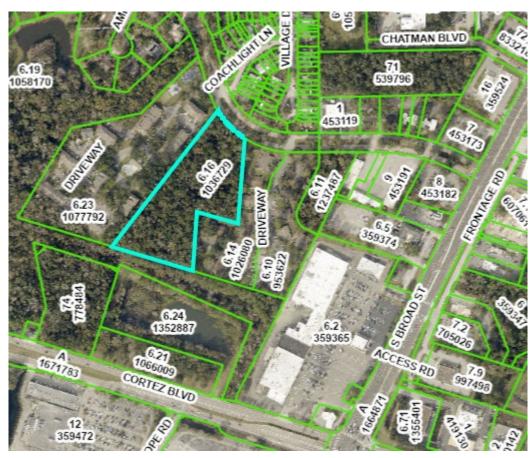
Phase I Environmental Site Assessment for Hibiscus Pointe Candlelight Blvd., Brooksville, FL



Prepared for:

National Community Renaissance of Florida, Inc.

and

Florida Housing Finance Corporation

Prepared by:



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LIST OF ACRONYMS

AAI All Appropriate Inquiry
AS/SVE air sparge / soil vapor extraction
AST aboveground storage tank

ASTM American Society of Testing and Materials ATRP Abandoned Tank Restoration Program

AULs Activity and Use Limitations

BTEX benzene, toluene, ethylbenzene, and xylenes

C&D construction and demolition CAR contamination assessment report

CE-SQG Conditionally Exempt Small Quantity Generator

CERCLA Comprehensive Environmental Response, Compensation and Liability Act

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System federal database (now SEMS)

CFR Code of Federal Regulations

CREC Controlled Recognized Environmental Condition

EDI Early Detection Initiative program
EDR Environmental Data Resources, Inc.

EL Environmental Lien

EPA U.S. Environmental Protection Agency ESA Environmental Site Assessment

FDEP Florida Department of Environmental Protection (formerly Dept. of Environmental Regulation, DER)

FINDS Facility Index System / Facility Registry System database

GCTL Groundwater Cleanup Target Level

HREC Historical Recognized Environmental Condition

LLPs Landowner Liability Protections

LUST a database containing information on leaking underground storage tanks

MOP Monitoring Only Plan MTBE methyl tert-butyl ether

NADC Natural Attenuation Default Concentration

NAM natural attenuation monitoring

NFRAP a federal database of archived non-NPL sites with no further remedial action planned

NGVD National Geodetic Vertical Datum

NPDES National Pollutant Discharge Elimination System

NPL National Priority List

NRCS Natural Resources Conservation Service

OCULUS an FDEP electronic database

OHMIT Oil and Hazardous Materials Incident Tracking

PAH polycyclic aromatic hydrocarbon PARM Post Active Remediation Monitoring

PCB polychlorinated biphenyl PCE tetrachloroethylene

PCPP Petroleum Cleanup Participation Program

RAP Remedial Action Plan

RCRA Resource Conservation and Recovery Act REC Recognized Environmental Condition

RQ Reportable Quantity
SAR Site Assessment Report
SCTL Soil Cleanup Target Level

SEMS Superfund Enterprise Management System (formerly CERCLIS)

SHWS Florida's State-Funded Action Sites database

SPILLS a statewide database of oil and hazardous materials inland incidents

SQG Small Quantity Generator

SRCO Site Rehabilitation Completion Order TCAR Tank Closure Assessment Report

TDS Total Dissolved Solids

TSD federal RCRA Transporters, Storage and Disposal database

ug/L micrograms per liter U.S.C. Unites States Code

USDA United States Department of Agriculture
USGS United States Geological Survey
UST underground storage tank

WGI

EXECUTIVE SUMMARY

WGI has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E1527-21 of approximately 6.16 acres of land at or near Candlelight Blvd, Brooksville, Florida, the subject property.

Summary of the Subject Property

- The subject property is vacant, undeveloped, vegetated land. WGI found no other evidence of past development or use.
- WGI found no database evidence or visual evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs). WGI found no evidence of storage of hazardous substances or petroleum products either now or in the past.
- The subject property is not listed in any reasonably ascertainable federal, tribal, state, or local environmental regulatory records.

Recognized Environmental Conditions (RECs)

• None. There is no evidence of a release, likely release, or a material threat of a release of a hazardous substance or petroleum product on the subject property.

Controlled Recognized Environmental Conditions (CRECs)

 None. There is no evidence of any hazardous substances or petroleum products affecting the subject property that have been allowed to remain in place subject to the implementation of required controls (for example, property use restrictions or engineering controls).

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

• None found by WGI. The search for ELs and AULs by the Environmental Professional is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.

Historical Recognized Environmental Conditions (HRECs)

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

De minimis conditions - not considered RECs

 None. There is no evidence of a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Business Environmental Risks

See Section 10.

Significant Data Gaps

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

Recommendations

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

1.0 INTRODUCTION

1.1 Purpose

WGI, Inc. (WGI) was contracted by National Community Renaissance of Florida, Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the subject property listed below.

Subject Property Description	
Project name, if any	Hibiscus Pointe
Address	Candlelight Blvd., Brooksville, Florida
Subject property ID number(s)	Hernando County parcel control number: R28 422 19 0000 0060 0160
Location	See Appendix A for maps
Size	6.16 acres

Source(s):

County Property Appraiser's website

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

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

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

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

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

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

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

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

A *de minimis* condition is not identified as a REC; it is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

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

1.2 Detailed Scope-of-Services

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

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

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

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

1.3 Significant Assumptions

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

1.4 Limitations and Exceptions

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

• Limitations of the contracted scope-of-services and the specified time frames for completion of the contracted scope-of-services. The ASTM practice recognizes reasonable limits of time and cost. All appropriate inquiry does not mean an exhaustive assessment. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental assessment and reducing uncertainty about unknown conditions resulting from additional information.

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

1.5 Data Gap and Data Failure

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

1.6 Special Terms and Conditions

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

1.7 User Reliance

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

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

The assessment procedure was based on the Client's agreement in a level of investigation considered to be prudent from a risk management philosophy and guided by common sense, professional judgment, and evaluation techniques being developed and used by governmental agencies for the investigation of properties subject to

possible contamination. WGI exercised the same degree of care and skill generally exercised by Environmental Professionals under similar circumstances and conditions. No other warranty is expressed or implied.

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

1.8 Viability of Phase I ESA

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

		Date conducted:
i.	the earliest interview of owners, operators, and occupants	see Section 7
ii.	the search for recorded environmental liens (if within WGI's contract)	see Appendix F
iii.	the review of government records	see Appendix E
iv.	the visual inspection	see Section 6.1
٧.	the declaration by the environmental professional	see Section 11

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

1.9 Conflict Certification

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

1.10 Confidentiality

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

2.0 PHYSICAL SETTING

2.1 Physical Setting

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

Physical Sett	ting
Topography	The ground surface on the subject property slopes to the southwest. Topographic maps are provided in Appendix D . Based upon the, the direction of flow of a contamination spill either onsite or offsite is likely to be towards the southwest.
Soil Type	According to the U.S. Department of Agriculture Natural Resources Conservation Service, all of the subject property is mapped as Micanopy loamy fine sand. This is mostly loamy fine sand, sandy clay loam, and sandy clay to 62 inches below land surface. The soil type generally allows vertical migration of potential contamination but also contains low permeability layers that facilitate horizontal migration of contaminants in the vadose zone.

Regional	The surficial geology has been mapped as Tertiary Hawthorn Group. This is primarily clayey sands
Geology	to silty clays and relatively pure clays. The geology generally allows vertical and horizontal migration
	of potential contamination below the water table.
Aquifer	The uppermost aquifer is a shallow unconfined water table aquifer that has a mixture of
	hydrogeological layers that allow both vertical and horizontal migration of groundwater.
Depth to	The depth to groundwater is not well established in this area.
Groundwater	
Groundwater	The groundwater flow direction is not established on the subject property. Regional topography
Flow	slopes toward to the west; groundwater flow direction often is similar to regional surface topography,
Direction	therefore the groundwater flow direction is likely to be the west. Groundwater flow direction may vary
	seasonally.

Source(s):

3.0 USER-PROVIDED INFORMATION

WGI provided the User with a User Questionnaire in accordance with ASTM E1527-21. The User was represented by Oscar Paul of National CORE who completed the User Questionnaire. The User Questionnaire is provided in **Appendix B**.

3.1 Title Records

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

3.2 Environmental Liens or Activity and Use Limitations

The User did not provide any information regarding any Environmental Liens or Activity and Use Limitations (EL/AULs) in connection with the subject property.

3.3 Specialized Knowledge

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

3.4 Value Reduction for Environmental Issues

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

3.5 Information about the Subject Property

Any details provided by the User about commonly known or reasonably ascertainable information about the subject property, and whether there are obvious indicators of the presence or likely presence of releases at the subject property, are provided in Appendix B.

3.6 Reason for Performing Phase I

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

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

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

U.S. Geological Survey, National Geologic Map Database

3.7 Other User-Provided Information

No other specific information was provided by the User.

4.0 RECORDS REVIEW

4.1 Standard Environmental Records Sources, Federal and State

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

Source(s):

EDR Radius Report (provided in Appendix E)

FDEP, Drycleaning Solvent Cleanup Program, Drycleaning registration certificates

FDEP, Drycleaning Solvent Cleanup Program, Priority Ranking List

FDEP OCULUS database

FDEP Contamination Locator Map

FDEP Map Direct, Division of Waste Management Layers

FDEP, List of Cattle Dip Vats

4.2 Summary of Database Research for the Subject Property

The subject property is not listed in any reasonably ascertainable federal, tribal, state, or local environmental regulatory records.

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

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

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

ASTM E1527-21 does not impose on the Environmental Professional (WGI) the responsibility to undertake a review of recorded land title records and judicial records for ELs and AULs. Any ELs and AULs known to the User should be

reported to the Environmental Professional conducting a Phase I ESA. The User should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for ELs and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the Environmental Professional.

WGI performed a supplementary search for ELs and AULs by reviewing institutional control registries as described in Section 4.1 and by reviewing the institutional control layer in the FDEP Map Direct database (**Appendix F**). No ELs or AULs were found for the subject property by the Environmental Professional's supplementary search. The search for ELs and AULs in this paragraph is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.

4.4 Summary of Database Research for Surrounding Properties

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

Cumberland Farms Store #1054 (19275 Cortez Road / Melendez Road). FDEP Facility ID 8626876 (Storage Tanks). This site is approximately 900 feet southwest of the subject property. It is a gas station. It had groundwater contamination in the 1990s. Based on a Contamination Assessment dated 10/13/1994 some residual groundwater contamination remained but FDEP approved No Further Action and natural attenuation. The site is not listed as a contaminated site by FDEP. Based on the distance, the low levels of contamination, and that this site is downgradient of the subject property, WGI does not consider this site as a significant potential environmental risk to the subject property, and therefore not a REC.

Hot Wheels Paint & Body (820 S Broad St). FDEP Facility ID 8841460 (Storage Tanks). This site is approximately 1900 feet northeast of the subject property. It has a current groundwater plume. The plume has not migrated off the property. Based on the distance, WGI does not consider this site as a significant potential environmental risk to the subject property, and therefore not a REC.

Imperial Cleaners (1224 S Broad St). FDEP Facility ID 9800763, ERIC_4679. This site is approximately 900 feet southeast of the subject property. This is a drycleaners that handled trichloroethylene (TCE) and tetrachloroethylene (PCE) and other chemicals. A Drycleaning Solvent Cleanup Program Application dated indicated it operated as a drycleaner from 1982-1994 and was a dry drop-off facility by 1996. A screening assessment in 1998 indicated there there was soil contamination by drycleaning solvents. PCE was detected in soil at 0.084 mg/kg in one of five borings at a depth of 2 feet near the former drycleaning machine. Based on the distance, the low levels of contamination, and that this site is sidegradient or downgradient of the subject property, WGI does not consider this site as a significant potential environmental risk to the subject property, and therefore not a REC.

Marke Cleaners Corp / Touch of Quality Dry Cleaners (1194 S Broad St). FDEP Facility ID 9502004 (Storage Tanks), FLR00130393 (Hazardous Waste). This site is approximately 900 feet southeast of the subject property. This is a drycleaners that handled trichloroethylene (TCE) and tetrachloroethylene (PCE) and other chemicals. There are records dated 2006 to 2015; the drycleaner may have operational during other years. A FDEP record indicates that in 2015 this facility no longer operated as a drycleaning facility and it changed to a dry drop-off facility only (actual drycleaning done elsewhere). There have been no documented releases. Based on the distance and that this site is sidegradient or downgradient of the subject property, WGI does not consider this site as a significant potential environmental risk to the subject property, and therefore not a REC.

