated sites (FI)

FI sites are generated by compiling a number of lists including Eckhardt list, Moffit list, EPA Hazardous Waste Site Lists, EPA's Emergency and Remedial Response Information System List. This tracks the progress of activities within and outside the department. It is not a list of uncontrolled sites or sources causing environmental contamination.

Three FI sites were identified within the study area. DAVCO Printed Circuits at 3000 S Andrews Ave was found to be the cause of groundwater contaminated with metals and VOC's. It has been confirmed to have soil and groundwater contamination. In early august of 2012 excavation and backfilling activities were undertaken to clean the site afterwards the Site was restored by the SWS contractor to similar previous conditions (the area was repaved). As of 2013 and the new monitoring well installed by Geosyntec the reported relatively low TCE and no other CVOCs detected. Bulk Distribution at 3399 SE 14th Ave was found to have ongoing groundwater monitoring and soil excavation. This is due to confirmed soil, surface water, and groundwater contamination. UNIVIS Vision Ease at 3301 SW 9th Ave is an industrial waste facility and therefore has the potential for REC's. This site has unconfirmed soil contamination, and confirmed groundwater contamination.

5.3.2 RCRA NonGen

RCRA NonGen includes data on which sites generate, transport, store, treat and or dispose of hazardous waste. Non-Generators (NonGen) do not currently generate hazardous waste.

11 RCRA NonGen sites were found within the study area. The following businesses were found to previously be small quantity generators that are currently not operational. They were are found to have no violations currently. The sites are Airport Body Shop, General Rent A Car, the Hazardous Material Special, Broward Truck and Equipment Co, Linda Fieckert, Everglades Waste Removal Services, D B Trucking Inc, David Hafler Acoustat Dic Co, BFI of Florida Inc, Warren Petroleum Co Port Everglades, DME Corp.

5.3.3 EDR

EDR is developed by collecting data from business directories and listings to find sites including the following keywords: gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station and many more. This type of EDR information is considered to be HRHR or High Risk Historical Records.

Nine EDR sites were found within the study area. The sites are not specifically reported.

5.4 Physical Settings

Wreck Ur REC reviewed EDR Historical Topographic maps to gather information about the subject property and its vicinity's physical setting source.

The topographic map from 1949 shows mainly high green and forested area. There are a few rivers and agricultural areas nearby. Notable on this map is the county airport to the south of the subject property.

The topographic map from 1962 shows the area becoming more commercial. The slope of the land remains the same but there is much more surface water now. Notable structures shown in this map include Lauderdale Memorial Park Cemetery, the tank farm at the Port Everglades, trailer parks throughout the map, Fort Lauderdale Hollywood international airport, and the US Naval Reserve.

The topographic map from 1969 shows the area to the north of the site become more commercial while the area that contains the subject property is now designated as industrial use. Additional notable structures include a sewage disposal next to the US Naval Reserve and an area of groundwater. There is less agriculture to the north east of the subject property, as it has been replaced heavily by tank farms.

The topographic map from 1983 shows a dramatic shift to almost entirely commercial and industrial use. Industrial areas have travel south and covered much more of the area. There are more trailer parks throughout the entire area. More groundwater in the form of lakes and rivers have appeared. To the west of the subject property there is a park with a few lakes.

The topographic map from 1994 is the most recent map the EDR had available. This map shows that almost all of the area has transitioned to residential and commercial use. The sewage disposal site is no longer at the site. The US Naval Reserve is now a US Naval Surface Weapons Facility. The tank farm has been expanded throughout the east of the subject property. Most of the trailer parks are gone as well. There is still a remaining park and athletic field directly to the west of the subject property.

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.

According to the Geotcheck report, the elevation profiles show that the elevation is higher at the target and lower on both the north and the south. It shows the same trend from west to east. The elevation is higher at the target property and slope down to the east and the west.

The rock stratigraphic unit shows Cenozoic era, Quaternary System, Pleistocene Series and code Qp. The primary soil texture is fine sand and is well drained.

5.5 Historic Use Information of the Property

Wreck Ur REC researched several sources of historical information to identify the year of initial development, and to determine past use of the land since the time of initial development. There sources general include historical aerial photographs, historical Sanborn Maps, topographic maps, and ownership records.

5.5.1 Aerial Photographs

See Appendix C.

Year	Subject Property	Adjoining Properties
1947	U shaped Hotel. With one small sheds and vegetation	Surrounding area is largely undeveloped. With Farm land to the east and a couple of roads near the property
1949	Existing U shaped Hotel With one small sheds and vegetation.	Surrounding area is largely undeveloped. With Farm land to the east.
1953	Existing U shaped Hotel With one small sheds and vegetation.	Industrial properties found to the west. Surrounding area is largely undeveloped. With silos to the north east.
1958	Existing U shaped Hotel With two connected sheds and vegetation.	Industrial properties found to the west. Surrounding area is largely undeveloped. A few residential homes

		adjacent on the west. With silos to the north east.
1961	Existing U shaped Hotel With one large sheds and vegetation.	Industrial properties found to the west. The north is largely undeveloped. A few residential homes adjacent on the west. With undeveloped but partitioned land found southeast. With silos to the north east.
1968	Existing U shaped Hotel With one large sheds and vegetation.	Industrial properties found to the west. The north is largely undeveloped. A few residential homes adjacent on the west. With undeveloped but partitioned land found southeast
1973	Existing U shaped Hotel With one large sheds and vegetation.	Industrial properties found to the west. The north is partly undeveloped. A few residential homes adjacent on the west. With undeveloped but partitioned land found southeast. With silos to the north east.
1976	Existing U shaped Hotel With three sheds and trees	Industrial and car related operations to the north and west. A few residential homes adjacent on the west. With undeveloped but partitioned land found

