

***Downtown Doral South
Community Development District***

May 20, 2026

Downtown Doral South Community Development District

Updated Agenda

Seat 4: Francisco Bird – C.	
Seat 3: Jaime Mercado – V.C.	
Seat 5: Lidy Hernandez – A.S.	
Seat 1: Gerardo Cabral – A.S.	
Seat 2: Felix Bravo – A.S.	

**Wednesday
May 20, 2026
8:30 a.m.**

**Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
Join the meeting now**

**Meeting ID: 281 981 539 812 1 and Passcode: aZ7TE2ja
1 872-240-4685 and Phone Conference ID: 673 008 675#**

1. Roll Call
2. Approval of Minutes of March 18, 2026 Meeting – **Page 4**
3. Discussion of:
 - A. Stormwater Management System Sampling Report – **Page 11**
 - B. Procedures for the General Election – **Page 158**
 - C. **Parking Rules Update – Page 161**
 - D. Clubhouse Purchase Update
 - E. Express Drains Maintenance Inspection Report – **Page 172**
 - F. Equator Landscaping Updated Proposal for Rubber Mulch Installation – **Page 194**
 - G. Notice of Violation and Notice to Appear – **Page 198**
4. Consideration of
 - A. **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 199**
 - B. Memorandum of Understanding with City of Doral for Parking Permit Program – **Page 212**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 219**
 - D. Manager – Number of Registered Voters in the District – **1,505 – Page 231**
6. Financial Reports
 - A. Approval of Check Register – **Page 232**
 - B. Approval of Unaudited Financials – **Page 235**
7. Audience Comments – **As per District’s rules, each speaker has 3 minutes to provide comments**
8. Supervisors Requests

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.downtowndorsouthcdd.com>

MINUTES OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, March 18, 2026, at 8:30 a.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird	Chairman
Jamie Mercado	Vice Chairman
Gerardo Cabral	Assistant Secretary
Felix Bravo	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Terry Glynn	Governmental Management Services (by phone)
Mayra Padilla	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Carlos Martin	Counsel for HOA Master Association
Several residents and members of the public at large (in-person and by phone)	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

Approval of Minutes of the February 18, 2026 Meeting

Mr. Quesada presented the minutes from the February 18, 2026 meeting and stated those were included in the agenda package. He then asked for any comments or corrections from District counsel.

Mr. Cochran stated he had none.

Mr. Quesada then asked for any comments or corrections from the Board and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, the Minutes of the February 18 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of:

- A. Formal Objection to Parking Fees for Downtown Doral South Residents**
- B. City of Doral Parking Permit Program and District Parking Rules**
- C. Potential Clubhouse Acquisition**

Mr. Quesada moved to item No. 3, discussion of the parking fees for residents, the City of Doral parking permit program and District parking rules stating he had received some email comments from the public about the potential city parking enforcement. He then gave a brief explanation and made several related comments to the attending audience stating the city had already begun implementing enforcement of the city owned right-of-ways within Doral which were 82nd Avenue through 85th Avenue. He also made referenced to an ownership map on the Downtown Doral South CDD website and encouraged everyone to visit the website since it had a very interactive satellite map. Mr. Quesada then made some additional comments relating to this item stating he was aware the City of Doral had had a lot of public hearings and meetings on this issue and that the CDD did not have a lot of jurisdiction over this matter but, does have a maintenance covenant with the city to be able to do the maintenance portion of the roads but, ownership was with the City of Doral. Mr. Quesada also stated the DDS CDD Board has been speaking with the City of Doral regarding potential enforcement and a parking rule adoption which would need to take place first in order for there to be any type of enforcement over the CDD roads which were many of the residential roads within the District. Mr. Quesada then made a few additional comments regarding this matter and asked if the Board had any comments or discussion relating to the circulated emails.

(At this point there was a discussion among the Board members, Mr. Quesada and the attending audience relating to this item and the resident parking concerns)

Mr. Cochran also made some additional comments stating his understanding was that permits were not tied to particular parking spots, they are tied to the registered people, so they would sell permits for 70% of the parking spaces, and those permits could park in 100% of the spaces, which would be 70% of the permit holders, so there wouldn't be

specific spots only for visitors, or only for permit holders, all the spots are there on a first come, first serve basis.

(At this point the discussion continued among the Board members, Mr. Quesada, Mr. Cochran and the attending audience relating to this item)(After a short period of time Mr. Quesada made a suggestion to move forward to item No. 4 on the agenda and then they could come back to item 3C to discuss the potential clubhouse acquisition later in the meeting)

FOURTH ORDER OF BUSINESS

Consideration of:

A. Proposed Memorandum of Understanding with City of Doral Regarding Parking Program and Enforcement

Mr. Quesada then moved to item No. 4, consideration of the proposed memorandum of understanding with The City of Doral regarding the parking program and enforcement and indicated this item was included in the agenda on page 11. Mr. Quesada also stated he and Mr. Cochran had reviewed the memorandum and asked the Board for any comments or questions.

Mr. Cochran made some additional comments and also gave a brief explanation to the attending audience stating even before the city had approached the District, it was already a concern of the Board to address some of the parking issues as far as enforcement, however, since the District was a body of local government in order to enforce anything parking related they would need to go through a formal rulemaking process where rules would be adopted. Mr. Cochran continued with a few additional comments indicating he had put together some preliminary steps that would need to take place to move forward with this matter, and that was about the time the city had approached the District with their program, so they were waiting to see how the city would proceed with a letter of understanding and that would be the basis for an agreement between the District and the City of Doral to apply a parking permit program to CDD owned parking spaces. Mr. Cochran also stated there was one item referenced in the memorandum of understanding (MOU) which would need to be addressed with the city and that was the city had referred to CDD owned roads as private roads, so that would be the only item that needed to be corrected in the memorandum. Mr. Cochran then recommended if the Board wished to continue with this matter, they could table this item and he could redline the memorandum and submit it back to the city for their comments,

and then he would also prepare the proposed rules for review by the Board to discuss at the next meeting and then they could advertise a public hearing to adopt the rules.

(At this point there was a discussion among the Board members and Mr. Cochran relating to this item)(The Board agreed to begin the process and start the ball rolling at this point)

Mr. Quesada stated if the Board was comfortable they could make a motion to approve it final substantial form subject to District Counsel's redline changes which were previously discussed. Mr. Quesada also made a few additional comments relating to the boundary lines for Downtown Doral South and Downtown Doral indicating they were two totally separate entities.

On MOTION by Mr. Bird seconded by Mr. Cabral with all in favor, accepting the proposal Memorandum of Understanding with the City of Doral regarding parking program and enforcement in substantial final form subject to redline comments relating to CDD owned roads and update exhibit A map and rule adoption was approved.

B. Developer's Request to Access District Property to Conduct Stormwater Sampling

Mr. Quesada then moved to item No. 4B, consideration of developer's request to access District property to conduct stormwater sampling and indicated this item was included in the agenda on page 18. He then gave a brief explanation of this time stating he was informed by the developer through some updates that there had been a lot of progress made on some of the connections which were on private property where there was contamination entering the stormwater system and it was affecting the District making its way out into the retention pond on District property. He also indicated he was told by certain engineers and professionals the water would clean itself over time but, you would need to stop the source of contamination, and that is why the developer's counsel was making this request and consent from the CDD to allow them to access the retention pond and collect water sampling. Mr. Quesada stated if the Board were to consider this request he would ask the developer to provide copies of the water sampling report once that have concluded their findings at no cost to the District.

(At this point there was a discussion among the Board members and Mr. Quesada relating to this item)(Mr. Cochran also made some additional comments relating to this item)(The Board agreed to approve the developer’s request)

On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, accepting the developer’s request to access District property to conduct stormwater sampling subject to sharing copies of the water sampling report and also providing the contractor’s indemnification to DDS and a Certificate of Insurance was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Quesada presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, accepting the audit for Fiscal Year ending Spete3mber 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada moved to staff reports and asked Mr. Cochran if he had anything else to report.

A. Attorney

Mr. Cochran stated he had nothing else to report that wasn’t already addressed in the meeting.

B. Engineer

Mr. Quesada stated there was nothing to report under the engineer.

C. Field Manager – Monthly Report

Mr. Quesada moved to item C under staff reports, field manager, and asked Ms. Padilla if she had anything to report to the Board.

Ms. Padilla stated she had nothing to report.

(At this point there was a brief discussion among the Board members, Mr. Quesada and the attending audience relating to the replacement of trees the Board had approved at the last meeting, also landscaping, artificial turf and rubber mulching)

D. Manager

Mr. Quesada stated he had nothing to report under the manager report.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada presented the check register and the unaudited financials and asked for any questions or comments. Upon not hearing any, he asked for a motion to accept the financial reports.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, the Check Register and the Unaudited Financials were approved.

THIRD ORDER OF BUSINESS

Discussion of: (Cont.)

C. Potential Clubhouse Acquisition

Mr. Quesada moved back to item No. 3C, discussion of potential clubhouse acquisition and stated this item was requested to be put on the agenda by one of the Supervisors. Mr. Quesada then clarified for the record this item had been brought to this Board previously where they were discussing the potential acquisition of the clubhouse and some dialogue went forward with the ownership as far as the PSA, the purchase sale agreement. The owners had extended a courtesy to the District to conduct some due diligence with some engineering reports, however, the District did not get as far into the process as they wanted to because in the middle of it, negotiations had paused, and the owners requested to stop the negotiations. The Board had made their position clear about how they felt relating to the due diligence period, and at any time they could walk away even after the PSA was signed before closing if they saw anything that was of major concern and they were discussing some type of credits based on the engineer report. Mr. Quesada then

stated he was aware that the ownership received some of those reports and had already began to do some general repairs but, he wanted to let the Board know where things left off with the CDD and there was now some dialogue between the Master Association and the ownership for the clubhouse acquisition. He also indicated the CDD was instructed by the Board at previous meetings to stay in a holding pattern until ownership officially approaches them again, and there was more progress made with those negotiations. Mr. Quesada then opened up the floor for discussion with the Board, Mr. Martin and the attending audience.

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Martin, Ms. Lon, and Mr. Cochran relating to this item)

EIGHTH ORDER OF BUSINESS

Audience Comments – As per District’s rules, each speaker has 3 minutes to provide comments

Mr. Quesada asked if there were any further audience comments at this time. *(There were no further comments)*

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Quesada asked if there were any Supervisor’s requests at this time. *(There were no comments)*

TENTH ORDER OF BUSINESS

Adjournment

Mr. Quesada asked for a motion to adjourn the meeting.

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

19 March 2026

Richard A. Penuela, MPA
Environmental Code Enforcement Officer II
Department of Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912

**Re: Stormwater Management System Sampling Report
Urbana at Downtown Doral
8100-8363 NW 41st Street
Doral, Florida
Langan Project No. 300384701
DERM Case Nos. COM-99029, COM-99312, COM-99313**

Dear Mr. Penuela:

Langan Engineering and Environmental Services, LLC (Langan) has prepared this Stormwater Management System Sampling Report for the property located at 8100-8363 NW 41st Street in Doral, Florida (the site). The work was completed in accordance with step one of Langan's *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2026, to evaluate for potential cross-connections between the site's sanitary sewer and stormwater management systems that may be causing the presence of total coliforms and Escherichia Coli (E. Coli). The Miami-Dade County Department of Regulatory and Economic Resources (RER) identifies the site as COM-99029, COM-99312, and COM-99313.

SITE DESCRIPTION

The site is located at 8100-8363 NW 41st Street in Doral, Florida, and consists of three continuous folios, which are identified by the Miami-Dade County Property Appraiser as folios 35-3022-040-7970 (COM-99312), 35-3022-040-7410 (COM-99313), and 35-3022-040-7400 (COM-99029). The site is developed with six multi-family buildings (Buildings 8 through 13) and associated parking lots. The site is bound by condominiums to the north, Northwest 80th Avenue to the east, Northwest 41st Street to the south, and Northwest 83rd Path to the west.

The site is part of a larger development known as Urbana at Downtown Doral, which consists of seven additional multi-family buildings at 4725 NW 85th Avenue (Buildings 1 and 2), 4700 NW 84th Avenue (Buildings 3 and 4), 4745 NW 84th Avenue (Buildings 5 and 6), and 4636 NW 84th Avenue (Building 7), which were also tested by Miami-Dade County Division of Environmental Resources Management (DERM) for the presence of total coliforms and E. Coli. The Miami-Dade County Property Appraiser identifies 4725 NW 85th Avenue, 4700 NW 84th Avenue, 4745 NW 84th Avenue, and 4636 NW 84th Avenue as folios 35-3022-038-2170, 35-3022-038-2190, 35-3022-040-8020, and 35-3022-040-8000, respectively. A Site Layout Map is included as **Figure 1**.

BACKGROUND

On 3 February 2025 and 10 March 2025, the unauthorized discharge of wastewater from a mobile pet washing service into a storm drain on folio 35-3022-040-7400 was reported to the City of Doral. Following an inspection on 11 March 2025, a Notice of Violation (NOV) was issued, which required the impaired storm drain to be pumped-out and cleaned. Additional inspections completed between 15 and 17 March 2025 identified the potential continuous flow of solids into the storm drains and suggested that there may be a potential cross connection in stormwater and sanitary piping; therefore, a dye test was completed on 18 March 2025 for the utilities at Building 13 on folio 35-3022-040-7400. The results of the dye test confirmed the presence of cross connections between stormwater and sanitary sewer systems.

On 19 March 2025, the storm drains (SD#1 through SD#8) on folio 35-3022-040-7400 were sampled by DERM for total coliforms and E. Coli. The results reported the presence of total coliforms and E. Coli in the collected samples. On 31 March 2025, the site received an NOV for the cross connections between the stormwater and sanitary sewer systems and the presence of total coliforms and E. Coli in the storm drains. Therefore, through 21 April 2025, Nationwide Plumbing repaired the sewer and stormwater cross connection identified at Building 13 (Units 103 and 104) in folio 35-3022-040-7400.

Due to the cross-connection of utilities at Building 13, the remaining storm drains at Buildings 8 through 11 (folios 35-3022-040-7410 and 35-3022-040-7970) were sampled to evaluate for other potential cross connections. On 1 April 2025, DERM sampled the storm drains at Buildings 8 and 9 (SD #1 through SD #6) and Buildings 10 and 11 (SD #1 through SD #5). The results also reported the presence of total coliforms and E. Coli in the collected samples. On 10 April 2025, an additional NOV was issued for the cross connections at these properties.

On 18 August 2025, following the repair and cleaning, which included vacuum pump-out, pressure cleaning and hydro-jetting, of the cross connections at Building 13, DERM resampled four storm drains across the site (folio 35-3022-040-7400 [SD#1 and SD#4], 35-3022-040-7970 [SD#4], and 35-3022-040-7410 [SD#2]). The results confirmed the presence of total coliforms and E. Coli in the storm drains following the repairs and cleaning.

Between March and April 2025, DERM also sampled the three water control devices (WCD#1 through #3), which capture the stormwater prior to discharge to Osprey Lake, and the storm basins within the remaining Urbana at Downtown Doral properties on Osprey Lake, which include the storm basins associated with Buildings 1 through 4 on folio 35-3022-038-2170 and 35-3022-038-2190. The results confirmed the presence of total coliforms and E. Coli. in the storm drains and water control devices. The sample locations and historical analytical results are shown on **Figures 2 through 5**, and the historical storm drain laboratory analytical results from are included in **Attachment 1**.

Langan prepared a *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2026, proposing methodology to test and clean the stormwater management system at the site and confirm the absence of human-based total coliforms and E. Coli. Access is currently being negotiated for folios 35-3022-038-2170, 35-3022-038-2190, 35-3022-040-8000 and 35-3022-040-8010 within the Urbana at Downtown Doral development.

STORMWATER MANAGEMENT SYSTEM ASSESSMENT

Langan performed the following site activities in accordance with the *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2025.

Methodology

Langan conducted field activities according to the Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (rev. January 2017, eff. April 2018). Langan contracted Pace Analytical Services, LLC (Pace) of Pompano Beach, Florida, a National Environmental Laboratory Accreditation Program (NELAP)-certified laboratory, to provide analytical services.

Stormwater Management System Sampling

On 23 and 24 February 2025, Langan sampled nine storm drains (SD#1 through SD#9) and one collection pit (CP#1) within folio 35-3022-040-7400 (Buildings 12 and 13), five storm drains (SD#1 through SD #5) within folio 35-3022-040-7410 (Buildings 10 and 11), and six storm drains (SD#1 through SD #6) within folio 35-3022-040-7970 (Buildings 8 and 9) to evaluate for the presence of total coliforms and E. Coli. The sample locations are shown on **Figures 3 through 5**.

Langan utilized an aluminum Conbar Sub-Surface Grab II Telescopic Sampler to retrieve each sample. Before each sample was collected, the telescopic sampler was decontaminated in accordance with FDEP SOP (FC 1000 Cleaning; Decontamination Procedures). The samples were immediately transferred into laboratory-supplied containers and placed in a cooler with ice. The samples were submitted to the laboratory to be analyzed for total coliforms and E. Coli via the United States Environmental Protection Agency (USEPA) Method 9223B and Quanti Tray method.

Data Evaluation

Langan reviewed the laboratory reports to evaluate that the method detection limit (MDL) did not exceed cleanup target levels, quality control samples and recoveries were within acceptable limits, and the laboratory properly flagged the data.

Stormwater Analytical Results

The stormwater analytical data is summarized in **Table 1** and **Figures 3 through 5**. The laboratory analytical reports are included in **Attachment 2**.

Folio 35-3022-040-7410 – Buildings 8 and 9

The stormwater analytical results reported the presence of total coliforms and E. Coli in the collected samples. The concentrations of E. Coli and total coliforms were similar or lower than the historical results, at levels suggesting utility cross connections at Buildings 8 and 9.

Folio 35-3022-040-7410 – Buildings 10 and 11

The stormwater analytical results reported the presence of total coliforms and E. Coli in the collected samples. The concentrations of E. Coli and total coliforms were similar or lower than the historical results, at levels suggesting utility cross connections at Buildings 10 and 11.

Folio 35-3022-040-7400 – Buildings 12 and 13

The stormwater analytical results reported total coliforms or E. Coli in the collected samples. The samples collected adjacent to and downgradient of where the utility cross connections were corrected, Building 13 (CP #1 and SD #4 through SD #8), reported lower concentrations of E. Coli and total coliforms compared to other sampled locations downgradient of Building 12 and historical results. Additionally, E. Coli concentrations were not present in the samples collected from SD #4,

SD #7, and SD #8, which are immediately downgradient from Building 13. Therefore, the utilities downgradient of Building 13 appear to have been cleaned and disinfected; however, it is possible that there are utility cross connections at Building 12.

CONCLUSIONS AND RECOMMENDATIONS

Langan implemented step one *Workplan for Stormwater Management System Testing and Cleaning*, dated 19 February 2025, to evaluate for the presence of total coliforms and E.coli and confirm where additional plumbing repairs or cleaning and disinfecting of the stormwater system may be required.

On 23 and 24 February 2025, Langan sampled nine storm drains (SD #1 through SD #9) and one collection pit (CP #1) within folio 35-3022-040-7400, five storm drains (SD #1 through SD #5) within folio 35-3022-040-7410, and six storm drains (SD #1 through SD #6) within folio 35-3022-040-7970 (Buildings 8 and 9). The analytical reports indicate that the samples collected from SD #4, SD #7 and SD #8, within folio 35-3022-040-7400, did not contain E. Coli. Additionally, the samples collected immediately adjacent to or downgradient of where Nationwide Plumbing corrected the utility cross connections at Building 13 (CP #1 and SD #4 through SD #8) reported lower concentrations of E. Coli and total coliforms compared to other sampled locations and historical results. The remaining samples collected indicated the presence of total coliforms or E. Coli.

Langan recommends cleaning and disinfecting the portion of the stormwater management system downgradient of Building 13. Once the system is cleaned and disinfected, confirmation samples will be collected for total coliform and E. Coli. Additionally, based on the presence of total coliforms and E. Coli, cross connections may still be present at Buildings 8 through 12.

Smoke testing, to be completed by the Miami-Dade Department of Environmental Resources Management (DERM), will evaluate the locations of potential cross connections at Buildings 8 through 12. Langan anticipates sampling will be required for Buildings 1 through 7 at the Urbana at Downtown Doral development; therefore, access coordination to the additional properties is ongoing.

CLOSURE

Please contact us if you have questions. Thank you.

Sincerely,

Langan Engineering and Environmental Services, LLC



Jenmarie Vega
Staff Engineer



Michael Spievack, P.E.
Associate

cc: Mark Szacz / Lennar Homes, LLC
Howard Nelson, Savannah Bergeron / Bilzin

Enclosures: Figure 1 – Site Layout
Figure 2 – Stormwater Analytical Summary Buildings 1 through 7 and WCD #1-3 (COM-99029)
Figure 3 – Stormwater Analytical Summary Buildings 8 and 9 (COM-99312)
Figure 4 – Stormwater Analytical Summary Buildings 10 and 11 (COM-99313)
Figure 5 – Stormwater Analytical Summary Buildings 12 and 13 (COM-99029)

Table 1 – Stormwater Analytical Summary

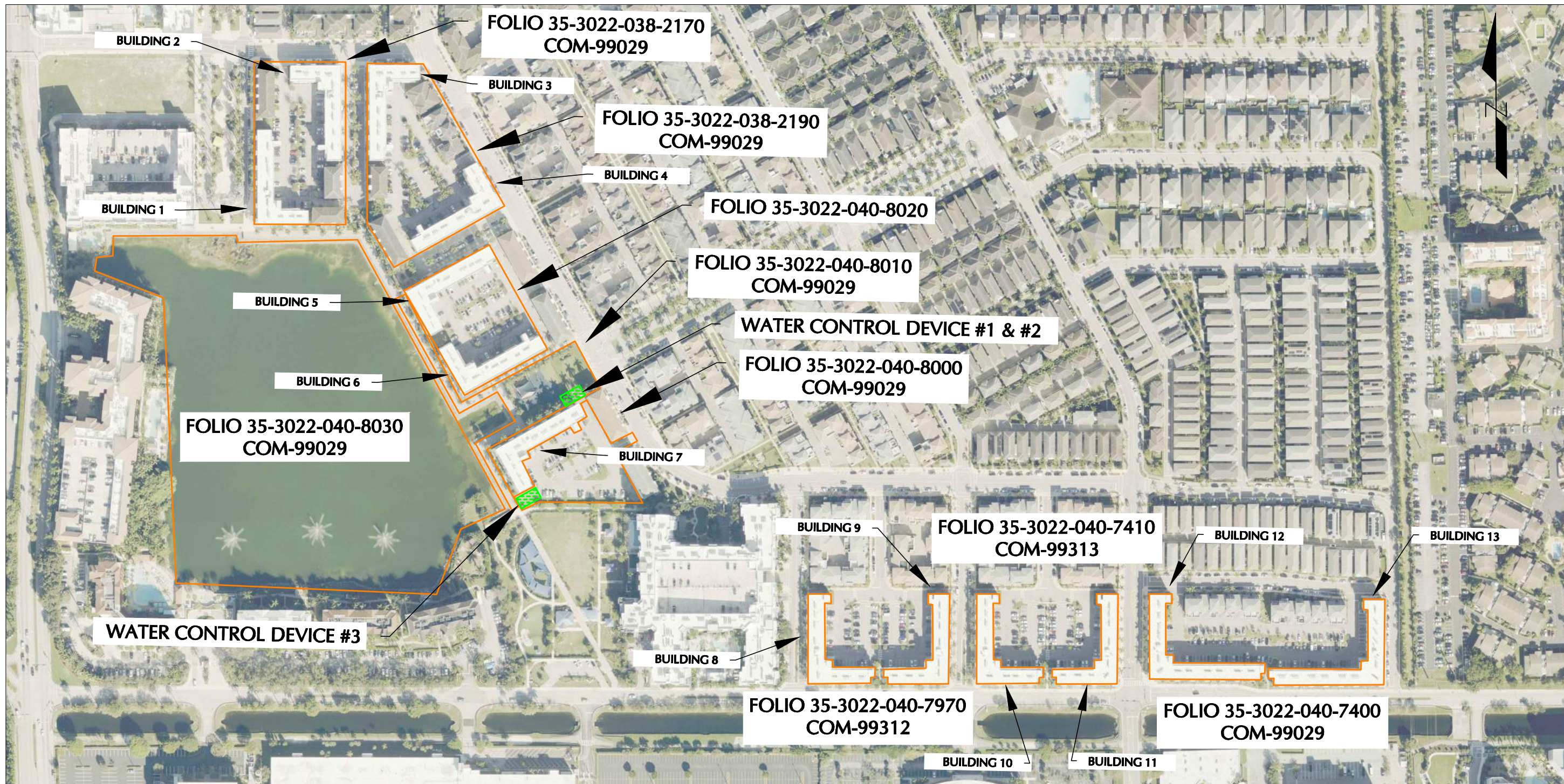
Attachment 1 – Historical Stormwater Analytical Reports

Attachment 2 – Stormwater Laboratory Analytical Report and Chains-of-Custody

FBPE Registry No. 6601

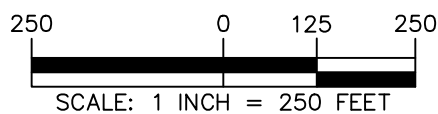
\\langan.com\data\MIA\data\7300384701\Project Data_Discipline\Environmental\Reports\2026-03 Sampling Report\Final\2026-03-19 Urbana Stormwater Sampling Report.docx

Figures



LEGEND:

- FOLIO BOUNDARY
- WATER CONTROL DEVICES



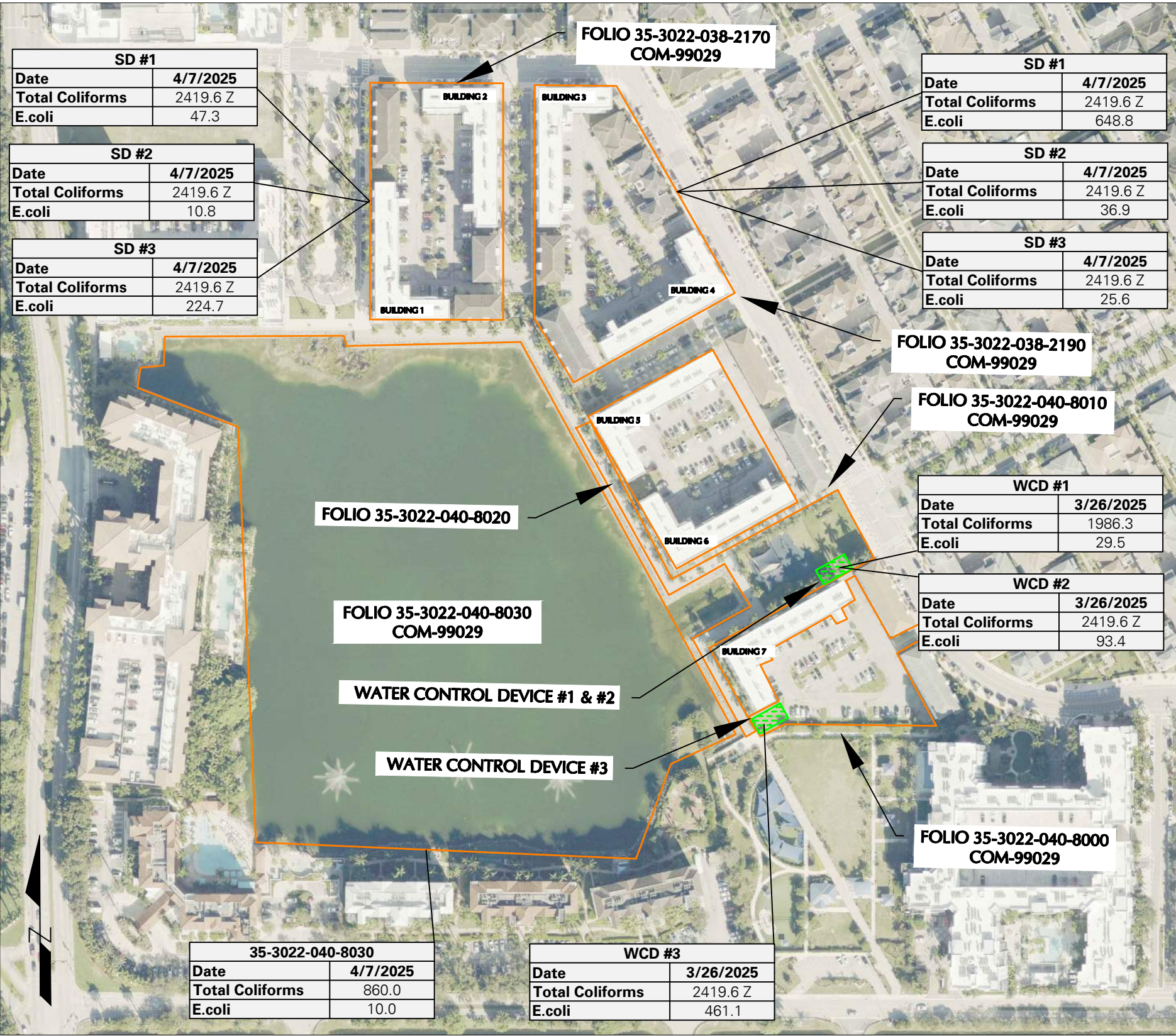
LANGAN
 Langan Engineering and
 Environmental Services, LLC
 1221 Brickell Ave, Suite 1800
 Miami, FL 33131
 T: 786.264.7200 F: 786.264.7201 www.langan.com
 FBPE Registry No. 00006601/LB8172/LB8198

Project
**URBANA AT
 DOWNTOWN DORAL**
 8301-8265 NW 41ST STREET
 DORAL
 MIAMI-DADE COUNTY FLORIDA

Drawing Title
**SITE
 LAYOUT**

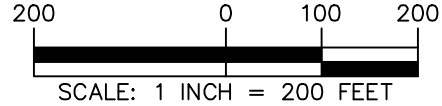
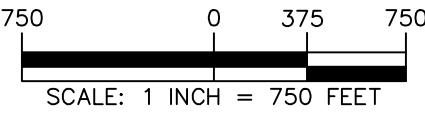
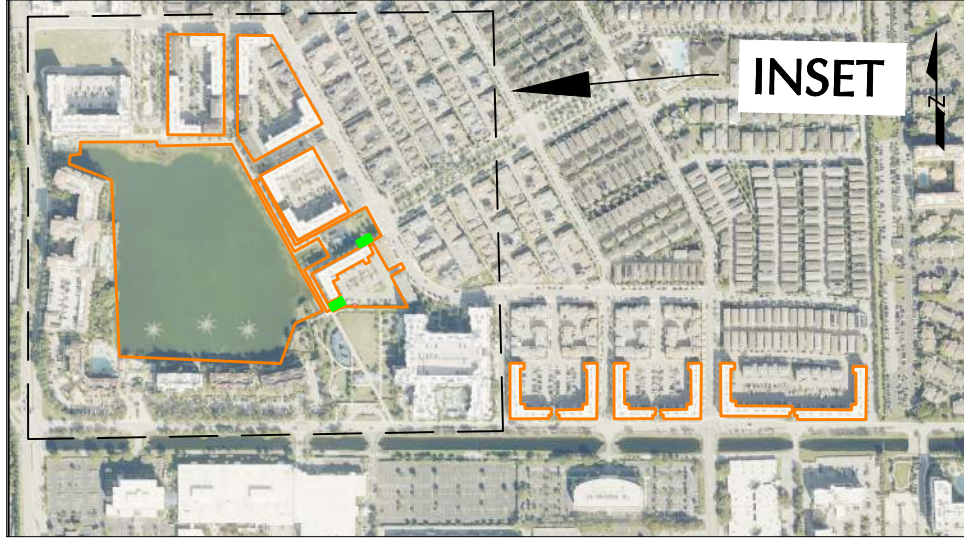
Project No.
300384701
 Date
MARCH 2026
 Drawn By
JV
 Checked By
MSP

Figure
1



LEGEND:
 FOLIO BOUNDARY
 WATER CONTROL DEVICES

- NOTES:**
1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
 2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
 3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM).
 4. Z = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
 5. LOCATIONS FOR SAMPLED STORMWATER DRAINS FOR FOLIOS 35-3022-038-2170 AND 35-3022-038-2190 WERE NOT READILY AVAILABLE ON ONLINE DATABASES AND ARE UNKNOWN.