4.5 Vapor Migration Analysis

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

The assessment focused on whether there are any known plumes within a critical search distance of 100 feet for volatile organic compounds and 30 feet for petroleum products. Based on the agency file reviews in Section 4.4 above, there are no known plumes within the search radius. Given the absence of known or suspect contamination within the search radius and given the relatively thin vadose zone or confining units that promote horizontal migration, it is concluded the risk from vapor migration is minimal and no REC is identified based on vapor migration.

5.0 HISTORICAL REVIEW

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

5.1 Aerial Photograph Review

WGI reviewed historical aerial photographs to determine the past uses of the project area and to search for photographic evidence of potential contamination sites. WGI found and reviewed historical aerial photographs including but not necessarily limited to 1944, 1949, 1951, 1969, 1973, 1977, 1984, 1991, 1995, 1999, 2005, 2007, 2010, 2015, and 2019. Specific results of the evaluation for the subject property and the adjacent properties are presented below. Selected aerial photographs are provided in **Appendix D**.

Source(s):

Florida Department of Transportation, Surveying and Mapping Office, Aerial Photography Archive Collection (APAC) County Property Appraiser's website EDR Aerial Photo Decade Package

The Subject Property

The subject property is vacant, undeveloped, vegetated land in all historical aerial photographs. There is no evidence on the historical photographs of hazardous substances or petroleum products on the subject property.

Adjoining Properties

Adjoining lands were vacant, undeveloped, vegetated lands through 1977. Apartment buildings were added in the 1980s and 1990s. A stormwater management pond was excavated to the south sometime between 1999 and 2005.

On adjoining lands, WGI found no evidence on the historical photographs of former gas stations, dry cleaners, industrial sites, or other facilities that are commonly associated with hazardous substances or petroleum products.

5.2 USGS Topographic Maps

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

- USGS 7.5 minute quadrangle for Brooksville, dated 1954
- USGS 7.5 minute guadrangle for Brooksville, dated 1988

- USGS 7.5 minute quadrangle for Brooksville, dated 1998
- US Topo 7.5 minute guadrangle for Brooksville, dated 2012, 2015, and 2018

The topographic maps indicate no structures on the subject property. The topographic maps provide no evidence of mining, landfilling, or similar large-scale activities on the subject property. Selected topographic maps are provided in **Appendix D**.

Source(s):

United States Geological Survey topographic maps

5.3 Fire Insurance Maps

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

Source(s):

EDR Certified Sanborn® Map Report

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

5.4 City Directories

WGI reviewed historical city directories to obtain information on past ownership and use. WGI found and reviewed city directories for the years 1957, 1961, 1972, 1976, 1980, 1985, 1990, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020. The following addresses that were researched included but were not necessarily limited to:

- Candlelight Blvd
- 1230 S Broad St (US Hwy 41)

Source(s):

EDR City Directory Image Report

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

The Subject Property

The following were the listings for the subject property:

None

WGI found no listings for the subject property, presumably because the subject property has had no development or prior occupants.

Nearby Parcels

Nearby listings were mainly residential (Candlelight Apartments) with a few small businesses most of which appeared to be home offices. The city directories revealed no historical drycleaners, gas stations, automobile repair, printing companies, or industrial facilities on parcels near the subject property.

5.5 Previous Environmental Reports

No other previous reports concerning environmental conditions were reasonably ascertainable for review.

5.6 Other Historical Records

Property appraiser records indicate the owners have included:

- Candlelight Capital LLC
- Newton Capital LLC
- Brooksville Land Corp
- Lennar Florida Land IQA Ltd
- Amerifirst Bank
- Candlelight Apts III Ltd
- Candlelight Inc.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

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

Limiting conditions include:

 Some areas are overgrown with vegetation that limited access and visibility. These area(s) do not appear to be where significant quantities of hazardous substances or petroleum products are stored or have been released.

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

6.2 Site Inspection of the Subject Property

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

Date of site reconnaissance	July 31, 2023
Inspector(s)	Lyndsey Duty
Current use(s)	Vacant, undeveloped
Past use(s)	Not evident
Structures and other improvements	Not observed
Roads / parking areas	Not observed
Potable water supply	Not observed
Sewage disposal system	Not observed
Hazardous substances and petroleum products	Not observed
USTs (fill ports, vent pipes, dispensers, product	Not observed
lines, pavement patching, concrete pads)	
ASTs	Not observed
Odors	Not observed

Standing water, pools, sumps likely to contain	Not observed
hazardous substances or petroleum products	
Drums, totes, and intermediate bulk containers	Not observed
Unidentified substance containers	Not observed
PCB-containing items / electrical or hydraulic	Not observed
equipment	
Heating / cooling	Not observed
Stains or corrosion related to a release	Not observed
Drains and sumps	Not observed
Pits, ponds, lagoons (excluding stormwater)	Not observed
Stained soil or pavement	Not observed
Stressed vegetation	Not observed
Solid waste disposal evidence including debris,	Minor household debris such as plastic bottles, grocery bags,
mounds, depressions, landfilling, disturbed soil	and a shopping cart were observed on the subject property.
Water / wastewater	Not observed
Wells	Not observed
Septic system or cesspool	Not observed
Looks like current or former gas station or	Not evident
drycleaner	
Oil/water separator	Not observed
Batteries	Not observed
Hazardous materials placards	Not observed
Floor drain	Not observed
Elevator / lift	Not observed
Grease trap	Not observed
Other	Power line near the southern property boundary.

The subject property is an undeveloped parcel with trees and other vegetation. WGI did not observe any stained soils, structures, hazardous materials or odors on the subject property.

6.3 Site Inspection of Adjoining and Surrounding Properties

WGI walked around the perimeter of the subject property (as allowed by access) and conducted a windshield inspection of adjoining properties.

Directly adjacent to the east and west were apartment complexes. To the north was Candlelight Blvd. and then more apartments. To the south is undeveloped land with vegetation. WGI observed an electrical box along the eastern property boundary which appeared to be associated with the adjacent apartment complex. Along the southern property boundary WGI observed a power line and power poles.

7.0 INTERVIEWS

7.1 Interviews with Owner

According to the Property Appraiser's website, the owner is Candlelight Capital LLC. WGI could not identify a representative of the owner with specific knowledge of the subject property. WGI spoke with the broker Eric Ammon on 8/2/2023. Mr. Ammon stated that, to the best of his knowledge, there has been no storage tanks on the property and there is no soil or groundwater contamination.

7.2 Interviews with Site Manager

The site is vacant undeveloped land; there is no site manager.

7.3 Interviews with Occupants

The site is vacant undeveloped land; there are no occupants.

7.4 Interviews with Local Government Officials

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

7.5 Interviews with Others

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

8.0 EVALUATION, FINDINGS AND OPINION

8.1 Findings and Opinion

- 1. The subject property is vacant, undeveloped, vegetated land. WGI found no other evidence of past development or use.
- 2. WGI found no database evidence or visual evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs). WGI found no evidence of storage of hazardous substances or petroleum products either now or in the past.
- 3. The subject property is not listed in any reasonably ascertainable federal, tribal, state, or local environmental regulatory records.
- 4. HRECs (Historical Recognized Environmental Conditions, not considered RECs):
 - None. There is no evidence of a past release of any hazardous substances or petroleum products that has affected the subject property and has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority without subjecting the property to any controls.
- 5. De minimis conditions (not considered RECs) included:
 - None. There is no evidence of a condition related to a release that generally does not present a
 threat to human health or the environment and that generally would not be the subject of an
 enforcement action if brought to the attention of appropriate governmental agencies.
- 6. The User provided no evidence of any ELs or AULs in connection with the subject property. WGI found no evidence of any ELs or AULs during a supplementary search.
- 7. There is no evidence that surrounding areas have contaminated the subject property by migration, including solids or liquids migrating at the surface (e.g., contamination in stormwater runoff) or migrating in the subsurface (e.g., groundwater plume flowing under the subject property, or soil vapor migrating through the vadose zone).
- 8. It is WGI's opinion that the information obtained during preparation of this report is sufficient to evaluate whether or not one or more RECs or *de minimis* conditions exist.

8.2 Significant Data Gaps

No significant data gaps were noted. One or more data gaps, not considered significant, were identified and include the following.

Historical aerial photographs: WGI made reasonable attempts to research historical documents such as historical city directories, historical fire insurance maps, historical aerial photographs, and historical topographic maps for the subject property and all adjoining properties from the present back to the subject property's first developed use or 1940, whichever is earlier. The earliest available historical photograph is 1944; therefore, the inability to review aerial photographs between 1940 and 1944 constitutes a data gap. However, WGI does not believe this data gap is significant because other information obtained during this assessment and our professional experiences do not raise reasonable concerns involving the data gap. In addition, the data gap did not impact the ability of WGI to identify RECs.

WGI believes that any data gaps and/or data failures encountered during this project did not impede our ability to adequately assess the current condition and use of the subject property, historical land uses at the subject property,

past and present uses of adjacent lands, their possible environmental impact on the subject property, or impede our ability to identify RECs to the subject property.

8.3 Limiting Conditions and Deviations

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

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

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

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

9.0 CONCLUSIONS

Recognized Environmental Conditions

WGI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of approximately 6.16 acres of land at or near Candlelight Blvd, Brooksville, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 8.0 of this report.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

RECs (Recognized Environmental Conditions):

 None. There is no evidence of a release, likely release, or a material threat of a release of a hazardous substance or petroleum product on the subject property.

CRECs (Controlled Recognized Environmental Conditions):

 None. There is no evidence of any hazardous substances or petroleum products affecting the subject property that have been allowed to remain in place subject to the implementation of required controls (for example, property use restrictions or engineering controls).

Additional Investigation

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

Recommendations

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

10.0 BUSINESS ENVIRONMENTAL RISKS AND NON-SCOPE CONSIDERATIONS

Business Environmental Risks

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

The following business environmental risk(s) are identified:

None.

Additional Services, Non-ASTM E1527-21 Scope Issues

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

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

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

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

Project: Hibiscus Pointe, Candlelight Blvd. in Brooksville, Florida

Client: National Community Renaissance of Florida, Inc.

Users: National Community Renaissance of Florida, Inc.

Florida Housing Finance Corporation

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

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR § 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

John Abbott, PG, CEP

UMM

Director of Environmental Services

Florida Registered Professional Geologist #PG 2401

Certified Environmental Professional #20196

Data

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

Statement of Qualifications

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

Key Personnel

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

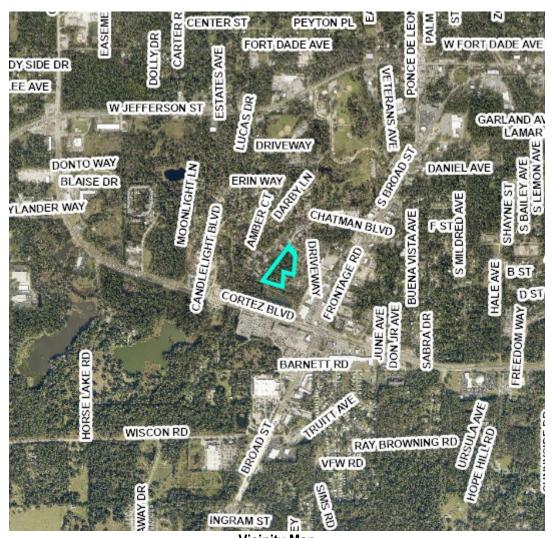
John Abbott, PG, CEP: Mr. Abbott has a B.S. in Geology (Virginia Tech, 1992) and an M.S. in Geology (New Mexico Tech, 1995). He is a registered Professional Geologist (in Florida, Texas, North Carolina, and Georgia) and a Certified Environmental Professional. Mr. Abbott has over 25 years of environmental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

<u>Lyndsey Duty</u>: Ms. Duty has a bachelor's degree and 3 years of experience in environmental science. She began her career at FDEP assisting with environmental compliance issues. At WGI, she supports a range of land development projects including re-development of agricultural areas and commercial and industrial sites. She has also supported assessments of roadway corridors and other infrastructure projects.