		southeast. With silos to the north east.
1981	Existing U shaped Hotel with White roof Two Sheds and standard size pool	Industrial and car related operations to the north. A few residential homes adjacent on the west but the area beyond is largely undeveloped. With undeveloped but partitioned land found southeast. With silos to the north east.
1988	Existing U shaped Hotel with White roof Two Sheds And standard size pool	properties and car related operations surrounding Industrial particularly to the north, a few residential properties just west and south. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.
1992	Existing U shaped Hotel with White roof Two Sheds And standard size pool	Industrial properties and car related operations surrounding particularly to the north, a few residential properties just west and south. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.
1995	Existing U shaped Hotel with White roof. Two Sheds. Pool is no longer visible. New building in the top right of property	Industrial properties and car related operations surrounding particularly to the north and south, a few residential properties just west. With

		undeveloped but partitioned land found southeast past the highway. With silos to the north east.
1999	Existing U shaped Hotel with White roof Two Sheds And standard size pool	Industrial properties and car related operations surrounding particularly to the north and south, a few residential properties just west. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.
2005	Existing U shaped Hotel with White roof Two Sheds And standard size pool	Industrial properties and car related operations surrounding particularly to the north and south, a few residential properties just west. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.
2006	Existing U shaped Hotel, two Shed and Standard size pool	Industrial properties and car related operations surrounding particularly to the north and south, a few residential properties just west. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.
2007	Existing U shaped Hotel,	Industrial properties and

	two Shed and Standard size pool	car related operations surrounding particularly to the north and south, a few residential properties just west. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.
2010	Existing U shaped Hotel, 2 Shed and Standard size pool	Industrial properties and car related operations surrounding particularly to the north and south, a few residential properties just west. With undeveloped but partitioned land found southeast past the highway. With silos to the north east.

5.5.2 City Directories

Subject Property Detail 502 NW 12th St, Fort Lauderdale, FL 33311

Year	Use
2012	America's Best Inn Airport
2005	Carolina Court Motel
1965	Carolina Court Motel
1951	Carolina Motor Court FURN RMS

Adjoining Property Detail

Year	Use and Address
1948	PACIFIC LUMBER CO (3125 S ANDREWS AVE);

	MARVINS GRILL (2800 S FEDERAL HWY); RALSTON H W OFC (2803 S FEDERAL HWY); WEAVER CATHERINE (2900 S FEDERAL HWY); MEYERS CARL (2901 S FEDERAL HWY); CUMMINS HARRY (3001 S FEDERAL HWY); CAROLINA COURT Southern Bell Telephone & Telegraph Co. (3001 S. Federal Hwy);
1951	PACIFIC LUMBER (3125 ANDREWS AVE S);
1957	NAYLOR JAS K JR (500 31ST ST NE); Vacant (521 31ST ST NE); SANDFORD WM (547 31ST ST NE); Vacant (551 31ST ST NE); HURRI-CAIN TAVERN LIQUORS (575 31ST ST NE); LEOS WELL DRILLING (17 31ST ST NW); SORRELL HOBART (370 31ST ST NW); PALM SHADE NURSERY (57 31ST ST NW); No Return (575 31ST ST NW); SHEPS GARAGE REPRS (512 32ND ST SE); LENNYS SUPPER CLUB (2800 FEDERAL HWY S); BALTHASER BENJ F VET (2810 FEDERAL HWY S);HOWLAND LADOSKA C MRS NURSE (2822 FEDERAL HWY S); VACANT (2900 FEDERAL HWY S); MEYERS CARL (2901 FEDERAL HWY S); OLYMPIC EQUIP CORP (2916 FEDERAL HWY S); BOBS STARLITE DRIVE IN RESTR (2925 FEDERAL HWY S); T & J STANDARD SERV GAS STA (3000 FEDERAL HWY S); CAROLINA COURT MOTEL (3001 FEDERAL HWY S); 1957 PAN-AM TIRE (3020 FEDERAL HWY S); CAROLINA COURT MOTEL (3001 S. Federal Hwy); CAROLINA COURT MOTEL (3001 S. Federal Hwy);
1962	Vacant (400 30th St SE); WOLVERTON JAS (404 30TH ST SE); STANDARD SERVICE STATION GAS (501 31ST ST NE); IJAMES LOUIS (513 31ST ST NE); FOSTER TEX (515 31ST ST NE); CRISP AIR INC MARINE AIR COND (531 31ST ST NE); Anderson Properties Inc (533 31ST ST NE); Vacant (539 31ST ST NE); WINDSOR COTTAGE KINDERGARTEN & NURSERY (547 31ST ST NE); OAKLAND MANORS ARENA SKATING RINK (550 31ST ST NE); SIMPSON THOS (551 31ST ST NE); SMITHS HAROLD ATLANTIC SERV (590 31ST ST NE); HURRI CAIN TAVERN (593 31ST ST NE); TRANSIENTS (308 31ST ST NW); FRANZ RALPH (312 31ST ST NW); Vacant (320 31ST ST NW); Vacant (369 31ST ST NW); SIMONS ORVILLE L(400 31ST ST NW); FORSTER LORETTA E MRS (404 31ST ST NW); MENNES ROBT (408 31ST ST NW); MOORE WM J (412 31ST ST NW); MARTELACK CHAS (500 31ST ST NW); Vacant (504 31ST ST NW); MILLER BETSY MRS (508 31ST ST NW); Vacant (516 31ST ST NW); TRANSIENTS (520 31ST ST NW); OLSBY CARL (545 31ST ST NW);

