

05 August 2026

Ana Alvarez
City of Oakland Park
1100 Park Lane East
Oakland Park, Florida 33334
anaa@oaklandparkfl.gov

**Re: Proposal for a Phase I Environmental Site Assessment
Florida Commerce Parcels
2350 to 2690 West Oakland Park Boulevard
Oakland Park, Florida
Langan Project No. 330135306**

Dear Ana:

Langan Engineering and Environmental Services, LLC (Langan) is pleased to provide the City of Oakland Park (the "Client") with this proposal for environmental due diligence services for the Florida Commerce Parcels located at 2350 to 2690 West Oakland Park Boulevard in Oakland Park, Florida (the "subject property"). Langan understands that Client requested these services for a potential property acquisition. The project background and scope of services are discussed below

SUBJECT PROPERTY DESCRIPTION

The approximately five-acre subject property consists of nine parcels owned by the State of Florida Agency for Workforce Innovation, bound by residential properties and a lake to the south, Oakland Park Boulevard to the north and Northwest 27th Avenue to the west. The parcels are located at 2350 to 2690 West Oakland Park Boulevard as shown below.



Label	Parcel Number	Lot Size (square feet)	Parcel Address
1	4942 29 29 0010	28,903	2530 West Oakland Park Boulevard
2	4942 29 29 0020	40,586	2550 West Oakland Park Boulevard
3	4942 29 29 0030	15,148	2600 West Oakland Park Boulevard

4	4942 29 29 0031	6,618	West Oakland Park Boulevard
5	4942 29 29 0040	17,165	2610 West Oakland Park Boulevard
6	4942 29 33 0010	64,718	2626 West Oakland Park Boulevard
7	4942 29 33 0020	6,893	2680 West Oakland Park Boulevard
8	4942 29 33 0021	4,560	Northwest 27 Avenue
9	4942 29 33 0030	30,993	2690 West Oakland Park Boulevard

SCOPE OF SERVICES

We will complete the Phase I ESA using the guidelines of the ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21), and the United States Environmental Protection Agency's (US EPA's) All Appropriate Inquiries (AAI) Rule (40 CFR Part 312). The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions (RECs) in connection with the subject property. The Phase I ESA will include reviewing physical setting resources, government records and historical records; completing a site reconnaissance; interviewing owners/operators/occupants of the subject property; and evaluating the information obtained. We will provide the findings, opinions, and conclusions of the Phase I ESA in a report signed by an environmental professional.

The detailed scope of services for the Phase I ESA is provided in Attachment A.

Excluded Non-ASTM Considerations

Considerations outside of the scope of ASTM E1527-21 are excluded from this Phase I ESA unless specifically requested by the Client and listed above. Such non-scope considerations include, but are not limited to: asbestos-containing building materials (unrelated to releases into the environment); biological agents; cultural and historical 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; polychlorinated biphenyl (PCB)-containing building materials (for example, fluorescent light ballasts, paint, and caulk); naturally occurring radon; regulatory compliance; substances not defined as hazardous substances (including some substances sometimes generally referred to as emerging contaminants); and wetlands.

Third-Party Reliance

The Phase I ESA will name the Client as the sole user and intended beneficiary of the Phase I ESA. If an additional party requires reliance on the Phase I ESA, the Client must submit a written request for a reliance letter to Langan. Langan will prepare our standard reliance letter for a lump sum fee of \$500. If the relying party requires revisions to Langan's standard reliance letter, additional fees may apply.

Client-Provided Information

We assume that the names and contact information for current and prior owners, operators, and occupants of the subject property will be provided by Client, if available. We request that the following information be provided to Langan upon authorization to proceed:

- Pertinent documents as described in Attachment A, Task 2;
- A completed User Questionnaire as provided in Attachment B;
- The findings of tasks defined as user responsibilities (e.g., title search, environmental lien search, etc.); and
- All previous environmental reports (e.g., previous Phase I ESA reports).

FEE AND SCHEDULE

We will complete the Phase I ESA for a lump sum fee of **\$5,500**, which includes \$500 in reimbursable expenses. Langan's services will be performed in accordance with our Continuing Professional Services Agreement, RFQ-100323, and Resolution No. R2024-057

We will provide a draft of our Phase I ESA report approximately two to three weeks following authorization to proceed. We will provide a final Phase I ESA report approximately two business days after receipt of your comments, if any.

ASSUMPTIONS

Langan based the above fee on the information made available to us at the time we prepared this proposal. Langan assumes that:

- Subject property size and operations are consistent with the description provided above.
- Langan will submit Freedom of Information Act (FOIA) requests at our discretion. In-person agency records reviews are excluded, and we assume records will be available online for review.
- Langan will not complete tasks that are defined as a user responsibility unless specifically requested by Client. Such tasks include searches for land titles records back to 1980, environmental liens, and activity and use limitations (AULs). If Client requests that Langan complete user responsibilities, additional fees will apply.
- Client will provide or facilitate obtaining previous environmental reports and relevant environmental and regulatory documents for Langan's review prior to the site reconnaissance. This proposal assumes that no more than three previous reports are available for the subject property. If a more extensive prior report review is required, additional fees may apply and the review will not be completed until authorized by the Client in writing.
- Langan will coordinate the site reconnaissance with a knowledgeable individual who will accompany Langan (if required) and provide free, clear and continual access to the subject property during the site reconnaissance. Knowledgeable representative(s) will be made available by the Client for interviews with Langan either during the site reconnaissance or by telephone.
- The site reconnaissance will not exceed one day, including travel time from the nearest Langan office.