Appendix A: Maps



Location Map (source: Hernando County Property Appraiser, 2023)



Vicinity Map
(source: Hernando County Property Appraiser, 2023)



Map of the Subject Property
(source: Hernando County Property Appraiser, 2023)

Appendix B: User Provided Information

Phase 1 Environmental Site Assessment User Questionnaire

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

User Information (The User is the party seeking to use Practice E1527 to complete a Phase 1 ESA of the Property)
User Name: National CORE
User Contact Name: Ariana Brendle / Oscar Paul
User Phone Number(s): on file
User Address: on file
Identify any other Users who will rely on this Phase 1 ESA: Florida Housing Finance Corporation
Please indicate the reason why the Phase 1 ESA is requested:
□ User intends to purchase the Property □ User intends to sell the Property
☐ User intends to lease the Property ☐ User intends to refinance the Property
☐ User needs a loan and intends to use Property as collateral
Other (describe):
Property Information (provide map or sketch)
Property Name: Hibiscus Pointe
Property Address(es): Candlelight Blvd, Brooksville FL
Property ID Number(s): Hernando County R28-422-19-0000-0060-0160
Individuals who may have knowledge of the Property Unless specified otherwise below, the Environmental Professional may contact these individuals to complete the Interview Section of the Phase 1 ESA.
Site Manager(s) with knowledge of Property (name & phone or email): NA
Current Owner(s)/Operator(s) of the Property (name & phone or email): Broker – Eric Ammon 863-602-1001
Past Owner(s)/Operator(s) of the Property (name & phone or email): NA
Knowledgeable Occupants (name & phone or email): NA
Others (name & phone or email): NA
Do NOT contact the following: NA

Phase 1 Environmental Site Assessment User Questionnaire

User / Client Reporting Obligation
In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields
Revitalization Act of 2001 (the "Brownfield Amendments"), the User must conduct the following inquiries required by 40 CFR 312.25,
312.28, 312.29, 312.30, and 312.31. The User should provide the following information to the Environmental Professional. Failure to
conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.
Environmental liens that are filed or recorded against the Property (40 CFR 312.25):
Did a search of recorded land title records (or judicial records where appropriate1) identify any environmental liens filed or recorded
against the Property?
□Yes □No ⊠No Search Conducted (if yes please explain and provide copies of such information) Click here to enter
text.
Activity and Use Limitations (AULs) that are in place on the Property or that have been filed or recorded against the Property
(40 CFR 312.26(a)(1)(v) and vi)):
Did a search of recorded land title records (or judicial records where appropriate1) identify any AULs, such as engineering controls
(e.g., engineering caps, foundations, liners, treatment methods, etc. that may be been instated to prevent direct exposure to affected
soil, or used to prevent contamination from migrating to surrounding areas), land use restrictions or institutional controls (e.g., deed
restrictions, covenants, and/or administrative measures restricting the use of soils, groundwater, construction, redevelopment, or
property use) that are in place at the Property and/or have been filed or recorded against the Property under federal, tribal, state or
local law?
□Yes □No ⊠No Search Conducted (If yes please explain and provide copies of such information)
□Yes □No ⊠No Search Conducted (if yes please explain and provide copies of such information)
□Yes □No ⊠No Search Conducted (If yes please explain and provide copies of such information) Click here to enter text.
Click here to enter text.
Click here to enter text. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28):
Click here to enter text. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in
Click here to enter text. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have
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Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Tyes Solo (if yes please explain) Click here to enter text. Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29): Do you have knowledge that the purchase price of the Property has been reduced below comparable properties, due at least in part to
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Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No (if yes please explain) Click here to enter text. Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29): Do you have knowledge that the purchase price of the Property has been reduced below comparable properties, due at least in part to contamination being known or believed to be present at the Property?
Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No (if yes please explain) Click here to enter text. Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29): Do you have knowledge that the purchase price of the Property has been reduced below comparable properties, due at least in part to contamination being known or believed to be present at the Property? Yes No (if yes please explain)
Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No (if yes please explain) Click here to enter text. Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29): Do you have knowledge that the purchase price of the Property has been reduced below comparable properties, due at least in part to contamination being known or believed to be present at the Property?

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

Phase 1 Environmental Site Assessment User Ouestionnaire

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30): Are you aware of commonly-known or reasonably-ascertainable information about the Property that would help the Environmental Professional identify conditions indicative of releases or threatened releases, for example: a) Do you know the past uses of the Property? \square Yes \boxtimes No (if yes please explain) b) Do you know of specific chemicals that are present or once were present at the Property? ☐ Yes ☐ No (if yes please explain) Click here to enter text. c) Do you know of spills or other chemical releases that have taken place at the Property? \square Yes \boxtimes No (if yes please explain) Click here to enter text. d) Do you know of any environmental cleanups that have taken place at the Property? \square Yes \boxtimes No (if yes please explain) Click here to enter text. e) Do you have any other knowledge or experience with the Property that may be pertinent to the Environmental Professional (e.g., copies of previous environmental reports, documents, or correspondence concerning the Property and its environmental condition?) ☐ Yes ☐ No (if yes please explain and provide copies of such information) Click here to enter text. f) Are you aware of any commonly known or reasonably ascertainable information within the local community about the Property that is material to RECs (Recognized Environmental Conditions) in connection with the Property? ☐ Yes ☐ No (if yes please explain and provide copies of such information) Click here to enter text. The degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31): Based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of releases at the Property? ☐ Yes ☒ No (if yes please explain) Click here to enter text.

Phase 1 Environmental Site Assessment User Questionnaire

Scope of Services

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

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

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

Authorization

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

Name (typed or printed) Oscar Paul

Date: July 27, 2023

Appendix C: Photographs



Photo Number: 1 Photo date: 7/31/2023

Direction: S

Typical view along the eastern property boundary. To the right is the subject property, to left are adjacent apartment complexes.



Photo Number: 2 Photo date: 7/31/2023 Direction: SW

View of electrical box observed near the eastern property boundary.



Photo Number: 3
Photo date: 7/31/2023

Direction: W

Typical view of the interior subject property. Dense vegetation was observed throughout the entire subject property.



Photo Number: 4
Photo date: 7/31/2023
Direction: S

View of household garbage observed on subject property. Garbage consisted of articles of clothing, plastic bottles, and grocery bags.



Photo Number: 5 Photo date: 7/31/2023

Direction: S

Typical view of western property boundary. Subject property is to the left and adjacent apartment complex is to the right.



Photo Number: 6
Photo date: 7/31/2023

Direction: E

Typical view of interior vegetation taken from the western side of the subject property.



Photo Number: 7 Photo date: 7/31/2023 Direction: W



Photo Number: 8
Photo date: 7/31/2023
Direction: SW

View of power pole associated with power line along southern property boundary.



Photo Number: 9 Photo date: 7/31/2023

Direction: SE

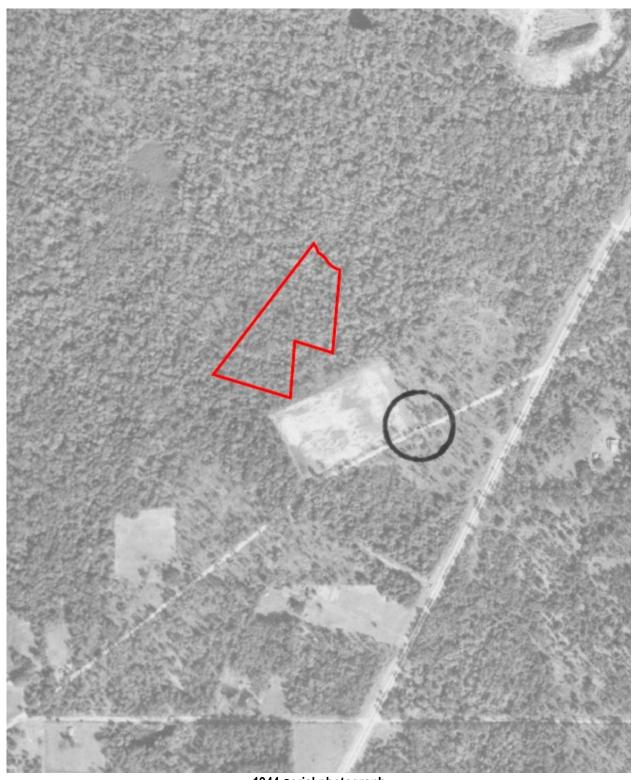
View of stormwater collection area offsite, located adjacent to the southeast corner of the subject property.



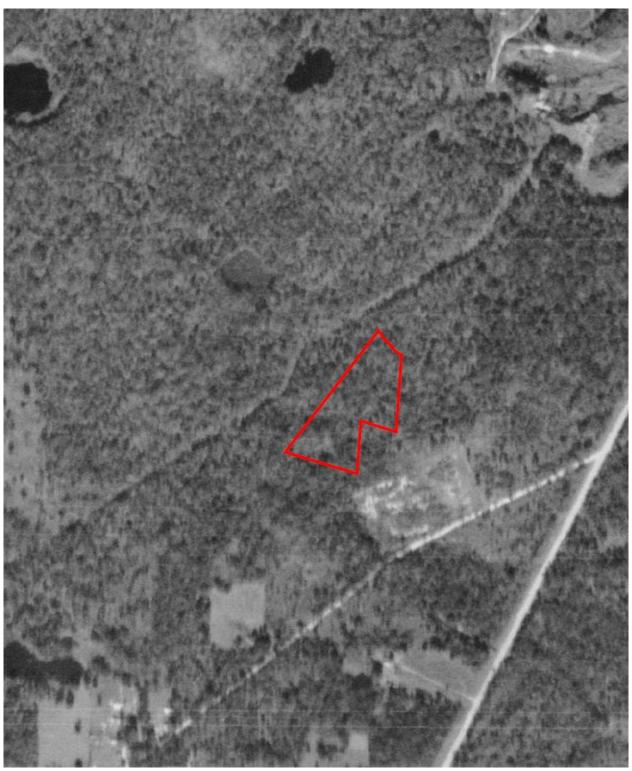
Photo Number: 10 Photo date: 7/31/2023 Direction: W

View of additional debris observed on subject property.

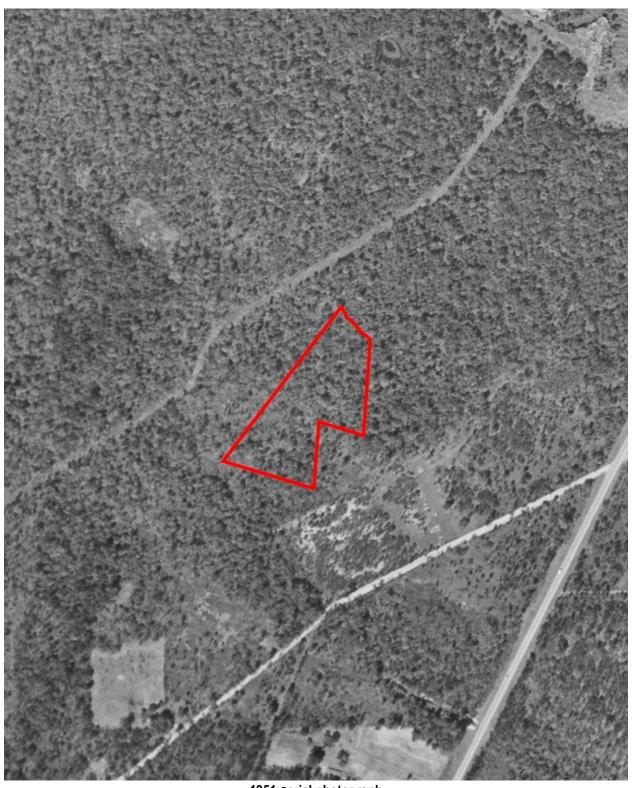
Appendix D:	Historical Aerial Photographs, Fire Insurance Maps, and Topographic Maps
Due to poor georefer	rencing and other sources of error in historical records, the property limits may not be precise.
	Fire insurance maps may be absent if they are not available for this area.