	SORRELL HOBART (579 31ST ST NW); SHAW TRUCKING (77 31ST ST NW); FEDERAL TIRE CO INC (417 32ND ST SE); SHEPS GARAGE REPRS (512 32ND ST SE); MASTERS FT LAUDERDALE APPL (3000 ANDREWS AVE S); SAXON ACE OF BROWARD INC (3100 ANDREWS AVE S); Saxon Barney (3102 ANDREWS AVE S); ACE TOBACCO CO INC (3106 ANDREWS AVE S); GENL ADJ BUR INC (3108 ANDREWS AVE S); LARSON VICTOR A ARCHT (3114 ANDREWS AVE S); PIERCE WEST INC LABY (3116 ANDREWS AVE S); PACIFIC LUMBER (3125 ANDREWS AVE S); MASTERS FT LAUDERDALE (3000 S. Andrews Ave.);
1965	McCormick Joseph Jr (400 30th St SE); NO RETURN (404 30TH ST SE); VACANT (18 31ST ST NE); STANDARD SERVICE STATION GAS (501 31ST ST NE); CRISP AIR INC MARINE AIR COND (531 31ST ST NE); REALTY TRADER HEADQUARTERS (533 31ST ST NE); W I X X RADIO (539 31ST ST NE); WINDSOR COTTAGE KINDERGARTEN & NURSERY(547 31ST ST NE); OAKLAND MANORS ARENA SKATING RINK (550 31ST ST NE); Vacant(551 31ST ST NE); ATWATERS ATLANTIC SERVICE (590 31ST ST NE); HURRI CAIN TAVERN (593 31ST ST NE); RIDING MARGT MRS (308 31ST ST NW); FRANZ RALPH (312 31ST ST NW); Vacant (320 31ST ST NW); Vacant (369 31ST ST NW); SIMONS ORVILLE L (400 31ST ST NW); VOGEL IRENE E MRS (404 31ST ST NW); Vacant (408 31ST ST NW); MOORE WM J (412 31ST ST NW); HOLLINGSWORTH CHARLES R (500 31ST ST NW); BENNETT RICH D (504 31ST ST NW); LANIGAN MARY J MRS (508 31ST ST NW); SACHS HENRY R (512 31ST ST NW); BARRY KATIE R MRS (516 31ST ST NW); RODRIQUEZ JEWEL (520 31ST ST NW); SORRELL HOBART (525 31ST ST NW); Vacant (77 31ST ST NW); BEAUDRY PRESTON (3004 4TH AVE SE); Apartments (3008 4TH AVE SE); HERBERS ROSE (3012 4TH AVE SE); 1965 CAROL ARTIFICIAL FOLIAGE INC (3100 4TH AVE SE); BUDS STANDARD SERVICE (3000 6TH AVE SE); PAN AMERICAN TIRE CO (3020 6TH AVE SE); FLOWER CITY INC ARTIFICIAL (3100 6TH AVE SE); RI MAR MOTEL (3101 6TH AVE SE); NATIONAL BRANDS TIRE CO (3199 6TH AVE SE); VACANT (3200 6TH AVE SE); VACANT (3000 ANDREWS AVE S); SAXON ACE OF BROWARD INC (3100 ANDREWS AVE S); Saxon Barney (3102 ANDREWS AVE S); ACE TOBACCO CO INC (3106 ANDREWS AVE S); VACANT (3108 ANDREWS AVE S); KERLEY ROBT C ARCHT (3114 ANDREWS AVE S); VACANT (3116 ANDREWS AVE S); PACIFIC LUMBER (3125 ANDREWS AVE S);. VACANT (3000 S. Andrews Ave.); BEAUDRY PRESTON (3004 SE 4th Ave.); BUDS STANDARD SERVICE (3000 SE 6th Ave.); PAN AMERICAN TIRE CO (3020 SE 6th Ave.);
1970	Lenny's Night Club (624 28th ST SE); Vacant (400 30th St SE); McCormick Joseph Jr (404 30TH ST SE);