<p>LANGAN Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198</p>	Project URBANA AT DOWNTOWN DORAL 8301-8265 NW 41ST STREET DORAL MIAMI-DADE COUNTY FLORIDA	Drawing Title STORMWATER ANALYTICAL SUMMARY BUILDINGS 1 THROUGH 7 AND WCD #1-#3 (COM-99029)	Project No. 300384701 Date MARCH 2026 Drawn By JV Checked By MSP	Figure 2
	© 2026 Langan			

SD #5 / SDL#5L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	1732.9	24196 J(PW)

SD #6 / SDL#6L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	6870
E.coli	770.1	31.0





SD #1 / SDL#1L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	36.8	20.0

SD #2 / SDL#2L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	2610
E.coli	547.5	10.0

SD #4 / SDL#4L-COM99312			
Date	4/1/2025	8/18/2025	2/24/2026
Total Coliforms	2419.6 Z J	2419.6 Z	24200
E.coli	2419.6 Z	2419.6 Z	63.0

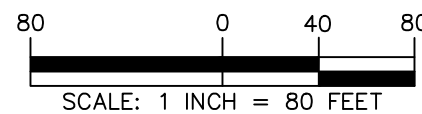
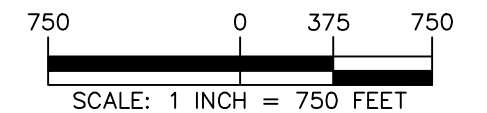
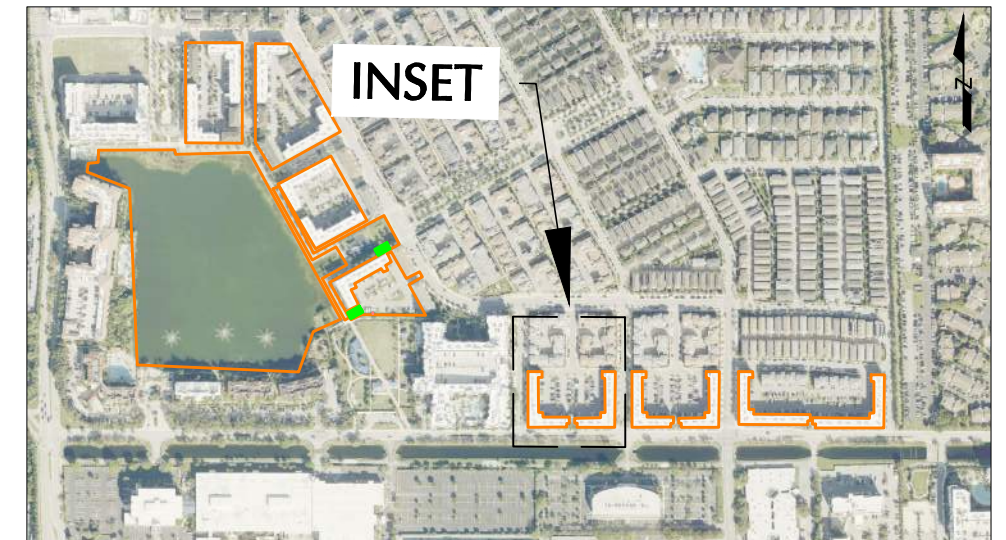
SD #3 / SDL#3L-COM99312		
Date	4/1/2025	2/24/2026
Total Coliforms	2419.6 Z J	24196 J(PW)
E.coli	980.4	24196 J(PW)


LEGEND:

-  FOLIO BOUNDARY
-  SAMPLE LOCATION
-  STORMWATER MANAGEMENT SYSTEM
-  STORM DRAIN/ COLLECTION PIT

NOTES:





1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM) AND RESULTS FROM 2026 WERE COLLECTED BY LANGAN.
4. Z = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
5. J= ESTIMATED VALUE. THE PRECISION BETWEEN SAMPLE AND SAMPLE DUPLICATE IS NOT EVALUATED DUE TO RESULTS ARE NOT CALCULABLE.



 Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 0006601/LB8172/LB8198	Project	Drawing Title	Project No.	Figure
	URBANA AT DOWNTOWN DORAL	STORMWATER ANALYTICAL SUMMARY BUILDINGS 8 AND 9 (COM-99312)	300384701	3
	8301-8265 NW 41ST STREET DORAL	MIAMI-DADE COUNTY FLORIDA	Date	MARCH 2026
			Drawn By	JV
		Checked By	MSP	

1 2 3 4 5 6 7 8

LEGEND:

-  FOLIO BOUNDARY
-  SAMPLE LOCATION
-  STORMWATER MANAGEMENT SYSTEM
-  STORM DRAIN/ COLLECTION PIT

NOTES:

1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM) AND RESULTS FROM 2026 WERE COLLECTED BY LANGAN.
4. Z = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
5. J(PW) = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
6. J= ESTIMATED VALUE. THE PRECISION BETWEEN SAMPLE AND SAMPLE DUPLICATE IS NOT EVALUATED DUE TO RESULTS ARE NOT CALCULABLE.

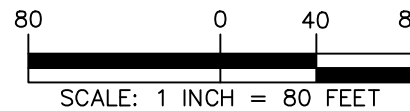
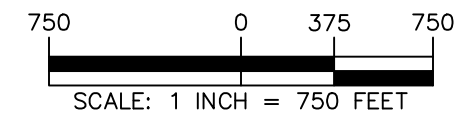
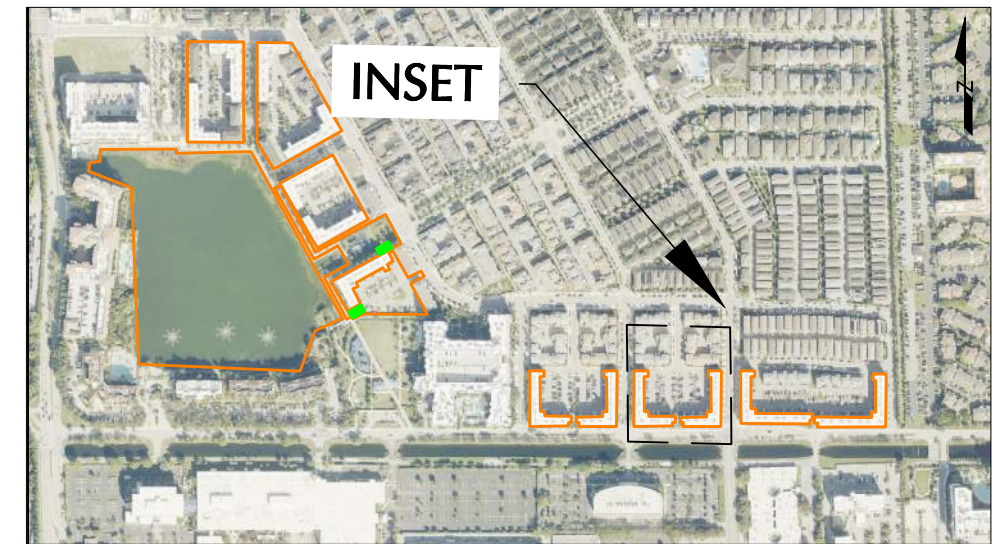
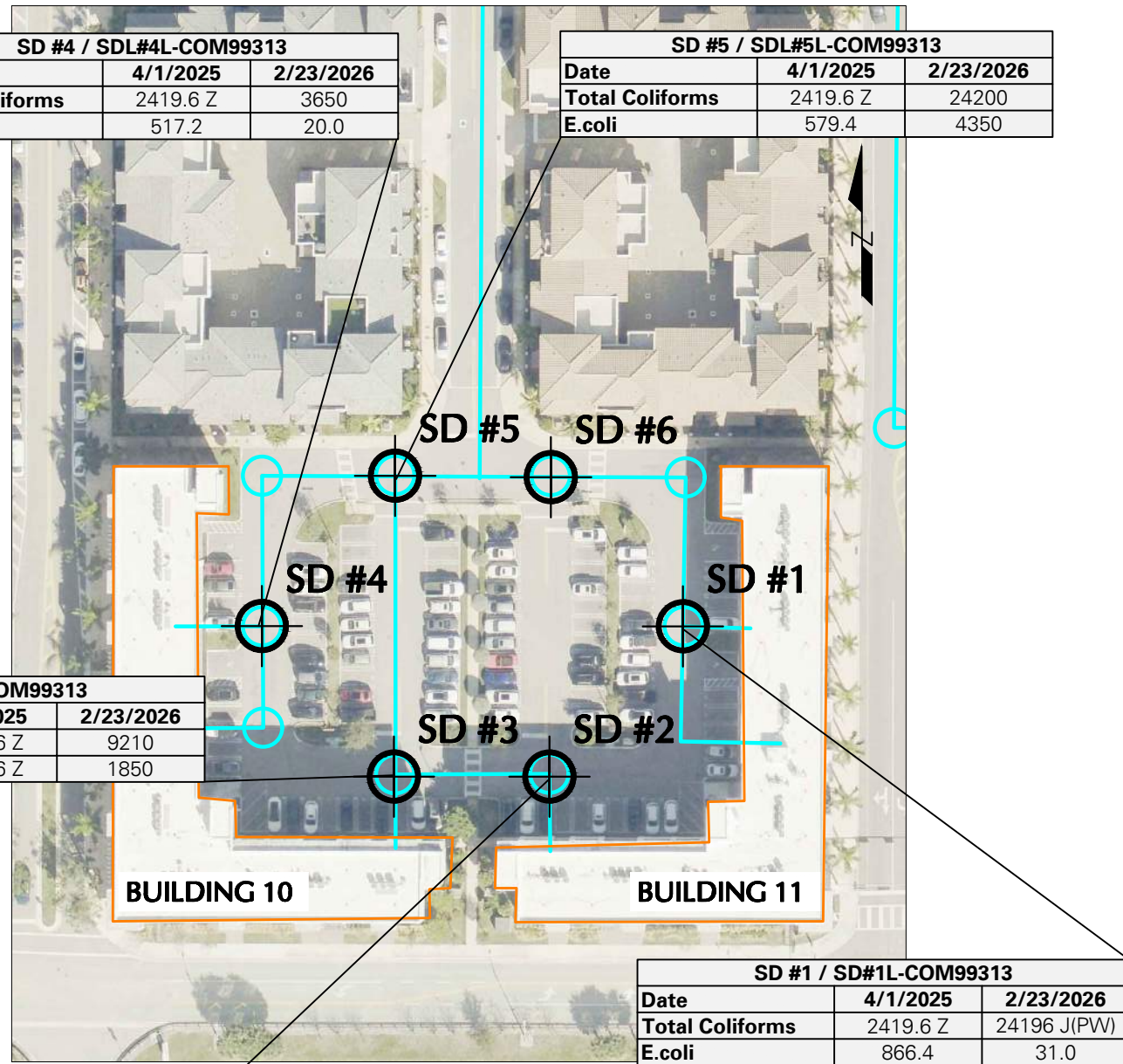
SD #4 / SDL#4L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	3650
E.coli	517.2	20.0


SD #5 / SDL#5L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	24200
E.coli	579.4	4350

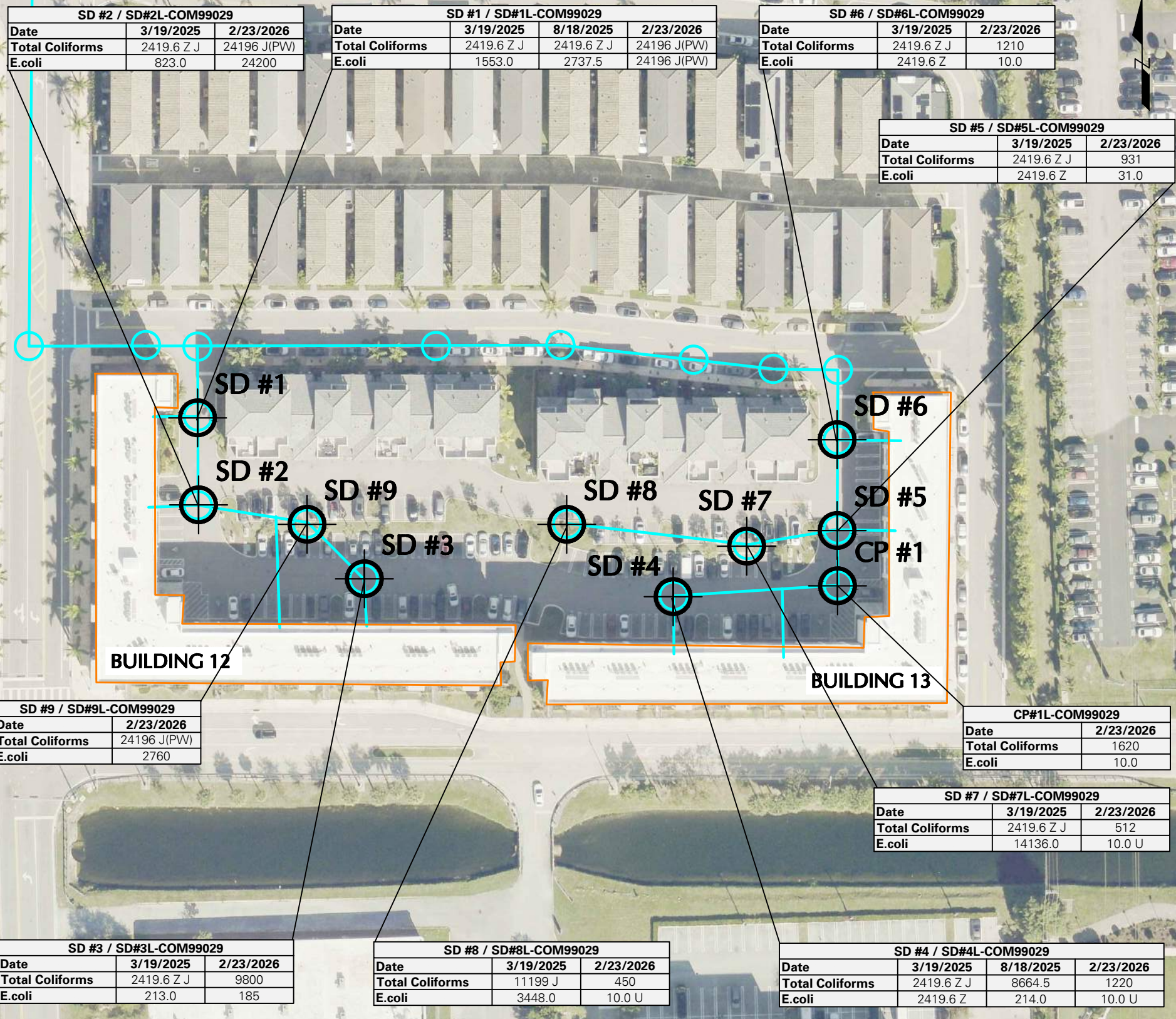
SD #3 / SD#3L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	9210
E.coli	2419.6 Z	1850

SD #1 / SD#1L-COM99313		
Date	4/1/2025	2/23/2026
Total Coliforms	2419.6 Z	24196 J(PW)
E.coli	866.4	31.0

SD #2 / SD#2L-COM99313			
Date	4/1/2025	8/18/2025	2/23/2026
Total Coliforms	2419.6 Z	2419.6 Z J	24200
E.coli	1732.9	540.5	1720

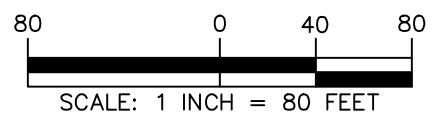
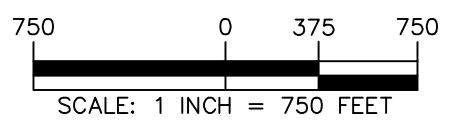
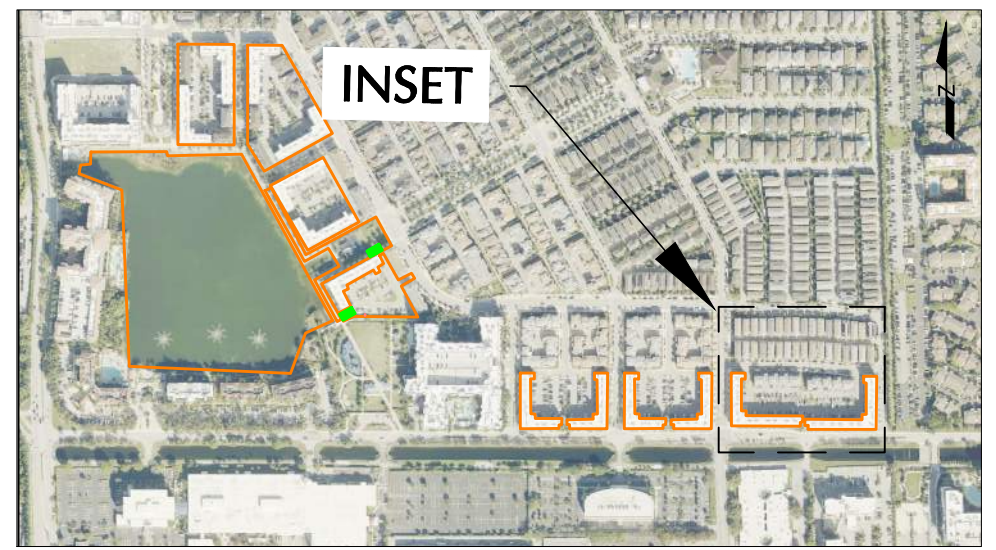


 Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198	Project URBANA AT DOWNTOWN DORAL 8301-8265 NW 41ST STREET DORAL MIAMI-DADE COUNTY FLORIDA	Drawing Title STORMWATER ANALYTICAL SUMMARY BUILDINGS 10 AND 11 (COM-99313)	Project No. 300384701	Figure <h1 style="font-size: 2em;">4</h1>
	Date MARCH 2026	Drawn By JV	Checked By MSP	
	SCALE: 1 INCH = 80 FEET			
	SCALE: 1 INCH = 750 FEET			



- LEGEND:**
- FOLIO BOUNDARY
 - SAMPLE LOCATION
 - STORMWATER MANAGEMENT SYSTEM
 - STORM DRAIN/ COLLECTION PIT

- NOTES:**
1. ALL BOUNDARIES AND LOCATIONS ARE APPROXIMATE.
 2. ANALYTICAL RESULTS ARE REPORTED IN MOST PROBABLE NUMBER PER 100 MILLILITERS (MPN/100mL).
 3. ANALYTICAL RESULTS FROM 2025 WERE COLLECTED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM) AND RESULTS FROM 2026 WERE COLLECTED BY LANGAN.
 4. U= COMPOUND WAS ANALYZED FOR BUT NOT DETECTED.
 5. Z= ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
 6. J(PW) = ALL WELLS OR TUBES WERE POSITIVE. RESULTS MAY BE HIGHER THAN REPORTED.
 7. J= ESTIMATED VALUE. THE PRECISION BETWEEN SAMPLE AND SAMPLE DUPLICATE IS NOT EVALUATED DUE TO RESULTS ARE NOT CALCULABLE.



<p>Langan Engineering and Environmental Services, LLC 1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198</p>	Project URBANA AT DOWNTOWN DORAL 8301-8265 NW 41ST STREET DORAL MIAMI-DADE COUNTY FLORIDA	Drawing Title STORMWATER ANALYTICAL SUMMARY BUILDINGS 12 AND 13 (COM-99029)	Project No. 300384701	Figure 5
	Date MARCH 2026	Drawn By JV	Checked By MSP	

Table

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	CP#1L- COM99029	SD #1/ SD#1L-COM99029			SD #2 / SD#2L-COM99029		SD #3 / SD#3L-COM99029		SD #4 / SD#4L-COM99029		
RER File	COM-99029										
Sample Date	2/23/2026	3/19/2025	8/18/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	8/18/2025	2/23/2026
Parameters											
EPA 9223B											
Total Coliforms	1620	2419.6 Z J	2419.6 Z J	24196 J(PW)	2419.6 Z J	24196 J(PW)	2419.6 Z J	9800	2419.6 Z J	8664.5	1220
E.coli	10.0	1553.0	2737.5	24196 J(PW)	823.0	24200	213.0	185	2419.6 Z	214.0	10.0 U

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	SD # 5 / SD#5L-COM99029		SD #6 / SD#6L-COM99029		SD #7 / SD#7L-COM99029		SD #8 / SD#8L-COM99029		SD #9 / SD#9L- COM99029
RER File	COM-99029								
Sample Date	3/19/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	2/23/2026	3/19/2025	2/23/2026	2/23/2026
Parameters									
EPA 9223B									
Total Coliforms	2419.6 Z J	931	2419.6 Z J	1210	2419.6 Z J	512	11199 J	450	24196 J(PW)
E.coli	2419.6 Z	31.0	2419.6 Z	10.0	14136.0	10.0 U	3448.0	10.0 U	2760

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	SD #1 / SD#1L-COM99312		SD #2 / SD#2L-COM99312		SD #3 / SD#3L-COM99312		SD #4 / SD#4L-COM99312			SD #5 / SD#5L-COM99312		SD #6 / SD#6L-COM99312		
RER File	COM-99312													
Sample Date	4/1/2025	2/24/2026	4/1/2025	2/24/2026	4/1/2025	2/24/2026	4/1/2025	8/18/2025	2/24/2026	4/1/2025	2/24/2026	4/1/2025	2/24/2026	
Parameters														
EPA 9223B														
Total Coliforms	2419.6 Z J	24196 J(PW)	2419.6 Z J	2610	2419.6 Z J	24196 J(PW)	2419.6 Z J	2419.6 Z	24200	2419.6 Z J	24196 J(PW)	2419.6 Z J	6870	
E.coli	36.8	20.0	547.5	10.0	980.4	24196 J(PW)	2419.6 Z	2419.6 Z	63.0	1732.9	24196 J(PW)	770.1	31.0	

Table 1
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Sample ID	SD #1 / SD#1L-COM99313		SD #2 / SD#2L-COM99313			SD #3 / SD#3L-COM99313		SD #4 / SDL#4L-COM99313		SD #5 / SDL#5L-COM99313	
RER File	COM-99313										
Sample Date	4/1/2025	2/23/2026	4/1/2025	8/18/2025	2/23/2026	4/1/2025	2/23/2026	4/1/2025	2/23/2026	4/1/2025	2/23/2026
Parameters											
EPA 9223B											
Total Coliforms	2419.6 Z	24196 J(PW)	2419.6 Z	2419.6 Z J	24200	2419.6 Z	9210	2419.6 Z	3650	2419.6 Z	24200
E.coli	866.4	31.0	1732.9	540.5	1720	2419.6 Z	1850	517.2	20.0	579.4	4350

Table 1 Notes
Stormwater Analytical Summary
Urbana at Downtown Doral
8301-8265 NW 41st Street
Doral, Florida
Langan Project No.: 300384701

Notes:

Results are reported in Most Probable Number per 100 milliliters (MPN/100 mL).

RER = Miami-Dade County Department of Regulatory and Economic Resources.

U = Compound was analyzed for but not detected.

Z = All wells or tubes were positive. Results may be higher than reported.

J(PW) = All wells or tubes were positive. Results may be higher than reported.

J = Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable.

Results from 2025 were collected by the Miami-Dade County Department of Environmental Resource Management (DERM) and results from 2026 were collected by Langan.

Attachment 1
Historical Stormwater Laboratory
Analytical Reports



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD1

Matrix : Aqueous Collected : 03/19/2025 12:10
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27733	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15639							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	1553.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 3/20/2025
 1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8167 NW 41 ST/SD2

Matrix : Aqueous Collected : 03/19/2025 12:17
Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

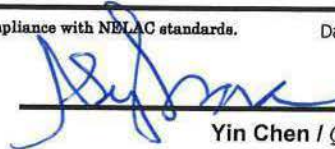
LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27734 B15640	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	823.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 3/20/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

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EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD3

Matrix : Aqueous Collected : 03/19/2025 12:25
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27735 B15641	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	-	03/19/2025 15:49 CVR
							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	213.0	1.0 / n/a	MPN/100mL	10	-	03/19/2025 15:49 CVR

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Date of Issue
3/20/2025

Yin Chen / QA Officer

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EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8167 NW 41 ST/SD4

Matrix : Aqueous Collected : 03/19/2025 12:32
Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27736	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15642							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4

Analysis Qualifiers / Comments Description


QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

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EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8167 NW 41 ST/SD5

Matrix : Aqueous Collected : 03/19/2025 12:42
Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27737	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15643							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

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EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD6

Matrix : Aqueous Collected : 03/19/2025 12:54
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27738	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15644							QZ4, QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
							QZ4

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

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EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8167 NW 41 ST/SD7

Matrix : Aqueous Collected : 03/19/2025 13:04
 Sampled By : KATIANA.JOVEL Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27739 B15645	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 ZJ	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	14136.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8167 NW 41 ST/SD8**

Matrix : Aqueous

Collected : 03/19/2025 13:13

Sampled By : KATIANA.JOVEL

Received : 03/19/2025 13:52

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE27740	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	11199.0 J	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR
B15646							QJ44
	E.coli by IDEXX QuantiTray by SM 9223B 2016	3448.0	1.0 / n/a	MPN/100mL	10	03/19/2025 15:49	CVR

Analysis Qualifiers / Comments Description

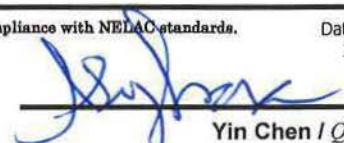
QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/20/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID : _____

Office of Laboratory Services

4.9 Chain of Custody Record
B4686

Project : _____

CC# 995308

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellar Phone # : 786 541-4386 Next Day Results Notification: Y N

Results Return to : Katiana.jovellar@miamidade.gov Results Copy to : Chony@miamidade.gov Vanessa.McVay@miamidade.gov

Site	8167 NW 41st / SD 1				8167 NW 41st / SD 2				8167 NW 41st / SD 3									
Coll. Date/Time	3/19/2025 / 12:10				3/19/2025 / 12:17				3/19/2025 / 12:25									
Parameters	# of ctns	OW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2					B	2					B	2					B
		AE27733				B15639		AE27734				B15640		AE27735				B15641
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time Relinquished by: 3/19/2025 13:50 Margie Davis
Received By: _____

Temperature (°C): 4.1
Arrived on ice? N

Field Note: _____

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate

MAR 19 05:15Z
[Signature]



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID :

B4686

4.9 Chain of Custody Record

Project :

CC# 995308

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellar Phone # : 786 564 4386 Next Day Results Notification: Y N

Results Return to : Katiana.Jovellar@miamidade.gov Results Copy to : Cheryn@miamidade.gov Vanessa.mcvay@miamidade.gov

Site	8167 NW 41 ST / SD4				8167 NW 41 ST / SDS				8167 NW 41 ST / SD6									
Coll. Date/Time	03/19/2025 / 12:32				03/19/2025 / 12:42				03/19/2025 / 12:54									
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)																		
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2					B15642	2					B15643	2					B15644
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Date/Time Relinquished by Received By
 3/19/2025 13:50 [Signature] [Signature]
 MON 19 25 PM 1:52 [Signature]

Temperature (°C): 4.1
 Arrived on ice? Y N

DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



Office of Laboratory Services

le 4.9 Chain of Custody Record

EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID :

134686

Project :

CC# 995308

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellar Phone #: 7865644386 Next Day Results Notification: Y N

Results Return to : Katiana.Jovellar@miamidadel.gov Results Copy to : Cheny@miamidadel.gov Vanessa.mcvay@miamidadel.gov

Site	8167 NW 41st / SD7					8167 NW 41st / SD8												
Coll. Date/Time	03/19/2025 11:30					03/19/2025 / 13:13												
Parameters	# of ctns	OW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
	Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Total Coliforms SM 9222 B (MF)																		
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2	AE27739			B15645	2	AE27740			B15646								
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Date/Time Relinquished by Received By
3/19/2025 13:50 [Signature] [Signature]
25 TH ST ST MIAMI

Temperature (°C): 4.1
 Arrived on ice? Y N

DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **4636 NW 84 AVE SITE 1**

Matrix : Aqueous Collected : 03/26/2025 11:53
 Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:02

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28280 B15669	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	1986.3	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	29.5	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

- No Comment

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, Fl 33130
(305) 375-1851

Site Description : 4636 NW 84 AVE SITE 2

Matrix : Aqueous Collected : 03/26/2025 12:06
Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:02

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28281	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
B15670							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	93.4	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8429 NW 41 ST SITE 3**

Matrix : Aqueous Collected : 03/26/2025 12:20
Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:02

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28282	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	03/26/2025 14:58	CVR
B15671							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	461.1	1.0 / n/a	MPN/100mL	100	03/26/2025 14:58	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **4640 NW 84 AVE SITE 4**

Matrix : Aqueous Collected : 03/26/2025 12:55
 Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:01

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28283	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
B15672							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	29.5	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 4700 NW 84 AVE SITE 5

Matrix : Aqueous Collected : 03/26/2025 13:05
 Sampled By : GEORGE.DAVISI Received : 03/26/2025 14:01

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28284	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR
B15673							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	50.4	1.0 / n/a	MPN/100mL	100	-	03/26/2025 14:58 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
3/27/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

B4690 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

(DERM Lab Use Only)

DERM Project ID: _____ Project: _____ CC# 995308

Collected By George Davis IV Phone #: 786 6859394 Next Day Results Notification: Y N

Results Return to: george.davis.iv@miamidade.gov Results Copy to: cheny@miamidade.gov Vanessa.mcvay@miamidade.gov

Site	4636 NW 84 AVE, Site 1					4636 NW 84 AVE, Site 2					8429 NW 41 ST, Site 3								
Coll. Date/Time	3/26/2025 11:53 AM					3/26/2025 12:06 PM					3/26/2025 12:20 PM								
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	
Total Coliforms SM 9222 B (MF)			<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		
Fecal Coliforms SM 9222 D (MF)																			
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2					AE28280 B15669	1						AE28281 B15670	1					AE28282 B15671
Fecal Coliforms (IDEXX Quanti-Tray)																			
Enterococci (IDEXX Quanti-Tray)																			
Crypto Giardia Method 1623.1																			
Total Coliforms and E.coli SM9223B (IDEXX P/A)																			

Date/Time Relinquished by Received By
3/26/25 14:02 [Signature] [Signature]
 MAR 26 25 PM 2:02

Temperature (°C): 6.5
 Arrived on ice? Y N

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate

Office of Laboratory Services



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)
DERM Project ID: B4690

Table 4.9 Chain of Custody Record

Project: _____

CC# 995306

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By: George Davis IV Phone #: 7666959394

Next Day Results Notification: Y N

Results Return to: george.davisiv@miamidade.gov

Results Copy to: Cheny@miamidade.gov McVayV@miamidade.gov

Site	4640 NW 84 AVE, Site 4					4700 NW 84 AVE, Site 5												
Coll. Date/Time	3/26/2025 12:55 PM					3/26/2025 13:05 PM												
Parameters	# of ctns	OW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	1					AE28283 B15672	1					AE28284 B15673		Lab ID				BacT ID
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time Relinquished by Received By
3/26/25 14:02 George Davis IV [Signature]
 MAR 26 25 PM 01

Temperature (°C): 6.5
 Arrived on ice: Y N

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

Field Note:

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8301 NW 41 ST/SD1

Matrix : Aqueous

Collected : 04/01/2025 11:27

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28482	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15701							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	36.8	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards. Date of Issue

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8301 NW 41 ST/SD2**

Matrix : Aqueous Collected : 04/01/2025 11:31
Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28483	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15702							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	547.5	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8301 NW 41 ST/SD3

Matrix : Aqueous Collected : 04/01/2025 11:34


Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28484	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA
B15703							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	980.4	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42 YSA

Analysis Qualifiers / Comments Description

QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 4/2/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8301 NW 41 ST/SD4

Matrix : Aqueous Collected : 04/01/2025 11:37
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:50

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28485	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42	YSA
B15704								QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:42	YSA
								QZ4

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **8301 NW 41 ST/SD5**

Matrix : Aqueous

Collected : 04/01/2025 11:41

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:50

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28486	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA
B15705							QJ44, QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	1732.9	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA

Analysis Qualifiers / Comments Description


QJ44	Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
QZ4	All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : **8301 NW 41 ST/SD6**

Matrix : Aqueous

Collected : 04/01/2025 11:44

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:50

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28487 B15706	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 JZ	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	770.1	1.0 / n/a	MPN/100mL	100	04/01/2025 14:42	YSA

Analysis Qualifiers / Comments Description

- QJ44 Estimated value. The precision between sample and sample duplicate is not evaluated due to results are not calculable
- QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

(DERM Lab Use Only)
DERM Project ID : B4695

Project : _____

CC# 995308

Collected By : Katiana Jovella

Phone # : 786-561-4386

Next Day Results Notification: Y (N)

Results Return to : Katiana.Jovella@miamidade.gov Copy to : Cheny@miamidade.gov Vanessa.McVay@miamidade.gov

Site	0301 NW 41 St / SD1					0301 NW 41 St / SD2					0301 NW 41 St / SD3							
Coll. Date/Time	4/1/2025 11:27					4/1/2025 11:31					4/1/2025 11:34							
Parameters	# of ctns	OW	<u>GW</u>	SW	FW	Waste	# of ctns	DW	<u>GW</u>	SW	FW	Waste	# of ctns	DW	<u>GW</u>	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	<u>2</u>	Lab ID	<u>AE28482</u>			<u>B15701</u>	/	Lab ID	<u>AE28483</u>			<u>B15702</u>	/	Lab ID	<u>AE28484</u>			<u>B15703</u>
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time Relinquished by Received By

APR 1 12:14 PM 2025 4/1/2025 [Signature] [Signature]

Temperature (°C) 43

Arrived on ice? Y N

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

Field Note: _____

**Bottle Type - BT: 125mL sterilized plastic bottles

**Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

B4695 le 4.9 Chain of Custody Record

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

DERM Project ID: _____ Project: _____ CC# 795308

Collected By: Katiana Jovellav Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.jovellav@miamidadegov Results Copy to: Cheny@miamidadegov Vanessa.McVay@miamidadegov

Site	8301 NW 41 st / SD4					8301 NW 41 st / SD5					8301 NW 41 st / SD6							
Coll. Date/Time	4/1/2025 11:37					4/1/2025 11:41					4/1/2025 11:44							
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Fecal Coliforms SM 9222 D (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	/		AE28485			B15704	/		AE28486			B15705	/		AE28487			B15706
Fecal Coliforms (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Enterococci (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Crypto Giardia Method 1623.1	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID

09:21 AM 4/1/2025
 Date/Time: 4/1/2025
 Relinquished by: [Signature]
 Received By: [Signature]

Temperature (°C): 4.3
 Arrived on ice? Y N

Field Note:

DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8201 NW 41 ST/SD1

Matrix : Aqueous Collected : 04/01/2025 10:55
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28477 B15696	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	866.4	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue
 1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable 4/2/2025
 All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8201 NW 41 ST/SD2

Matrix : Aqueous Collected : 04/01/2025 11:05
 Sampled By : KATIANA.JOVEL Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28478	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA
B15697								QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	1732.9	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 4/2/2025
 1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
 All results being reported under this report apply to the samples analyzed.


 Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : **8201 NW 41 ST/SD3**

Matrix : Aqueous

Collected : 04/01/2025 11:09

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28479 B15698	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA QZ4

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 8201 NW 41 ST/SD4

Matrix : Aqueous

Collected : 04/01/2025 11:13

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE28480 B15699	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	517.2	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 8201 NW 41 ST/SD5

Matrix : Aqueous

Collected : 04/01/2025 11:16

Sampled By : KATIANA.JOVEL

Received : 04/01/2025 12:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28481	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA
B15700								QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	579.4	1.0 / n/a	MPN/100mL	100	-	04/01/2025 14:22	YSA

Analysis Qualifiers / Comments Description

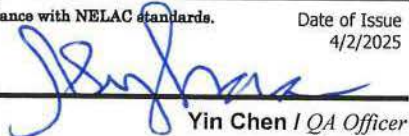
QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/2/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.

Office of Laboratory Services

B4694 - Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

MIAMI-DADE COUNTY
 Department of Regulatory and Economic Resources
 Environmental Resources Management
 Office of Laboratory Services
 211 West Flagler Street
 MIAMI, FLORIDA 33130
 (305) 375-1851

DERM Project ID: _____ Project: _____ CC# 995308

Collected By: Katiana Jovellor Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.jovellor@miamidade.gov Results Copy to: Cherry@miamidade.gov Vanessa.McVay@miamidade.gov

Parameters	# of ctns	Sample 1					# of ctns	Sample 2					# of ctns	Sample 3				
		DW	GW	SW	FW	Waste		DW	GW	SW	FW	Waste		DW	GW	SW	FW	Waste
8201 NW 41 St / SD1							8201 NW 41 St / SD2						8201 NW 41 St / SD3					
Date/Time		4/11/2023 10:55						4/11/2023 11:05						4/11/2023 11:09				
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)		Lab ID	AE28477			B15696	Lab ID	AE28478			B15697	Lab ID	AE28479			B15698		
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	
Crypto Giardia Method 1623.1		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	
		Lab ID				BacT ID	Lab ID					BacT ID	Lab ID				BacT ID	

Date/Time: 4/11/2023 10:55
 Relinquished by: [Signature]
 Received By: [Signature]

Temperature (°C): 4.3
 Arrived on ice? Y N

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

Field Note: _____

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate

MIAMI-DADE COUNTY, FLORIDA



Office of Laboratory Services

e 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

(DERM Lab Use Only)

DERM Project ID: B4694

Project: _____

CC# 995309

Collected By: Katiana Jovellar

Phone #: 786-564-4306

Next Day Results Notification: Y (N)

Results Return to: Katiana.Jovellar@miamidade.gov

Results Copy to: Cheny@miamidade.gov Vanessa.McRay@miamidade.gov

Department of Regulatory and Economic Resources
 Environmental Resources Management
 Office of Laboratory Services
 211 West Flagler Street
 MIAMI, FLORIDA 33130
 (305) 375-1851

MIAMI-DADE COUNTY, FLORIDA

Parameters	# of ctns	Sample 1					# of ctns	Sample 2					# of ctns	Sample 3				
		DW	<u>GW</u>	SW	FW	Waste		DW	<u>GW</u>	SW	FW	Waste		DW	<u>GW</u>	SW	FW	Waste
Total Coliforms SM 9222 B (MF)																		
Fecal Coliforms SM 9222 D (MF)																		
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)			AE28480		B15699				AE28481		B15700							
Fecal Coliforms (IDEXX Quanti-Tray)																		
Enterococci (IDEXX Quanti-Tray)																		
Crypto Giardia Method 1623.1																		
Total Coliforms and E.coli SM9223B (IDEXX P/A)																		

Relinquished by: [Signature] Received By: [Signature]

Temperature (°C): 4.3
Arrived on ice? Y N

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

Field Note: _____

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate





EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-8030

Matrix : Aqueous Collected : 04/07/2025 10:17
Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:19

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28897 B15749	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	860.0	1.0 / n/a	MPN/100mL	20	-	04/07/2025 14:45	YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	10.0	1.0 / n/a	MPN/100mL	20	-	04/07/2025 14:45	YSA
AE28898 B15750	Enterococcus IDEXX QuantiTray by SM 9230D 2013	10.0	1.0 / n/a	MPN/100mL	20	-	04/07/2025 14:16	YSA

Analysis Qualifiers / Comments Description

- No Comment

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.



Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2190/SD1

Matrix : Aqueous Collected : 04/07/2025 10:47
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:19

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28899 B15751	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
	E.coli by IDEXX QuantiTray by SM 9223B 2016	648.8	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

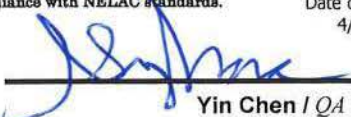
QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2190/SD2

Matrix : Aqueous Collected : 04/07/2025 10:51
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:19

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28900	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15752							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	36.9	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards. Date of Issue

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2190/SD3

Matrix : Aqueous Collected : 04/07/2025 10:53
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28901	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15753							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	25.6	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

RER

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2170/SD1

Matrix : Aqueous Collected : 04/07/2025 11:11
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28902	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA
B15754							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	47.3	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45 YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Date of Issue
4/8/2025


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2170/SD2

Matrix : Aqueous Collected : 04/07/2025 11:16
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE28903	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	04/07/2025 14:45	YSA
B15755							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	10.8	1.0 / n/a	MPN/100mL	100	04/07/2025 14:45	YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAC standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


 Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
 FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
 Miami, FL 33130
 (305) 375-1851

Site Description : 35-3022-038-2170/SD3

Matrix : Aqueous Collected : 04/07/2025 11:19
 Sampled By : KATIANA.JOVEL Received : 04/07/2025 12:20

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL		Analyzed	By
AE28904	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45	YSA
B15756								QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	224.7	1.0 / n/a	MPN/100mL	100	-	04/07/2025 14:45	YSA

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
4/8/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.

Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

DERM Project ID: [REDACTED]

Office of Laboratory Services

B4717 4.9 Chain of Custody Record

Project: _____ CC# 995300

Collected By: Katiana Jovellar Phone #: 786-564-4300 Next Day Results Notification: Y N

Results Return to: Katiana.jovellar@miamidade.gov Results Copy to: Cheney@miamidade.gov Vanessa.McVay@miamidade.gov

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Site	35-3022- ⁶⁴⁰ 409-8030					35-3022-038-2190/SD1					35-3022-038-2190/SD2								
Coll. Date/Time	4/7/2025 10:17					4/7/2025 10:47					4/7/2025 10:51								
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2				AE28897	B15749	1					AE28899	B15751	1				AE28900	B15752
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Enterococci (IDEXX Quanti-Tray)	2				AE28898	B15750						BacT ID		Lab ID				BacT ID	
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID	

Date/Time: 4/7/2025 12:19
Relinquished by: [Signature]
Received By: [Signature]
APR 7 25 PM 12:20

Temperature (°C): 8.4
Arrived on ice? Y N

Field Note:

- DW: Drinking Water
- GW: Ground Water
- SW: Sea Water
- FW: Fresh Water
- Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

(DERM Lab Use Only)

DERM Project ID: B4717

Project: _____

CC# 995368

Collected By: Katiana Joviclar

Phone #: 786-564-9300

Next Day Results Notification: Y N

Results Return to: Katiana.joviclar@miamidade.gov

Results Copy to: Cherry@miamidade.gov

Vanessa.McVay@miamidade.gov

Site	35-3022-030-2190/SD3					35-3022-038-2170/SD1					35-3022-038-2170/SD2							
Coll. Date/Time	4/17/2025 10:53					4/17/2025 11:11					4/17/2025 11:16							
Parameters	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	1		AE28901			B15753	1		AE28902			B15754	1		AE28903			B15755
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time Relinquished by Received By

4/17/2025 12:19 [Signature] _____

APR 17 25 PM 12:20

Temperature (°C): 8.4

Arrived on ice? Y N

Field Note:

DW: Drinking Water
GW: Ground Water
SW: Sea Water
FW: Fresh Water
Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

Table 4.9 Chain of Custody Record

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

DERM Project ID: B4717 Project: _____ CC# 995308

Collected By: Katiana Jorjela Phone #: 786-564-4306 Next Day Results Notification: Y N

Results Return to: Katiana.jorjela@miamidade.gov Results Copy to: Chen@miamicity.gov Vanessa.McVay@miamidade.gov

Site																		
Coll. Date/Time	<u>35-3022-038-2170/SD3</u>																	
	<u>4/7/2025 11:19</u>																	
Parameters	# of ctns	DW	<input checked="" type="radio"/> GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms SM 9222 D (MF)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)		Lab ID	AE28904			B15756		Lab ID				BacT ID		Lab ID				BacT ID
Fecal Coliforms (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Enterococci (IDEXX Quanti-Tray)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Crypto Giardia Method 1623.1		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID
		Lab ID				BacT ID		Lab ID				BacT ID		Lab ID				BacT ID

Date/Time: 4/7/2025 12:19
 Relinquished by: [Signature]
 Received By: [Signature]
 APR 7 25 PM 12:20

Temperature (°C): 8.4
 Arrived on ice? Y N

Field Note: _____
 DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6: Sodium Thiosulfate



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7970/SD#4

Matrix : Aqueous Collected : 08/18/2025 12:42
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41539	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16756							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
							QZ4

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 8/19/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen | QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

B5121 le 4.9 Chain of Custody Record

DERM Project ID: _____ Project: _____ CC# 995308

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By: Katiana Jovellar Phone #: 786-564-4386 Next Day Results Notification: Y (N)

Results Return to: Katiana.jovellar@miamidade.gov Results Copy to: Chony@miamidade.gov

Site	35-3022-040-7970 / SD#4												
	8/18/2025 12:42												
Parameters	# of ctns	OW GW SW FW Waste					# of ctns	OW GW SW FW Waste					
		Lab ID	BacT ID	Lab ID	BacT ID	Lab ID		BacT ID	Lab ID	BacT ID			
Total Coliforms SM 9222 B (MF)													
Fecal Coliforms SM 9222 D (MF)													
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	1	AE41539						B16756					
Fecal Coliforms (IDEXX Quanti-Tray)													
Enterococci (IDEXX Quanti-Tray)													
Crypto Giardia Method 1623.1													
Total Coliforms and E.coli SM9223B (IDEXX P/A)													

Date/Time: 8/18/25 Relinquished by: [Signature] Received By: [Signature]

Temperature (°C): 5.4
Arrived on ice? Y N

- Field Note: _____
- DW: Drinking Water
 - GW: Ground Water
 - SW: Sea Water
 - FW: Fresh Water
 - Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
**Preservatives - G: Sodium Thiosulfate



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#1

Matrix : Aqueous Collected : 08/18/2025 11:59
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE41540 B16757	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	-	08/18/2025 15:24 CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	2737.5	1.0 / n/a	MPN/100mL	20	-	08/18/2025 15:24 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#4

Matrix : Aqueous Collected : 08/18/2025 12:07
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE41541	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	8664.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16758							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	214.0	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description


QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#2

Matrix : Aqueous Collected : 08/18/2025 12:25
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41542	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	-	08/18/2025 15:24 CVR
B16759							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	540.5	1.0 / n/a	MPN/100mL	20	-	08/18/2025 15:24 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 8/19/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

(DERM Lab Use Only)

Office of Laboratory Services

Form 4.9 Chain of Custody Record

B5120

DERM Project ID : _____

Project : _____

CC# 995308

RER

211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellav Phone # 786-564-4306 Next Day Results Notification: Y (N)

Results Return to : Katiana.jovellav@miamidade.gov Results Copy to : Vanessa.McVay@miamidade.gov
Chery@miamidade.gov

Site	35-3022-040-7400 / SD#1					35-3022-040-7400 / SD#4					35-3022-040-7410 / SD#2							
Coll. Date/Time	8/18/2025 11:59					8/18/2025 12:07					8/18/2025 12:25							
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Fecal Coliforms SM 9222 D (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2	AE41540				B16757	1	AE41541				B16758	1	AE41542				B16759
Fecal Coliforms (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Enterococci (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Crypto Giardia Method 1623.1	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID

Date/Time: 8/18/25
 Relinquished by: [Signature]
 Received By: [Signature]

Temperature (°C): 5.6
 Arrived on ice? Y N

Field Note:
 DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6. Sodium Thiosulfate



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#1

Matrix : Aqueous Collected : 08/18/2025 11:59
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analized	By
AE41540 B16757	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	-	08/18/2025 15:24 CVR
	E.coli by IDEXX QuantiTray by SM 9223B 2016	2737.5	1.0 / n/a	MPN/100mL	20	-	08/18/2025 15:24 CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#4

Matrix : Aqueous Collected : 08/18/2025 12:07
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41541	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	8664.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16758							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	214.0	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards.

Date of Issue
8/19/2025

1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable

All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT E46126

Office of Laboratory Services

Sample Analysis Record

R E R

211 W. Flagler St.
Miami, FL 33130
(305) 375-1851

Site Description : 35-3022-040-7400/SD#2

Matrix : Aqueous Collected : 08/18/2025 12:25
Sampled By : KATIANA.JOVEL Received : 08/18/2025 13:49

LIMS ID	Parameter / Method	Conc.	MDL/PQL	Unit	Vol Used-mL	Analyzed	By
AE41542	Total Coliform by IDEXX QuantiTray by SM 9223B 2016	>2419.6 Z	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR
B16759							QZ4
	E.coli by IDEXX QuantiTray by SM 9223B 2016	540.5	1.0 / n/a	MPN/100mL	20	08/18/2025 15:24	CVR

Analysis Qualifiers / Comments Description

QZ4 All wells or tubes were positive. Results may be higher than reported.

U = Below MDL MDL = Method Detection Limit I = Between MDL and PQL DF = Dilution Factor All analyses are in compliance with NELAP standards. Date of Issue 8/19/2025
1 of 1 *Note : Multiply MDL by Dilution Factor (1.0, unless noted otherwise.) n/a=Not Applicable
All results being reported under this report apply to the samples analyzed.


Yin Chen / QA Officer

If you have any questions please contact the QA Officer at 305-375-1851.



EPA # FL00025
FL CERT # 46126

Office of Laboratory Services

B5120

Form 4.9 Chain of Custody Record

(DERM Lab Use Only)
DERM Project ID :

Project :

CC# 995308

RER
211 W. Flagler St
MIAMI, FL 33130
(305) 375-1851

Collected By : Katiana Jovellav Phone # 786-564-4306 Next Day Results Notification: Y (N)

Results Return to : Katiana.jovellav@miamidade.gov Results Copy to : Vanessa.McVay@miamidade.gov
Chery@miamidade.gov

Site	35-3022-040-7400 / SD#1					35-3022-040-7400 / SD#4					35-3022-040-7410 / SD#2							
Coll. Date/Time	8/18/2025 11:59					8/18/2025 12:07					8/18/2025 12:25							
Parameters	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste	# of ctns	DW	GW	SW	FW	Waste
Total Coliforms SM 9222 B (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Fecal Coliforms SM 9222 D (MF)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX Quanti-Tray)	2	AE41540				B16757	1	AE41541				B16758	1	AE41542				B16759
Fecal Coliforms (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Enterococci (IDEXX Quanti-Tray)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Crypto Giardia Method 1623.1	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
Total Coliforms and E.coli SM9223B (IDEXX P/A)	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID
	Lab ID					BacT ID	Lab ID					BacT ID	Lab ID					BacT ID

Date/Time: 8/18/25
Relinquished by: [Signature]
Received By: [Signature]

Temperature (°C): 5.6
Arrived on ice? Y N

Field Note:
 DW: Drinking Water
 GW: Ground Water
 SW: Sea Water
 FW: Fresh Water
 Waste: Waste Water

**Bottle Type - BT: 125mL sterilized plastic bottles
 **Preservatives - 6. Sodium Thiosulfate

8/18/25 11:59

Attachment 2
Stormwater Analytical Laboratory
Reports and Chain of Custody (COC)



February 25, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017572

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 23, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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without the written consent of Pace Analytical Services, LLC.



CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017572

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017572

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017572001	SD #8L- COM99029	Water	02/23/26 12:35	02/23/26 17:00
35017572002	SD #3L- COM99029	Water	02/23/26 13:05	02/23/26 17:00
35017572003	SD #2L- COM99029	Water	02/23/26 13:15	02/23/26 17:00
35017572004	SD #1L- COM99029	Water	02/23/26 13:25	02/23/26 17:00

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017572

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017572001	SD #8L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017572002	SD #3L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017572003	SD #2L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017572004	SD #1L- COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017572

Sample: SD #8L- COM99029 Lab ID: 35017572001 Collected: 02/23/26 12:35 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	450	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0 U	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017572

Sample: SD #3L- COM99029 **Lab ID: 35017572002** Collected: 02/23/26 13:05 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	9800	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	185	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017572

Sample: SD #2L- COM99029 Lab ID: 35017572003 Collected: 02/23/26 13:15 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)
E.coli	24200	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017572

Sample: SD #1L- COM99029 Lab ID: 35017572004 Collected: 02/23/26 13:25 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)
E.coli	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017572

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
 Pace Project No.: 35017572

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017572001	SD #8L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017572002	SD #3L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017572003	SD #2L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017572004	SD #1L- COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660

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Pace® Location Requested (City/State):

CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

WO# : 35017572



Company Name: **Langan Engineering**
 Street Address: **1221 Brickell Ave #1800**
Midmi, FL

Contact/Report To: **Michael Spiveack**
 Phone #:
 E-Mail: **mspiveack@langan.com**
 Cc E-Mail: **tschmitt@langan.com**
 Invoice to: **M. Spiveack**
 Invoice E-mail: **Michael Spiveack**

Customer Project #: **urbana**
 Project Name:
 Site Collection Info/Facility ID (as applicable):
8001 NW 41st St
Doral FL 33166

Purchase Order # (if applicable):
 Quote #:
 County / State origin of sample(s): **Florida**

Time Zone Collected: [] AK [] PT [] MT [] CT [] ET

Data Deliverables:
 [] Level II [] Level III [] Level IV
 [] EQUIS
 [] Other

Regulatory Program (DW, RCRA, etc.) as applicable:

Reportable [] Yes [] No

Rush (Pre-approval required):

[] Same Day [] 1 Day [] 2 Day [] 3 Day Other

DW PWSID # or WW Permit # as applicable:

Date Results Requested:

standard TAT

Field Filtered (if applicable): [] Yes [] No

Analysis:

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected or Composite End		# Cont.	Residual Chlorine	
			Date	Time	Date	Time		Result	Units
SD#8L-COM99029	W	G			2/23/26	1235	2		
SD#3L-COM99029	W	G			2/23/26	1305	1		
SD#9L EP 2/23/26									
SD#2L-COM99029	W	G			2/23/26	1315	1		
SD#1L-COM99029	W	G			2/23/26	1325	1		

Total Coliform
Total E. Coli

Specify Container Size **

** Container Size: (1) 1L, (2) 500mL, (3) 250mL,

(4) 125mL, (5) 100mL, (6) 40mL vial, (7) EnCore, (8) TerraCore, (9) 90mL, (10) Other

Identify Container Preservative Type***

*** Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCL, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

Analysis Requested

Proj. Mgr:
 AcctNum / Client ID:
 Table #:
 Profile / Template:
 Prelog / Bottle Ord. ID:

Sample Comment

Preservation non-conformance identified for sample

Additional Instructions from Pace®:

Collected By: **ERICKA D. AVILES**
 Printed Name
 Signature

Customer Remarks / Special Conditions / Possible Hazards:

Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C): [] On Ice

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

Tracking Number:

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

Delivered by: [] In-Person [] Courier

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

[] FedEx [] UPS [] Other

Relinquished by/Company: (Signature)

Date/Time:

Received by/Company: (Signature)

Date/Time:

Page: of

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at <https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/>

ENV-FRM-CORQ-0019_v02_110123 ©



Sample Condition Upon Receipt Form (SCUR)

WO# : 35017572

Project #
Project Manager:
Client:

PM: RYG **Due Date: 02/27/26**
CLIENT: 36-LANGAN

Date and Initials of person:
Examining contents: ZG
Verifying pH: NA
 Initials: **ZG**

Thermometer Used: T-398 Date: 2/23/26 Time: 1717

State of Origin: _____ For WV projects, all containers verified to ≤6 °C

Cooler #1 Temp. °C 10.6 (Visual) 0.0 (Correction Factor) 10.6 (Actual)

Cooler #2 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #3 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #4 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #5 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #6 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other:

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other:

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other:

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2/23/26 Shorted Time: 1705

Bottle Quantity / Type: micro 5

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
Samples Arrived within Hold Time.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sufficient Volume.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Correct Containers Used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Containers Intact.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Exceptions: Vials, Microbiology, O&G, PFAS									
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
<table border="1"> <tr> <td colspan="2">Preservation Information</td> </tr> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </table>		Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information									
Preservative: _____	Date: _____								
Lot / Trace: _____	Time: _____								
Amount added (mL): _____	Initials: _____								

Comments / Resolutions (use back for additional comments):

Labeled by: NA Reviewed by: NA



February 25, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017579

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 23, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017579

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017579

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017579001	CP#1L-COM99029	Water	02/23/26 10:20	02/23/26 12:46
35017579002	SD#5L-COM99029	Water	02/23/26 10:50	02/23/26 12:46
35017579003	SD#6L-COM99029	Water	02/23/26 11:00	02/23/26 12:46
35017579004	SD#4L-COM99029	Water	02/23/26 11:05	02/23/26 12:46
35017579005	SD#7L-COM99029	Water	02/23/26 11:25	02/23/26 12:46

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017579

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017579001	CP#1L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579002	SD#5L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579003	SD#6L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579004	SD#4L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF
35017579005	SD#7L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017579

Sample: CP#1L-COM99029 **Lab ID: 35017579001** Collected: 02/23/26 10:20 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	1620	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017579

Sample: SD#5L-COM99029 **Lab ID: 35017579002** Collected: 02/23/26 10:50 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	931	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	31.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017579

Sample: SD#6L-COM99029 Lab ID: 35017579003 Collected: 02/23/26 11:00 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	1210	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017579

Sample: SD#4L-COM99029 Lab ID: 35017579004 Collected: 02/23/26 11:05 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	1220	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0 U	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017579

Sample: SD#7L-COM99029 Lab ID: 35017579005 Collected: 02/23/26 11:25 Received: 02/23/26 12:46 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	512	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	10.0 U	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017579

QC Batch: 1169659	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017579001, 35017579002, 35017579003, 35017579004, 35017579005

METHOD BLANK: 6403763 Matrix: Water
 Associated Lab Samples: 35017579001, 35017579002, 35017579003, 35017579004, 35017579005

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017579

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017579

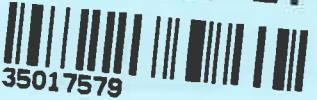
Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017579001	CP#1L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579002	SD#5L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579003	SD#6L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579004	SD#4L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017579005	SD#7L-COM99029	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660

REPORT OF LABORATORY ANALYSIS

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Pace Pace® Location Requested (City/State): **CHAIN-OF-CUSTODY Analytical Request Document**

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

WO#: 35017579

35017579

Company Name: **Langan Engineering**
 Street Address: **1221 Brickell Ave #1800**
Miami, FL 33131

Contact/Report To: **Michael Spiveack**
 Phone #: **790-204-1200**
 E-Mail: **MSpiveack@langan.com**
 Cc E-Mail: **tsmith@langan.com**



Customer Project #: **Orband**
 Project Name: **Orband**
 Site Collection Info/Facility ID (as applicable):
8001 NW 41st St
Doral, FL 33146

Invoice to: **M. Spiveack**
 Invoice E-mail: **MSpiveack@langan.com**
 Purchase Order # (if applicable):
 Quote #:
 County / State origin of sample(s): **Florida**

Specify Container Size **
 Identify Container Preservative Type***
 Analysis Requested

Time Zone Collected: [] AK [] PT [] MT [] CT [] ET
 Data Deliverables:
 [] Level II [] Level III [] Level IV
 [] EQUIS
 [] Other

Regulatory Program (DW, RCRA, etc.) as applicable: Reportable [] Yes [] No
 Rush (Pre-approval required):
 [] Same Day [] 1 Day [] 2 Day [] 3 Day Other
 Date Results Requested: **Standard TAT**
 DW PWSID # or WW Permit # as applicable:
 Field Filtered (if applicable): [] Yes [] No
 Analysis:

Proj. Mgr:
 AcctNum / Client ID:
 Table #:
 Profile / Template:
 Prelog / Bottle Ord. ID:

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected for Composite End		# Cont.	Residual Chlorine		Total Coliform	Total E. Coli	Sample Comment
			Date	Time	Date	Time		Result	Units			
CP#1L-COM99029	W	G			2/23/26	1020	2			X	X	
SD#5L-COM99029	|	|				1050	1			X	X	
SD#6L-COM99029	|	|				1100	1			X	X	
SD#4L-COM99029	|	|				1106	1			X	X	
SD#7L-COM99029	W	G			2/23/26	1125	2			X	X	

Additional Instructions from Pace®:

Collected By: **E. POQUE / D. AVILES**
 Printed Name
 Signature

Customer Remarks / Special Conditions / Possible Hazards:
 # Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C): [] On Ice

Relinquished by/Company: (Signature)
[Signature]
 Date/Time: **2/23/26 1159**

Received by/Company: (Signature)
[Signature]
 Date/Time: **2/23/26 1246**

Relinquished by/Company: (Signature)
[Signature]
 Date/Time: **2/23/26 1159**

Tracking Number:
 Delivered by: [] In-Person [] Courier
 [] FedEx [] UPS [] Other
 Page: **1** of **1**



Sample Condition Upon Receipt Form (SCUR)

WO#: 35017579
PM: RYG Due Date: 02/26/26
CLIENT: 36-LANGAN

Project #
Project Manager:
Client:

Date and Initials of person:
 Examining contents: CK
 Verifying pH: NA

Thermometer Used: T-398 Date: 2/23/26 Time: 1251 Initials: CR

State of Origin: _____ For WV projects, all containers verified to ≤6 °C

- Cooler #1 Temp.°C 7.4 (Visual) 0.0 (Correction Factor) 7.4 (Actual)
- Cooler #2 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #3 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #4 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #5 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Cooler #6 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
- Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun

Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2/23/26

Shorted Time: 1251

Bottle Quantity / Type: micro/10

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	Relinquished To Pace: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Samples Arrived within Hold Time.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Rush Turnaround Requested on COC.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Sufficient Volume.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Correct Containers Used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Containers Intact.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Preservation Information Preservative: _____ Date: _____ Lot / Trace: _____ Time: _____ Amount added (mL): _____ Initials: _____
All containers needing preservation are found to be in compliance with EPA recommendation: <small>Exceptions: Vials; Microbiology, O&G, PFAS</small>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Comments / Resolutions (use back for additional comments): _____

Labeled by: NA

Reviewed by: NA



February 27, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017791

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 24, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017791

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017791

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017791001	SD#9L-COM99029	Water	02/24/26 09:29	02/24/26 13:52

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017791

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017791001	SD#9L-COM99029	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017791

Sample: **SD#9L-COM99029** Lab ID: **35017791001** Collected: 02/24/26 09:29 Received: 02/24/26 13:52 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	> 24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	2760	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017791

QC Batch: 1170035	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017791001

METHOD BLANK: 6405656 Matrix: Water
 Associated Lab Samples: 35017791001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017791

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017791

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017791001	SD#9L-COM99029	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036

REPORT OF LABORATORY ANALYSIS

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Pace

Sample Condition Upon Receipt Form (SCUR)
WO#: 35017791

Project #
Project Manager:
Client:

PM: RYG Due Date: 02/27/26
CLIENT: 36-LANGAN

Date and Initials of person:
Examining contents:
Verifying pH:

Thermometer Used: T-430 Date: 02/24/2023 Time: 1352 Initials: JK

State of Origin: For WV projects, all containers verified to 56 °C

Cooler #1 Temp. °C 5.2 (Visual) 0.0 (Correction Factor) 5.2 (Actual)

Cooler #2 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #3 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #4 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #5 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #6 Temp. °C (Visual) (Correction Factor) (Actual)

Recheck for OOT °C (Visual) (Correction Factor) (Actual)

- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun
- Samples collected sameday, on ice cooling has begun

Time: Initials:

Courier: Fed Ex UPS USPS Client Commercial Pace Other:

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other:

Tracking #

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other:

Samples shorted to lab: Yes No (if yes, complete the following)

Shorted Date: 2-26-26

Shorted Time: 1352

Bottle Quantity / Type: 1 MICB

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
Samples Arrived within Hold Time	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Rush Turnaround Requested on COC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sufficient Volume	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Correct Containers Used	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Containers Intact	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sample Labels Match COC (Sample ID, Date/Time of Collection)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Exceptions: Vials, Microbiology, O&G, PFAS									
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Trip Blank Present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A								
<table border="1"> <tr> <td colspan="2">Preservation Information</td> </tr> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </table>		Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information									
Preservative: _____	Date: _____								
Lot / Trace: _____	Time: _____								
Amount added (mL): _____	Initials: _____								

Comments / Resolutions (use back for additional comments):

Labeled by: NA

Reviewed by: JK



February 25, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017570

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 23, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017570

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017570

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017570001	SD#1L- COM99313	Water	02/23/26 13:37	02/23/26 17:00
35017570002	SD#2L- COM99313	Water	02/23/26 13:40	02/23/26 17:00
35017570003	SD#3L- COM99313	Water	02/23/26 13:50	02/23/26 17:00

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017570

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017570001	SD#1L- COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF
35017570002	SD#2L- COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF
35017570003	SD#3L- COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017570

Sample: SD#1L- COM99313 Lab ID: 35017570001 Collected: 02/23/26 13:37 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		J(PW)
E.coli	31.0	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017570

Sample: SD#2L- COM99313 Lab ID: 35017570002 Collected: 02/23/26 13:40 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	24200	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	1720	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017570

Sample: SD#3L- COM99313 Lab ID: 35017570003 Collected: 02/23/26 13:50 Received: 02/23/26 17:00 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	9210	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		
E.coli	1850	MPN/100mL	10.0	10.0	10	02/23/26 17:28	02/24/26 11:43		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
Pace Project No.: 35017570

QC Batch:	1169659	Analysis Method:	9223B/Quanti-Tray
QC Batch Method:	9223B/Quanti-Tray	Analysis Description:	Colilert MPN
		Laboratory:	Pace Analytical Services - South Florida

Associated Lab Samples: 35017570001, 35017570002, 35017570003

METHOD BLANK: 6403763 Matrix: Water
Associated Lab Samples: 35017570001, 35017570002, 35017570003

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/24/26 11:43	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017570

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017570

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017570001	SD#1L- COM99313	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017570002	SD#2L- COM99313	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660
35017570003	SD#3L- COM99313	9223B/Quanti-Tray	1169659	9223B/Quanti-Tray	1169660

REPORT OF LABORATORY ANALYSIS

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Pace® Location Requested (City/State):

CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

WO# : 35017570



Company Name: **Langan Engineering**
Street Address: **1221 Brickell Ave #1800**
Midmi, FL

Contact/Report To: **Michael Spievack**
Phone #:
E-Mail: **Mspievack@Langan.com**
Cc E-Mail: **tsymfth@Langan.com**

Customer Project #: **Urband**
Project Name: **Urband**
Site Collection Info/Facility ID (as applicable): **8201 NW 41st St Doral FL 33106**

Invoice to: **M. Spievack**
Invoice E-mail: **mspievack@Langan.com**
Purchase Order # (if applicable):
Quote #:

Time Zone Collected: [] AK [] PT [] MT [] CT [] ET
Data Deliverables:
[] Level II [] Level III [] Level IV
[] EQUIS
[] Other

County / State origin of sample(s): **Florida**
Regulatory Program (DW, RCRA, etc.) as applicable:
Reportable [] Yes [] No
Rush (Pre-approval required):
[] Same Day [] 1 Day [] 2 Day [] 3 Day Other _____
DW PWSID # or WW Permit # as applicable:
Field Filtered (if applicable): [] Yes [] No
Analysis:

Specify Container Size **
Identify Container Preservative Type***
Analysis Requested

** Container Size: (1) 1L, (2) 500mL, (3) 250mL, (4) 125mL, (5) 100mL, (6) 40mL vial, (7) EnCore, (8) TerraCore, (9) 90mL, (10) Other
*** Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCl, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OU), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected or Composite End		# Cont.	Residual Chlorine	
			Date	Time	Date	Time		Result	Units
SD#1L-COM99313	W	G			2/23/16	1335	1		
SD#2L-COM99313	W	G			2/23/16	1340	1		
SD#3L-COM99313	W	G			2/23/16	1350	1		

Total Coliform									
	Total E.Coli								

Proj. Mgr:
AcctNum / Client ID:
Table #:
Profile / Template:
Prelog Bottle Ord. ID:
9164-48
Sample Comment

Preservation non-conformance identified for sample.