1944 aerial photograph (source: EDR, 2023)



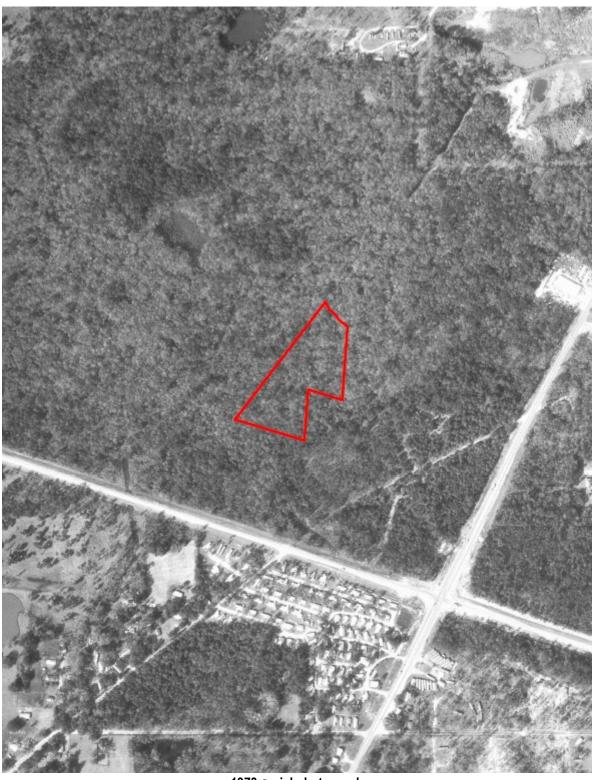
1949 aerial photograph (source: EDR, 2023)



1951 aerial photograph (source: EDR, 2023)



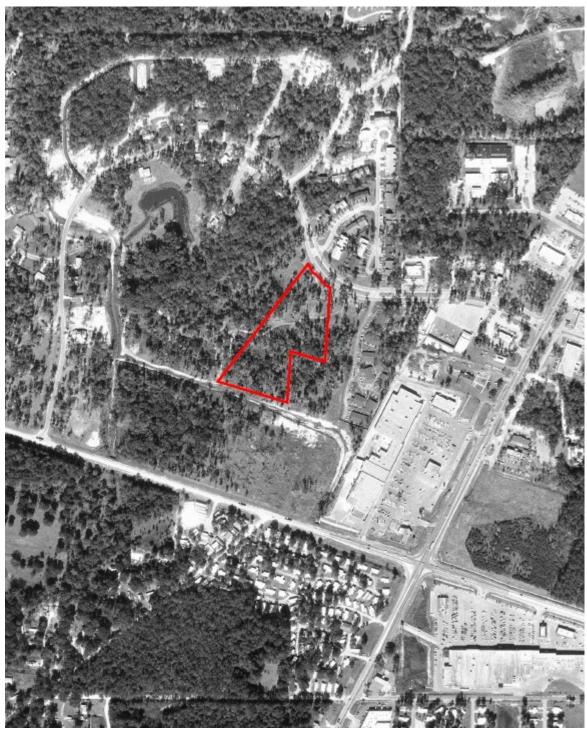
1969 aerial photograph (source: EDR, 2023)



1973 aerial photograph (source: EDR, 2023)



1977 aerial photograph (source: EDR, 2023)



1984 aerial photograph (source: EDR, 2023)



1999 aerial photograph (source: EDR, 2023)



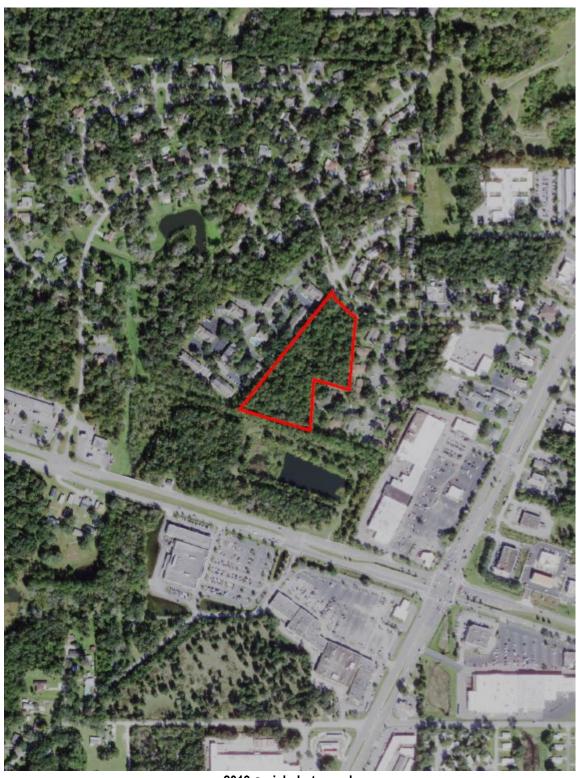
2005 aerial photograph (source: EDR, 2023)



2010 aerial photograph (source: EDR, 2023)

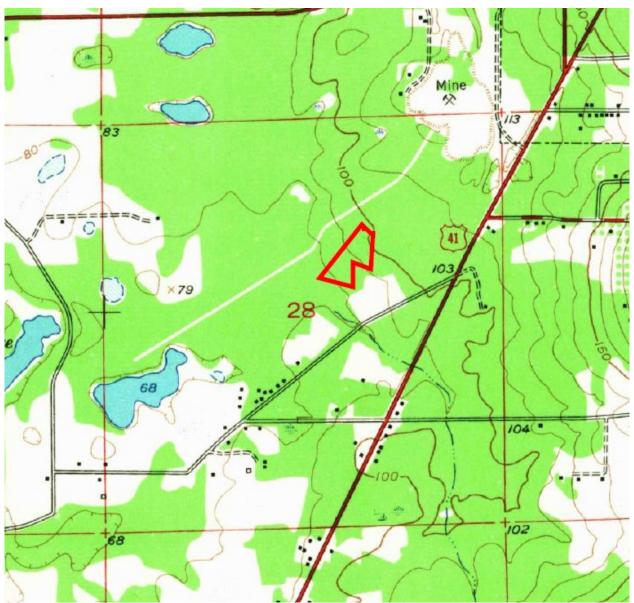


2015 aerial photograph (source: EDR, 2023)

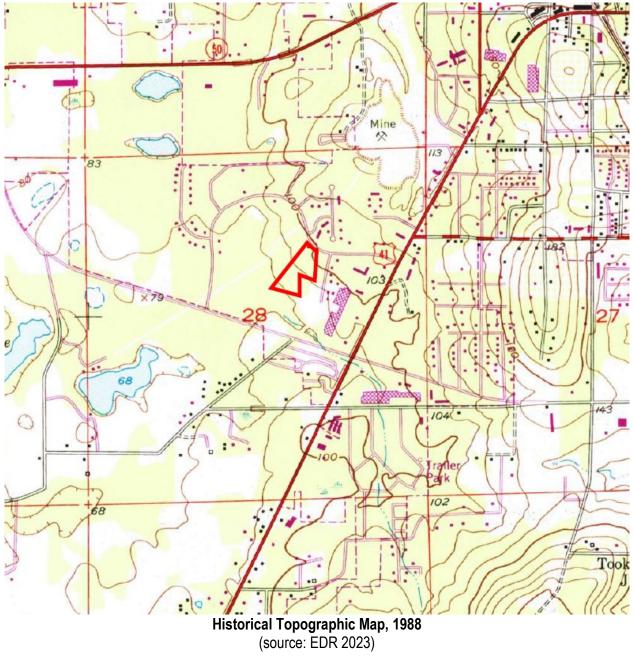


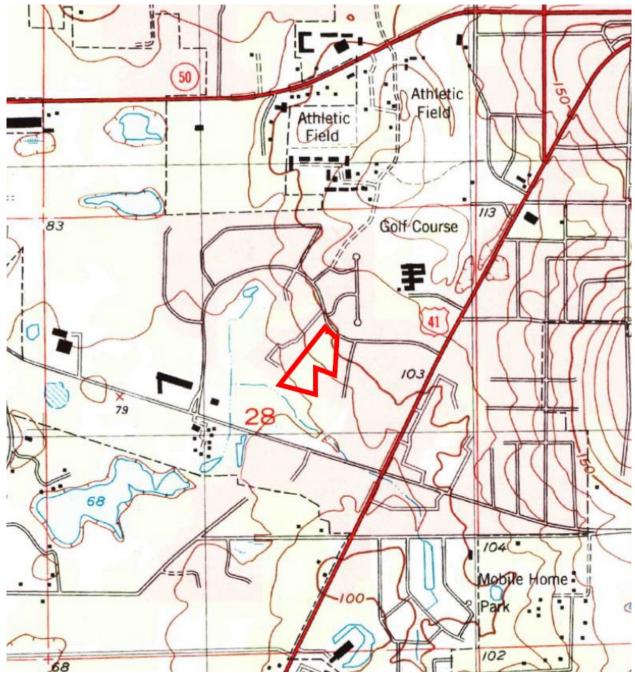
2019 aerial photograph (source: EDR, 2023)

)

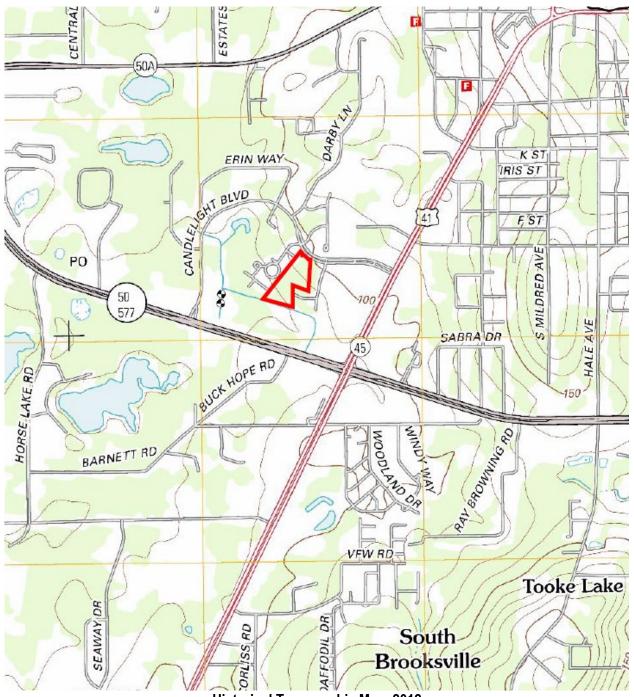


Historical Topographic Map, 1954 (source: EDR 2023)





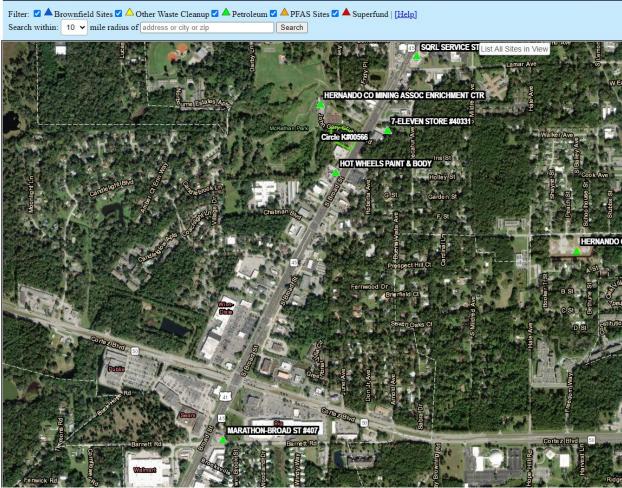
Historical Topographic Map, 1998 (source: EDR 2023)



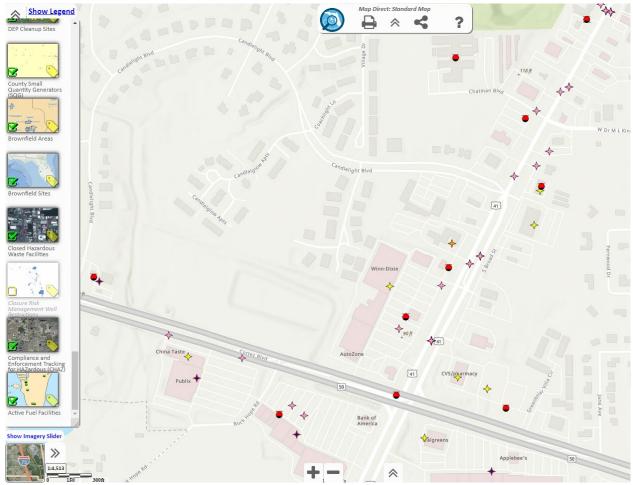
Historical Topographic Map, 2012 (source: EDR 2023)

Appendix E: Government Agency File Review and Search Report

CONTAMINATION LOCATOR MAP



FDEP Contamination Locator Map (source: FDEP Map Direct, 8/1/2023)



FDEP Map Direct – All Layers of the Waste Management Division (source: FDEP Map Direct, 8/1/2023)