	<p>SHEPS GARAGE AUTO REPR (512 32ND ST SE); BEAUDRY PRESTON (3004 4TH AVE SE); Apartments (3008 4TH AVE SE); VACANT (3012 4TH AVE SE); SYSTEMS ENGINEERING (3000 ANDREWS AVE S); ACE-SAXON OF BROWARD INC (3100 ANDREWS AVE S); Saxon Barney (3102 ANDREWS AVE S); Ace Saxon Of Broward Inc Annex (3106 ANDREWS AVE S); Mackey International Inc (3116 ANDREWS AVE S); DIXIE METAL PRODUCTS INC (3123 ANDREWS AVE S); KOSCOT DISTRIBUTORS (3125 ANDREWS AVE S); WEAVER CATH I MRS (2900 FEDERAL HWY S); COMMANDER VILLAS (2901 FEDERAL HWY S); CROUCH JAKE BUICK (2916 FEDERAL HWY S); SALLYS STOP 29 RESTAURANT (2925 FEDERAL HWY S); AUTOSEAL OF FT LAUDERDALE INC (3000 FEDERAL HWY S); WOLVERTON JAMES (3001 FEDERAL HWY S); PAN-AMERICAN TIRE CO (3020 FEDERAL HWY S); RI-MAR MOTEL (3101 FEDERAL HWY S); FLOWER CITY INC ARTIFICIAL FLOWERS (3131 FEDERAL HWY S); STANDARD OIL CO GAS STA (3265 FEDERAL HWY S); HILLSBORO BUILDING CORP CONTRS (60A FROM 2210 NE 31ST ST S); VACANT (60B FROM 2210 NE 31ST ST S); HANDLE OSCAR A JR ARCHT (60C FROM 2210 NE 31ST ST S); VACANT (60D FROM 2210 NE 31ST ST S); FORT LAUDERDALE PREPARATORY SCHOOL (60E FROM 2210 NE 31ST ST S); WEIGHT WATCHERS OF BROWARD(60F FROM 2210 NE 31ST ST S); CARMEL HAIRDRESSERS (60G FROM 2210 NE 31ST ST S); SYSTEMS ENGINEERING (3000 S. Andrews Ave.); CAROLINA COURT MOTEL (3001 S. Federal Hwy); BEAUDRY PRESTON (3004 SE 4th Ave.);</p>
1975	<p>Flying Machine The Lounge (624 28th ST SE); Edwards Charles (11 30th St NE); Montague Loretta M (400 30th St SE); Vance Jane (404 30TH ST SE); Pier Thirty Apartments (475 30TH ST SE); Vacant (3004 4TH AVE SE); Apartments (3008 4TH AVE SE); Van Landingham James (3012 4TH AVE SE); Hadco Printed Circuits Inc (3000 ANDREWS AVE S); Ace Saxon Of Broward Inc vending mach (3100 ANDREWS AVE S); Saxon Barney (3102 ANDREWS AVE S); Ace Saxon Of Broward Inc Annex (3106 ANDREWS AVE S); Mackey International Inc (3116 ANDREWS AVE S); Peterbilt Of Florida Inc truck leasing (3123 ANDREWS AVE S); Copeland Co Inc (3125 ANDREWS AVE S); Vacant (3129 ANDREWS AVE S); American Yacht Co (3131 ANDREWS AVE S); VACANT (2900 FEDERAL HWY S); University Buick body shop (2916 FEDERAL HWY S); Airport Chef restr (2925 FEDERAL HWY S); Ameri Car Rentals (3000 FEDERAL HWY S); Cimato Betty J Mrs (3001 FEDERAL HWY S); Higginbotham Tire Co (3020 FEDERAL HWY S); Sun Auto Rentals (3025 FEDERAL HWY S); Atlantic Rent A Car (3100 FEDERAL HWY S); Ri Mar Motel (3101 FEDERAL HWY S); THORSON RICHD (3101 FEDERAL HWY S); Inside The water beds (3131 FEDERAL HWY S); Vacant (3255 FEDERAL HWY S); A United Auto Rentals Inc (3265 FEDERAL HWY S); Hadco Printed Circuits Inc (3000 S. Andrews Ave.); Cimato Betty J Mrs</p>

	(3001 S. Federal Hwy); Pier Thirty Apartments (475 SE 30th St.); Vacant (3004 SE 4th Ave.);
1980	Copa Cabaret Lounge (624 28th ST SE); Auto Club service Agency (400 29th St SE); Vacant (400 30th St SE); Apartments (401 30th St SE); Monschein Sharon (404 30TH ST SE); Transient (475 30TH ST SE); GAGLIANO APTS City Publishing Company (400 31ST ST SE); J Rs Mini Market (401 32ND ST SE); Phillips Petroleum Co oils & lubricants (512 32ND ST SE); Keuper Joseph P (3004 4TH AVE SE); Apartments (3008 4TH AVE SE); Noble Bea (3012 4TH AVE SE); 1980 Flower City (3100 4TH AVE SE); South Federal Professional Grooming (2806 FEDERAL HWY S); Animal Medical Hospital (2810 FEDERAL HWY S); Port Everglades Printing Co (2822 FEDERAL HWY S); VACANT (2900 FEDERAL HWY S); Sward Bill (2901 FEDERAL HWY S); Genuine Parts & Supply Inc (2916 FEDERAL HWY S); E Js Coffee Shop (2925 FEDERAL HWY S); Vacant (3000 FEDERAL HWY S); Carolina Court Motel (3001 FEDERAL HWY S); Higginbotham Tire Co (3020 FEDERAL HWY S); Sun Auto Rentals Of Fla Inc (3025 FEDERAL HWY S); Curry General Rent A Car Inc (3100 FEDERAL HWY S); Gunno Robt (3101 FEDERAL HWY S); Jrs Mini Market (3131 FEDERAL HWY S); Holiday Rent A Car (3255 FEDERAL HWY S); Vacant (3265 FEDERAL HWY S); MACKEY INTERNATIONAL AIRLINES (3116 S ANDREWS AVE); AMEMRICA S NUMBER 1 HEALTH (3125 S ANDREWS AVE); SOUTH FEDERAL GROOMING PARLOR (2806 S FEDERAL HWY); LUNDBERG (2810 S FEDERAL HWY); BILL SWAD LEASING CO (2901 S FEDERAL HWY); AMERI-CAR RENTALS INC (3000 S FEDERAL HWY); AMERICAN INTERNATIONAL RENT-A- CAR OUT OF TOWN INTERNATIONAL RESERVATIONS (3265 S FEDERAL HWY); HOLIDAY RENT A CAR FORT (3255 S FEDERAL HWY); SUN AUTO RENTALS OF FLORIDA INC (3025 S FEDERAL HWY); CURRY-GENERAL RENT-A-CAR (3100 S FEDERAL HWY); Carolina Court Motel (3001 S. Federal Hwy); AMERICAN AUTOMOIBLE (400 SE 29TH ST); Apartments(401 SE 30th St.); Pier Thirty Apartments (475 SE 30th St.); Beaudry Preston A (3004 SE 4th Ave.);
1985	MACKEY INTERNATIONAL AIRLINES (3106 S ANDREWS AVE); FLORIDA EAST COAST RAILWAY CO (3125 S ANDREWS AVE); FLORIDA EAST COAST RAILWAY CO (3131 S ANDREWS AVE); SOUTH FEDERAL GROOMING PARLOR (2806 S FEDERAL HWY); LUNDBERG (2810 S FEDERAL HWY); SWAD BILL LEASING (2901 S FEDERAL HWY); GOLD COAST CAR RENTAL (3000 S FEDERAL HWY); HOLIDAY RENT A CAR FORT (3255 S FEDERAL HWY); AMERICAN INTERNATIONAL RENT-A-CAR (3265 S FEDERAL HWY);