Additional Instructions from Pace®:

Collected By: **E. Roque / D. Aviles**
Printed Name
Signature

Customer Remarks / Special Conditions / Possible Hazards:
Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C): [] On Ice

Relinquished by/Company: (Signature) _____ Date/Time: _____
 Relinquished by/Company: (Signature) _____ Date/Time: **2/23/16 17:00**
 Relinquished by/Company: (Signature) _____ Date/Time: _____

Received by/Company: (Signature) _____ Date/Time: _____
 Received by/Company: (Signature) _____ Date/Time: _____
 Received by/Company: (Signature) _____ Date/Time: _____

Date/Time: **2/23/16 15:00**
 Date/Time: **2/23/16 17:00**
 Date/Time: _____
 Tracking Number:
 Delivered by: [] In-Person [] Courier
 [] FedEx [] UPS [] Other
 Page: **1** of **1**

Pace

Sample Condition Upon Receipt Form (SCUR)
WO#: 35017570
PM: RYG Due Date: 02/27/26
CLIENT: 36-LANGAN

Project #
Project Manager:
Client:

Date and Initials of person:
Examining contents: ZG
Verifying pH: NA

Thermometer Used: T-398 Date: 2/23/26 Time: 1717

Initials: ZG

State of Origin: _____
 For WW projects, all containers verified to $\leq 6^\circ\text{C}$
Cooler #1 Temp. $^\circ\text{C}$ 10.6 (Visual) 0.0 (Correction Factor) 10.6 (Actual)
Cooler #2 Temp. $^\circ\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #3 Temp. $^\circ\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #4 Temp. $^\circ\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #5 Temp. $^\circ\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #6 Temp. $^\circ\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Recheck for OOT $^\circ\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2/23/26

Shorted Time: 1705

Bottle Quantity / Type: micro 3

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
Samples Arrived within Hold Time.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sufficient Volume.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Correct Containers Used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Containers Intact.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments:								
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Exceptions: Vials, Microbiology, O&G, PFAS									
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
Rip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A								
<table border="1"> <thead> <tr> <th colspan="2">Preservation Information</th> </tr> </thead> <tbody> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </tbody> </table>		Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information									
Preservative: _____	Date: _____								
Lot / Trace: _____	Time: _____								
Amount added (mL): _____	Initials: _____								
Comments / Resolutions (use back for additional comments):									

Labeled by: NA

Reviewed by: NA



February 27, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017790

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 24, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017790

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017790

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017790001	SDL#4L-COM99313	Water	02/24/26 09:02	02/24/26 13:51
35017790002	SDL#5L-COM99313	Water	02/24/26 10:28	02/24/26 13:51

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017790

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017790001	SDL#4L-COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF
35017790002	SDL#5L-COM99313	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017790

Sample: SDL#4L-COM99313 **Lab ID: 35017790001** Collected: 02/24/26 09:02 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	3650	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	20.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017790

Sample: SDL#5L-COM99313 **Lab ID: 35017790002** Collected: 02/24/26 10:28 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	24200	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	4350	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017790

QC Batch: 1170035	Analysis Method: 9223B/Quanti-Tray
QC Batch Method: 9223B/Quanti-Tray	Analysis Description: Colilert MPN
	Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35017790001, 35017790002

METHOD BLANK: 6405656 Matrix: Water

Associated Lab Samples: 35017790001, 35017790002

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA
Pace Project No.: 35017790

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
Pace Project No.: 35017790

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017790001	SDL#4L-COM99313	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017790002	SDL#5L-COM99313	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036

REPORT OF LABORATORY ANALYSIS

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Pace

WO#: 35017790
 PM: RYG Due Date: 02/27/26
 CLIENT: 36-LANGAN

Project #
 Project Manager:
 Client:

Date and Initials of person:
 Examining contents: *JH*
 Verifying pH: *JH*

Thermometer Used: T-430 Date: 02/24/2023 Time: 1352

State of Origin: For WV projects, all containers verified to $\pm 5^\circ\text{C}$

Cooler #1 Temp.°C 5.2 (Visual) 0.0 (Correction Factor) 5.2 (Actual)
 Cooler #2 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #3 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #4 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #5 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)
 Cooler #6 Temp.°C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other:

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other:

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other:

Samples shorted to lab: Yes No (if yes, complete the following)

Shorted Date: 2-24-26

Shorted Time: 1352

Bottle Quantity / Type: 2 ml CUB

Chain of Custody:	Present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Filled Out: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Sampler Name: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Sampling Date(s): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Samples Arrived within Hold Time.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Comments:
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Comments:
Sufficient Volume.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Comments:
Correct Containers Used.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Comments:
Containers Intact.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Comments:
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Comments:
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Exceptions: Vials, Microbiology, O&G, PFAS	
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Trip Blank Present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Preservation Information	
Preservative: _____	Date: _____
Lot / Trace: _____	Time: _____
Amount added (mL): _____	Initials: _____

Comments / Resolutions (use back for additional comments):

Labeled by: *NA*

Reviewed by: *NA*



February 27, 2026

Tyler Smith
Langan
13485 Veterans Way
Suite 120
Orlando, FL 32827

RE: Project: URBANA
Pace Project No.: 35017891

Dear Tyler Smith:

Enclosed are the analytical results for sample(s) received by the laboratory on February 24, 2026. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rossy Guima".

Rossy Guima
rossy.guima@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Michael Spievack, Langan
Sam Swaminathan, Langan



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: URBANA
Pace Project No.: 35017891

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: URBANA
Pace Project No.: 35017891

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35017891001	SD#1L-COM99312	Water	02/24/26 09:42	02/24/26 13:51
35017891002	SD#2L-COM99312	Water	02/24/26 09:53	02/24/26 13:51
35017891003	SD#3L-COM99312	Water	02/24/26 09:59	02/24/26 13:51
35017891004	SD#4L-COM99312	Water	02/24/26 10:05	02/24/26 13:51
35017891005	SD#5L-COM99312	Water	02/24/26 10:13	02/24/26 13:51
35017891006	SD#6L-COM99312	Water	02/24/26 10:19	02/24/26 13:51

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: URBANA
Pace Project No.: 35017891

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35017891001	SD#1L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891002	SD#2L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891003	SD#3L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891004	SD#4L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891005	SD#5L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF
35017891006	SD#6L-COM99312	9223B/Quanti-Tray	KSD	2	PASI-SF

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017891

Sample: SD#1L-COM99312 Lab ID: 35017891001 Collected: 02/24/26 09:42 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	20.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017891

Sample: SD#2L-COM99312 Lab ID: 35017891002 Collected: 02/24/26 09:53 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	2610	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	10.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017891

Sample: SD#3L-COM99312 Lab ID: 35017891003 Collected: 02/24/26 09:59 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017891

Sample: SD#4L-COM99312 Lab ID: 35017891004 Collected: 02/24/26 10:05 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	24200	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	63.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA
 Pace Project No.: 35017891

Sample: SD#5L-COM99312 **Lab ID: 35017891005** Collected: 02/24/26 10:13 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)
E.coli	>24196	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		J(PW)

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: URBANA

Pace Project No.: 35017891

Sample: SD#6L-COM99312 Lab ID: 35017891006 Collected: 02/24/26 10:19 Received: 02/24/26 13:51 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Colilert, Quanti-Tray NPW									
Analytical Method: 9223B/Quanti-Tray Preparation Method: 9223B/Quanti-Tray									
Initial Volume/Weight: 100 mL Final Volume/Weight:									
Pace Analytical Services - South Florida									
Total Coliforms	6870	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		
E.coli	31.0	MPN/100mL	10.0	10.0	10	02/24/26 15:10	02/25/26 09:41		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: URBANA
 Pace Project No.: 35017891

QC Batch:	1170035	Analysis Method:	9223B/Quanti-Tray
QC Batch Method:	9223B/Quanti-Tray	Analysis Description:	Colilert MPN
		Laboratory:	Pace Analytical Services - South Florida

Associated Lab Samples: 35017891001, 35017891002, 35017891003, 35017891004, 35017891005, 35017891006

METHOD BLANK: 6405656 Matrix: Water
 Associated Lab Samples: 35017891001, 35017891002, 35017891003, 35017891004, 35017891005, 35017891006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
E.coli	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	
Total Coliforms	MPN/100mL	1.0 U	1.0	1.0	02/25/26 09:41	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: URBANA

Pace Project No.: 35017891

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

J(PW) All wells or tubes were positive. Results may be higher than reported.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: URBANA
 Pace Project No.: 35017891

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35017891001	SD#1L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891002	SD#2L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891003	SD#3L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891004	SD#4L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891005	SD#5L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036
35017891006	SD#6L-COM99312	9223B/Quanti-Tray	1170035	9223B/Quanti-Tray	1170036

REPORT OF LABORATORY ANALYSIS

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Pace Pace® Location Requested (City/State): **CHAIN-OF-CUSTODY Analytical Request Document**

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

Company Name: **Langgan Engineering**
 Street Address: **1221 Brickell Ave #1800**
MIAMI, FL

Contact/Report To: **Michael Spiveck**
 Phone #: _____
 E-Mail: **mspiveck@langgan.com**
tsmith@langgan.com
 Cc E-Mail: **M. Spiveck**
 Invoice to: _____
 Invoice E-mail: **mspiveck@langgan.com**

Customer Project #: _____
 Project Name: **Urbana**
 Site Collection Info/Facility ID (as applicable): **8301 NW 41st St Doral FL**
33166

Purchase Order # (if applicable): _____
 Quote #: _____
 County / State origin of sample(s): **Florida**

Time Zone Collected: [] AK [] PT [] MT [] CT [] ET
 Data Deliverables:
 [] Level II [] Level III [] Level IV
 [] EQUIS
 [] Other _____

Regulatory Program (DW, RCRA, etc.) as applicable: _____
 Reportable [] Yes [] No
 Rush (Pre-approval required):
 [] Same Day [] 1 Day [] 2 Day [] 3 Day Other _____
 Date Results Requested: **Standard TAT**
 DW PWSID # or WW Permit # as applicable: _____
 Field Filtered (if applicable): [] Yes [] No
 Analysis: _____

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

EP 2/24/26

Customer Sample ID	Matrix *	Comp / Grab	Composite Start		Collected or Composite End		# Cont.	Residual Chlorine	
			Date	Time	Date	Time		Result	Units
SD#1L-COM99312	W	G			2/24/26	0942	1		
SD#2L-COM99312	|	|				0953			
SD#3L-COM99312	|	|				0959			
SD#4L-COM99312	|	|				1005			
SD#5L-COM99312	|	|				1013			
SD#6L-COM99312	W	G			2/24/26	1019	1		

Total Coliform
Total E. Coli

LAB USE ONLY - Affix Work Order

WO# : 35017891



35017891

Specify Container Size **

Identify Container Preservative Type***

Analysis Requested

Proj. Mgr: _____
 AcctNum / Client ID: _____
 Table #: _____
 Profile / Template: _____
 Prelog / Bottle Ord. ID: _____

Sample Comment

Additional Instructions from Pace* : _____

Collected By: **E. Peralta**
 Printed Name: **E. Peralta**
 Signature: _____

Customer Remarks / Special Conditions / Possible Hazards: _____

Coolers: _____ Thermometer ID: _____ Correction Factor (°C): _____ Obs. Temp. (°C): _____ Corrected Temp. (°C): _____ [] On Ice

Relinquished by/Company: (Signature) **Langgan**
 Date/Time: **2/24/26 1120**

Relinquished by/Company: (Signature) _____
 Date/Time: **2/24/26 1351**

Relinquished by/Company: (Signature) _____
 Date/Time: _____

Relinquished by/Company: (Signature) _____
 Date/Time: _____

Received by/Company: (Signature) _____
 Date/Time: **2/24/26 1240**

Received by/Company: (Signature) _____
 Date/Time: _____

Received by/Company: (Signature) _____
 Date/Time: _____

Received by/Company: (Signature) _____
 Date/Time: _____

Tracking Number: _____

Delivered by: [] In-Person [] Courier
 [] FedEx [] UPS [] Other

Page: **1** of **1**

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at <https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/>

ENV-FRM-CORQ-0019_v02_110123 ©



Sample Condition Upon Receipt Form (SCUR)

WO#: 35017891

Project #
 Project Manager:
 Client:

PM: RYG Due Date: 02/27/26
 CLIENT: 36-LANGAN

Date and Initials of person:
 Examining contents: JF
 Verifying pH: NA
 Initials: JF

Thermometer Used: T-430 Date: 02/24/2023 Time: 1402

State of Origin: _____ For WV projects, all containers verified to $\leq 6^\circ\text{C}$

Cooler #1 Temp. °C 2.1 (Visual) 0.0 (Correction Factor) 2.1 (Actual)

Cooler #2 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #3 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #4 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #5 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #6 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun
 Time: _____ Initials: _____

Courier: Fed Ex UPS USPS Client Commercial Pace Other: _____

Shipping Method: Standard Overnight First Overnight Priority Overnight Ground International Priority Other: _____

Tracking # _____

Custody Seal Present: Yes No Seal properly placed and intact: Yes No

Ice: Wet Blue Dry None Melted

Packing Material: Bubble Wrap Bubble Bags None Other: _____

Samples shorted to lab: Yes No (If yes, complete the following)

Shorted Date: 2-24-26

Shorted Time: 1402

Bottle Quantity / Type: 6 micro

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A					
	Relinquished To Pace: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A					
Samples Arrived within Hold Time.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:					
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:					
Sufficient Volume.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:					
Correct Containers Used.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:					
Containers Intact.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:					
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comments:					
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A					
All containers needing preservation are found to be in compliance with EPA recommendation: Exceptions: Vials, Microbiology, O&G, PFAS	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A					
	<table border="1"> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </table>	Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____
Preservative: _____	Date: _____					
Lot / Trace: _____	Time: _____					
Amount added (mL): _____	Initials: _____					
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A					
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A					

Comments / Resolutions (use back for additional comments): _____

Labeled by: NA

Reviewed by: NA

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [Downtown Doral South Community Development District](#) will commence at [noon on June 8, 2026](#), and close at [noon on June 12, 2026](#). Candidates must qualify for the office of Supervisor with the [Miami - Dade Supervisor of Elections](#) located at [2700 NW 87 Avenue, Doral, Florida 33172](#) and phone number is [305-499-8683 / 305-499-8410](#). All candidates shall qualify for individual seats in accordance with [Section 99.061, Florida Statutes](#), and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Miami-Dade County Supervisor of Elections](#). Campaigns shall be conducted in accordance with [Chapter 106, Florida Statutes](#).

The [Downtown Doral South Community Development District](#) has [two seats](#) up for election, specifically [Seat #1 and Seat #2](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 3, 2026](#), in the manner prescribed by law for general elections.

For additional information, please contact the [Miami-Dade County Supervisor of Elections](#).

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>
Sent: Tuesday, January 27, 2026 8:55 AM
To: Jennifer McConnell <jmccconnell@gmssf.com>
Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>
Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account (*Miami-Dade County required form*)
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida (*Miami-Dade County required form*)
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) (*To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying*)
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates (*only required if opening campaign account to accept donations and make contributions*)
- [DS-DE 84](#) - Statement of Candidate (*only required if opening campaign account to accept donations and make contributions*)
- [MD-ED 10](#) - Campaign Treasurer’s Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don’t hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections
Government Affairs Division
Office 305-499-8350

DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES AND REGULATIONS

1. These rules and regulations will be referred to as the “Downtown Doral South Community Development District Parking Rules and Regulations” or the “Parking Rules.” The Parking Rules apply within the boundaries of the Downtown Doral South Community Development District (the “District”), which boundaries are depicted by the “CDD Boundary Line” on the map attached to the Parking Rules as Appendix 1.
2. No vehicle of any nature may be parked on any portion of District-owned property except the surfaced parking areas specifically designated for parking, which are identified as “CDD-Owned Parking Spaces” on the map attached to the Rules as Appendix 1.
3. Vehicles may not be double-parked in marked parking spaces. All vehicles must fit entirely within the marked boundaries of a parking space, and no portion of the vehicle may extend beyond the marked boundaries of the parking space.
4. Parking in District-owned, designated parking spaces is open to District residents and the public, free of charge, on a first-come, first-served basis between the hours of 6:00 a.m. and 6:00 p.m. Parking in District-owned, designated parking spaces is open to District residents and the public, with payment required, on a first-come, first-served basis between the hours of 6:00 p.m. and 6:00 a.m. (“Overnight Parking”). Overnight Parking rates are set by the City of Doral (“City”) in conjunction with the City’s program for Monthly Residential Parking Permits (the “Program”), and the current rates are: (1) \$1.50 per hour for City residents who are registered through PayByPhone or ParkMobile mobile applications, and (2) \$3.00 per hour for all others. District residents may be eligible to purchase monthly parking permits from the City that allow unlimited Overnight Parking in designated zones for \$40.00 per month. Overnight Parking in District-owned parking spaces is subject to the City Program policies, which are enforced by the City.
5. Vehicles may not be parked on curbs in any District-owned property.
6. Parking is prohibited upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales

and landscaped areas within or adjacent to any District rights-of-way. This prohibition applies twenty-four (24) hours per day, seven (7) days per week.

7. Except as otherwise provided herein or by resolution of the District's Board of Supervisors, parking outside of designated parking spaces in streets or roadways ("On-Street Parking") is prohibited twenty-four (24) hours per day, seven (7) days per week on all District streets, roadways, thoroughfares, and rights-of-way. In addition to any other exceptions provided elsewhere in the Parking Rules, large service vehicles used by District or homeowners' association contractors, or District residents' landscaping or maintenance contractors, are not prohibited from On-Street Parking between the hours of 8:00 a.m. to 5:00 p.m. while such contractors are engaged in providing services.
8. No vehicles shall be parked within or adjacent to District-owned property in a manner which damages, blocks, obstructs, or otherwise interferes with the proper functioning of District-owned or maintained drainage facilities and structures, irrigation facilities and structures, fire hydrants, or other public utilities.
9. No vehicles shall be parked within or adjacent to District-owned property in a manner that extends out into the roads or rights-of-way such that it does not leave at least nine (9) feet of clearance for traffic; in a manner that impedes or prevents law enforcement, emergency, public utilities, moving, or commercial delivery vehicles from accessing such roads or rights-of-way; or in a manner that blocks a sidewalk or obstructs access to a driveway.
10. No vehicles used in business for the purpose of transporting or delivering goods, equipment, and the like, shall be parked within or upon District-owned property, except during the period of delivery.
11. No vehicle that cannot operate on its own power shall remain within District-owned property for more than twenty-four (24) hours.
12. No vehicle repairs or maintenance, except emergency repairs (e.g., battery replacement, flat tire repair or replacement), shall be permitted over or on any portion of District roads, rights-of-way, or other District-owned property.
13. No washing or cleaning of vehicles, or performing other vehicle-related services will be permitted over or on any portion of District roads, rights-of-way, or other District-owned property.
14. No vehicles shall be stored on blocks or lifted on jacks within District-owned property.

15. No vehicles with flat, rotted, or missing tires or vehicles that are otherwise inoperable for any reason (for example, a totaled vehicle or a vehicle without a windshield) shall remain within District-owned property for more than twenty-four (24) hours.
16. No commercial vehicle, limousine, boat, trailer—including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description—or camper, may be kept within District-owned property. For purposes of this rule, the term “commercial vehicle” does not include marked law enforcement vehicles or recreational or personal sports utility vehicles (SUVs) or clean non-work vehicles such as pick-up trucks, vans, or cars if they are used by the owner daily for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to construction vehicles being used in connection with construction, improvements, installations, or repairs by the District at or in any property owned by the District.
17. No vehicles displaying commercial advertising shall be parked within District-owned property.
18. No vehicles bearing a “for sale” sign shall be parked within District-owned property.
19. No vehicles with expired registrations or license plates (at least 30 days expired) or with tarpaulin covers or other vehicle covers may be parked within District-owned property.
20. Designated handicap parking spaces are to be used when handicap decal, state-issued placard, or disability plates with attached emblems are displayed on the front and/or rear of the vehicle.
21. Marked law enforcement or other emergency vehicles are exempt from these Parking Rules during the period of time such vehicles are being used in conjunction with law enforcement officers or emergency responders performing official duties at that location, and as otherwise provided by applicable law.
- 22. Any vehicle parked in violation of these Parking Rules may be towed at the vehicle owner’s expense by a towing contractor approved by the District, subject to the provisions of applicable ordinances of Miami-Dade County and the Florida Statutes.**
23. Appropriate signage shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of the City or Miami-Dade County and the Florida Statutes. “No Parking” signs and other parking signs related to the enforcement of

the Parking Rules shall not be removed. **Damaging or removing the parking signs is a violation of the Parking Rules and may constitute a crime or crimes, including, but not limited to, the crime of Criminal Mischief under section 806.13, Florida Statutes, punishable as provided therein, and/or the crime of Theft under section 812.014, Florida Statutes, punishable as provided therein.**

24. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including, but not limited to the requirements of chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or other approved law enforcement agency having jurisdiction thereof.
- 25. If District-owned property (including, but not limited to, sod or landscaping) is damaged or in need of repairs as a result of the violation of these Parking Rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair or replacement. In the event the invoice remains unpaid, the charges for the repair or replacement of District-owned property may be added to the Operations and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.**
26. The enforcement of these Parking Rules may be temporarily suspended or relaxed in whole or in part for specified periods of time (for example, on certain holidays, for certain public events, or in the event of an emergency or natural disaster), as determined by the District's Board of Supervisors in its sole discretion.

Appendix 1

Map Showing District Boundaries and District-Owned Parking Spaces

Northwest 51st Terrace

N

Feet



Downtown Doral South CDD Parking Space Log				
	City-Owned Parking		CDD-Owned Parking	
Sheet	Street Name	Spaces	Street Name	Spaces
1	85th Ave	30		
1	47th St	14		
1	51st Terr	8		
1	84th Ave	51		
2	84th Ave	7		
3	51st Terr	35	49th St	12
3	82nd Ave	29	83rd Ave	43
3	Central P.	40	47th Terr	12
3			46th Terr	6
4	84th Ave	18	83rd Ave	36
4	43rd St	37		
4	Central P.	10		
4	82nd Ave	25		
4	83rd Ct	15		
5			45th St	16
6			43rd St	26
6			42nd St	28
	TOTAL:	319	TOTAL:	179

Northwest 87th Avenue

Northwest 85th Avenue

Northwest 85th Avenue

Northwest 84th Place

Northwest 84th Court

Northwest 84th Court

Northwest 84th Avenue

Northwest 83rd Passage

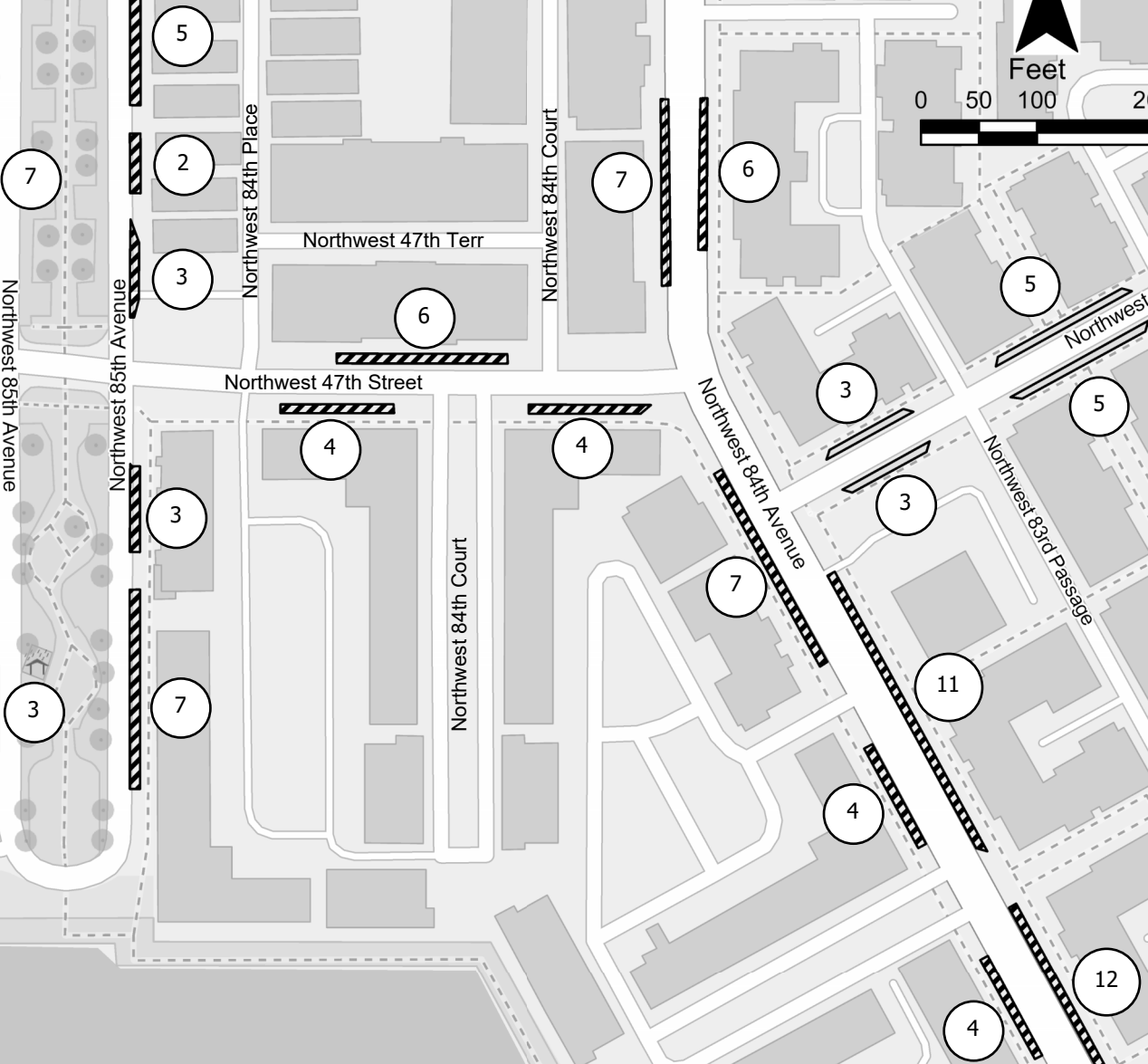
Northwest 49th

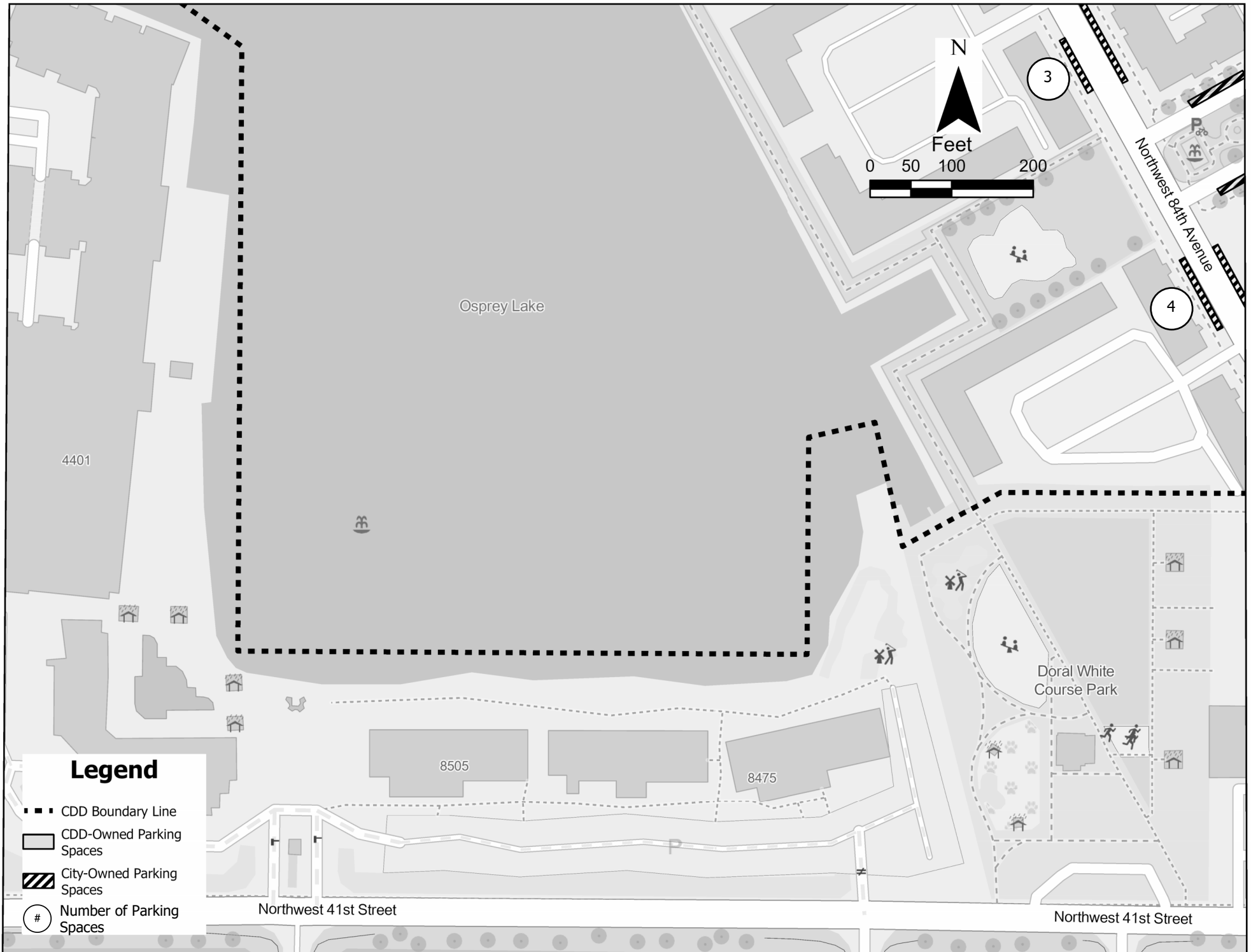
Northwest 47th Terr

Northwest 47th Street

Legend

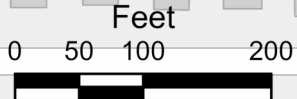
- CDD Boundary Line
- ▭ CDD-Owned Parking Spaces
- ▨ City-Owned Parking Spaces
- ⊙ # Number of Parking Spaces