Hibiscus Pointe

Candlelight Blvd Brooksville, FL 34601

Inquiry Number: 7402122.2s

July 28, 2023

EDR Summary Radius Map Report



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

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

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

CANDLELIGHT BLVD BROOKSVILLE, FL 34601

COORDINATES

Latitude (North): 28.5439150 - 28° 32' 38.09" Longitude (West): 82.4063670 - 82° 24' 22.92"

Universal Tranverse Mercator: Zone 17 UTM X (Meters): 362412.8 UTM Y (Meters): 3158090.0

Elevation: 87 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TF

Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20191120 Source: USDA

MAPPED SITES SUMMARY

Target Property Address: CANDLELIGHT BLVD BROOKSVILLE, FL 34601

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	KMART #7513	19388 CORTEZ BLVD	RCRA NonGen / NLR, FINDS, ECHO	Lower	739, 0.140, SSW
A2	PUBLIX SUPER MARKET	19390 CORTEZ BLVD	AST	Lower	755, 0.143, SSW
A3	PUBLIX SUPER MARKET	19390 CORTEZ BLVD	RCRA-VSQG	Lower	755, 0.143, SSW
4	WALGREENS #1623	19450 CORTEZ BLVD	RCRA NonGen / NLR, FINDS, ECHO	Lower	872, 0.165, SSE
5	CUMBERLAND FARMS #10	19275 MELENDEZ RD	LUST, UST, RCRA NonGen / NLR, FINDS, ECHO, DWM.	Lower	927, 0.176, WSW
B6	TOUCH OF QUALITY DRY	1194 S BROAD ST	RCRA-SQG	Higher	947, 0.179, ESE
B7	TOUCH OF QUALITY DRY	1194 S BROAD ST	HW GEN	Higher	947, 0.179, ESE
B8	IMPERIAL CLEANERS	1224 S BROAD ST	RCRA-VSQG, FINDS, ECHO	Higher	981, 0.186, ESE
B9	IMPERIAL CLEANERS	1224 S BROAD ST	PRIORITYCLEANERS, CLEANUP SITES, DRYCLEANER	RS, DW M igher	981, 0.186, ESE
B10	WINN-DIXIE STORE #70	1230 S BROAD ST	RCRA-VSQG	Higher	982, 0.186, ESE
11	BROOKSVILLE HEALTHCA	1114 CHATMAN BLVD	AST	Higher	1085, 0.205, NE
12	BROOKSVILLE CITY	1 CITY BARN RD	UST	Higher	1239, 0.235, NNE
13	TIRES PLUS LLC #5028	925 US HIGHWAY 41 S	RCRA-VSQG, LUST, UST, FINDS, ECHO, DWM CONTA	M Higher	1483, 0.281, South
14	MARATHON-BROAD ST #4	7410 BROAD ST	LUST, UST, CLEANUP SITES, DWM CONTAM, Financia	I Higher	1744, 0.330, SSE
15	K-MART STORE #9702	20040 CORTEZ BLVD.	DWM CONTAM, RESP PARTY	Higher	1822, 0.345, SE
16	HERNANDO CNTY SCHOOL	919 US HWY 41 S	LUST, UST, DWM CONTAM	Higher	1890, 0.358, ENE
C17	KMART #9702	920 S SQUARE ST RD	LUST, UST, DWM CONTAM	Higher	2015, 0.382, SSE
C18	SHORT STOP II	7340 BROAD ST	LUST, UST, DWM CONTAM	Higher	2207, 0.418, South

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 03/06/2023 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TOUCH OF QUALITY DRY	1194 S BROAD ST	ESE 1/8 - 1/4 (0.179 mi.)	B6	9
EPA ID:: FLR000130393				

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 03/06/2023 has revealed that there are 3 RCRA-VSQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMPERIAL CLEANERS EPA ID:: FLD984225896	1224 S BROAD ST	ESE 1/8 - 1/4 (0.186 mi.)	B8	10
WINN-DIXIE STORE #70 EPA ID:: FLR000237313	1230 S BROAD ST	ESE 1/8 - 1/4 (0.186 mi.)	B10	11
Lower Elevation	Address	Direction / Distance	Map ID	Page
PUBLIX SUPER MARKET EPA ID:: FLR000246348	19390 CORTEZ BLVD	SSW 1/8 - 1/4 (0.143 mi.)	A3	8

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, and dated 04/24/2023 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TIRES PLUS LLC #5028 Discharge Cleanup Status: SRCR - Facility Status: CLOSED Facility-Site Id: 8733602	925 US HIGHWAY 41 S SRCR COMPLETE	S 1/4 - 1/2 (0.281 mi.)	13	11
MARATHON-BROAD ST #4 Discharge Cleanup Status: RA - RA Discharge Cleanup Status: RAP - R Discharge Cleanup Status: NREQ - Facility Status: OPEN Facility-Site Id: 8508815	RAP ONGOING	SSE 1/4 - 1/2 (0.330 mi.)	14	12
HERNANDO CNTY SCHOOL Discharge Cleanup Status: NFA - N Facility Status: CLOSED Facility-Site Id: 9801162	919 US HWY 41 S IFA COMPLETE	ENE 1/4 - 1/2 (0.358 mi.)	16	13
KMART #9702 Discharge Cleanup Status: NREQ - Facility Status: CLOSED Facility-Site Id: 8626849	920 S SQUARE ST RD CLEANUP NOT REQUIRED	SSE 1/4 - 1/2 (0.382 mi.)	C17	13
SHORT STOP II Discharge Cleanup Status: SRCR - Facility Status: CLOSED Facility-Site Id: 8508830	7340 BROAD ST SRCR COMPLETE	S 1/4 - 1/2 (0.418 mi.)	C18	14
Lower Elevation	Address	Direction / Distance	Map ID	Page
CUMBERLAND FARMS #10 Discharge Cleanup Status: NFA - N Facility Status: OPEN Facility-Site Id: 8626876	19275 MELENDEZ RD IFA COMPLETE	WSW 1/8 - 1/4 (0.176 mi.)	5	9

Lists of state and tribal registered storage tanks

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BROOKSVILLE CITY Database: UST, Date of Governmen Tank Status: B Facility-Site Id: 8520235 Facility Status: CLOSED	1 CITY BARN RD t Version: 02/10/2023	NNE 1/8 - 1/4 (0.235 mi.)	12	11
Lower Elevation	Address	Direction / Distance	Map ID	Page
CUMBERLAND FARMS #10 Database: UST, Date of Governmen	19275 MELENDEZ RD at Version: 02/10/2023	WSW 1/8 - 1/4 (0.176 mi.)	5	9

Tank Status: B Tank Status: U

Facility-Site Id: 8626876 Facility Status: OPEN

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BROOKSVILLE HEALTHCA	1114 CHATMAN BLVD	NE 1/8 - 1/4 (0.205 mi.)	11	11
Database: AST, Date of Governmen	nt Version: 02/10/2023			
Facility-Site Id: 9817554				
Facility Status: OPEN				
Facility Status: OPEN				

Lower ElevationAddressDirection / DistanceMap IDPagePUBLIX SUPER MARKET19390 CORTEZ BLVDSSW 1/8 - 1/4 (0.143 mi.)A28

Database: AST, Date of Government Version: 02/10/2023

Facility-Site Id: 9808790 Facility Status: OPEN Facility Status: OPEN

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

PRIORITYCLEANERS: A review of the PRIORITYCLEANERS list, as provided by EDR, and dated 12/07/2022 has revealed that there is 1 PRIORITYCLEANERS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMPERIAL CLEANERS Facility-Site Id: 9800763	1224 S BROAD ST	ESE 1/8 - 1/4 (0.186 mi.)	В9	10

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/06/2023 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
KMART #7513	19388 CORTEZ BLVD	SSW 1/8 - 1/4 (0.140 mi.)	A1	8

EPA ID:: FL0001046853

 WALGREENS #1623
 19450 CORTEZ BLVD
 SSE 1/8 - 1/4 (0.165 mi.)
 4
 8

 EPA ID:: FLR000037168
 CUMBERLAND FARMS #10
 19275 MELENDEZ RD
 WSW 1/8 - 1/4 (0.176 mi.)
 5
 9

EPA ID:: FLD984224915

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, and dated 04/17/2023 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMPERIAL CLEANERS Facility Status: CLOSED Facility-Site Id: 9800763	1224 S BROAD ST	ESE 1/8 - 1/4 (0.186 mi.)	B9	10

DWM CONTAM: A review of the DWM CONTAM list, as provided by EDR, and dated 10/12/2022 has revealed that there are 8 DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMPERIAL CLEANERS Program Site Id: ERIC_4679	1224 S BROAD ST	ESE 1/8 - 1/4 (0.186 mi.)	В9	10
TIRES PLUS LLC #5028 Program Site Id: 8733602	925 US HIGHWAY 41 S	S 1/4 - 1/2 (0.281 mi.)	13	11
MARATHON-BROAD ST #4 Program Site Id: 8508815	7410 BROAD ST	SSE 1/4 - 1/2 (0.330 mi.)	14	12
K-MART STORE #9702 Program Site Id: ERIC_9624	20040 CORTEZ BLVD.	SE 1/4 - 1/2 (0.345 mi.)	15	12
HERNANDO CNTY SCHOOL Program Site Id: 9801162	919 US HWY 41 S	ENE 1/4 - 1/2 (0.358 mi.)	16	13
KMART #9702 Program Site Id: 8626849	920 S SQUARE ST RD	SSE 1/4 - 1/2 (0.382 mi.)	C17	13
SHORT STOP II Program Site Id: 8508830	7340 BROAD ST	S 1/4 - 1/2 (0.418 mi.)	C18	14
Lower Elevation	Address	Direction / Distance	Map ID	Page
CUMBERLAND FARMS #10 Program Site Id: 8626876	19275 MELENDEZ RD	WSW 1/8 - 1/4 (0.176 mi.)	5	9

HW GEN: A review of the HW GEN list, as provided by EDR, and dated 03/22/2023 has revealed that there is 1 HW GEN site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TOUCH OF QUALITY DRY	1194 S BROAD ST	ESE 1/8 - 1/4 (0.179 mi.)	B7	10

EXECUTIVE SUMMARY

RESP PARTY: A review of the RESP PARTY list, as provided by EDR, and dated 03/27/2023 has revealed that there is 1 RESP PARTY site within approximately 0.5 miles of the target property.

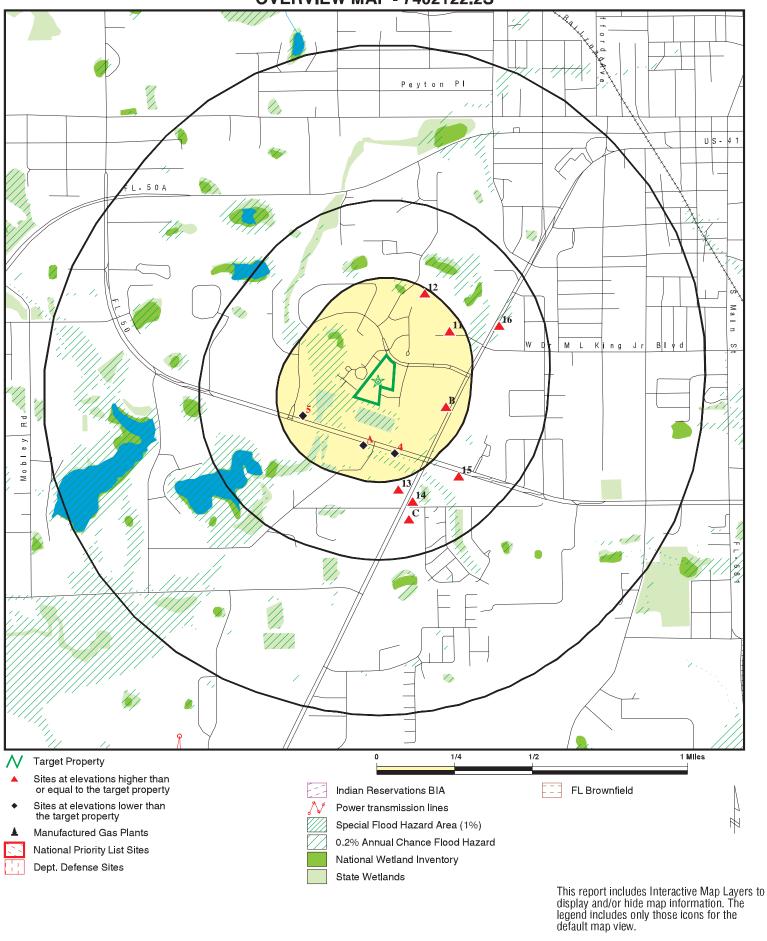
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
K-MART STORE #9702 Site Status: CLOSED	20040 CORTEZ BLVD.	SE 1/4 - 1/2 (0.345 mi.)	15	12

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

ORPHAN SUMMARY

Count: 0 records.