1986	Cops Cabaret Lounge(624 28th ST SE); Animal Medical Hospital (400 29th St SE); Stephens Helen (400 30th St SE); SCAULSI (401B 30TH ST SE); BECKHARN D (401C 30TH ST SE); TRANSIENT (404 30TH ST SE); 4 JACKOBSON (475 30TH ST SE); GAGLIANO APTS City Publishing Company (400 31ST ST SE); EVALBA TEXTILE INTERNATIONAL (512 32ND ST SE); BEAUDRY PRESTON (3004N 4TH AVE SE); INFANTES SANTO I (3004S 4TH AVE SE); Apartments (3008 4TH AVE SE); VACANT (3012A 4TH AVE SE); RANDOLPH ERNEST (3012B 4TH AVE SE); 1980 Flower City (3100 4TH AVE SE); VACANT (2822 FEDERAL HWY S); VACANT (2900 FEDERAL HWY S); K J AUTO SALES & RENTAL LONG (2901 FEDERAL HWY S); ECONOSPORTS INC AUTO DLR (2916 FEDERAL HWY S); WALES GARAGE & AUTO STORAGE (2916A FEDERAL HWY S); E JS COFFEE SHOP RESTR (2925 FEDERAL HWY S); GOLD COAST CAR RENTAL (3000 FEDERAL HWY S); CIMATO BETTY J MRS (3001 FEDERAL HWY S); NATIONAL TIRE STORE (3020 FEDERAL HWY S); VACANT (3025 FEDERAL HWY S); CURRY GENERAL RENT-A-CAR INC (3100 FEDERAL HWY S); STRUTH GERALD (3101 FEDERAL HWY S); ROSS GROCERY & DELI (3131 FEDERAL HWY S); VACANT (3201 FEDERAL HWY S); INTER AMERICAN CAR RENTAL INC (3255 FEDERAL HWY S); VACANT (3265 FEDERAL HWY S); CAROLINA COURT MOTEL (3001 S. Federal Hwy); PIER THIRTY BLDG (475 SE 30th St.);
1990	WINGKNIFE INC HSEWR (3100 S ANDREWS AVE); SERVICEMASTER CARPET CLEANER (3104 S ANDREWS AVE); ORTHOPEDIC AIDS INC (3116 S ANDREWS AVE); FLORIDA EAST COAST RAILWAY CO (3125 S ANDREWS AVE); FLORIDA EAST COAST RAILWAY CO (3131 S ANDREWS AVE); Enterprise Leasing Co Inc (2805 S FEDERAL); Florida Hearing Care Centers Corporate (2905 S FEDERAL); Sherwood Honda (3000 S FEDERAL); El Cheapo Auto Insurance (3005 S FEDERAL) Marino Dom (3110 S FEDERAL); Helmsley Spear National Realty (3157 S FEDERAL); Video Stop Inc (3205 S FEDERAL); U S GOVERNMENT POSTAL SERVICE (2801 S FEDERAL HWY); ENTERPRISE LEASING AND RENT (2805 S FEDERAL HWY); K J AUTO SALES AND RENTALS (2901 S FEDERAL HWY); INTERAMERICAN CAR RENTAL (2915 S FEDERAL HWY); WALES GARAGE INC (2916 S FEDERAL HWY); RI-MAR MOTEL & APARTMENTS (3101 S FEDERAL HWY); AUTO HOST RENTAL & LEASING (3255 S FEDERAL HWY); CAROLINA COURT (3001 S FEDERAL HWY); GENERAL RENT A CAR INC CORP (3100 S FEDERAL HWY); LINDOS RENT A CAR INC (3025 S FEDERAL HWY); GOLD COAST CAR RENTAL (3000 S