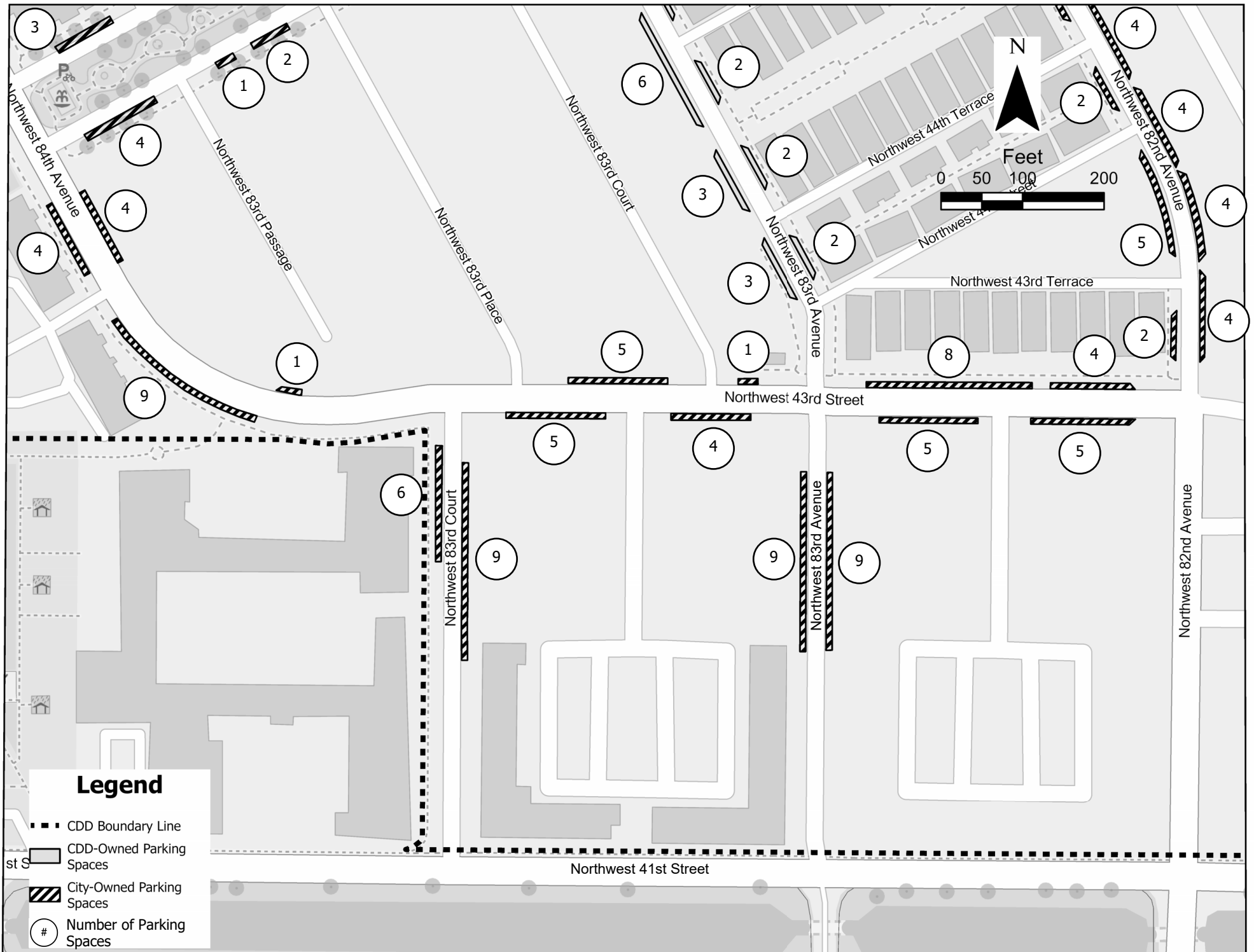
Legend

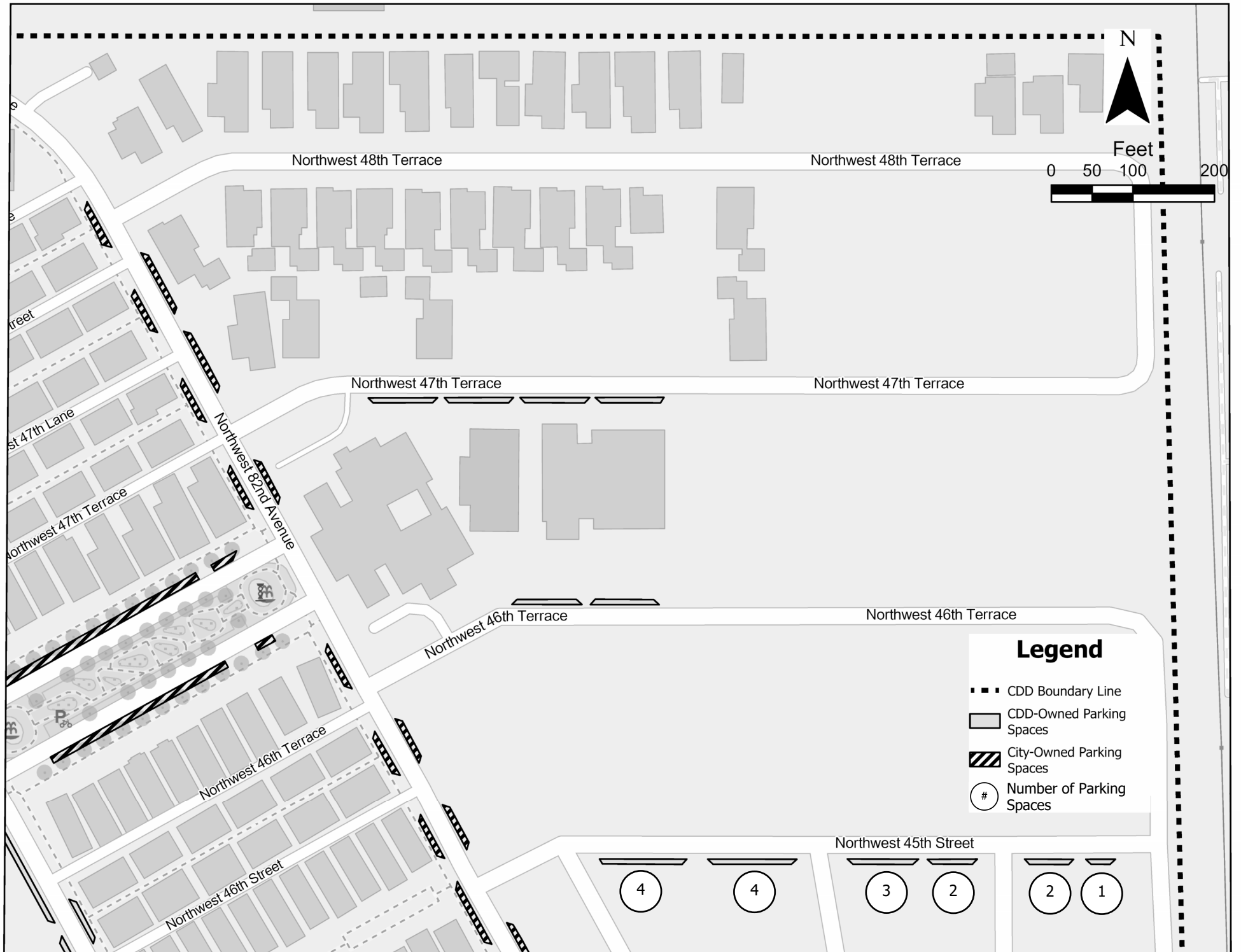
- CDD Boundary Line
- ▭ CDD-Owned Parking Spaces
- ▨ City-Owned Parking Spaces
- ⊕ Number of Parking Spaces

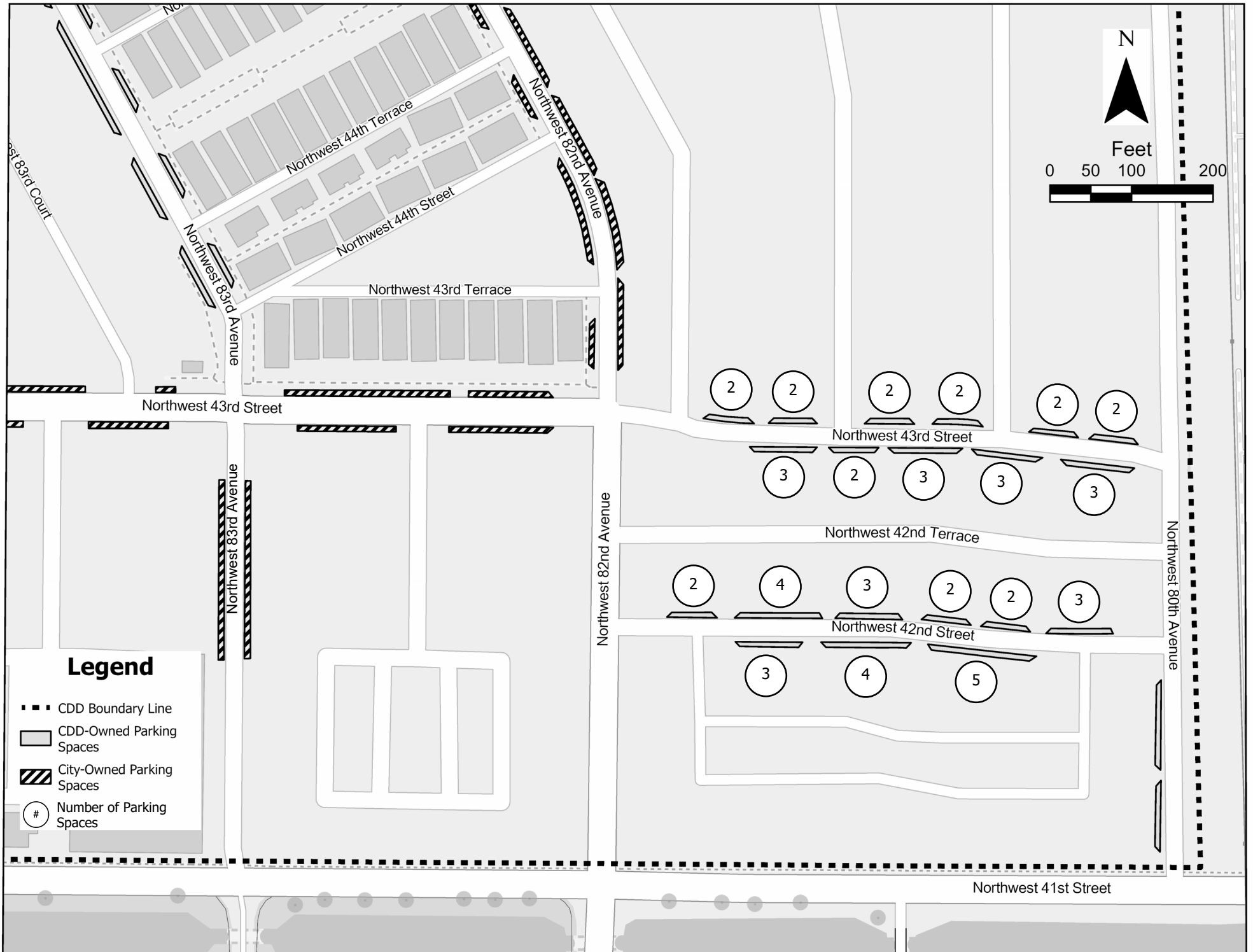


Legend

- CDD Boundary Line
- CDD-Owned Parking Spaces
- ▨ City-Owned Parking Spaces
- ⊙ # Number of Parking Spaces





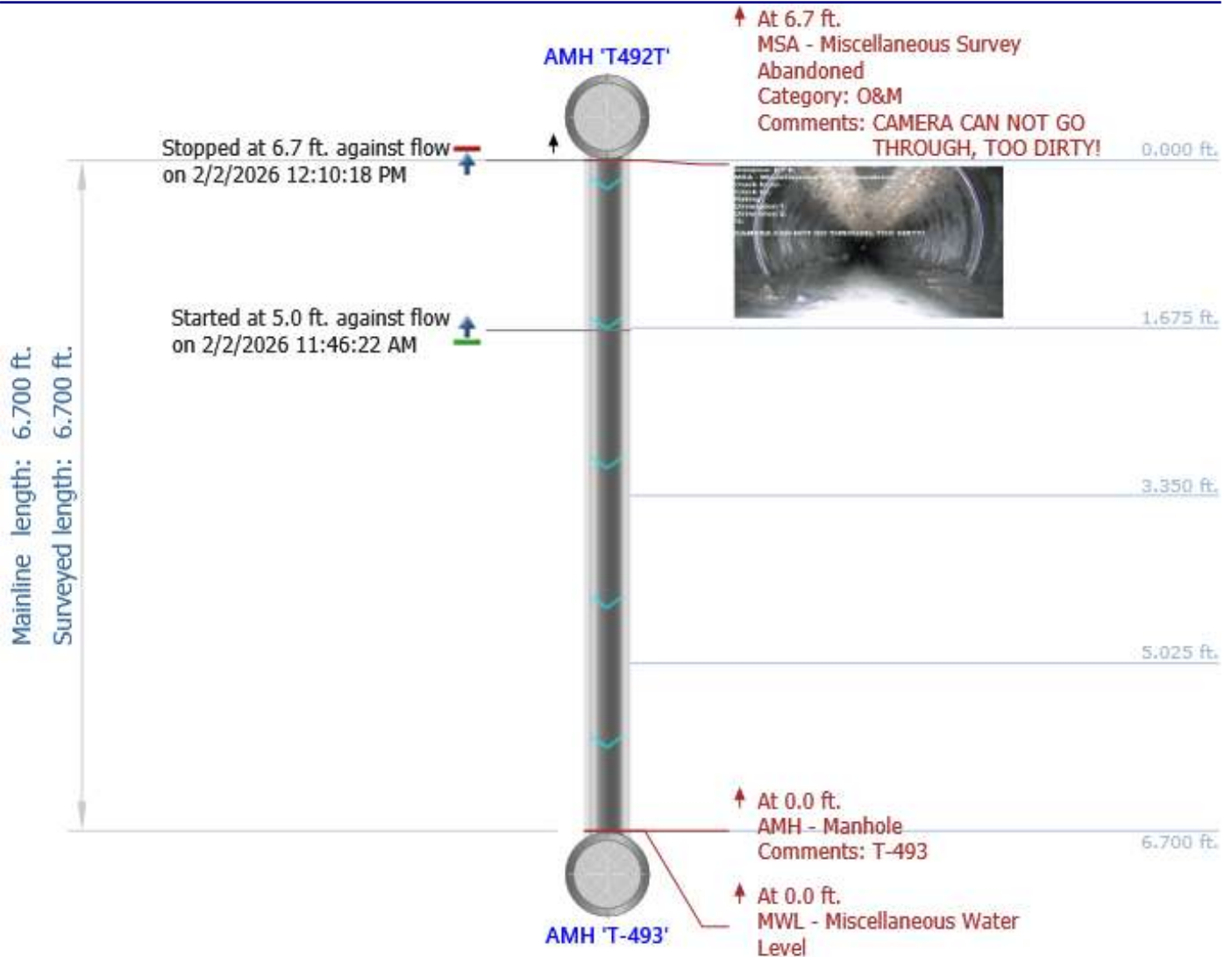




Express Drains
 5801 Mayo St.
 Hollywood, FL 33023
 Office:954-763-2520

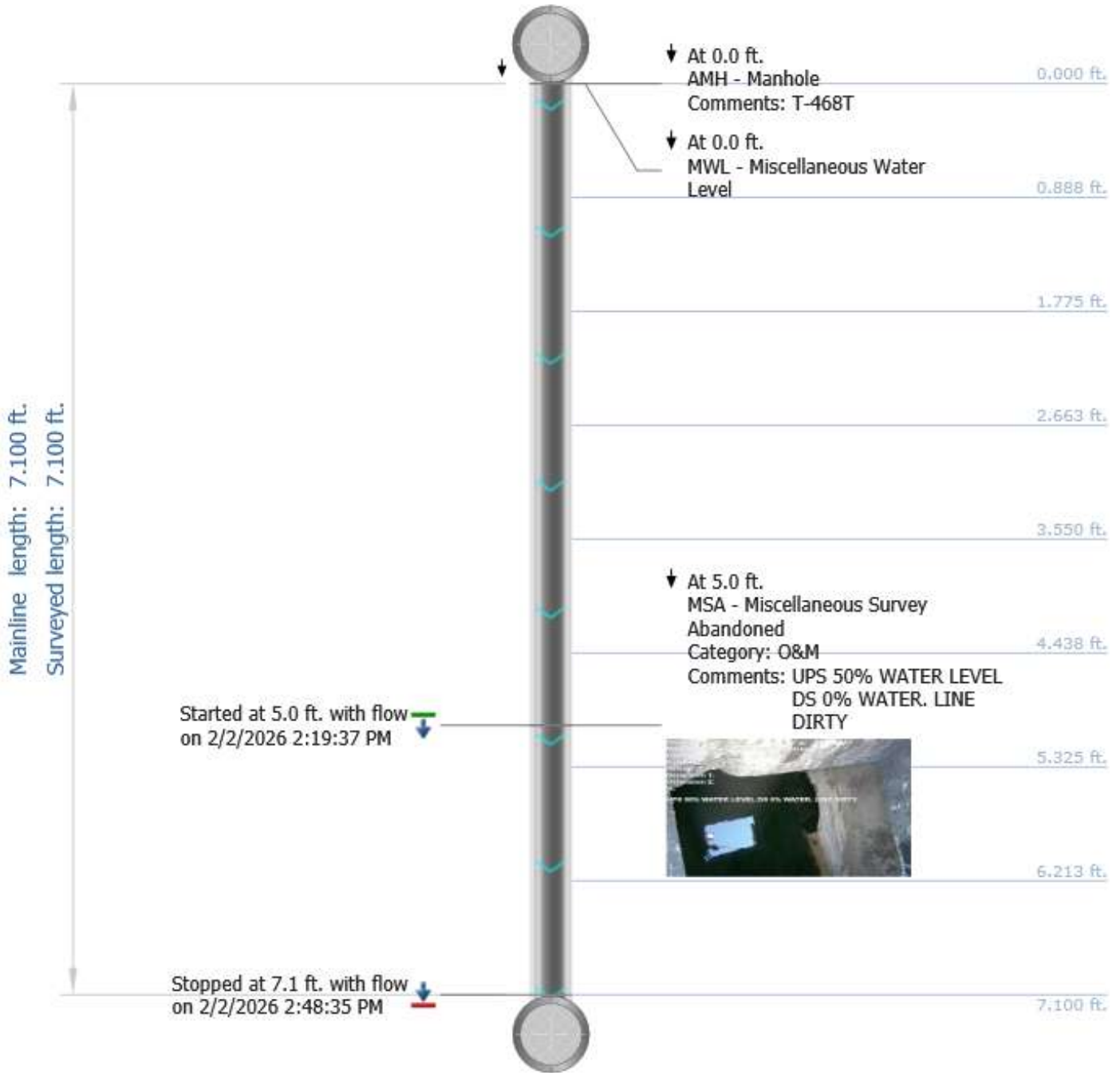
Main Inspections Pipe Run with Images

Project name:	Mainline ID:	City:	Street:
EXP003-1	T492T/T-493	DORAL-FL	NW 84TH CT
Start date/time:	Direction:	Weather:	Location code:
2/2/2026 11:46 AM	U	1	
Shape:	Material:	Height:	Width:
C	ZZZ	18 in.	



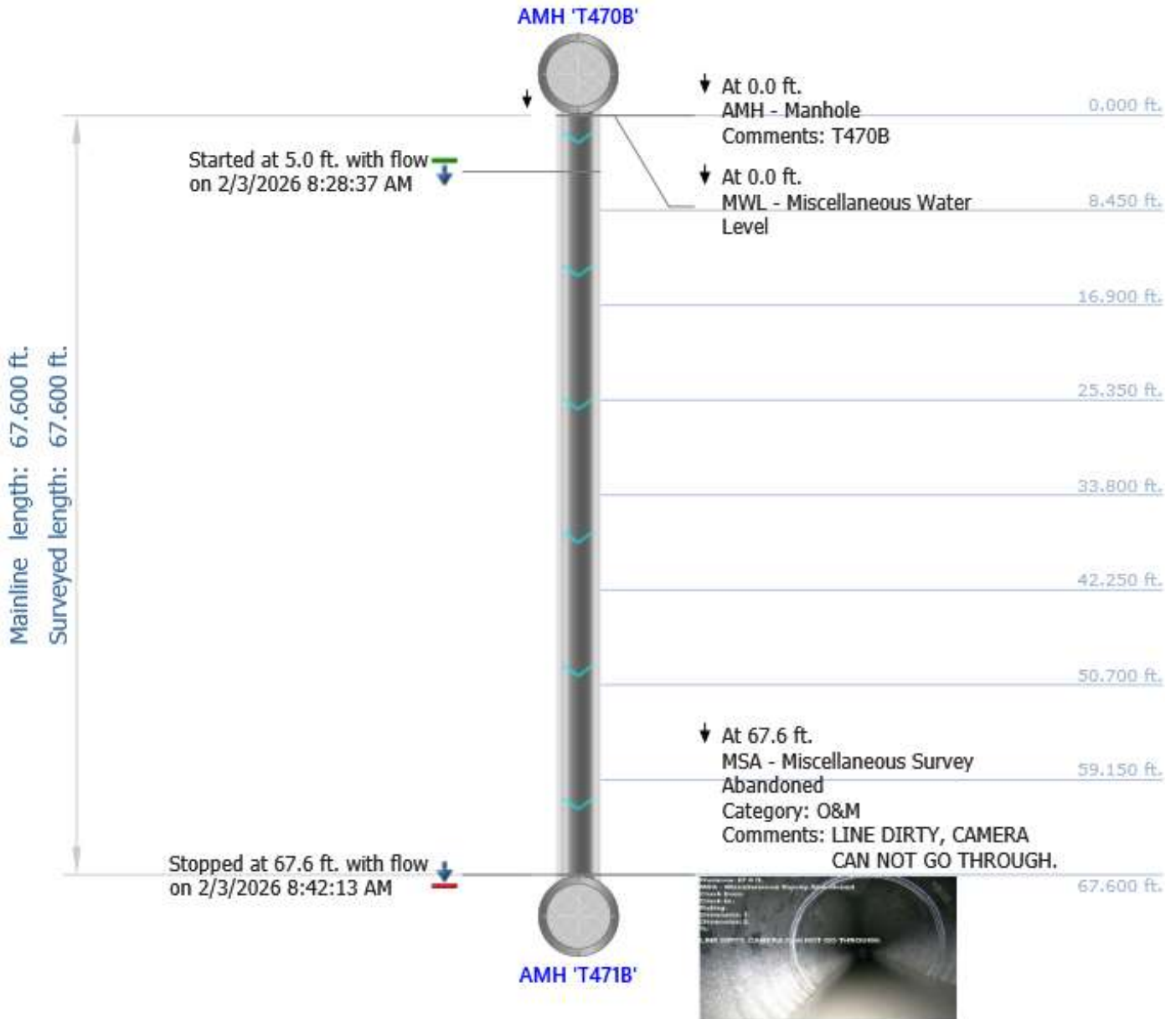
Main Inspections Pipe Run with Images

Project name: EXP003-1	Mainline ID: T-478T/T-470B	City: DORAL-FL	Street: 4745 NW 84 CT
Start date/time: 2/2/2026 2:19 PM	Direction: D	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:



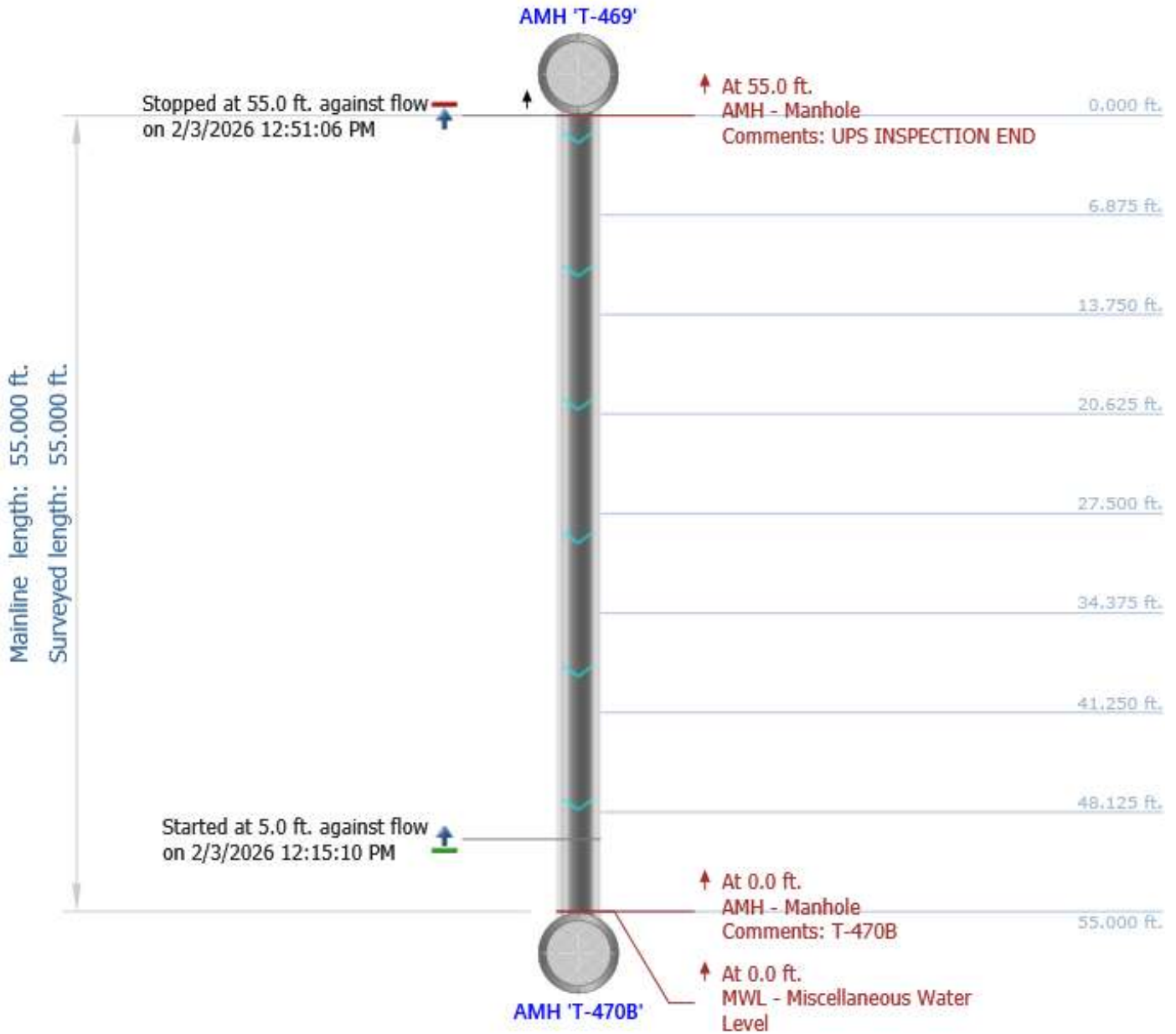
Main Inspections Pipe Run with Images

Project name: EXP003-1	Mainline ID: T470B/T471B	City: DORAL-FL	Street: 4713 NW 84TH CT
Start date/time: 2/3/2026 8:28 AM	Direction: D	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:



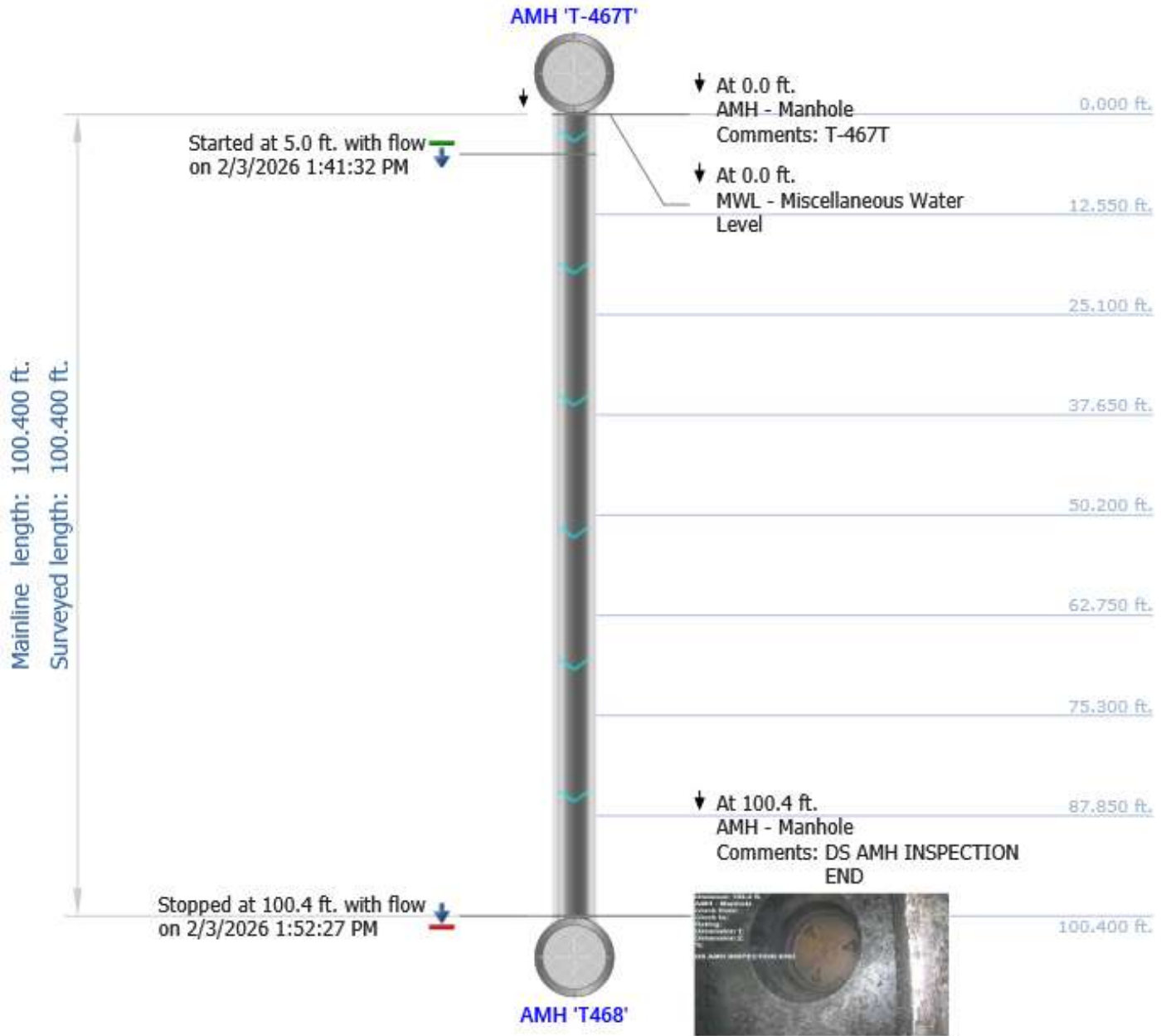
Main Inspections Pipe Run with Images

Project name: EXP003-1	Mainline ID: T-469- T-470B	City: DORAL-FL	Street: 4718 NW 84TH AVE
Start date/time: 2/3/2026 12:15 PM	Direction: U	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:



Main Inspections Pipe Run with Images

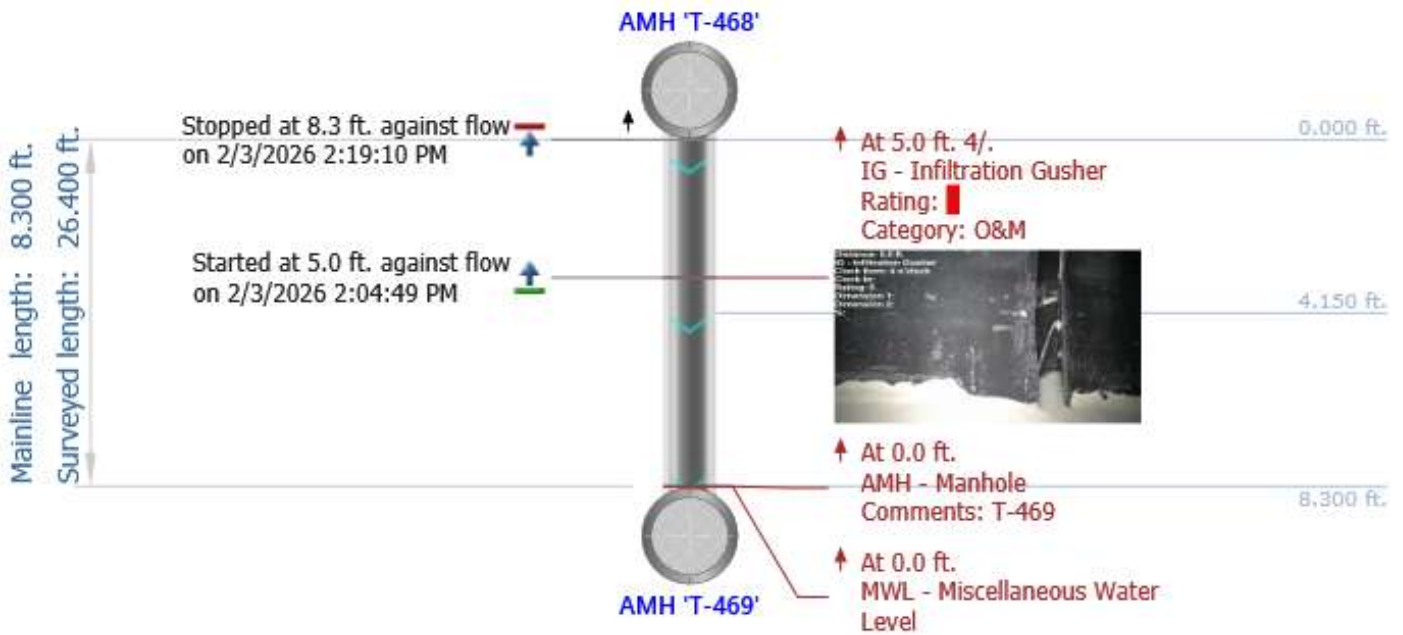
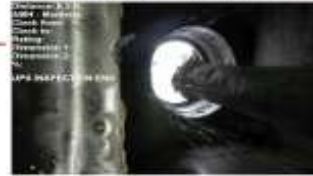
Project name: EXP003-1	Mainline ID: T-467T - T468	City: DORAL-FL	Street: 4742 NW 84TH AVE
Start date/time: 2/3/2026 1:41 PM	Direction: D	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:



Main Inspections Pipe Run with Images

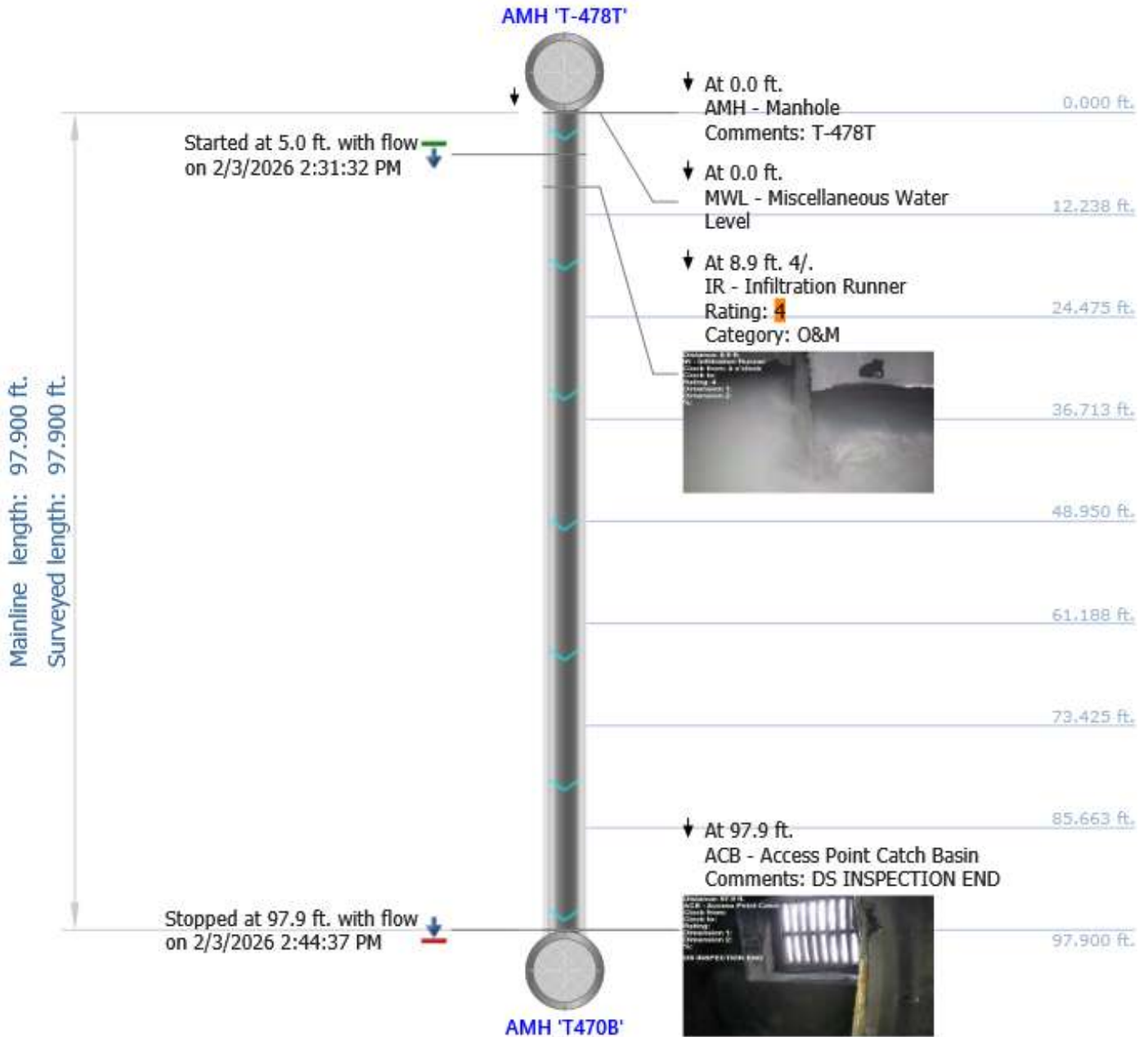
Project name: EXP003-1	Mainline ID: T-468 - T-469	City: DORAL-FL	Street: 4720 NW 84TH AVE
Start date/time: 2/3/2026 2:04 PM	Direction: U	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:

↑ At 26.4 ft.
AMH - Manhole
Comments: UPS INSPECTION END



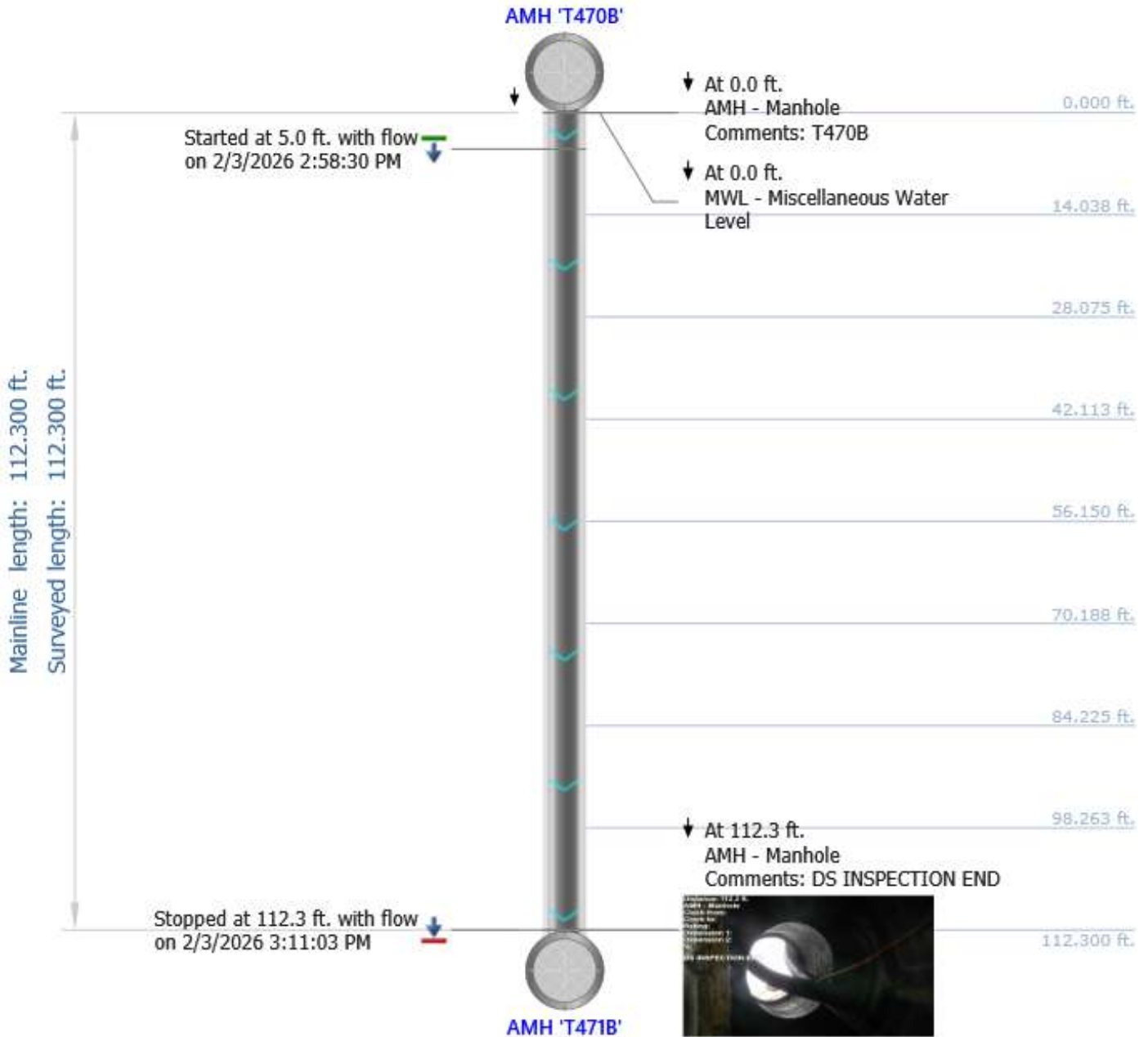
Main Inspections Pipe Run with Images

Project name: EXP003-1	Mainline ID: T-478T - T470B	City: DORAL-FL	Street: 4731 NW 84TH CT
Start date/time: 2/3/2026 2:31 PM	Direction: D	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:



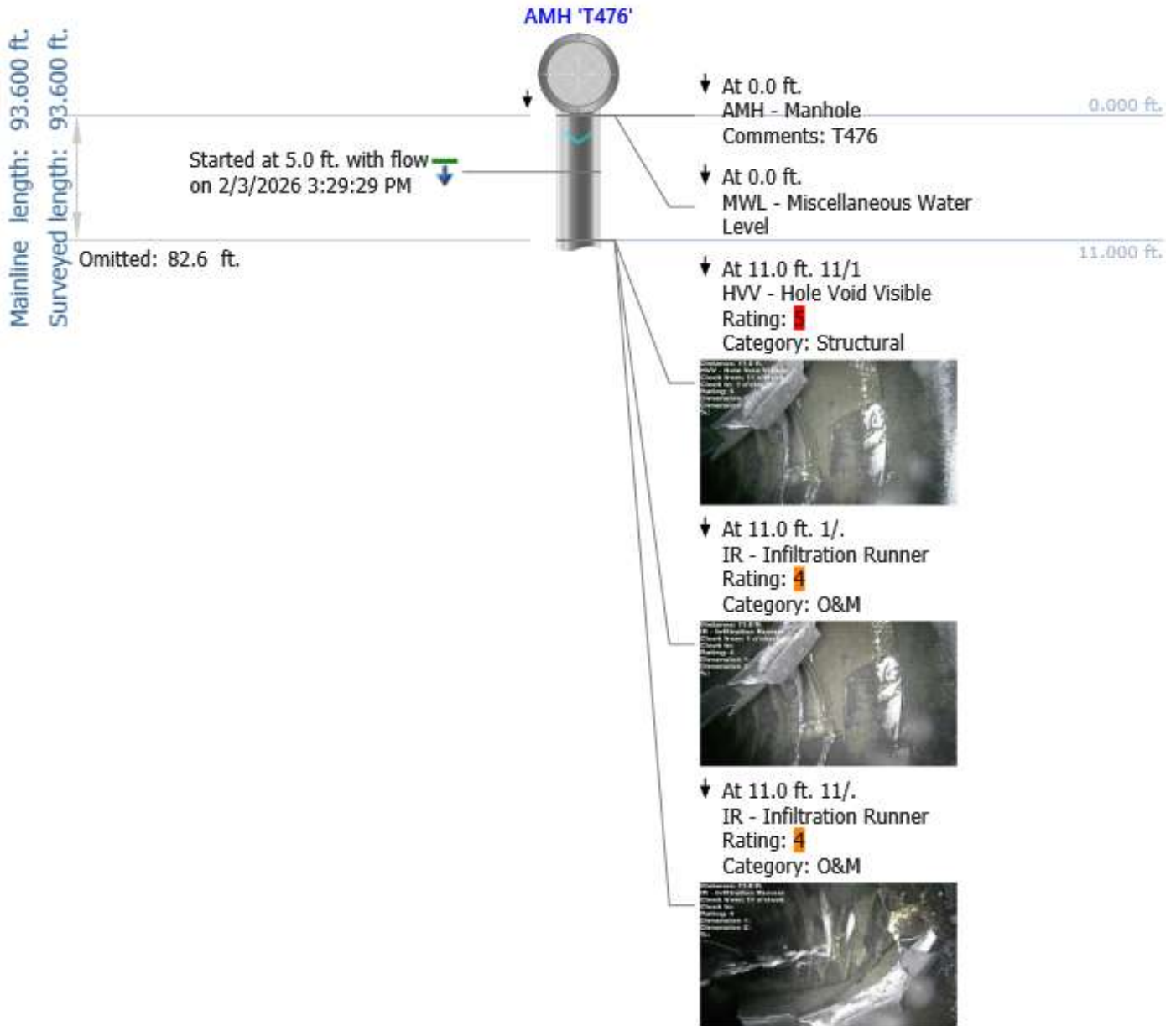
Main Inspections Pipe Run with Images

Project name: EXP003-1	Mainline ID: T470B - T471B	City: DORAL-FL	Street: 4731 NW 84TH CT
Start date/time: 2/3/2026 2:58 PM	Direction: D	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:



Main Inspections Pipe Run with Images

Project name: EXP003-1	Mainline ID: T476 - T471B	City: DORAL -FL	Street: 4700 NW 84TH AVE
Start date/time: 2/3/2026 3:29 PM	Direction: D	Weather: 1	Location code:
Shape: C	Material: ZZZ	Height: 18 in.	Width:

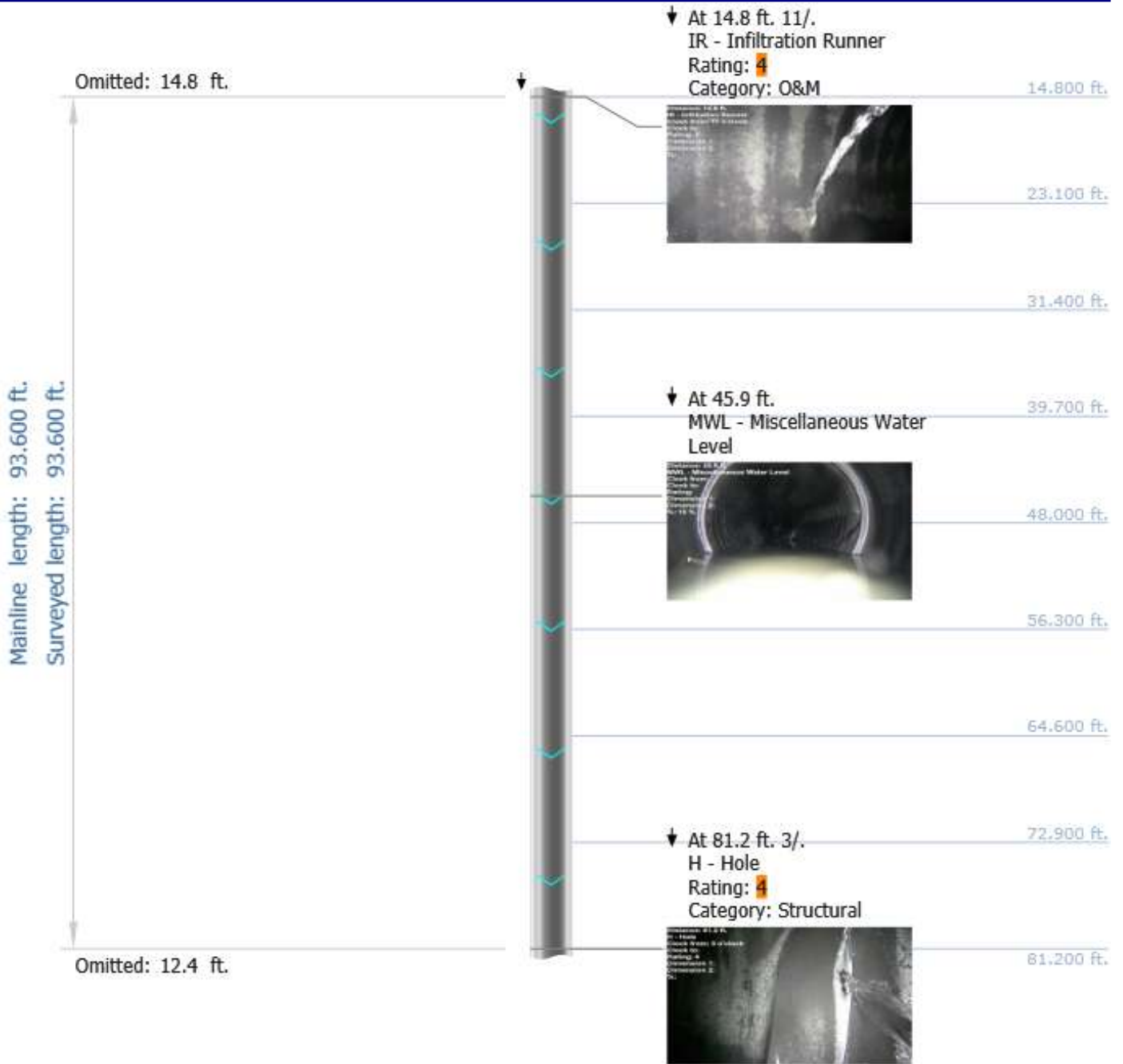


Project name:
EXP003-1
Weather:
1

Mainline ID:
T476 - T471B

Start date/time:
2/3/2026 3:29 PM

Direction:
D



Project name:

EXP003-1

Mainline ID:

T476 - T471B

Start date/time:

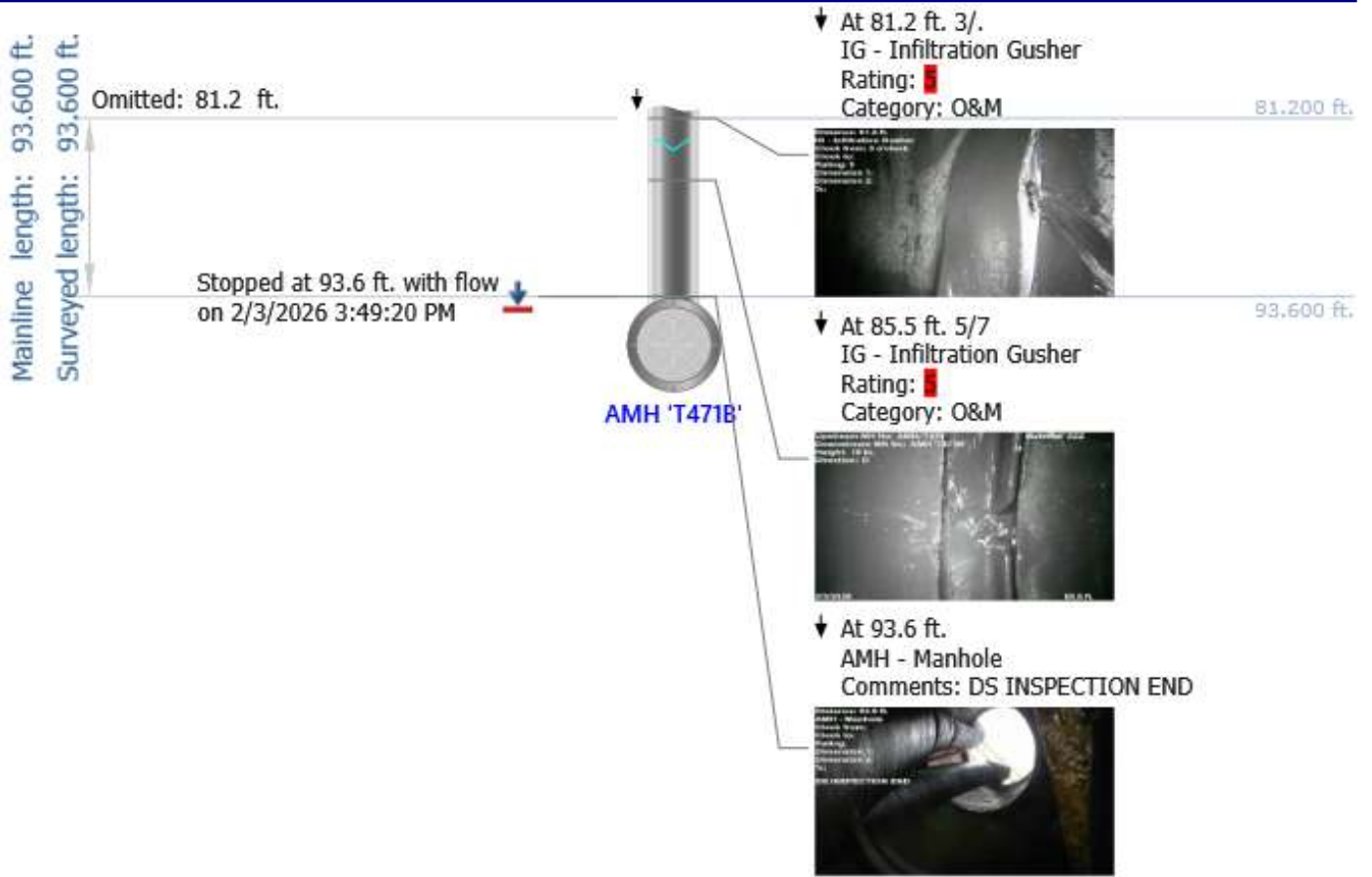
2/3/2026 3:29 PM

Direction:

D

Weather:

1



Distance: 100.4 ft.
AMH - Manhole
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%:



DS AMH INSPECTION END

EXP003-1-AMH 'T-467T'-AMH 'T468'-AMH at 100.4 ft.JPG

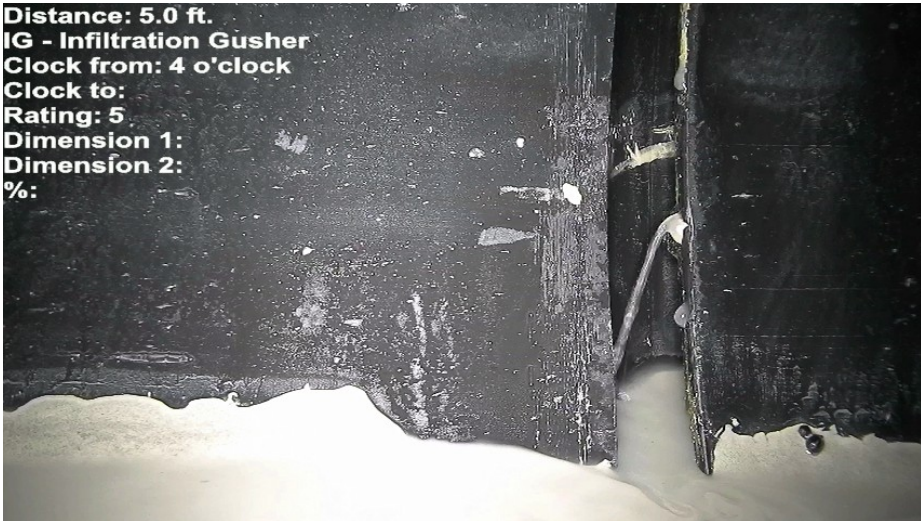
Distance: 8.3 ft.
AMH - Manhole
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%:



UPS INSPECTION END

EXP003-1-AMH 'T-468'-AMH 'T-469'-AMH at 8.3 ft.JPG

Distance: 5.0 ft.
IG - Infiltration Gusher
Clock from: 4 o'clock
Clock to:
Rating: 5
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T-468'-AMH 'T-469'-IG at 5.0 ft.JPG

Distance: 5.0 ft.
MSA - Miscellaneous Survey Abandoned
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%:



UPS 50% WATER LEVEL DS 0% WATER. LINE DIRTY

EXP003-1-AMH 'T-468T'-AMH 'T-470B'-MSA at 5.0 ft.JPG

Distance: 112.3 ft.
AMH - Manhole
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%:

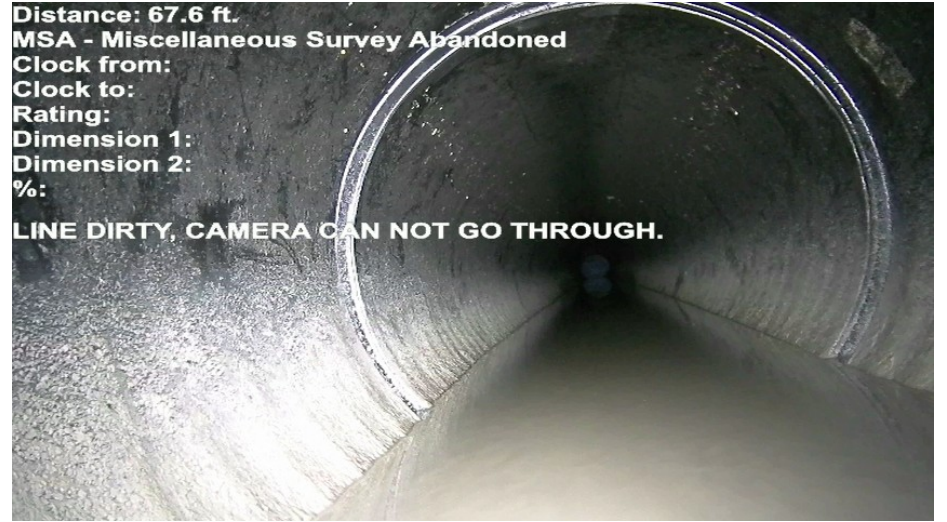
DS INSPECTION END



EXP003-1-AMH 'T470B'-AMH 'T471B'-AMH at 112.3 ft.JPG

Distance: 67.6 ft.
MSA - Miscellaneous Survey Abandoned
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%:

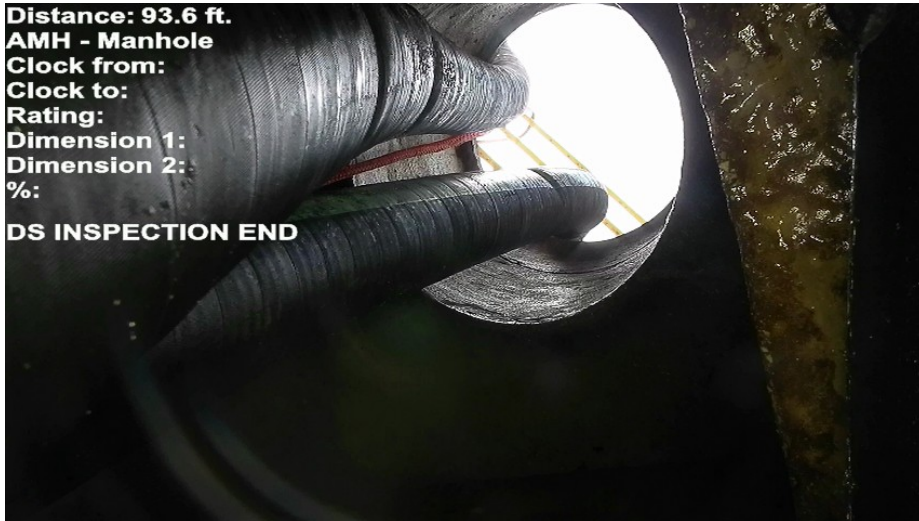
LINE DIRTY, CAMERA CAN NOT GO THROUGH.



EXP003-1-AMH 'T470B'-AMH 'T471B'-MSA at 67.6 ft.JPG

Distance: 93.6 ft.
AMH - Manhole
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%:

DS INSPECTION END



EXP003-1-AMH 'T476'-AMH 'T471B'-AMH at 93.6 ft.JPG

Distance: 81.2 ft.
H - Hole
Clock from: 3 o'clock
Clock to:
Rating: 4
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-H at 81.2 ft.JPG

Distance: 11.0 ft.
HVV - Hole Void Visible
Clock from: 11 o'clock
Clock to: 1 o'clock
Rating: 5
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-HVV at 11.0 ft.JPG

Distance: 81.2 ft.
IG - Infiltration Gusher
Clock from: 3 o'clock
Clock to:
Rating: 5
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-IG at 81.2 ft.JPG

Distance: 85.5 ft.
IG - Infiltration Gusher
Clock from: 5 o'clock
Clock to: 7 o'clock
Rating: 5
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-IG at 85.5 ft.JPG

Upstream MH No: AMH 'T476'
Downstream MH No: AMH 'T471B'
Height: 18 in.
Direction: D
Material: ZZZ



EXP003-1-AMH 'T476'-AMH 'T471B'-IG at 85.5 ft_1.JPG

Distance: 11.0 ft.
IR - Infiltration Runner
Clock from: 1 o'clock
Clock to:
Rating: 4
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-IR at 11.0 ft.JPG

Distance: 11.0 ft.
IR - Infiltration Runner
Clock from: 11 o'clock
Clock to:
Rating: 4
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-IR at 11.0 ft_1.JPG

Distance: 14.8 ft.
IR - Infiltration Runner
Clock from: 11 o'clock
Clock to:
Rating: 4
Dimension 1:
Dimension 2:
%:



EXP003-1-AMH 'T476'-AMH 'T471B'-IR at 14.8 ft.JPG

Distance: 45.9 ft.
MWL - Miscellaneous Water Level
Clock from:
Clock to:
Rating:
Dimension 1:
Dimension 2:
%: 10 %



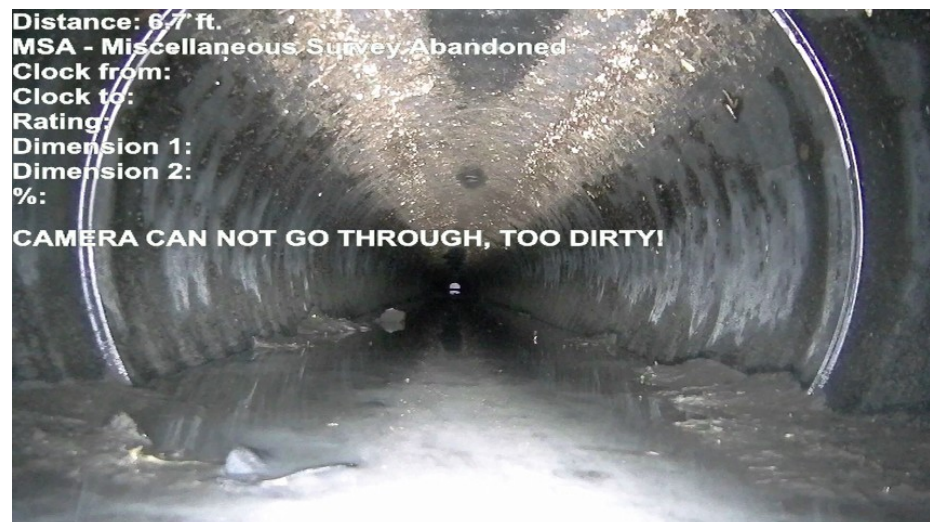
EXP003-1-AMH 'T476'-AMH 'T471B'-MWL at 45.9 ft.JPG



EXP003-1-AMH 'T-478T'-AMH 'T470B'-ACB at 97.9 ft.JPG






































EXP003-1-AMH 'T-478T'-AMH 'T470B'-IR at 8.9 ft.JPG



















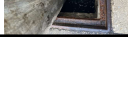


EXP003-1-AMH 'T492T'-AMH 'T-493'-MSA at 6.7 ft.JPG




















**DOWNTOWN DORAL - STORMWATER MANTAINANCE TABULATION
PHASE I**

Phase	Drainage Structures	Picture Records
	T122B	
	T121	
	T119S	
	T118T	
	T120T	
	D006	
	D007	
	T465B	
	T485T	
	T464	
	T463T	
	T486T	
	T117B	
	T116S	
	T115T	
	T114T	
















T113S	
T111	
T110	
T109	
T108S	
T107T	
T104B	
T103	
T102	
T101T	
T112T	
T084T	
T085	
T091T	
T082T	
T071T	
T064T	
T062T	
T492T	

T093T	
T094	
T095B	
T076	
T075	
T074	
T073T	
T051S	
T050T	
T049B	
T044S	
T043T	
T042S	
T041T	
T040S	
T0496S	
T039T	
T037B	
T023S	

1

T019B	
T021	
T059T	
T057	
T501	
T502T	
T056T	
T053	
T052T	
T170T	
T160	
T162S	
T158B	
T493	
T478T	
T470B	
T467T	
T474T	
T475T	

T469	
T476	
T471B	
T477T	
T472B	
T473	
T489	
T505	
T522	
T468	
T494	
T100	
T506	
T523	
T099	
UNKNOWN 1	
UNKNOWN 2	
T098	
T097S	

T491	
T176B	
T172S	
T174	
T173T	
T045T	
T046	
T047T	
T048S	
D012	
D011	
D013	
D010	
D008	
D009	

TOTAL

TOTAL AMOUNT OF STRUCTURES= 107
TOTAL AMOUNT OF PIPES (LF)= 7262
TOTAL AMOUNT OF BAFFLE= UNK

ESTIMATE

EQUATOR LANDSCAPING
PO Box 820716
PEMBROKE PINES, FL 33082

info@equatorlandscaping.com
www.equatorlandscaping.com



Bill to Downtown Doral South CDD In Care Of GMS SF, LLC 5385 N Nob Hill Road Sunrise, Fl 33351	Ship to Downtown Doral South CDD In Care Of GMS SF, LLC 5385 N Nob Hill Road Sunrise, Fl 33351
-------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------

Estimate details

Estimate no.: 1592
Estimate date: 04/07/2026

#	Product or service	Description	Qty	Rate	Amount
1.	M001	Rubber mulch installation Furnish and Install Rubber mulch in all planting beds (Squares), totaling 372 planting beds located adjacent to all sidewalks within the Downtown Doral District. Work includes removal and disposal of existing excess vegetation, using necessary equipment to grind exposed roots, and grading/prepping for new Rubber mulch material, including a mix of adhesive for all plant bed areas.	1	\$148,802.00	\$148,802.00
2.	M001	Rubber mulch installation Furnish and Install Rubber mulch in all planting beds (Squares), totaling 31 planting beds located adjacent to the lake within the Downtown Doral District. Work includes removal and disposal of existing excess vegetation, using necessary equipment to grind exposed roots, and grading/prepping for new Rubber mulch material, including a mix of adhesive for all plant bed areas.	1	\$12,400.00	\$12,400.00
Total					\$161,202.00

Accepted date

Accepted by



Inspection Report – Improper Rubber Mulch Installation



Executive Summary

The image provided illustrates a poor rubber mulch installation at a street tree pit.