OVERVIEW MAP - 7402122.2S



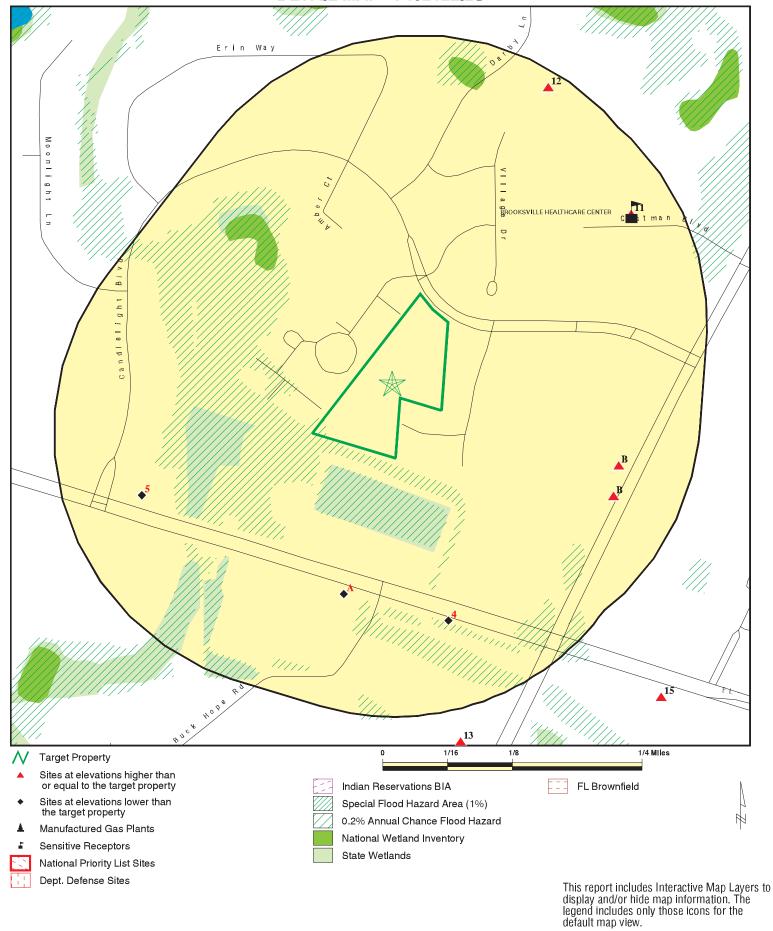
CLIENT: CONTACT: ADDRESS: Candlelight Blvd John Abbott Brooksville FL 34601 INQUIRY#: 7402122.2s

LAT/LONG: 28.543915 / 82.406367 DATE: July 28, 2023 8:42 am

SITE NAME: Hibiscus Pointe

Wantman Group Inc

DETAIL MAP - 7402122.2S



SITE NAME: Hibiscus Pointe
ADDRESS: Candlelight Blvd
Brooksville FL 34601
LAT/LONG: 28.543915 / 82.406367

CLIENT: Wantman Group Inc
CONTACT: John Abbott
INQUIRY #: 7402122.2s
DATE: July 28, 2023 8:42 am

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	Total Plotted
STANDARD ENVIRONMENT	TAL RECORDS							
Lists of Federal NPL (Su	perfund) site	s						
NPL Proposed NPL NPL LIENS	1.000 1.000 1.000		0 0 0	0 0 0	0 0 0	0 0 0	NR NR NR	0 0 0
Lists of Federal Delisted	NPL sites							
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites sul CERCLA removals and C		ers						
FEDERAL FACILITY SEMS	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA To	SD facilities							
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA go	enerators							
RCRA-LQG RCRA-SQG RCRA-VSQG	0.250 0.250 0.250		0 0 0	0 1 3	NR NR NR	NR NR NR	NR NR NR	0 1 3
Federal institutional con engineering controls reg								
LUCIS US ENG CONTROLS US INST CONTROLS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilitie	es							
SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal land solid waste disposal								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal l	eaking storag	ge tanks						
LAST	0.500		0	0	0	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST INDIAN LUST	0.500 0.500		0	1 0	5 0	NR NR	NR NR	6 0
Lists of state and tribal r	registered sto	rage tanks						
FF TANKS FEMA UST UST AST INDIAN UST TANKS	0.250 0.250 0.250 0.250 0.250 0.250		0 0 0 0 0	0 0 2 2 0 0	NR NR NR NR NR NR	NR NR NR NR NR	NR NR NR NR NR	0 0 2 2 0 0
State and tribal institution control / engineering control		es						
ENG CONTROLS INST CONTROL	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Lists of state and tribal v	oluntary clea	anup sites						
VCP INDIAN VCP	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Lists of state and tribal k	prownfield sit	es						
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMEN	ITAL RECORD	<u>s</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / S Waste Disposal Sites	Solid							
SWRCY INDIAN ODI ODI DEBRIS REGION 9 IHS OPEN DUMPS	0.500 0.500 0.500 0.500 0.500		0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	0 0 0 0
Local Lists of Hazardous Contaminated Sites	s waste /							
US HIST CDL PRIORITYCLEANERS FI Sites US CDL	0.001 0.500 1.000 0.001		0 0 0 0	NR 1 0 NR	NR 0 0 NR	NR NR 0 NR	NR NR NR NR	0 1 0 0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency F	Release Repo	rts						
HMIRS SPILLS SPILLS 90	0.001 0.001 0.001		0 0 0	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	<u>1/2 - 1</u>	<u>> 1</u>	Total Plotted
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Reco	rds							
RCRA NonGen / NLR	0.250		0	3	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR EPA WATCH LIST	0.001 0.001		0 0	NR NR	NR NR	NR NR	NR NR	0 0
2020 COR ACTION	0.001		0	0	NR	NR	NR	0
TSCA	0.230		0	NR	NR	NR	NR	0
TRIS	0.001		Ö	NR	NR	NR	NR	Ö
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS FTTS	0.001 0.001		0 0	NR NR	NR NR	NR NR	NR NR	0 0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		Ö	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP UMTRA	1.000		0	0 0	0	0 NR	NR NR	0
LEAD SMELTERS	0.500 0.001		0 0	NR	0 NR	NR NR	NR NR	0 0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		Ö	Ö	NR	NR	NR	Ö
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL PFAS FEDERAL SITES	0.250		0	0	NR NR	NR ND	NR ND	0
PFAS TSCA	0.250 0.250		0 0	0 0	NR NR	NR NR	NR NR	0 0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		Ö	Ö	NR	NR	NR	Ö
PFAS WQP	0.250		Ō	Ō	NR	NR	NR	Ö
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAININ			0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT			0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0

B	Search Distance	Target	4./0	1/0 1/1	4/4 4/9	1/0 1		Total
Database	(Miles)	Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Plotted
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
CLEANUP SITES	0.001		0	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
DWM CONTAM	0.500		0	2	6	NR	NR	8
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	1	NR	NR	NR	1
RESP PARTY	0.500		0	0	1	NR	NR	1
SITE INV SITES	0.500		0	0	0 NR	NR	NR	0
TIER 2 UIC	0.001		0 0	NR NR	NR NR	NR NR	NR NR	0
NPDES	0.001 0.001		0	NR NR	NR NR	NR NR	NR NR	0 0
PFAS TRIS	0.001		0	0	NR NR	NR	NR	0
MINES MRDS	0.230		0	NR	NR	NR	NR	0
WIII VEO WINDO	0.001		O	IVIX	IVIX	IVIX	IVIX	O
EDR HIGH RISK HISTORICA	L RECORDS							
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERN	MENT ARCHIV	<u>'ES</u>						
Exclusive Recovered Go	vt. Archives							
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals		0	0	17	12	0	0	29

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID MAP FINDINGS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

Α1 **KMART #7513** RCRA NonGen / NLR 1004682741 SSW 19388 CORTEZ BLVD FINDS FL0001046853

1/8-1/4 0.140 mi. 739 ft.

Click here for full text details

BROOKSVILLE, FL 34601

Relative: Lower

RCRA NonGen / NLR EPA Id FL0001046853

FINDS

Registry ID: 110002523813

ECHO

Registry ID 110002523813

A2 PUBLIX SUPER MARKET #1132 AST A100300502

SSW 19390 CORTEZ BLVD 1/8-1/4 BROOKSVILLE, FL 34601 0.143 mi.

755 ft.

Click here for full text details

Relative: Lower

AST

Facility Status OPEN Facility-Site Id 9808790 Facility Status OPEN

PUBLIX SUPER MARKET #1132 RCRA-VSQG 1027096453 А3

SSW 19390 CORTEZ BLVD 1/8-1/4 **BROOKSVILLE, FL 34601**

0.143 mi. 755 ft.

Click here for full text details

Relative: Lower

RCRA-VSQG

EPA Id FLR000246348

WALGREENS #1623 SSE 19450 CORTEZ BLVD 1/8-1/4 **BROOKSVILLE, FL 34601**

0.165 mi. 872 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR

EPA Id FLR000037168

FINDS

Registry ID: 110005645294

ECHO

Registry ID 110005645294

ECHO

N/A

FLR000246348

FLR000037168

RCRA NonGen / NLR 1001213337

FINDS

ECHO

Direction Distance

Elevation Site Database(s)

EDR ID Number EPA ID Number

FINDS

RCRA-SQG

CUMBERLAND FARMS #1054 LUST 1000703286 wsw 19275 MELENDEZ RD UST FLD984224915

RCRA NonGen / NLR 1/8-1/4 **BROOKSVILLE, FL 34601** 0.176 mi. 927 ft.

ECHO Click here for full text details **DWM CONTAM** Relative: **Financial Assurance** Lower

LUST

Facility Status OPEN Facility-Site Id 8626876 Discharge Cleanup Status NFA - NFA COMPLETE

Click here for Florida Oculus

UST

Facility Status OPEN Facility-Site Id 8626876

RCRA NonGen / NLR

EPA ld FLD984224915

FINDS

Registry ID: 110007457297

ECHO

Registry ID 110007457297

DWM CONTAM

Program Site Id 8626876

Financial Assurance

Facility Status OPEN Facility ID 8626876

B6 TOUCH OF QUALITY DRY CLEANERS

ESE 1194 S BROAD ST 1/8-1/4 **BROOKSVILLE, FL 34601**

0.179 mi. 947 ft.

Click here for full text details

Relative: Higher

RCRA-SQG

EPA Id FLR000130393

1010315208

FLR000130393

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

B7 TOUCH OF QUALITY DRY CLEANERS **HW GEN** S125978743

ESE 1194 S BROAD ST 1/8-1/4 **BROOKSVILLE, FL 34601** N/A

0.179 mi. 947 ft.

Click here for full text details

Relative: Higher

B8 IMPERIAL CLEANERS ESE 1224 S BROAD ST **BROOKSVILLE, FL 34601** 1/8-1/4

RCRA-VSQG 1000502433 **FINDS** FLD984225896 **ECHO**

0.186 mi. 981 ft.

Click here for full text details

Relative: Higher

RCRA-VSQG

EPA Id FLD984225896

FINDS

Registry ID: 110005612051

ECHO

Registry ID 110005612051

B9 IMPERIAL CLEANERS ESE 1224 S BROAD ST **BROOKSVILLE, FL 34601** 1/8-1/4 0.186 mi.

PRIORITYCLEANERS S105485229 **CLEANUP SITES** N/A **DRYCLEANERS**

DWM CONTAM

Relative: Higher

981 ft.

Click here for full text details

PRIORITYCLEANERS Facility-Site Id 9800763

CLEANUP SITES

DEP Cleanup Site Key 74749765

DRYCLEANERS

Facility-Site Id 9800763 Facility Status CLOSED

DWM CONTAM

Program Site Id ERIC_4679

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

B10 **WINN-DIXIE STORE #702** RCRA-VSQG 1026724650 1230 S BROAD ST FLR000237313

ESE BROOKSVILLE, FL 34601 1/8-1/4 0.186 mi.

982 ft.