	<p>FEDERAL HWY); GOLD LEAF REALTY INC (2895 S FEDERAL A HWY); CAROLINA COURT (3001 S. Federal Hwy); COPA CABARET & DISCO (624 SE 28TH ST); SOUTH FEDERAL GROOMING PARLOR (400 SE 29TH ST); Guil Hem Pierre (401 SE 30TH DR); Morgan T (410 SE 30TH DR); Hermann William W (411 SE 30TH DR); Kinney Michael W (414 SE 30TH DR); Castello Antonio (415 SE 30TH DR); Jones S Y (421 SE 30TH DR); Bradford Dorthy R (423 SE 30TH DR); Amato Albert (426 SE 30TH DR); Diguette Robert H (430 SE 30TH DR); Moses Edwin R (431 SE 30TH DR); Voelz C Ed (435 SE 30TH DR); Manoudakis Nick (440 SE 30TH DR); Urbakiuk George & Cheryl (500 SE 30TH DR); Urbaniuk Chris (504 SE 30TH DR); Archer David E (510 SE 30TH DR); Furman Richard E (511 SE 30TH DR); Dowland Miriam (514 SE 30TH DR); Murphy Betty AV (400 SE 30TH ST); BECKHAM D A (401 SE 30TH ST); MURPHY JAMES (404 SE 30TH ST); SALVINO FRANK (475 SE 30TH ST); ROSSS GROCERY & DELI (401 SE 32ND ST); J R S BAR (412 SE 32ND ST); UNICRAFT INDUSTRIES UPHLSTRY (512 SE 32ND ST); RIGGER S LOFT (528 SE 32ND ST); CROUSE FRED (420 SE 3TH ST); MCCAMBRIDGE DAVID (3008 SE 4TH AVE); LAMP SHIRLEY (3012 SE 4TH AVE); FLOWER CITY FLORIST (3100 SE 4TH AVE); GREASER S AUTO CENTER AUTO (3200 SE 6TH AVE); HORA DOUGLAS F (131 SW 31ST ST);</p>
1999	<p>DVM, Hospital (400 29th St SE); Bus O Res (1 30th St); Murphy Betty (400 30th St SE); Cottnll (401 30th St SE); Murphy Betty City Publishing Company (404 30TH ST SE); Vega Shanda City Publishing Company (475 30TH ST SE); GAGLIANO APTS City Publishing Company (400 31ST ST SE); Sunshine Medical Center City Publishing Company (1750 32ND ST SE); Ross Grocery & Deli City Publishing Company (401 32ND ST SE); Main Office City Publishing Company (512 32ND ST SE); Shoreside Travel City Publishing Company (520 32ND ST SE); New Age Systems City Publishing Company (528 32ND ST SE); Robinson Jeffrey City Publishing Company (3004 4TH AVE SE); Gunno Robert City Publishing Company (3008 4TH AVE SE); Hollywood Inc City Publishing Company (3100 4TH AVE SE); Performance Fn Svcs City Publishing Company (3112 4TH AVE SE); Glantre Engineering City Publishing Company (3100 ANDREWS AVE S); Footnotes City Publishing Company (3104 ANDREWS AVE S); Orthopedic Ads Inc City Publishing Company (3116 ANDREWS AVE S); Expert Arr Advice City Publishing Company (3118 ANDREWS AVE S); FEC FROM Hw Dispatch City Publishing Company (3125 ANDREWS AVE S); Florida East Coast City Publishing</p>

	<p>Company (3131 ANDREWS AVE S); Pro Sport Design City Publishing Company (20659 FEDERAL HWY S); Copa Night Club City Publishing Company (2800 FEDERAL HWY S); Ocean Auto Sls City Publishing Company (2901 FEDERAL HWY S); Rental City Publishing Company (2915 FEDERAL HWY S); Wales Garage Inc City Publishing Company (2916 FEDERAL HWY S); Able Car Rentals City Publishing Company (2929 FEDERAL HWY S); Gold Coast Car Rental City Publishing Company (3000 FEDERAL HWY S); Murphy Alvin J City Publishing Company (3001 FEDERAL HWY S); Airport Body Shop City Publishing Company (3020 FEDERAL HWY S); Enterprise Rent A Car City Publishing Company (3025 FEDERAL HWY S); Marnt Dept City Publishing Company (3100 FEDERAL HWY S); Vacation Inn City Publishing Company (3101 FEDERAL HWY S); CJ Worldwide Export City Publishing Company (3201 FEDERAL HWY S); Budget Harley City Publishing Company (3255 FEDERAL HWY S); Zacaro Shipping City Publishing Company (3344 FEDERAL HWY S); FOOTNOTES FT (3104 S ANDREW AVE); Carolina Court Motel City Publishing Company (3001 S. Federal Hwy); Cottnl N N City Publishing Company (401 SE 30th St.); Vega Shanda City Publishing Company (475 SE 30th St.); CULP D (400 SE 31ST ST); Robinson Jeffrey City Publishing Company (3004 SE 4th Ave.);</p>
2005	<p>Gas Auto Creations (3000 S ANDREWS AVE); Pharmco Pharmaceuticals Hill (3100 S ANDREWS AVE); Nexs 2 (3104 S ANDREWS AVE); Service Master Clean (3104 S ANDREWS AVE); Exts Millicare Systems (3110 S ANDREWS AVE); Orthopedic Aids Inc (3116 S ANDREWS AVE); Medical Care Vacations (3118 S ANDREWS AVE); Medical Care Vacations (3118 S ANDREWS AVE); Fec Railway (3125 S ANDREWS AVE); Copa Night Club (2800 S FEDERAL HWY); Na CL (2801 S FEDERAL HWY); Swad Auto Transporters Inc (2901 S FEDERAL HWY); NCL (2915 S FEDERAL HWY); Wales Garage Inc (2916 S FEDERAL HWY); Able Car Rental (2929 S FEDERAL HWY); Gas Auto Creations (3000 S. Andrews Ave.); Carew Jon Paul DVM (400 SE 29TH ST); Nelson Rudd DVM (400 SE 29TH ST); Island Marine Electric (401 SE 30TH ST); H Murphy Betty (404 SE 30TH ST); Torres Glendalee (475 SE 30TH ST); Island Marine Electric 2 R (401 SE 30th St.); Balcazar Samuel (475 SE 30th St.); GAGLIANO APTS (400 SE 31ST ST); GAGLIANO APTS (400 SE 31ST ST); Rosss Grocery & Deli (401 SE 32ND ST); Bimini Bay Bar & Grill (412 SE 32ND ST); Scandinavian Boiler Svc (512 SE 32ND ST); Academy Of Live Aboard Diving (520 SE 32ND ST); NC (528 SE 32ND ST); Robinson Jeffreye (3004 SE 4TH AVE); Dixon Stephanie (3008 SE 4TH AVE); A & W</p>