- Client will provide one round of comments/ proposed revisions to the draft report; addressing comments will not require more than one hour.
- Deliverables will consist of a draft and a final Phase I ESA provided in electronic format;
- Langan will participate in one call with Client not to exceed 30 minutes to discuss report findings and conclusions; and
- If the Client requests written recommendations, we will provide them in a separate letter or memorandum for no additional fee.

LIMITATIONS

This proposal assumes that access to the subject property is not restricted, and your authorization of our proposal grants us access to the subject property. Any deviation from the scope of services outlined in this proposal will be cause for an additional services change order, unless you direct us to proceed immediately in which case we will invoice on a time-spent basis.

Langan's services will be provided according to generally accepted environmental science, geosciences, and engineering practices at the time the services are performed. No expressed or implied representation or warranty is included or intended in our reports, except that our services were performed within the limits prescribed by the Client and with customary thoroughness and competence of our profession

CLOSING

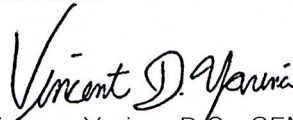
Thank you for the opportunity to work with you on this project. If this proposal is acceptable, please sign and return a copy for our files. Please call us with any questions.

Sincerely,

Langan Engineering and Environmental Services, LLC



Michael Spievack, P.E.
Associate



Vincent Yarina, P.G., CEM
Principal

cc: Steven Sherman, P.E. / Langan

Enclosures: Attachment 1 – ASTM E1527-21 Scope Details
Attachment 2 – User Questionnaire

AUTHORIZATION

Receipt of this Proposal, including the Schedule of Fees and General Terms and Conditions annexed hereto, is hereby acknowledged and all of the terms and conditions contained therein are accepted.

Ana Alvarez
City of Oakland Park
1100 Park Lane East
Oakland Park, Florida 33334

**Re: Langan Engineering and Environmental Services, LLC
05 August 2026 Proposal for a Phase I Environmental Site Assessment
Florida Commerce Parcels ("The Project")
2350 to 2690 West Oakland Park Boulevard
Oakland Park, Florida
Langan Project No.: 330135306**

Company: City of Oakland Park ("Client")

By/Title: _____
(Authorized representative)

Signature: _____

Date: _____

Attachment A Scope Details

ATTACHMENT A

ASTM E1527-21 Scope Details

Langan will complete a Phase I Environmental Assessment (ESA) using the guidelines of the ASTM International Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process (ASTM E1527-21). The Phase I ESA will be completed for the "subject property" as defined in the proposal. Client (or user) acknowledges one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability is completing an environmental site assessment consistent with all appropriate inquiries (AAI) pursuant to 40 Code of Federal Regulations (CFR) Part 312 (AAI rule).

SCOPE OF SERVICES

The objective of the Phase I ESA is to attempt to identify recognized environmental conditions (REC). A REC is defined as (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. Langan will seek to gather reasonably ascertainable information regarding the subject property through records review, a site reconnaissance and interviews. Information obtained during completion of the tasks described below will be used in concert to identify findings, formulate opinions and make conclusions regarding RECs for the subject property. The tasks included in our scope of services are described in detail below.

1. User-Provided Information

The AAI rule requires that:

- The user complete certain tasks and inquiries required by ASTM E1527-21. The user should report the findings of such tasks and inquiries to the environmental professional completing the Phase I ESA. Langan will state in the Phase I ESA report whether the information was shared.
- In addition to satisfying the AAI rule, the user must comply with certain continuing post-acquisition obligations to satisfy the CERCLA liability defenses. These post-acquisition obligations include, among other things, taking reasonable steps to stop any continuing releases, prevent any threatened future releases, and prevent or limit human, environmental or natural resource exposure to any hazardous substance released on or from the subject property.

ASTM E1527-21 describes the responsibilities of the user. Langan presumes the Client will complete these tasks and share relevant findings with Langan.

Upon authorization to proceed, Langan will contact the user regarding:

- Reason for conducting the Phase I ESA;
- Whether there are environmental cleanup liens against the subject property;

- The user's specialized knowledge of the subject property and adjoining properties or any other relevant expertise of the user;
- The relationship of the purchase price to the market value of the subject property;
- Commonly known or reasonably ascertainable information about the subject property; and
- The degree of obviousness of the presence or likely presence of contamination and the ability to detect the contamination by conducting appropriate investigation.