Click here for full text details

Relative: Higher

RCRA-VSQG

EPA Id FLR000237313

11 **BROOKSVILLE HEALTHCARE CENTER** AST A100486248 N/A

ΝE 1114 CHATMAN BLVD 1/8-1/4 **BROOKSVILLE, FL 34601**

0.205 mi. 1085 ft.

Click here for full text details

Relative: Higher

AST

Facility Status OPEN Facility-Site Id 9817554 Facility Status OPEN

12 **BROOKSVILLE CITY** UST U001353239 N/A

NNE 1 CITY BARN RD 1/8-1/4 BROOKSVILLE, FL 33512

0.235 mi. 1239 ft.

Click here for full text details

Relative: Higher

UST

Facility Status CLOSED Facility-Site Id 8520235

13 **TIRES PLUS LLC #5028** RCRA-VSQG 1000336569 South 925 US HIGHWAY 41 S LUST FLD133192237

1/4-1/2 **BROOKSVILLE, FL 34601** 0.281 mi.

> **ECHO DWM CONTAM** Click here for full text details

Relative: Higher

1483 ft.

RCRA-VSQG

EPA Id FLD133192237

LUST

Facility Status CLOSED Facility-Site Id 8733602

Discharge Cleanup Status SRCR - SRCR COMPLETE

Click here for Florida Oculus

UST

Facility Status CLOSED Facility-Site Id 8733602

FINDS

UST

FINDS

Map ID MAP FINDINGS

Direction Distance Elevation

EDR ID Number
tion Site Database(s) EPA ID Number

TIRES PLUS LLC #5028 (Continued)

1000336569

U003180811

N/A

ECHO

Registry ID 110008331144

Registry ID: 110008331144

DWM CONTAM

Program Site Id 8733602

14 MARATHON-BROAD ST #407

SSE 1/4-1/2 0.330 mi. 1744 ft. 7410 BROAD ST BROOKSVILLE, FL 34601

CLEANUP SITES DWM CONTAM Financial Assurance

DWM CONTAM

RESP PARTY

LUST

UST

Relative:

Click here for full text details

Higher

LUST

Facility Status OPEN Facility-Site Id 8508815

Discharge Cleanup Status RA - RA ONGOING
Discharge Cleanup Status RAP - RAP ONGOING

Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED

Click here for Florida Oculus

UST

Facility Status OPEN Facility-Site Id 8508815

CLEANUP SITES

DEP Cleanup Site Key 74755945

DWM CONTAM

Program Site Id 8508815

Financial Assurance

Facility Status OPEN Facility ID 8508815

15 K-MART STORE #9702 SE 20040 CORTEZ BLVD. 1/4-1/2 BROOKSVILLE, FL

0.345 mi. 1822 ft.

Click here for full text details

Relative: Higher

DWM CONTAM

Program Site Id ERIC_9624

RESP PARTY

TC7402122.2s Page 12

S117360399

N/A

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

K-MART STORE #9702 (Continued)

S117360399

Site Status CLOSED

16 HERNANDO CNTY SCHOOL BD-COUNTY OFFICE LUST U003434904

ENE 919 US HWY 41 S UST N/A **BROOKSVILLE, FL 34601 DWM CONTAM**

1/4-1/2 0.358 mi.

1890 ft.

Click here for full text details

Relative: Higher

LUST

Facility Status CLOSED Facility-Site Id 9801162

Discharge Cleanup Status NFA - NFA COMPLETE

Click here for Florida Oculus

UST

Facility Status CLOSED Facility-Site Id 9801162

DWM CONTAM

Program Site Id 9801162

C17 **KMART #9702** LUST U001353278

SSE 920 S SQUARE ST RD UST N/A **DWM CONTAM BROOKSVILLE, FL 33512**

1/4-1/2 0.382 mi.

2015 ft.

Click here for full text details

Relative: Higher

LUST

Facility Status CLOSED Facility-Site Id 8626849

Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED

Click here for Florida Oculus

UST

Facility Status CLOSED Facility-Site Id 8626849

DWM CONTAM

Program Site Id 8626849

Map ID MAP FINDINGS

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

C18 SHORT STOP II LUST U001353201
South 7340 BROAD ST UST N/A

1/4-1/2 BROOKSVILLE, FL 34601 DWM CONTAM

0.418 mi. 2207 ft.

Click here for full text details

Relative: Higher

LUST

Facility Status CLOSED
Facility-Site Id 8508830

Discharge Cleanup Status SRCR - SRCR COMPLETE

Click here for Florida Oculus

UST

Facility Status CLOSED Facility-Site Id 8508830

DWM CONTAM

Program Site Id 8508830

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	12/31/2022	01/25/2023	04/11/2023
FL	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	Department of Environmental Protection	05/11/2023	05/16/2023	05/31/2023
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	02/09/2023	02/10/2023	04/27/2023
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	02/10/2023	02/10/2023	04/28/2023
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	03/08/2023	03/28/2023	06/15/2023
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	03/07/2023	03/28/2023	06/15/2023
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	03/09/2023	03/28/2023	06/15/2023
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	11/29/2022	02/21/2023	05/10/2023
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	12/07/2022	12/07/2022	03/01/2023
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	04/17/2023	04/18/2023	06/30/2023
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	10/12/2022	01/04/2023	03/21/2023
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	03/27/2023	03/28/2023	06/09/2023
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	03/07/2023	03/08/2023	05/23/2023
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	09/27/2019	01/10/2020	02/11/2020
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	04/01/2023	04/25/2023	07/17/2023
FL	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Protection	04/01/2023	04/25/2023	07/17/2023
FL	Financial Assurance 3	Financial Assurance Information Listing	Department of Environmental Protection	02/09/2023	02/09/2023	04/28/2023
FL	HW GEN	Hazardous Waste Generators	Department of Environmental Protection	03/22/2023	03/23/2023	06/05/2023
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	03/27/2023	03/28/2023	06/09/2023
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	04/24/2023	04/25/2023	07/17/2023
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	04/24/2023	04/25/2023	07/17/2023
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	04/19/2023	04/20/2023	07/05/2023
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	12/07/2022	02/07/2023	04/25/2023
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	03/27/2023	03/28/2023	06/09/2023
FL	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Protection	00/21/2020	07/01/2013	12/30/2013
FL	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/10/2014
FL	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Protection		07/01/2013	12/30/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	02/09/2023	02/14/2023	05/09/2023
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	02/13/2023	02/14/2023	05/09/2023
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	03/29/2023	03/30/2023	06/15/2023
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	04/10/2023	04/11/2023	06/23/2023
FL	SWRCY	Recycling Centers	Department of Environmental Protection	12/20/2022	01/10/2023	03/27/2023
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	02/10/2023	02/10/2023	04/28/2023
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2021	06/08/2022	08/24/2022
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	04/13/2023	04/14/2023	04/19/2023
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	02/10/2023	02/10/2023	04/28/2023
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	07/01/2022	08/11/2022	11/02/2022
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	05/01/2023	05/02/2023	07/18/2023
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/02/2023	07/16/2023
US	ABANDONED MINES	Abandoned Mines		03/17/2023	03/06/2016	05/30/2023
US	AQUEOUS FOAM NRC		Department of Interior	03/17/2023	03/17/2023	05/02/2023
US	BRS	Aqueous Foam Related Incidents Listing	Environmental Protection Agency EPA/NTIS	12/31/2021	04/27/2023	05/02/2023
US	_	Biennial Reporting System		12/31/2021 12/31/2021	03/09/2023	03/20/2023 07/10/2023
	COAL ASH EDA	Steam-Electric Plant Operation Data	Department of Energy			11/11/2023
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2023	04/20/2023	07/10/2023
US	CORRACTS	Corrective Action Report	EPA	03/06/2023	03/09/2023	03/20/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	06/22/2023	07/06/2023	07/24/2023
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	03/25/2023	03/31/2023	06/09/2023
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	03/20/2023	03/21/2023	05/30/2023
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	03/26/2023	03/28/2023	05/30/2023
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	03/08/2023	03/09/2023	05/30/2023
US	FINDS	Facility Index System/Facility Registry System	EPA	05/04/2023	05/25/2023	07/24/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	05/08/2023	05/16/2023	07/10/2023
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	05/15/2023	05/17/2023	07/10/2023
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/19/2023	03/21/2023	05/30/2023
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land Leaking Underground Storage Tanks on Indian Land	•	04/19/2023	05/09/2023	07/14/2023
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US		Indian Reservations	USGS	12/31/1996	07/14/2015	01/24/2008
US	INDIAN RESERV			04/20/2023	05/09/2023	07/14/2023
	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1			
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/19/2023	05/09/2023	07/14/2023
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	06/22/2023	07/06/2023	07/24/2023
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	06/22/2023	07/06/2023	07/24/2023
US	LUCIS	Land Use Control Information System	Department of the Navy	05/25/2023	05/31/2023	07/24/2023
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	04/03/2023	04/04/2023	06/09/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	03/15/2023	03/21/2023	05/30/2023
US	NPL	National Priority List	EPA	06/22/2023	07/06/2023	07/24/2023
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	03/30/2023	03/30/2023	04/03/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	03/30/2023	03/30/2023	04/03/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	03/30/2023	03/30/2023	04/07/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	03/30/2023	03/30/2023	04/07/2023
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	06/07/2023	06/08/2023	06/09/2023
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	03/30/2023	03/30/2023	04/03/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	03/30/2023	03/30/2023	05/02/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	06/07/2023	06/08/2023	06/09/2023
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	03/30/2023	03/30/2023	06/09/2023
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	03/30/2023	03/30/2023	05/02/2023
US	PRP	Potentially Responsible Parties	EPA	06/22/2023	07/06/2023	07/24/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	06/22/2023	07/06/2023	07/24/2023
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	06/22/2023	07/06/2023	07/24/2023
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	06/22/2023	07/06/2023	07/24/2023
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	06/22/2023	07/06/2023	07/24/2023
US	SSTS	Section 7 Tracking Systems	EPA	04/17/2023	04/18/2023	07/10/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2021	02/16/2023	05/02/2023
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINÓR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	04/06/2023	04/13/2023	04/19/2023
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
		-				

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/13/2023	03/21/2023	05/30/2023
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2023	05/24/2023	07/24/2023
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	11/09/2021	10/20/2022	01/10/2023
СТ	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	11/16/2022	11/16/2022	02/06/2023
N.J	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	Topographic Map	•	U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line D	Data	Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK®-PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HIBISCUS POINTE CANDLELIGHT BLVD BROOKSVILLE, FL 34601

TARGET PROPERTY COORDINATES

Latitude (North): 28.543915 - 28° 32' 38.09" Longitude (West): 82.406367 - 82° 24' 22.92"

Universal Tranverse Mercator: Zone 17 UTM X (Meters): 362412.8 UTM Y (Meters): 3158090.0

Elevation: 87 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 11496601 BROOKSVILLE, FL

Version Date: 2018

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

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

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

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

GROUNDWATER FLOW DIRECTION INFORMATION

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

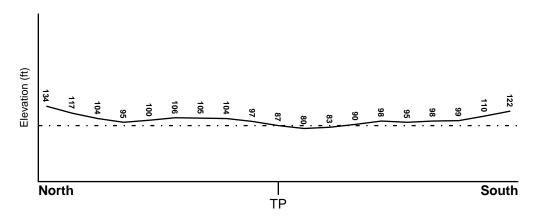
TOPOGRAPHIC INFORMATION

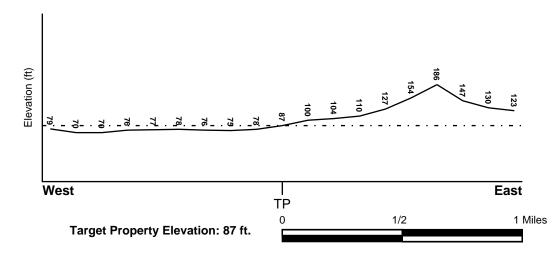
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Flood Plain Panel at Target Property FEMA Source Type

12053C0191D FEMA FIRM Flood data

Additional Panels in search area: FEMA Source Type

12053C0192DFEMA FIRM Flood data12053C0193DFEMA FIRM Flood data12053C0194DFEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property Data Coverage