	<p>Electric Of Hollywood (3100 SE 4TH AVE); Fogan Thomas J A (3112 SE 4TH AVE); Robinson Jeffreys (3004 SE 4th Ave.); Coast To Coast Wholesale (3000 SE 6TH AVE); Gold Coast Car Rental (3000 SE 6TH AVE); Airport Body Shop (3020 SE 6TH AVE); Enterprise Rent A Car (3025 SE 6TH AVE); Paghdar Narsinh v (3101 SE 6TH AVE);Tropic Supply Inc (3200 SE 6TH AVE);C 3 Worldwide Export Inc (3201 SE 6TH AVE); Coast To Coast Wholesale (3000 SE 6th Ave.); Gold Coast Car Rental (3000 SE 6th Ave.); Airport Body Shop (3020 SE 6th Ave.); Enterprise Rent A Car (3025 SE 6th Ave.);</p>
2007	<p>OAKLAND PARK INN (3001 N FEDERAL HWY); DYNAMIC CERAMICS (3025 NE 6TH AVE); PAYLESS CAR RENTAL (3000 S ANDREWS AVE); PHARMCO INC (3100 S ANDREWS AVE); MILLICARE (3104 S ANDREWS AVE); AXIS REALTY ADVISORS LLC (3112 S ANDREWS AVE); THIBEAUX ARCHITECTURE INC (3114 S ANDREWS AVE); AEGIS AEROSPACE FASTENERS INC (3118 S ANDREWS AVE); PARSEC INC (3125 S ANDREWS AVE); Copa Night Club (2800 S FEDERAL HWY); US POSTAL SERVICE (2801 S FEDERAL HWY); GALACTIC AUTO PARTS (2916 S FEDERAL HWY); EXPERT AIR ADVICE INC (140 SE 29TH ST); HAWTHORNE MARINE INC (180 SE 29TH ST); HAGADORN HOLDINGS INC (400 SE 29TH ST); ISLAND MARINE ELECTRIC (401 SE 30TH ST); MELVIN T SMITH (400 SE 31ST ST); HAZELS BIMINI BAY (412 SE 32ND ST); SCANDINAVIAN BOILER SERVICE INC (512 SE 32ND ST); STARS (520 SE 32ND ST); SWACAT TECHNOLOGIES INC (520 SE 32ND ST); MERIDIAN MARINE CORP (528 SE 32ND ST); A & W ELECTRIC OF HOLLYWOOD INC (3100 SE 4TH AVE); SWAD AUTO TRANSPORTERS INC (2901 SE 6TH AVE); 2007 WALES GARAGE (2916 SE 6TH AVE); ABLE CAR RENTAL (2929 SE 6TH AVE); COAST TO COAST WHOLESALE SALE (3000 SE 6TH AVE); ENTERPRISE (3025 SE 6TH AVE); AIRPORT VALET PARKING (3020 SE 6TH AVE); VACATION INN (3101 SE 6TH AVE); ALL PRO SERVICES OF SOUTH FL (3131 SE 6TH AVE)</p>
2012	<p>CAFE TUTTO BENE (3001 N FEDERAL HWY); BEST WESTERN OAKLAND PARK INN (3001 N FEDERAL HWY); ON THE ROAD AGAIN SERVICE (3025 NE 6TH AVE); GASAUTO CREATIONS (3000 S ANDREWS AVE); PHARMCO PHARMACEUTICALS (3100 S</p>

	<p>ANDREWS AVE); THINK CLEAN (3104 S ANDREWS AVE); THIBEAUX ARCHITECTURE INC (3114 S ANDREWS AVE); CARE VACATION (3118 S ANDREWS AVE); TOM KRIPS CONSTRUCTION (3120 S ANDREWS AVE); UNITED STATES GOVERNMENT (2801 S FEDERAL HWY); JUST WINGS & A FEW OTHER THINGS (2821 S FEDERAL HWY); WALES GARAGE INC (2916 S FEDERAL HWY); OLSEN ALAN (120 SE 29TH ST); EXPERT AIR ADVICE (140 SE 29TH ST); REVERSE OSMOSIS OF SOUTH (150 SE 29TH ST); HAWTHORNE MARINE (180 SE 29TH ST); SOUTHPORT ANIMAL HOSPITAL (400 SE 29TH ST); ISLAND MARINE ELECTRIC (401 SE 30TH ST); ROSSS GROCERY & DELI (401 SE 32ND ST); TJC ASSOCIATES OF BROWARD (412 SE 32ND ST); SCANDINAVIAN BOILER SERVICE INC (512 SE 32ND ST); NEKTON DIVING CRUISES (520 SE 32ND ST); 2012 ELBA MARINE (528 SE 32ND ST); 2012 A & W ELECTRIC OF HOLLYWOOD INC (3100 SE 4TH AVE); 2012 MERIDIAN MARINE CORP (3112 SE 4TH AVE); 2012 TRAFFIC TICKET HELP CENTER (2900 SE 6TH AVE); 2012 MORNING STAR MANAGEMENT INC (2901 SE 6TH AVE); 2012 ACCESS AUTO RENTAL (2915 SE 6TH AVE); 2012 ABLE CAR RENTAL (2929 SE 6TH AVE); 2012 GOLD COAST CAR RENTAL INC (3000 SE 6TH AVE); ENTERPRISE RENTATRUCK (3025 SE 6TH AVE); AIRPORT PARKING INC (3020 SE 6TH AVE); VACATION INN (3101 SE 6TH AVE); TROPIC SUPPLY INC (3200 SE 6TH AVE);</p>
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5.5.3 Sanborn Fire Insurance Maps

Upon evaluating the Sanborn Maps several adjoining site were found to be suspect. See Appendix D.