Visible deficiencies indicate inadequate surface preparation, improper edge detailing, and material deterioration.

These issues reduce the functional lifespan of the installation, negatively impact aesthetics, and may create maintenance and safety concerns.

Rubber mulch systems require proper subgrade preparation, adequate binder application, and stable edging conditions to ensure durability and performance.

The observed installation does not meet professional landscaping standards.

Observed Deficiencies

1. Edge Cracking and Separation

Visible cracking and breakdown along the edges suggests insufficient binder or improper mixing ratio, movement caused by unstable sub-base, and lack of reinforcement at transitions between mulch and hardscape.

2. Signs of Material Deterioration

The rubber mulch surface appears thin, uneven, and degraded indicating improper compaction, insufficient thickness, and premature wear.

3. Poor Subgrade Preparation

Uneven grading visible through surface irregularities suggests inadequate preparation of the base surface

and possible presence of loose soil or debris beneath the material.

4. Lack of Defined Edge Containment

Absence of proper edge restraint contributes to separation between mulch and concrete and reduced long-term stability.

Professional Installation Standards

Surface Preparation:

Remove loose soil and organic material

Compact subgrade

Install stable aggregate base if required

Proper Thickness:

Maintain consistent depth of 2–3 inches

Binder Application:

Use manufacturer recommended adhesive ratios

Ensure uniform mixing and curing

Edge Restraint:

Install rigid border system

Final Inspection:

Verify smooth finish and consistent compaction

Conclusion

The installation shown in the image is an example of how rubber mulch should not be installed. Cracking edges, visible deterioration, and signs of inadequate preparation indicate the installation will likely require repair or replacement sooner than expected.

Improper installation leads to reduced lifespan of the material, increased maintenance costs, poor aesthetic appearance, and potential safety concerns.

A professionally installed rubber mulch system should provide a durable, uniform, and visually appealing surface with minimal maintenance requirements.



NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE SPECIAL MAGISTRATE FOR CODE COMPLIANCE HEARINGS

<p>CITY OF DORAL, FLORIDA V.</p> <p>Owner DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT C/O GOVERNMENTAL MGMT SERV SOUTH LLC 5385 NORTH NOB HILL RD SUNRISE, FL 33351</p>	<p>FOLIO: 35-3022-046-1920</p> <p>PROPERTY ADDRESS: FOLIO 35-3022-046-1920 Doral, FL 33166--0000</p> <p>DATE OF VIOLATION: 07/02/2025</p>	<p>CASE NUMBER: CODE-2507-28034</p> <p>OFFICER: Ariana Gonzalez</p> <p>DEPARTMENT: CODE COMPLIANCE</p>
	<p>DATE OF ISSUANCE: 03/24/2026</p>	

AS THE OWNER/AGENT AT THE PREMISES REFERENCED HEREIN, YOU ARE IN VIOLATION OF THE FOLLOWING CODE(S) OF ORDINANCES AS ADOPTED BY THE CITY OF DORAL, IN MIAMI-DADE COUNTY, FLORIDA.

F.B.C. 105.1 WORK WITHOUT REQUIRED PERMIT

AS A RESULT OF THE ABOVE VIOLATION(S), A CODE COMPLIANCE NOTICE HAS BEEN ISSUED AND YOU NOW HAVE BEEN REQUESTED TO APPEAR BEFORE THE SPECIAL MAGISTRATE FOR A HEARING. SAID HEARING IS SCHEDULED TO TAKE PLACE ON **05/21/2026, 2:00 PM CITY OF DORAL GOVERNMENT LOCATED AT 8401 NW 53 TERRACE, DORAL, FLORIDA 33166**. YOU HAVE A RIGHT TO LEGAL REPRESENTATION AND THE RIGHT TO PRESENT WITNESSES AND SUBMIT EVIDENCE ON YOUR BEHALF.

IF THE SPECIAL MAGISTRATE DETERMINES THAT ANY VIOLATION(S) EXIST, THE SPECIAL MAGISTRATE IS EMPOWERED TO IMPOSE FINES UP TO \$250.00 PER DAY PER VIOLATION (\$500.00 FOR REPEAT VIOLATIONS) FOR EACH DAY THE VIOLATION(S) CONTINUE PAST THE DATE SET IN THE SPECIAL MAGISTRATE ORDER FOR COMPLIANCE OR FOR EACH TIME THE VIOLATION(S) HAS BEEN REPEATED. THE VIOLATOR MAY ALSO BE LIABLE FOR THE \$150.00 ADMINISTRATIVE HEARING COSTS. A HEARING SHALL NOT BE NECESSARY FOR ISSUANCE OF AN ORDER FOR REPEAT VIOLATIONS.

A HEARING DATE SHALL NOT BE POSTPONED OR CONTINUED UNLESS A REQUEST FOR CONTINUANCE, SHOWING GOOD CAUSE FOR SUCH CONTINUANCE, IS RECEIVED BY THE HEARING OFFICE AT LEAST FIVE (5) CALENDAR DAYS PRIOR TO THE DATE SET ABOVE FOR THE HEARING.

YOUR FAILURE TO ATTEND THE HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO A HEARING. SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION(S) AND MAY RESULT IN FINES ASSESSED AGAINST YOU WITHOUT THE NEED FOR ISSUANCE OF AN ADDITIONAL NOTICE OF VIOLATION.


IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AT THEIR EXPENSE, WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALL APPEALS MUST BE TO THE CIRCUIT COURT WITHIN THIRTY (30) DAYS OF AN ORDER.

NOTE: IF YOU ARE NOT ABLE TO COMMUNICATE, OR ARE NOT COMFORTABLE EXPRESSING YOURSELF, IN THE ENGLISH LANGUAGE, IT IS YOUR RESPONSIBILITY TO BRING AN ENGLISH-SPEAKING INTERPRETER TO THE HEARING. THIS PERSON MAY BE A FRIEND, RELATIVE OR SOMEONE ELSE TO INTERPRET FOR YOU DURING YOUR APPEARANCE AT THE HEARING. A MINOR CHILD CANNOT SERVE AS A VALID INTERPRETER. THE CITY OF DORAL DOES NOT PROVIDE INTERPRETATION SERVICES DURING ANY QUASI-JUDICIAL PROCEEDING.


Danny Del Toro

Director of Code Compliance


Bqueusada@gmssf.com


Gonzalez, Ariana

DATE: 03/24/2026

RESOLUTION 2026-03

A RESOLUTION OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____ 202

Chairman/Vice Chairman

Secretary/Assistant Secretary

Downtown Doral South
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2 General Fund

3-5 Narratives

6-7 Debt Service Fund Series 2018-1

8-9 Debt Service Fund Series 2018-2

10 Assessment Schedule

Downtown Doral South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 1,623,599	\$ 1,508,583	\$ 115,016	\$ 1,623,599	\$ 1,623,601
Interest income	53,500	75,014	22,660	97,674	80,000
Carry Forward Surplus	218,549	-	-	-	164,688

TOTAL REVENUES	\$ 1,895,648	\$ 1,583,597	\$ 137,676	\$ 1,721,273	\$ 1,868,289
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EXPENDITURES:

Administrative

Engineering	\$ 60,000	\$ 4,686	\$ 45,000	\$ 49,686	\$ 50,000
Attorney	40,000	17,055	12,182	29,237	30,000
Special Counsel - DERM	8,500	140	8,000	8,140	8,500
Annual Audit	8,100	8,100	-	8,100	8,300
Assessment Administration	5,350	5,350	-	5,350	5,350
Arbitrage Rebate	1,100	-	1,100	1,100	1,100
Dissemination Agent	2,862	1,431	1,431	2,862	3,063
Trustee Fees	10,000	-	10,000	10,000	10,000
Management Fees	49,002	24,501	24,501	49,002	52,432
Website Maintenance	1,374	687	687	1,374	1,470
Postage & Delivery	1,000	645	461	1,106	1,000
Insurance General Liability	7,400	7,551	-	7,551	8,306
Printing & Binding	500	165	118	283	500
Legal Advertising	5,000	335	3,770	4,105	5,000
Other Current Charges	750	92	350	442	750
Office Supplies	350	-	50	50	350
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 201,463	\$ 70,913	\$ 107,650	\$ 178,563	\$ 186,295
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Operations & Maintenance

Field Expenditures

Field Management	\$ 23,699	\$ 11,850	\$ 11,850	\$ 23,700	\$ 25,358
Electric - Street Lighting	36,000	17,230	25,845	43,075	45,000
Electric - Fountains	50,000	6,620	9,930	16,550	17,000
Irrigation-Potable Water	125,000	45,243	75,000	120,243	125,000
Property Insurance	34,850	-	-	-	34,850
Pest Control	50,000	-	25,000	25,000	50,000
Landscape Maintenance	310,000	154,896	154,896	309,792	319,300
Landscape Replacement	200,000	31,470	150,000	181,470	200,000
Royal Palm Treatment	120,000	75,880	35,000	110,880	120,000
Pressure Cleaning - Overall	75,000	44,900	-	44,900	75,000

Downtown Doral South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Field Expenditures (continued)					
General Maintenance	\$ 125,000	\$ 24,263	\$ 74,500	\$ 98,763	\$ 125,000
Wall Maintenance	10,000	-	10,000	10,000	10,000
Fountain Maintenance	17,500	6,000	6,000	12,000	17,500
Lake Fountain Maintenance	8,000	-	6,000	6,000	8,000
Irrigation Repairs/Maintenance	56,000	21,425	34,280	55,705	56,000
Lake Maintenance	28,306	5,995	22,311	28,306	29,155
Drainage Maintenance	100,000	-	50,000	50,000	100,000
Fertilization	45,000	17,750	24,850	42,600	45,000
Maintenance Personnel	41,600	-	20,000	20,000	41,600
Wall Painting Reserve	50,000	-	25,000	25,000	50,000
Reserves	156,800	-	120,850	120,850	156,800
Contingency/Holiday Decorations	31,430	23,189	10,000	33,189	31,430
TOTAL FIELD EXPENDITURES	\$ 1,694,185	\$ 486,711	\$ 891,312	\$ 1,378,023	\$ 1,681,994
TOTAL EXPENDITURES	\$ 1,895,648	\$ 557,624	\$ 998,961	\$ 1,556,585	\$ 1,868,289
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 1,025,973	\$ (861,285)	\$ 164,688	\$ -

Gross Assessments	\$ 1,709,055
Less: Discounts & Collections 5%	85,453
Net Assessments	\$ 1,623,603

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Area 2018-1					
Townhomes	34	\$ 42,947.44	\$ 1,263.16	\$ 1,263.16	\$ -
Single Family	265	\$ 334,737.40	\$ 1,263.16	\$ 1,263.16	\$ -
Estate Homes	123	\$ 155,368.68	\$ 1,263.16	\$ 1,263.16	\$ -
Area 2018-2					
Condominium Cluster	426	\$ 538,106.16	\$ 1,263.16	\$ 1,263.16	\$ -
Townhomes	466	\$ 588,632.56	\$ 1,263.16	\$ 1,263.16	\$ -
Townhomes	39	\$ 49,263.24	\$ 1,263.16	\$ 1,263.16	\$ -
Total	1353	\$1,709,055.48			

Downtown Doral South
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted **LLS Tax Solutions Inc.** to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds are held and administered by a Trustee at Wells Fargo Bank NA. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Downtown Doral South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the FloridaCommerce for \$175.

Expenditures - Field

Field Management

The supervision and reporting to the Board of Supervisors of the field maintenance services as provided by the different vendors.

Electric - Street Lighting

The District has the following account with **FPL** for the District street lighting:

81964-11212	8225 NW 41st St #Streelights
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Electric - Fountains

The District has the following accounts with **FPL** for the fountains.:

08151-83413	4780 NW 85th Ave #E
45556-48494	4101 NW 87th Ave # Fountain
47585-13560	8431 Central Park Blvd
84654-41262	8255 NW 41st St #PA

Irrigation - Potable Water

The District has accounts with **Miami-Dade Water Department** for irrigation of the District's common areas.

Property Insurance

Property coverage for fountains and physical assets of the District.

Pest Control

The District contracted Southern Plant and Pest Services for pest control and fertilization services throughout the district

Landscape Maintenance

The District has contracted with **Equator Landscaping** for the landscape maintenance of the District's common areas. Services include mowing, edging, shrub care, Palm and tree care, weed control, fertilization, pest control and irrigation maintenance.

Landscape Replacement

The cost to replace sod, bushes, annuals, perennials as needed.

Royal Palm Treatment

The District has entered into a contract with **Equator Landscaping** to treat the Royal Palms.

Downtown Doral South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Field (continued)

Pressure Cleaning - Overall

Pressure cleaning of sidewalks and walkways.

General Maintenance

Includes general maintenance and repairs.

Wall Maintenance

Includes maintenance and repairs for the perimeter wall.

Fountain Maintenance

The District has entered into a contract with **Florida's Bright & Blue Pools** to maintain the fountains. Services include:

- Test, balance and maintain chemicals
- Vacuum, brush, clean all surfaces
- Backwash filters
- Clean skimmer baskets
- Monitor gauges and flows

Lake Fountain Maintenance

The District has entered into a contract with **Florida's Bright & Blue** to maintain the fountains. Services include:

- Inspect & adjust controls
- Clean fountain intakes underwater
- Clean fountain ballasts
- Clean fountain light lenses
- Clean fountain heads and display nozzles

Irrigation Maintenance

The District contracted **Equator Landscaping** to maintain the irrigation system throughout the district.

Lake Maintenance

Includes monthly cleaning of all District lakes. The District is contracted with **The Lake Doctors** for these services.

Drainage Maintenance

The maintenance and repairs of the Districts drainage system.

Fertilization

The District contracted **PowerX** for Lawn/Ornamentals/Foliar pest control service.

Irrigation Repairs

Irrigation system repairs and materials.

Maintenance Personnel

District personnel for the Maintenance of the District.

Wall Painting Reserve

Funds for future repainting of the wall.

Reserves

Funds set aside for future replacements of capital related items.

Contingency/Holiday Decorations

Represents any un-budgeted expense related to the operations and maintenance of the district.

Downtown Doral South

Community Development District

Proposed Budget

Debt Service Series 2018 Area One Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,136,448	\$ 1,050,704	\$ 85,744	\$ 1,136,448	\$ 1,136,448
Interest Earnings	-	20,696	15,000	35,696	-
Carry Forward Surplus ⁽¹⁾	533,187	521,686	-	521,686	545,715
TOTAL REVENUES	\$ 1,669,635	\$ 1,593,086	\$ 100,744	\$ 1,693,830	\$ 1,682,163
EXPENDITURES:					
Interest 11/1	\$ 386,558	\$ 386,558	\$ -	\$ 386,558	\$ 377,933
Principal 5/1	375,000	-	375,000	375,000	395,000
Interest - 5/1	386,558	-	386,558	386,558	377,933
TOTAL EXPENDITURES	\$ 1,148,115	\$ 386,558	\$ 761,558	\$ 1,148,115	\$ 1,150,865
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,148,115	\$ 386,558	\$ 761,558	\$ 1,148,115	\$ 1,150,865
EXCESS REVENUES (EXPENDITURES)	\$ 521,520	\$ 1,206,529	\$ (660,814)	\$ 545,715	\$ 531,298

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$377,932.50
	\$377,932.50

Gross Assessments	\$ 1,196,261
Less: Discounts & Collections 5%	59,813
Net Assessments	\$ 1,136,448

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Area 2018-1					
Townhomes	34	\$ 74,382.48	\$ 2,187.72	\$ 2,187.72	-
Single Family	265	\$ 634,955.90	\$ 2,396.06	\$ 2,396.06	-
Estate Homes	123	\$ 486,922.56	\$ 3,958.72	\$ 3,958.72	-
Total	422	\$1,196,260.94			

Downtown Doral South Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Area One Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/18	\$ 17,970,000		\$ -	\$ 235,919	\$ 235,919
05/01/19	17,970,000	4.600%	275,000	446,128	
11/01/19	17,695,000		-	439,803	1,160,930.00
05/01/20	17,695,000	4.600%	285,000	439,803	
11/01/20	17,410,000		-	433,248	1,158,050.00
05/01/21	17,410,000	4.600%	300,000	433,248	
11/01/21	17,110,000		-	426,348	1,159,595.00
05/01/22	17,110,000	4.600%	315,000	426,348	
11/01/22	16,795,000		-	419,103	1,160,450.00
05/01/23	16,795,000	4.600%	710,000	419,103	
11/01/23	16,085,000		-	402,773	1,531,875.00
05/01/24	16,085,000	4.600%	345,000	402,773	
11/01/24	15,740,000		-	394,838	394,837.50
05/01/25	15,740,000	4.600%	360,000	394,838	
11/01/25	15,380,000		-	386,558	1,141,395.00
05/01/26	15,380,000	4.600%	375,000	386,558	
11/01/26	15,005,000		-	377,933	1,139,490.00
05/01/27	15,005,000	4.600%	395,000	377,933	
11/01/27	14,610,000		-	368,848	1,141,780.00
05/01/28	14,610,000	4.600%	415,000	368,848	
11/01/28	14,195,000		-	359,303	1,143,150.00
05/01/29	14,195,000	5.000%	425,000	359,303	
11/01/29	13,770,000		-	348,678	1,132,980.00
05/01/30	13,770,000	5.000%	445,000	348,678	
11/01/30	13,325,000		-	337,553	1,131,230.00
05/01/31	13,325,000	5.000%	465,000	337,553	
11/01/31	12,860,000		-	325,928	1,128,480.00
05/01/32	12,860,000	5.000%	490,000	325,928	
11/01/32	12,370,000		-	313,678	1,129,605.00
05/01/33	12,370,000	5.000%	515,000	313,678	
11/01/33	11,855,000		-	300,803	1,129,480.00
05/01/34	11,855,000	5.000%	540,000	300,803	
11/01/34	11,315,000		-	287,303	1,128,105.00
05/01/35	11,315,000	5.000%	570,000	287,303	
11/01/35	10,745,000		-	273,053	1,130,355.00
05/01/36	10,745,000	5.000%	600,000	273,053	
11/01/36	10,145,000		-	258,053	1,131,105.00
05/01/37	10,145,000	5.000%	630,000	258,053	
11/01/37	9,515,000		-	242,303	1,130,355.00
05/01/38	9,515,000	5.000%	660,000	242,303	
11/01/38	8,855,000		-	225,803	1,128,105.00
02/01/39	8,855,000	5.100%	695,000	225,803	
11/01/39	8,160,000		-	208,080	1,128,882.50
05/01/40	8,160,000	5.100%	735,000	208,080	
11/01/40	7,425,000		-	189,338	1,132,417.50
05/01/41	7,425,000	5.100%	770,000	189,338	
11/01/41	6,655,000		-	169,703	1,129,040.00
05/01/42	6,655,000	5.100%	810,000	169,703	
11/01/42	5,845,000		-	149,048	1,128,750.00
05/01/43	5,845,000	5.100%	855,000	149,048	
11/01/43	4,990,000		-	127,245	1,131,292.50
05/01/44	4,990,000	5.100%	900,000	127,245	
11/01/44	4,090,000		-	104,295	1,131,540.00
05/01/45	4,090,000	5.100%	945,000	104,295	
11/01/45	3,145,000		-	80,198	1,129,492.50
05/01/46	3,145,000	5.100%	995,000	80,198	
11/01/46	2,150,000		-	54,825	1,130,022.50
05/01/47	2,150,000	5.100%	1,050,000	54,825	
11/01/47	1,100,000		-	28,050	1,132,875.00
05/01/48	1,100,000	5.100%	1,100,000	28,050	1,128,050.00
Total			\$ 15,740,000	\$ 11,822,815	\$ 27,562,815

Downtown Doral South

Community Development District

Proposed Budget

Debt Service Series 2018 Area Two Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,482,906	\$ 1,380,950	\$ 101,956	\$ 1,482,906	\$ 1,482,906
Interest Earnings	-	40,529	35,000	75,529	-
Carry Forward Surplus ⁽¹⁾	1,088,404	1,344,657	-	1,344,657	1,473,392
TOTAL REVENUES	\$ 2,571,310	\$ 2,766,136	\$ 136,956	\$ 2,903,092	\$ 2,956,298
EXPENDITURES:					
Interest 12/15	\$ 484,844	\$ 484,844	-	\$ 484,844	474,856
Principal 12/15	470,000	-	470,000	470,000	490,000
Interest 6/15	474,856	-	474,856	474,856	464,444
TOTAL EXPENDITURES	\$ 1,429,700	\$ 484,844	\$ 944,856	\$ 1,429,700	\$ 1,429,300
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 1,429,700	\$ 484,844	\$ 944,856	\$ 1,429,700	\$ 1,429,300
EXCESS REVENUES (EXPENDITURES)	\$ 1,141,610	\$ 2,281,292	\$ (807,900)	\$ 1,473,392	\$ 1,526,998

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$464,443.75
Principal Due 12/15/27	\$510,000.00
	\$974,443.75

Gross Assessments	\$ 1,560,953
Less: Discounts & Collections 5%	78,048
Net Assessments	\$ 1,482,906

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Area 2018-2					
Condominium	426	\$ 664,798.56	\$ 1,560.56	\$ 1,560.56	\$ -
Cluster	464	\$ 822,843.68	\$ 1,773.37	\$ 1,773.37	\$ -
Townhomes	39	\$ 73,311.03	\$ 1,879.77	\$ 1,879.77	\$ -
Total	929	\$1,560,953.27			

Downtown Doral South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Area Two Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/24	20,490,000	4.250%	450,000	494,406	944,406.25
06/15/25	20,040,000		-	484,844	
12/15/25	20,040,000	4.250%	470,000	484,844	1,439,687.50
06/15/26	19,570,000		-	474,856	
12/15/26	19,570,000	4.250%	490,000	474,856	1,439,712.50
06/15/27	19,080,000		-	464,444	
12/15/27	19,080,000	4.250%	510,000	464,444	1,438,887.50
06/15/28	18,570,000		-	453,606	
12/15/28	18,570,000	4.250%	535,000	453,606	1,442,212.50
06/15/29	18,035,000		-	442,238	
12/15/29	18,035,000	4.750%	555,000	442,238	1,439,475.00
06/15/30	17,480,000		-	429,056	
12/15/30	17,480,000	4.750%	580,000	429,056	1,438,112.50
06/15/31	16,900,000		-	415,281	
12/15/31	16,900,000	4.750%	610,000	415,281	1,440,562.50
06/15/32	16,290,000		-	400,794	
12/15/32	16,290,000	4.750%	640,000	400,794	1,441,587.50
06/15/33	15,650,000		-	385,594	
12/15/33	15,650,000	4.750%	670,000	385,594	1,441,187.50
06/15/34	14,980,000		-	369,681	
12/15/34	14,980,000	4.750%	700,000	369,681	1,439,362.50
06/15/35	14,280,000		-	353,056	
12/15/35	14,280,000	4.750%	735,000	353,056	1,441,112.50
06/15/36	13,545,000		-	335,600	
12/15/36	13,545,000	4.750%	770,000	335,600	1,441,200.00
06/15/37	12,775,000		-	317,313	
12/15/37	12,775,000	4.750%	805,000	317,313	1,439,625.00
06/15/38	11,970,000		-	298,194	
12/15/38	11,970,000	4.750%	845,000	298,194	1,441,387.50
06/15/39	11,125,000		-	278,125	
12/15/39	11,125,000	5.000%	885,000	278,125	1,441,250.00
06/15/40	10,240,000		-	256,000	
12/15/40	10,240,000	5.000%	930,000	256,000	1,442,000.00
06/15/41	9,310,000		-	232,750	
12/15/41	9,310,000	5.000%	975,000	232,750	1,440,500.00
06/15/42	8,335,000		-	208,375	
12/15/42	8,335,000	5.000%	1,025,000	208,375	1,441,750.00
06/15/43	7,310,000		-	182,750	
12/15/43	7,310,000	5.000%	1,075,000	182,750	1,440,500.00
06/15/44	6,235,000		-	155,875	
12/15/44	6,235,000	5.000%	1,130,000	155,875	1,441,750.00
06/15/45	5,105,000		-	127,625	
12/15/45	5,105,000	5.000%	1,185,000	127,625	1,440,250.00
06/15/46	3,920,000		-	98,000	
12/15/46	3,920,000	5.000%	1,245,000	98,000	1,441,000.00
06/15/47	2,675,000		-	66,875	
12/15/47	2,675,000	5.000%	1,305,000	66,875	1,438,750.00
06/15/48	1,370,000		-	34,250	
12/15/48	1,370,000	5.000%	1,370,000	34,250	1,438,500.00
Total			\$ 20,490,000	\$ 15,024,769	\$ 35,514,769

Downtown Doral South
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds 2018-1 Units	Bonds 2018-2 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Area 2018-1										Total	Total	Total
Townhomes	34	34	0	\$1,263.16	\$1,263.16	\$0.00	\$2,187.72	\$2,187.72	\$0.00	\$3,450.88	\$3,450.88	\$0.00
Single Family	265	265	0	\$1,263.16	\$1,263.16	\$0.00	\$2,396.06	\$2,396.06	\$0.00	\$3,659.22	\$3,659.22	\$0.00
Estate Homes	123	123	0	\$1,263.16	\$1,263.16	\$0.00	\$3,958.72	\$3,958.72	\$0.00	\$5,221.88	\$5,221.88	\$0.00
Area 2018-2												
Condominium	426	0	426	\$1,263.16	\$1,263.16	\$0.00	\$1,560.56	\$1,560.56	\$0.00	\$2,823.72	\$2,823.72	\$0.00
Cluster	466	0	464	\$1,263.16	\$1,263.16	\$0.00	\$1,773.37	\$1,773.37	\$0.00	\$3,036.53	\$3,036.53	\$0.00
Townhomes	39	0	39	\$1,263.16	\$1,263.16	\$0.00	\$1,879.77	\$1,879.77	\$0.00	\$3,142.93	\$3,142.93	\$0.00
Total	1353	422	929									

MEMORANDUM OF UNDERSTANDING

between

CITY OF DORAL, FLORIDA

and

DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

This Memorandum of Understanding (“MOU”) is made and entered into by and between:

CITY OF DORAL, FLORIDA, a Florida municipal corporation, located at 8401 NW 53rd Terrace, Doral, Florida 33166, represented by its City Manager or designee, duly authorized, hereinafter referred to as the “**City**”,

and

DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with offices located at 5385 N. Nob Hill Road, Sunrise, FL 33351, represented by its authorized representative, hereinafter referred to as the “**District**”,

The City and the District may be referred to individually as a “**Party**” and collectively as the “**Parties.**”

WHEREAS, the City has adopted Section 44-300 of the City Code which authorizes enforcement of parking within Community Development District via a Memorandum of Understanding; and

WHEREAS, the District is a local unit of special -purpose government established pursuant to Chapter 190, Florida Statutes, and has authority to enter into this MOU and to consent to parking regulation and enforcement on District-owned roadways open to public access; and

WHEREAS, on ____ day of _____, 2026, the City passed Resolution No. _____ that provided the City Manager with authority to enter into this MOU; and

WHEREAS, on ____ day of _____, 2026, the District passed Resolution No. _____ that provides _____ with authority to enter into this MOU; and

WHEREAS, the Parties voluntarily and mutually desire to enter into this MOU.

1. PURPOSE

This MOU serves as a written understanding between the Parties for the management and enforcement of on-street parking within the Downtown Doral South area pursuant to **Section 44-300 of the City of Doral Code of Ordinances**:

- **Sec. 44-300. - Enforcement of private properties.**

“The city may enforce parking within homeowner's associations (HOAs) and Community Development Districts (CDD) via a memorandum of understanding (MOU) executed through the city. By entering into a MOU, the city will manage and/or enforce parking in communities within both public and private roads with public access.”

The purpose of this MOU is to authorize the City to uniformly regulate, manage, and enforce parking on both publicly owned streets and ~~privately-District~~-owned roadways that provide unrestricted public access within the geographical limits of the District, and the City’s designated Downtown Doral South Parking Management District. This MOU is a binding interlocal agreement, and each Party acknowledges and confirms their desire to be legally bound, subject to the limitations expressly stated herein, including the limitations of Section 768.28 of Florida Statutes.

2. DEFINITIONS

- **District Area:** means the area more clearly defined in Section 3 of this MOU.
- **~~Private~~District-Owned Roadways:** means the roadway segments identified in Exhibit C that are owned or controlled by the District and are publicly accessible and not gated or otherwise restricted from general vehicular access during the Enforcement Hours.
- **Public Access:** means access without a guard gate, access card, resident-only restriction, or other access control, except for temporary closures for maintenance, emergencies, or special events as noticed to the City.
- **Parking Regulations:** Are those prescribed and detailed in Chapter 44, Article V of the City of Doral’s Code of Ordinances.
- **Enforcement:** means the administration and enforcement of applicable Parking Regulations by the City, including but not limited to parking compliance monitoring, issuance of parking citations or warnings, vehicle immobilization where authorized, towing, and any other lawful enforcement action permitted under applicable State or County law and City ordinances.
- **Enforcement Hours:** means the days and times during which Parking Regulations are actively enforced by the City within the District Area, as established by the City. Unless otherwise modified by the City, designated enforcement hours will be 6:00 PM to 6:00 AM.
- **Parking Technology:** means the systems, equipment, and software used to administer, monitor, and manage parking operations within the District Area, including but not limited to pay-by-phone applications, parking payment platforms, license plate recognition systems, digital permitting systems, parking sensors, enforcement software, and related infrastructure.
- **Net Revenues:** Means the amount collected by the City after all general expenses relating to parking management within the District Boundaries is paid.