The AAI rule defines this information as the "additional inquiries." Some of these inquiries, e.g., commonly known information and obviousness of contamination must be performed by both user and Langan. Langan will not complete additional inquiries that are defined as user responsibilities in Section 6 of ASTM E1527-21 unless specifically requested by the Client in writing. If Client requests that Langan complete user responsibilities (e.g., title search), additional fees will apply. Langan will request and review information gathered by the Client during completion of the user responsibilities. Langan will also review previous environmental reports provided by the user.

2. Pre-Reconnaissance Preparations

Langan will contact the representative for the subject property, as designated by the Client, to schedule the site reconnaissance and to discuss general conditions, operations, and any previously identified areas of environmental concern prior to the site reconnaissance. Langan assumes that prior to the site reconnaissance, the Client will provide contact information for a person with knowledge of the uses and physical characteristics of the subject property (i.e., the key site manager).

As part of this Phase I ESA, Langan requests information from the Client pertaining to the following: prior environmental reports; previous environmental assessments; subject property plans, drawings, and building layouts; ages and construction details of subject property building(s); regulatory permits; registrations and licenses; underground and aboveground storage tanks, tank closure reports; monitoring data; recent regulatory agency visit records, inspections and correspondence; solid and hazardous waste manifests; annual hazardous waste generation reports; draft or final consent orders; notices of violation; and other pertinent documents.

3. Site Reconnaissance

Langan will conduct a site reconnaissance for the subject property to collect information and make observations to assist in the identification of potential RECs in connection with the subject property. The site reconnaissance will be completed by an environmental professional or an individual working under the environmental professional. The person completing the site reconnaissance will complete a visual survey of the interior and exterior areas of the subject property and surrounding properties (to the extent possible from the subject property or public rights-of-way). The visual survey will attempt to identify the features, activities, uses and conditions specified in Section 9.4 of ASTM E1527-21 (e.g., current use of the subject property, current use of the adjoining properties, roads, water supply, hazardous substances, petroleum products, storage tanks, odors, and stressed vegetation). Langan assumes that a knowledgeable key site manager will be made available to accompany us during the site reconnaissance and provide free, clear and continuous access to all areas of the subject property.

Langan will document the methods of the site reconnaissance and any limitations to the site reconnaissance may be considered data gaps under ASTM.

4. Interviews

Langan will interview the key site manager during the site reconnaissance or by telephone if the key site manager cannot attend the site reconnaissance. Langan will also make reasonable attempts to interview current and past owners, operators and occupants of the subject property who are likely to have information regarding the potential for contamination at the subject property to the extent that contact information for such individuals is provided to Langan by the Client.

Langan will attempt to contact a representative of the state or local fire department and at least one other agency (health agency, agency with jurisdiction over hazardous waste disposal or other environmental matters or agencies responsible for issuance of building permits or groundwater use permits). Langan will complete the interviews by phone or email with a questionnaire. In-person interviews are not included in this scope of services, unless conducted during the site reconnaissance, and additional fees may apply if in-person interviews are deemed necessary.

5. Government Records Review

Langan will review an environmental database search report obtained through a third-party vendor. The database report will include standard physical setting sources as defined in ASTM E1527-21 Section 8.2.1 and a search of standard government environmental record sources within the approximate minimum search distances established in ASTM E1527-21 Table 2. If the subject property or adjoining properties are identified in the database search, Langan will evaluate the listings to determine whether additional agency file or record review may be required to conclude if the listings represent a REC for the subject property. If so, Langan will complete the additional reviews. If the agency files/records are not reasonably ascertainable within the established schedule for the project, the report may identify data gaps.

6. Review Of Historical Sources of Information

Langan will obtain standard historical information sources including aerial photographs, fire insurance maps, local street directories, and topographic maps from a third-party vendor. Langan will review building department records, property tax files and zoning/land use records, to the extent that such records are reasonably ascertainable online. Other reasonably ascertainable historical resources may be consulted if deemed useful. Langan will attempt to document obvious uses of the subject property in approximately five-year intervals to the first developed use of the subject property or 1940, whichever is earlier. Uses of the adjoining properties will also be identified from review of aerial photographs, fire insurance maps, local street directories and topographic maps to the extent that these sources were reviewed for the subject property and are likely to be useful in satisfying the objective of identifying RECs for the subject property. Uses of the surrounding properties will also be evaluated and discussed to the extent that information about the surrounding properties is relevant and reasonably ascertainable.

7. Reporting

Langan will prepare a Phase I ESA report that will present our findings, opinions and conclusions as to the presence of recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, de minimis conditions, and significant

data gaps at the subject property. The report excludes an evaluation of non-ASTM scope considerations unless the Client requests consideration of specific non-ASTM scope considerations in writing. The report will meet the reporting requirements outlined in ASTM E1527-21 Section 12, and will include a site plan and photographs documenting RECs and de minimis conditions. Langan will provide draft and final reports in electronic, .pdf format.

The report excludes recommendations. Written recommendations may be provided in a separate memorandum for an additional fee if requested by the Client.