D-14: Auto sales and service

D-11 or section N: Pan American Tire Co. Tire Sales and Services and a Filling Station

Bottom right corner of SE 32nd St and SE 6th Ave: Tire Sales and Service

Bottom left corner of SE 32nd St and S Andrews Ave: Tools and Paints

D-8: All buildings are indicated as having “non comb ceiling” or non-combustible ceiling

Bold Number 20: building are indicated as having “non comb ceiling” or non-combustible ceiling

D-9: Tire Sales and Services

D-9: Artificial Foliage Manufacturing

6.0 Site Reconnaissance

6.1 Methodology and Limiting Conditions

Our field technician walked the site's interior and exterior. He inspected the motel, pool, pool pump, maintenance shed, and surrounding areas. He extensively photographed the area. He indicated no limited conditions and was allowed access to all of the property.

6.2 Exterior and Interior Observations

On the site, an old monitoring well was found. This well could have been used to measure previous environmental groundwater contamination.

The maintenance shed contains several chemicals compounds, including the pesticide Envy 2,4-D. This hazardous chemical is regulated under CERCLA and is particularly dangerous when it comes into contact with water. Many of the vinyl tiles within the floor of the shed appear broken or missing. These gaps and cracks could allow a pathway through which the chemical could be released into the environment. Additionally, there appears to be staining on the floor of the maintenance shed, indicating some previous chemical substances have already been spilled.

It appears that part of the parking lot on the site has been repaved. Although it is unclear what this area had on it before, it could be further investigated for contamination.

6.3 Out of Scope Considerations

The ceiling of the hotel rooms has a textured structure which could contain asbestos materials. Although asbestos is beyond the scope of an Environmental Phase 1 site assessment, it is a dangerous material that can lead to reduced respiratory function and death. It has also been linked to increased risk of lung cancer and mesothelioma.

While the pool pump area is covered, there is no floor to it. If any chemicals were to leak from, they could be released into the environment. The chemicals used in pools are not hazardous, however, their discharge into the environment could cause some contamination.

7.0 Interviews

7.1 Interviews with Owner

Wreck Ur REC conducted an interview with Mr. Owner. He was not aware of any mold or leaks in the hotel that would constitute a REC and was unresponsive when asked about the monitoring well that had been previously installed on the property.

7.2 Interviews with Faculty Superintendent

In an interview with Mr. Faculty Superintendent about the chemicals used on the subject property he said that he uses "Roundup for weed control and the regular pool chemicals to maintain the pool".

7.3 Interview with Occupants

The Occupants at the hotel were not aware of anything that would constitute a REC on the subject property.

7.4 Interview with Local Government Officials

The Local Government Official informed us that a heating oil tank was installed on the subject property in 1964.

7.5 Interview with Regulator

The Regulator informed us that that a heating oil tank was installed on the subject property in 1965.

7.6 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-05, interview with owners of neighboring properties were not performed.

8.0 Findings and Opinions

Based off of the activities at neighboring properties and on the site itself, Wreck Ur Rec consulting has concluded that there is significant potential for a REC.

Specifically, the following information should be noted:

- Federal and state/tribal environmental databases revealed a number of adjoining sites were found to have above and underground tanks, as well as, soil and groundwater contamination. Sites that pose the most significant threats include:
 - Gold Coast Car Rental Inc., was found to have two underground storage tanks, one filled with unleaded gas and one filled with waste oil. One or more was found to be leaking. The tanks were removed and the site was cleaned up to a satisfactory level, deemed NFA complete.
 - DAVCO Printed Circuits is considered CERCLIS site, it was deemed by the DEP and EPA as resealing solvents into the environment. It's soil and groundwater were confirmed to be contaminated with VOCs and metals. Monitoring well installation and associated groundwater sampling was completed at the Site in February 2013.
 - Bulk Distribution is a local hazardous waste/contaminated site. It has confirmed soil, surface water, and groundwater contamination. There is ongoing groundwater monitoring and soil excavation. As of 1999, it has been cleaned up to a satisfactory level.
 - UNIVIS Vision Ease is a previous industrial waste facility. There is confirmed groundwater contamination but unconfirmed soil contamination. According to the Florida Department of Environmental Regulation, the site is currently undergoing further investigation for contamination, and has advised the public as such. As of 2003, the property has closed for one-time soil clean up. It has since re-opened as a large quantity generator.
 - Berman's Service Station has reported one or more leaking underground storage tanks. It had seven underground service tanks, containing unleaded gasoline, leaded gasoline, and vehicular diesel. Tanks #1-4 have since been removed. Tank #5-7 are currently in service and being monitored. Concentration of several hazardous chemicals were found to be above applicable NADC. The discharge cleanup status, the petroleum discharge cleanup status, and the contaminated media discharge cleanup status are RA-ongoing. The clean up work status is inactive.
- At the property, an old monitoring well and a maintenance shed containing various hazardous chemicals were found. Both could be indicative of contamination.

- Interviews reported that a heating oil tank was installed on the property. Mr. Regulator says that the tank was installed in 1965. A government official says that the tank was installed in 1964.
- According to Sanborn maps, several surrounding properties, including filling stations, auto sales and service shops, and a US Naval Surface Weapons Facility, pose dangers to the property.

We recommend that a Phase II Environmental Site Assessment be done to determine if there is contamination on the property.

Although it is beyond the scope of the ASTM practice, we found reasonable evidence of asbestos in the ceiling of the property.

9.0 Non-Scope Services

No additional services were requested by Client and therefore none were performed by Wreck Ur REC as part of this Phase I ESA. However, Wreck Ur REC would like it to be noted that it is possible that there is asbestos in the ceiling of the hotel.

Signatures and Certification Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environment Professional as defined in the 312.10 of this part.

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

APPENDICES

Appendix A	-	Property Photographs
Appendix B	-	Property Maps and Drawings
Appendix C	-	Historical Aerial Photographs and Maps
Appendix D	-	Historical Sanborn Insurance Maps
Appendix E	-	Environmental Regulatory Databases
Appendix F	-	User Provided Information
Appendix G	-	OCULUS Files