3. DISTRICT BOUNDARIES AND SCOPE

The area subject to this MOU (the “**District Area**”) is generally bounded as follows:

- **North:** NW 83 Court

- **South:** NW 41 Street
- **West:** NW 87 Avenue
- **East:** NW 80 Avenue

The District Area includes public rights-of-way and ~~private~~District-Owned Roadways that are open and accessible to the general public. A detailed map depicting the District Area is attached hereto and incorporated by reference as **Exhibit A – Downtown Doral South Parking Management District Map**.

Commented [SC1]: Please revise the Map attached as Exhibit A in accordance with the email from Ben Quesada dated 3/18/26, as Rita Carbonell confirmed in her response dated 3/19/26.

4. OBJECTIVES AND SCOPE OF ACTIVITIES

The Parties agree that the objectives of this MOU include:

- Providing uniform and consistent parking regulations throughout the District Area;
- Improving parking availability, turnover, and compliance;
- Enhancing customer experience and traffic circulation;
- Ensuring safe and efficient use of on-street parking resources.

To achieve these objectives, the City may establish parking regulations, time limits, paid parking, permit programs, and enforcement hours consistent with City ordinances and policies.

5. RESPONSIBILITIES OF THE PARTIES

5.1 City of Doral

The City shall administer and operate the parking management and enforcement program within the District Area in a reasonable and customary municipal manner consistent with Chapter 44 of the City Code and applicable Florida law. In furtherance of this responsibility, the City shall:

- Manage and enforce on-street parking regulations within the District Area, including the ~~Private~~District-Owned Roadways subject to this MOU, through routine patrols, compliance monitoring, and issuance of citations or warnings as appropriate.
- Provide regular parking enforcement services within the District Area during the designated enforcement hours of 6:00 PM to 6:00 AM, unless otherwise modified by the City. The City shall maintain a reasonable baseline level of enforcement presence during these hours consistent with other similarly regulated parking areas within the City. Respond to reported parking issues, safety concerns, or operational requests from the District within a reasonable timeframe, subject to staffing availability, operational priorities, and emergency conditions.

- Install, maintain, and replace parking regulatory signage, and related parking control devices within the District Area as deemed appropriate by the City to clearly communicate applicable parking regulations and restrictions.
- Implement, operate, and maintain City-approved parking technology and payment systems within the District Area, which may include pay-by-phone platforms, digital permitting systems, license plate recognition technology, and other parking management tools.
- Issue parking citations and administer parking enforcement activities pursuant to Chapter 44 of the City Code and other lawful enforcement action permitted under applicable State or County law. Administer the overall parking program within the District Area, including regulatory oversight, rate administration, permitting programs where applicable, and operational coordination necessary for effective parking management.
- Retain and administer all parking payments, citation fines, penalties, and related fees generated within the District Area, subject to the provisions of this MOU regarding program expenses and Net Revenues.
- Maintain the parking management and enforcement program within the District Area in a manner consistent with reasonable and customary municipal parking operations, including maintaining functional parking technology, visible signage, and ongoing enforcement activity sufficient to support the effectiveness of the program

5.2 Downtown Doral South Community Development District

The District acknowledges that certain roadways within the District Area are ~~privately District-Owned but~~ and open to public vehicular access. The District hereby consents to and authorizes the City to regulate and enforce parking on such roadways to the same extent as public streets for the duration of this MOU.

The District may request a temporary suspension or modification of parking enforcement hours on designated ~~Private District-Owned~~ Roadways for specific events occurring within the District Area, including but not limited to clubhouse events, community functions, or other private gatherings. Such requests must be submitted to the City in advance with reasonable notice and shall identify the date, time, location, and nature of the event.

The City shall review such requests and may approve, deny, or modify the requested enforcement suspension based on operational considerations, public safety needs, and staffing availability. Any approved suspension of enforcement shall be limited in duration and scope to the specific event and roadway segments identified in the request. The City may also require temporary signage, traffic control measures, or other conditions as deemed necessary to ensure public safety and proper notification to motorists.

Nothing in this section shall be construed to obligate the City to approve any requested suspension of enforcement, and all such approvals shall remain within the City's reasonable administrative discretion.

6. FINANCIAL TERMS

The Parties acknowledge and agree that the City shall retain all parking revenues generated within the District Area, including revenues from daily parking transactions, monthly parking permits, citation fines, penalties, and related fees.

In consideration of the City providing all such resources and services, no portion of parking revenue shall be distributed to the District. The City shall be solely responsible for funding, staffing, administering, and operating all aspects of parking management and enforcement within the District Area, including but not limited to personnel, equipment, technology platforms, signage, citation processing, and administrative oversight.

Nothing in this MOU shall oblige the City to expend funds beyond those appropriated through the City's adopted budget. The budget appropriation limitation is not a disclaimer of all performance by a limitation on unbudgeted expenditure.

Program Enhancements. The District may from time to time submit written requests to the City for enhancements or modifications to the parking program within the District Area, including but not limited to adjustments to enforcement practices, signage, parking technology, parking regulations, or operational hours. Upon receipt of such request, the City shall review the proposed enhancement and respond within a reasonable timeframe indicating whether the request is approved, denied, or requires further evaluation. Approval and implementation of any enhancement shall remain subject to the City's operational discretion, applicable law, and the availability of funding through the City's adopted budget. Where appropriate, the City and District may mutually agree on cost-sharing or other arrangements to implement requested enhancements.

Each Party shall otherwise be responsible for its own administrative expenses unless otherwise agreed to in writing.

7. TERM, AMENDMENT, AND TERMINATION

This MOU shall take effect upon execution by both Parties and shall remain in force indefinitely, unless terminated earlier by mutual agreement or as otherwise provided herein.

This MOU may be amended by mutual written agreement of the Parties. Either Party may terminate this MOU for convenience upon providing ninety (90) days' written notice to the other Party.

8. GENERAL TERMS

Liability; No Indemnification: To the extent permitted by Florida law, each Party agrees to be responsible for the negligent acts, errors, or omissions of its respective officers, employees, agents, and contractors in the performance of this MOU. Nothing herein shall be construed as requiring either Party to indemnify, hold harmless, or defend the other Party in a manner that would constitute a waiver of sovereign immunity or the limitations of liability set forth in Section 768.28, Florida Statutes.

This MOU is intended as an administrative agreement and does not create any partnership, joint venture, or agency relationship between the Parties.

Nothing herein shall be construed as a waiver of sovereign immunity or limitations of liability under Section 768.28, Florida Statutes.

This MOU shall be governed by and construed in accordance with the laws of the State of Florida. Any action to enforce the provisions of this MOU shall be filed in the Eleventh Judicial Circuit in and for Miami-Dade County, Florida.

9. SIGNATURES

This MOU shall enter into force on the latest date of execution by the authorized representatives of the Parties.

District: DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

BY: _____
NAME: _____
TITLE: _____

WITNESSES:
1. _____
2. _____

SEAL

OWNER: City of Doral

AUTHENTICATION:

BY: _____
NAME: Zeida Sardinas
TITLE: City Manager

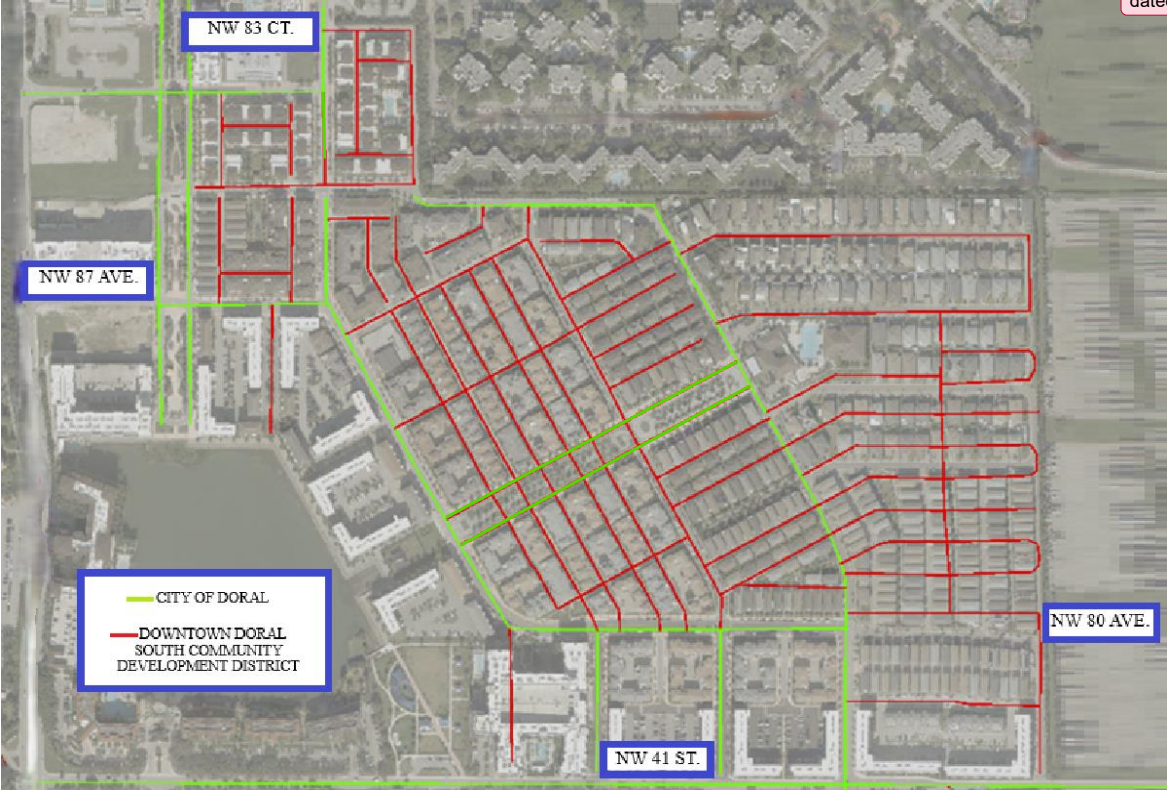
BY: _____
NAME: Connie Diaz
TITLE: City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE OF THE CITY OF DORAL:

BY: _____
NAME: Lorenzo Cobiella
Gastesi, Lopez and Mestre, and Cobiella, PLLC
TITLE: City Attorney

Exhibit A – Downtown Doral South Parking Management District Map

Commented [SC2]: Please revise this Map in accordance with the email from Ben Quesada dated 3/18/26, as Rita Carbonell confirmed in her response dated 3/19/26.



DOWNTOWN DORAL SOUTH CDD



FIELD REPORT

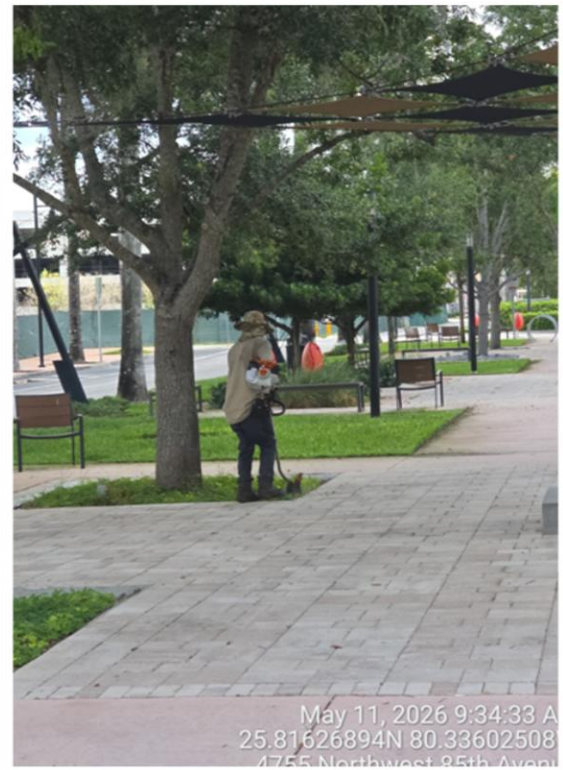


May 20, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Landscaping

- Equator Landscaping will be providing services on May 1, 11 and 29th.
- Equator will be conducting wet checks in all Paseos on May 5th and May 25th. Miami-Dade WASD bills quarterly.
- Equator Landscaping provided weed control April 3rd
- Detail trimming services will be provided May 14th.
- Porter services were provided on a weekly basis on Monday, Wednesday, Thursday, Friday, and Saturday as per the contract.
- Landscaping fertilization/pest control services completed by Power X.



**DOWNTOWN DORAL
SOUTH DDS**

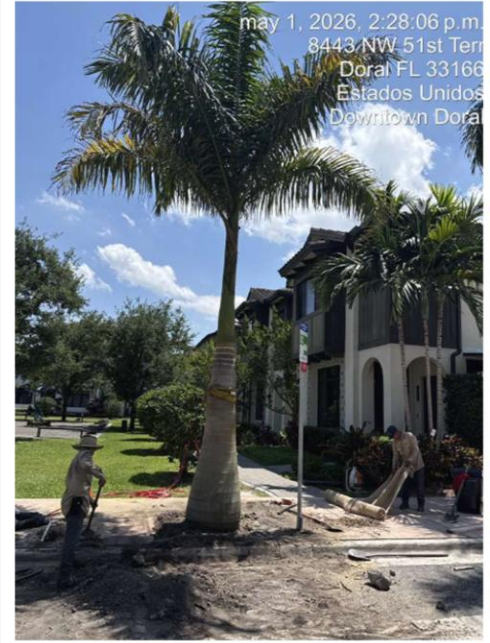
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

**DOWNTOWN DORAL
SOUTH DDS**

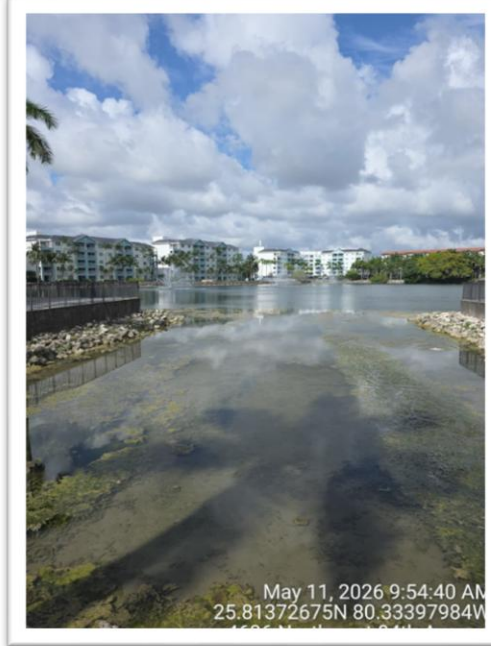
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



- Board approved District-wide tree replacement has been completed.
- Canarias tree vendor was staging trimmings for pickup in parking spaces on 82 AVE.

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Lake Maintenance

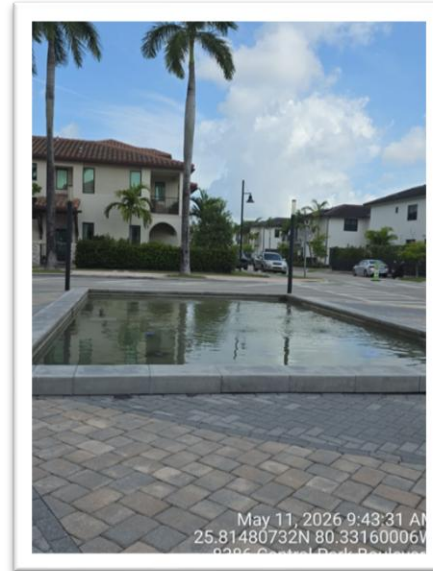


- Maintenance provided to the lake April 23, 2026 as indicated by Lake Doctors. Please see attached lake inspection reports, Exhibit A.
- Shoreline debris removed by Equator Landscaping Porter.
- Weeds in littoral plant bed are treated monthly.
- All three lake fountains operating per most recent inspections.

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Fountains Maintenance

- Five fountains are being serviced three times a week by Ortiz Construction.



Playground

- Playground was inspected and is in satisfactory condition.



**DOWNTOWN DORAL
SOUTH DDS**

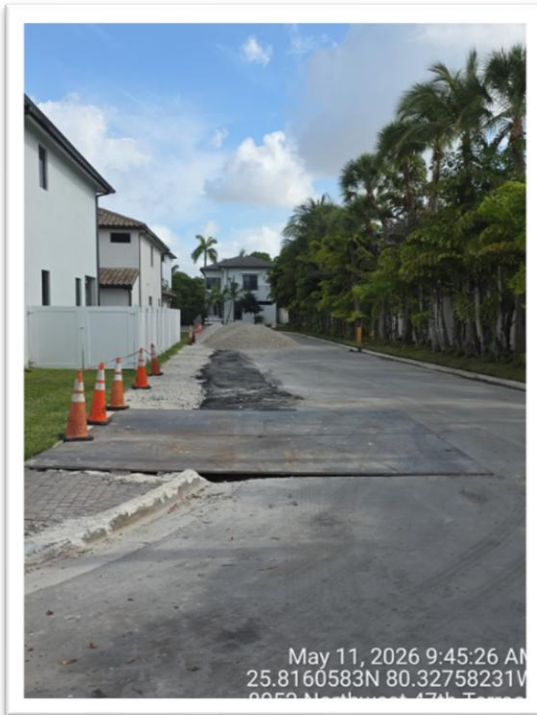
FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



- Paseo structures are in satisfactory condition per latest inspections.

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Field Maintenance



- Monitoring French drain improvements by the builder on NW 80 AVE.

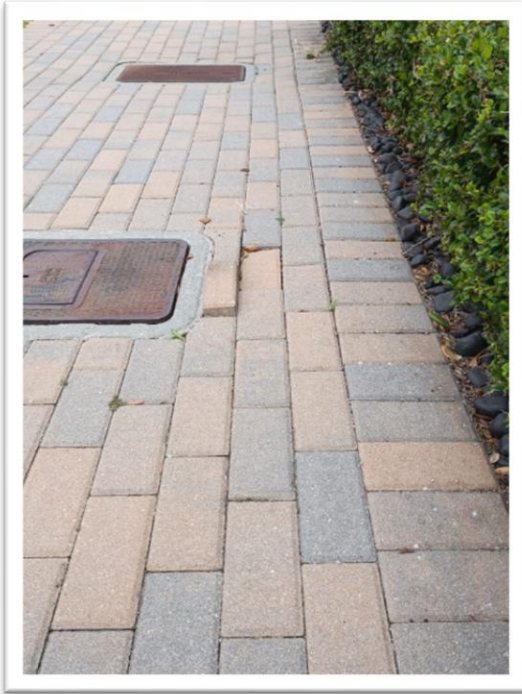
*DOWNTOWN DORAL
SOUTH DDS*

FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



- Pavers were repaired in the Paseos.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Pavers were repaired in various section throughout NW 82 AVE.

Exhibit A

Lake service reports from The Lake Doctor



The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #:	727076	DOWNTOWN DORAL SOUTH CDD
Site Information:	4101 NW 87 Ave , Miami, FL 33178-	
Customer Billing Information:	5385 N Nob Hill Rd , Sunrise FL 33351-	
Service Branch Information:	1200 Stirling Rd (954) 565-7488	
Lake Doctors Corporate HQ:	4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256 AR@lakedoctors.com www.lakedoctors.com	
Event Name:	Water Management - Zone 1	Thank you for your business!
Work Order Number:	2106045	
Service Date:	4/23/2026	
Target Pests (if applicable):	Algae- various species	

Service Notes & Observations

Treated Shoreline weeds

Environmental Conditions

Weather:	Raining
Temperature:	74.89
Wind Direction:	East
Wind Speed:	4.22
Humidity:	66.0000

Treated Shoreline Weeds

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Downtown Doral South Community Development District**, as described in the attached **MAP**, has **1505** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Downtown Doral South
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
3/1-3/31	1112-1118	\$	43,659.32
	ACH	\$	4,417.68
	TOTAL	\$	48,077.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/10/26	00006	2/28/26 197469 FEB 26	202602 310-51300-31500 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	2,640.00	2,640.00 001112
3/10/26	00022	3/02/26 342588 MAR 26	202603 320-53800-46200 - LANDSCAPE MAINT	EQUATOR LANDSCAPING	*	25,816.00	28,716.00 001113
		3/02/26 342588 IRRIGATION REPAIRS	202603 320-53800-46701		*	2,900.00	
3/10/26	00004	2/24/26 9-714-26	202602 310-51300-42000 DELIVERIES THRU 2/24/26	FEDEX	*	4.61	4.61 001114
3/10/26	00001	3/01/26 194 MAR 26	202603 320-53800-34000 - FIELD SERVICES	GMS-SF, LLC	*	1,974.92	6,419.71 001115
		3/01/26 195 MAR 26	202603 310-51300-34000 - MGMT FEES		*	4,083.50	
		3/01/26 195 MAR 26	202603 310-51300-31300 - DISSEMINATION		*	238.50	
		3/01/26 195 MAR 26	202603 310-51300-49500 - WEBSITE ADMIN		*	114.50	
		3/01/26 195 MAR 26	202603 310-51300-42000 - POSTAGE		*	8.14	
		3/01/26 195 MAR 26	202603 310-51300-42500 - COPIES		*	.15	
3/10/26	00028	3/01/26 351069B MAR 26	202603 320-53800-46800 - WATER MGMT		THE LAKE DOCTORS, INC.	*		879.00	879.00 001116
3/10/26	00027	3/03/26 29997 FEB 26	202602 320-53800-46600 - FOUNTAIN MAINT	ORTIZ CONSTRUCTION SERVICES	*	1,450.00	1,450.00 001117
3/10/26	00043	2/25/26 1132704 FEB 26	202602 320-53800-46300 - FERT MONTHLY	POWERX	*	3,550.00	3,550.00 001118
TOTAL FOR BANK A						43,659.32	

DDS0 DWNTWN DRL SOU PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/10/26	00021	2/28/26 FEB 26	202602 320-53800-43000		*	3,101.68	
		FEB 26 - ELECTRIC					
		2/28/26 FEB 26	202602 320-53800-43001		*	1,316.00	
		FEB 26 - ELECTRIC					
							FPL
							4,417.68 080001
TOTAL FOR BANK Z						4,417.68	
TOTAL FOR REGISTER						48,077.00	

Downtown Doral South
Community Development District

Unaudited Financial Reporting
March 31, 2026



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2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2018 Area 1</u>
5	<u>Debt Service Fund Series 2018 Area 2</u>
6	<u>Capital Projects Fund Area 1</u>
7	<u>Capital Projects Fund Area 2</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Downtown Doral South

Community Development District

Combined Balance Sheet

March 31, 2026

	General Fund	Debt Service Funds	Capital Projects Funds	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 107,660	\$ -	\$ -	\$ 107,660
Due from General Fund	-	37,956	-	37,956
Investments:				
State Board of Administration	4,254,998	-	-	4,254,998
Series 2018 Area 1				
Reserve	-	554,480	-	554,480
Capital Interest	-	0	-	0
Interest	-	232	-	232
Revenue	-	1,183,442	-	1,183,442
Sinking Fund	-	170	-	170
Acq & Construction	-	-	25,997	25,997
Cost Of Issuance	-	-	10	10
Series 2018 Area 2				
Reserve	-	725,414	-	725,414
Capital Interest	-	6	-	6
Interest	-	146	-	146
Revenue	-	1,773,876	-	1,773,876
Prepayment	-	40	-	40
Sinking Fund	-	364	-	364
Acq & Construction	-	-	11,826	11,826
Cost Of Issuance	-	-	38	38
Total Assets	\$ 4,362,658	\$ 4,276,125	\$ 37,871	\$ 8,676,654
Liabilities:				
Accounts Payable	\$ 40,810	\$ -	\$ -	\$ 40,810
Due to Debt Service	37,956	-	-	37,956
Due to Other	-	-	-	-
Total Liabilities	\$ 78,766	\$ -	\$ -	\$ 78,766
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 4,276,126	-	\$ 4,276,126
Capital Project - Series	-	-	37,871	37,871
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	4,283,891	-	-	4,283,891
Total Fund Balances	\$ 4,283,891	\$ 4,276,126	\$ 37,871	\$ 8,597,888
Total Liabilities & Fund Balance	\$ 4,362,657	\$ 4,276,126	\$ 37,871	\$ 8,676,654

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,623,599	\$ 1,508,583	\$ 1,508,583	\$ -
Interest Income	53,500	26,750	75,014	48,264
Total Revenues	\$ 1,677,099	\$ 1,535,333	\$ 1,583,597	\$ 48,264
Expenditures:				
<i>General & Administrative:</i>				
Engineering	\$ 60,000	\$ 30,000	\$ 5,546	\$ 24,454
Engineering - DERM	-	\$ -	-	-
Attorney	40,000	20,000	24,235	(4,235)
Special Counsel - DERM	8,500	-	140	(140)
Annual Audit	8,100	8,100	8,100	-
Assessment Roll	5,350	5,350	5,350	-
Arbitrage Rebate	1,100	-	-	-
Dissemination Agent	2,862	1,431	1,431	-
Trustee Fees	10,000	-	-	-
Management Fees	49,002	24,501	24,501	-
Website Maintenance	1,374	687	687	-
Postage & Delivery	1,000	500	691	(191)
Insurance General Liability	7,400	7,400	7,551	(151)
Printing & Binding	500	250	165	85
Legal Advertising	5,000	2,500	335	2,165
Other Current Charges	750	375	92	283
Office Supplies	350	175	-	175
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 201,463	\$ 101,444	\$ 78,999	\$ 22,445

Downtown Doral South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 23,699	\$ 11,850	\$ 11,850	\$ (0)
Electric - Street Lighting	36,000	18,000	17,230	770
Electric - Fountains	50,000	25,000	6,620	18,380
Irrigation-Potable Water	125,000	62,500	75,567	(13,067)
Property Insurance	34,850	17,425	-	17,425
Pest Control	50,000	25,000	-	25,000
Landscape Maintenance	310,000	155,000	154,896	104
Landscape Replacement	200,000	100,000	31,470	68,530
Royal Palm Treatment	120,000	60,000	75,880	(15,880)
Pressure Cleaning - Overall	75,000	44,900	44,900	-
General Maintenance	125,000	62,500	26,663	35,838
Wall Maintenance	10,000	5,000	-	5,000
Fountain Maintenance	17,500	8,750	6,000	2,750
Lake Fountain Maintenance	8,000	4,000	-	4,000
Irrigation Maintenance	36,000	18,000	-	18,000
Lake Maintenance	28,306	14,153	5,995	8,158
Drainage Maintenance	100,000	50,000	-	50,000
Fertilization	45,000	22,500	17,750	4,750
Irrigation Repairs	20,000	10,000	21,425	(11,425)
Maintenance Personnel	41,600	20,800	-	20,800
Wall Painting Reserve	50,000	25,000	-	25,000
Reserves	156,800	78,400	-	78,400
Contingency	31,430	15,715	23,189	(7,474)
Subtotal Field Expenditures	\$ 1,694,185	\$ 854,493	\$ 519,434	\$ 335,059
Total Expenditures	\$ 1,895,648	\$ 955,937	\$ 598,433	\$ 357,503
Excess (Deficiency) of Revenues over Expenditures	\$ (218,549)	\$ 579,396	\$ 985,164	\$ 405,767
Net Change in Fund Balance	\$ (218,549)	\$ 579,396	\$ 985,164	\$ 405,767
Fund Balance - Beginning	\$ 218,549		\$ 3,298,727	
Fund Balance - Ending	\$ -		\$ 4,283,891	

Downtown Doral South

Community Development District

Debt Service Fund Series 2018 Area One

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,136,448	\$ 1,050,704	\$ 1,050,704	\$ -
Interest Income	-	-	20,696	20,696
Total Revenues	\$ 1,136,448	\$ 1,050,704	\$ 1,071,400	\$ 20,696
Expenditures:				
Interest Expense - 11/1	\$ 386,558	\$ 386,558	\$ 386,558	\$ -
Interest Expense - 5/1	386,558	-	-	-
Principal Expense - 05/1	375,000	-	-	-
Total Expenditures	\$ 1,148,115	\$ 386,558	\$ 386,558	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,667)	\$ 664,146	\$ 684,842	\$ 20,696
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (11,667)	\$ 664,146	\$ 684,842	\$ 20,696
Fund Balance - Beginning	\$ 533,187		\$ 1,066,921	
Fund Balance - Ending	\$ 521,520		\$ 1,751,764	

Downtown Doral South

Community Development District

Debt Service Fund Series 2018 Area Two

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 1,482,906	\$ 1,380,950	\$ 1,380,950	\$ -
Interest Income	-	-	40,529	40,529
Total Revenues	\$ 1,482,906	\$ 1,380,950	\$ 1,421,479	\$ 40,529
Expenditures:				
Interest Expense - 12/15	\$ 484,844	\$ 484,738	\$ 484,738	\$ -
Interest Expense - 12/15	470,000	470,000	470,000	-
Principal Expense - 06/15	474,856	-	-	-
Total Expenditures	\$ 1,429,700	\$ 954,738	\$ 954,738	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 53,206	\$ 426,212	\$ 466,741	\$ 40,529
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,206	\$ 426,212	\$ 466,741	\$ 40,529
Fund Balance - Beginning	\$ 1,046,893		\$ 2,057,621	
Fund Balance - Ending	\$ 1,100,099		\$ 2,524,362	

Downtown Doral South

Community Development District

Capital Projects Fund Series 2018 - Area One

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ -	\$ -	\$ 7	\$ 7
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 7	\$ 7
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 7	\$ 7
Fund Balance - Beginning	\$ -	\$ -	\$ 26,001	
Fund Balance - Ending	\$ -	\$ -	\$ 26,008	

Downtown Doral South

Community Development District

Capital Projects Fund Series 2018 - Area Two

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 265	\$ 265
Total Revenues	\$ -	\$ -	\$ 265	\$ 265
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 990	\$ (990)
Total Expenditures	\$ -	\$ -	\$ 990	\$ (990)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (725)	\$ (725)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (725)	\$ (725)
Fund Balance - Beginning	\$ -	\$ -	\$ 12,589	
Fund Balance - Ending	\$ -	\$ -	\$ 11,864	

Downtown Doral South
Community Development District
Long Term Debt Report

Special Assessment Bonds Series 2018 Area One		
Original Issue Amount: 7/26/18		\$17,970,000.00
Term 1:	\$3,395,000.00	
Interest Rate:	4.60%	
Maturity Date:	May 1, 2028	
Term 2:	\$5,485,000.00	
Interest Rate:	5.00%	
Maturity Date:	May 1, 2038	
Term 3:	\$9,090,000.00	
Interest Rate:	5.10%	
Maturity Date:	May 1, 2048	
Reserve Fund Definition	Bondowners Risks	
Reserve Fund Requirement	\$465,149	
Reserve Fund Balance	\$554,480	
Less: Principal Payment - 5/31/19		(\$275,000)
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$300,000)
Less: Principal Payment - 5/1/22		(\$315,000)
Less: Principal Payment - 5/1/23		(\$330,000)
Less: Special Call Payment - 5/1/23		(\$380,000)
Less: Principal Payment - 5/1/24		(\$345,000)
Less: Principal Payment - 5/1/25		(\$360,000)
Current Bonds Outstanding		\$15,380,000

Special Assessment Bonds Series 2018 Area Two		
Original Issue Amount: 9/20/18		\$22,535,000.00
Term 1:	\$2,025,000.00	
Interest Rate:	3.88%	
Maturity Date:	Dec 15, 2023	
Term 2:	\$2,460,000.00	
Interest Rate:	4.25%	
Maturity Date:	Dec 15, 2028	
Term 3:	\$6,915,000.00	
Interest Rate:	4.75%	
Maturity Date:	Dec 15, 2038	
Term 4:	\$11,135,000.00	
Interest Rate:	5.00%	
Maturity Date:	Dec 15, 2048	
Reserve Fund Definition	41.5% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$600,000	
Reserve Fund Balance	\$725,414	
Less: Principal Payment - 12/1/19		(\$375,000)
Less: Principal Payment - 12/1/20		(\$390,000)
Less: Principal Payment - 12/1/21		(\$405,000)
Less: Principal Payment - 12/1/22		(\$420,000)
Less: Principal Payment - 12/1/23		(\$430,000)
Less: Principal Payment - 12/1/24		(\$455,000)
Less: Principal Payment - 12/1/25		(\$470,000)
Current Bonds Outstanding		\$19,590,000