BROOKSVILLE YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

LOCATION GENERAL DIRECTION

MAP ID FROM TP GROUNDWATER FLOW

Not Reported

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

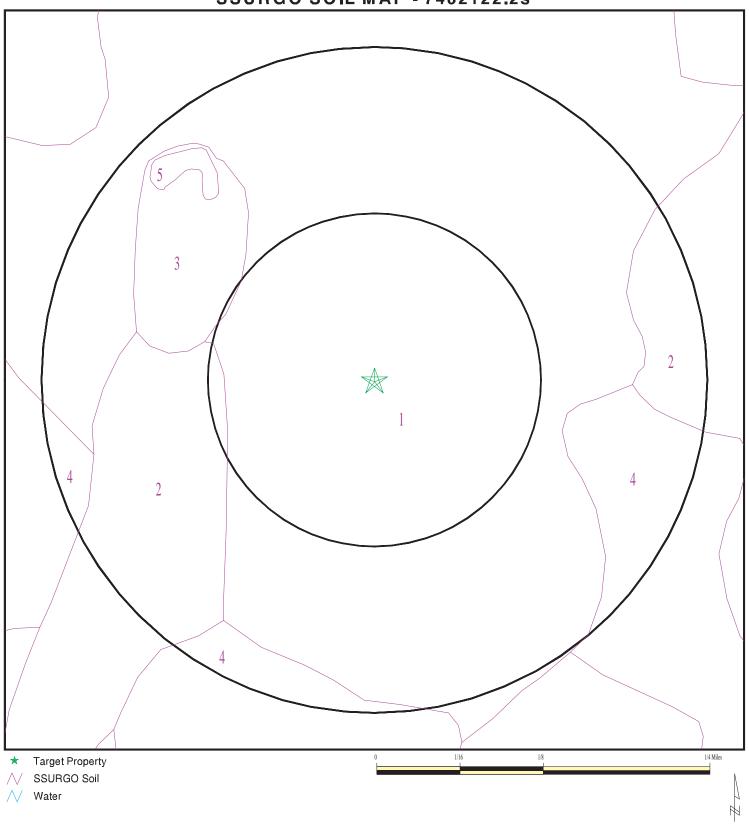
Era: Cenozoic Category: Stratified Sequence

System: Tertiary Series: Oligocene

Code: To (decoded above as Era, System & Series)

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

SSURGO SOIL MAP - 7402122.2s



SITE NAME: Hibiscus Pointe
ADDRESS: Candlelight Blvd
Brooksville FL 34601
LAT/LONG: 28.543915 / 82.406367

CLIENT: Wantman Group Inc CONTACT: John Abbott INQUIRY#: 7402122.2s DATE: July 28, 2023 8:42 am

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

Soil Component Name: Micanopy

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward

movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

			Soil Layer	r Information			
	Bou	ındary		Classi	fication	Saturated hydraulic	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Soil Reaction (pH)
1	0 inches	18 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 6 Min: 3.6
2	18 inches	25 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 6 Min: 3.6
3	25 inches	61 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 6 Min: 3.6

Soil Map ID: 2

Soil Component Name: Flemington

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high

water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 38 inches

Soil Layer Information Saturated **Boundary** Classification hydraulic conductivity **AASHTO Group Unified Soil Soil Reaction** Layer Upper Lower Soil Texture Class micro m/sec (pH) 1 0 inches 5 inches fine sandy loam Granular FINE-GRAINED Max: 0.42 Max: 5.5 materials (35 SOILS, Silts and Min: 0.01 Min: 3.6 pct. or less Clays (liquid passing No. limit 50% or 200), Silty, or more), Fat Clay. Clayey Gravel and Sand. FINE-GRAINED Max: 0.42 2 5 inches 37 inches Max: 5.5 clay Granular materials (35 SOILS, Silts and Min: 0.01 Min: 3.6 Clays (liquid pct. or less passing No. limit 50% or 200), Silty, or more), Fat Clay. Clayey Gravel and Sand. 3 37 inches 66 inches FINE-GRAINED Max: 0.42 Max: 5.5 clay Granular materials (35 SOILS, Silts and Min: 0.01 Min: 3.6 pct. or less Clays (liquid limit 50% or passing No. 200), Silty, or more), Fat Clay. Clavey Gravel and Sand. FINE-GRAINED 4 66 inches 79 inches clay Granular Max: 0.42 Max: 5.5 Min: 0.01 materials (35 SOILS, Silts and Min: 3.6 pct. or less Clays (liquid passing No. limit 50% or 200), Silty, or more), Fat Clay. Clayey Gravel and Sand.

Soil Map ID: 3

Soil Component Name: Floridana variant

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be

drained and are classified.

> 0 inches

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Depth to Watertable Min:

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Soil Layer Information Saturated **Boundary** Classification hydraulic conductivity **AASHTO Group Unified Soil Soil Reaction** Layer Upper Lower Soil Texture Class micro m/sec (pH) 1 0 inches 14 inches fine sand Granular COARSE-GRAINED Max: 1.4 Max: 5.5 materials (35 SOILS, Sands, Min: 0.42 Min: 4.5 Sands with fines, pct. or less passing No. Clayey sand. 200), Silty, or Clayey Gravel and Sand. COARSE-GRAINED Max: 1.4 2 14 inches 22 inches Max: 5.5 fine sand Granular materials (35 SOILS, Sands, Min: 0.42 Min: 4.5 Sands with fines, pct. or less passing No. Clayey sand. 200), Silty, or Clayey Gravel and Sand. 3 22 inches COARSE-GRAINED Max: 1.4 Max: 5.5 42 inches sandy clay loam Granular materials (35 SOILS, Sands, Min: 0.42 Min: 4.5 pct. or less Sands with fines, passing No. Clayey sand. 200), Silty, or Clayey Gravel and Sand. COARSE-GRAINED 4 42 inches 59 inches fine sandy loam Granular Max: 1.4 Max: 5.5 materials (35 SOILS, Sands, Min: 0.42 Min: 4.5 pct. or less Sands with fines, passing No. Clayey sand. 200), Silty, or Clayey Gravel

and Sand.

	Soil Layer Information											
	Boundary			Classification		Saturated hydraulic						
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Oon itcachon					
5	59 inches	79 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 1.4 Min: 0.42	Max: 5.5 Min: 4.5					

Soil Map ID: 4

Soil Component Name: Nobleton Soil Surface Texture: fine sand

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 77 inches

			Soil Layer	Information			
	Boundary			Classification		Saturated hydraulic	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Soil Reaction (pH)
1	0 inches	33 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 1.4	Max: 5.5 Min: 3.6
2	33 inches	37 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 1.4	Max: 5.5 Min: 3.6

	Soil Layer Information						
	Boundary			Classification		Saturated hydraulic	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Oon Reaction
3	37 inches	59 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 1.4	Max: 5.5 Min: 3.6
4	59 inches	79 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 1.4	Max: 5.5 Min: 3.6
5	79 inches	85 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 1.4	Max: 5.5 Min: 3.6

Soil Map ID: 5

Soil Component Name: Water

Soil Surface Texture: fine sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward

movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 1 mile

State Database 1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
	USGS40000248916	1/4 - 1/2 Mile SSE
23	USGS40000248963	1/2 - 1 Mile WNW
H27	USGS40000248903	1/2 - 1 Mile SW
H28	USGS40000248904	1/2 - 1 Mile SW
G29	USGS40000248975	1/2 - 1 Mile North
G30	USGS40000248976	1/2 - 1 Mile North
H32	USGS40000248902	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	FL6274877	1/4 - 1/2 Mile SSE

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

STATE DATABASE WELL INFORMATION

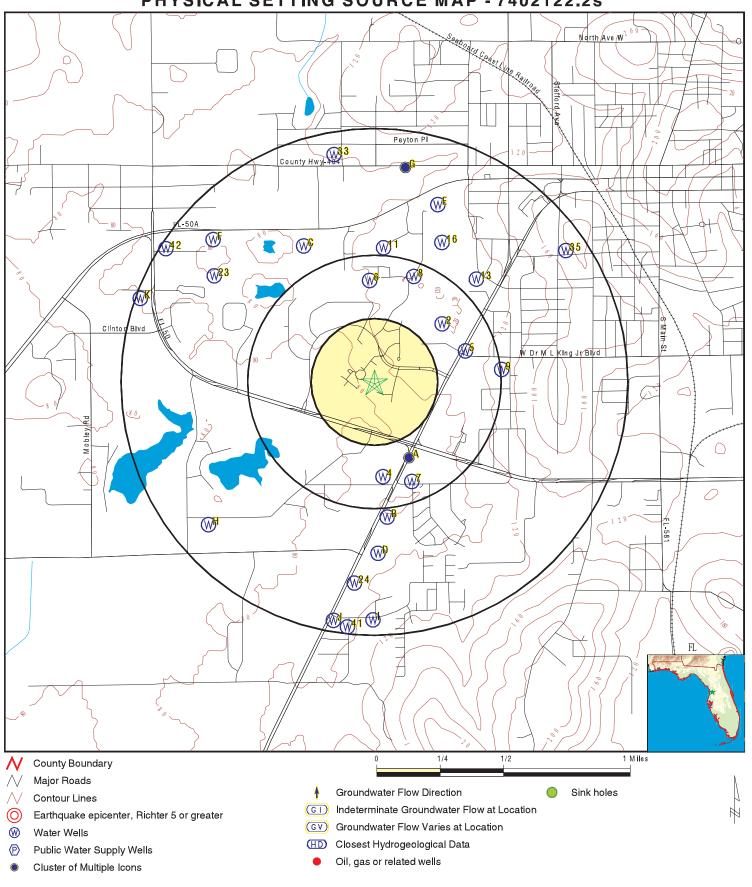
MAP ID	WELL ID	LOCATION FROM TP
2	FLSW11000027373	1/4 - 1/2 Mile NE
4	FLSA12000035006	1/4 - 1/2 Mile South
5	FLSA12000034963	1/4 - 1/2 Mile ENE
6	FLPUB1000008645	1/4 - 1/2 Mile North
7	FLSA12000034959	1/4 - 1/2 Mile SSE
8	FLSW11000027374	1/4 - 1/2 Mile NNE
9	FLSA12000092884	1/2 - 1 Mile East
B10	FLSA12000011354	1/2 - 1 Mile South
11	FLSW11000027377	1/2 - 1 Mile North
B12	FLSA12000034998	1/2 - 1 Mile South
13	FLSW11000027408	1/2 - 1 Mile NE
C14	FLSA1200000336	1/2 - 1 Mile NNW
C15	FLPUB1000003715	1/2 - 1 Mile NNW
16	FLSW11000027375	1/2 - 1 Mile NNE

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
C17	FLSA12000104589	1/2 - 1 Mile NNW
D18	FLPUB1000003690	1/2 - 1 Mile South
D19	FLSA12000008188	1/2 - 1 Mile South
D20	FLSA12000008946	1/2 - 1 Mile South
E21	FLSW11000027376	1/2 - 1 Mile NNE
E22	FLSA12000017732	1/2 - 1 Mile NNE
24	FLSA12000075104	1/2 - 1 Mile South
F25	FLPUB1000006747	1/2 - 1 Mile NW
G26	FLDGW700000931	1/2 - 1 Mile North
F31	FLSA12000092173	1/2 - 1 Mile NW
33	FLSA12000017733	1/2 - 1 Mile North
134	FLSA12000080114	1/2 - 1 Mile South
35	FLSA12000034955	1/2 - 1 Mile NE
136	FLSA12000080109	1/2 - 1 Mile South
137	FLSA12000080117	1/2 - 1 Mile South
138	FLSA12000080115	1/2 - 1 Mile South
J39	FLSA12000023282	1/2 - 1 Mile SSW
J40	FLSA12000080110	1/2 - 1 Mile South
41	FLSA12000080118	1/2 - 1 Mile South
42	FLSA12000030449	1/2 - 1 Mile WNW
K43	FLSA12000022654	1/2 - 1 Mile WNW
K44	FLPUB1000003669	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 7402122.2s



SITE NAME: Hibiscus Pointe

ADDRESS: Candlelight Blvd
Brooksville FL 34601

CLIENT: Wantman Group Inc
CONTACT: John Abbott
INQUIRY#: 7402122.2s

Brooksville FL 34601 | INQUIRY #: 7402122.2s LAT/LONG: 28.543915 / 82.406367 | DATE: July 28, 2023 8:42 am

Map ID Direction Distance Elevation	Database	EDR ID Number
A1 SSE 1/4 - 1/2 Mile Higher	FED USGS	USGS40000248916
2 NE Click here for full text details 1/4 - 1/2 Mile Higher	FL WELLS	FLSW11000027373
A3 SSE Click here for full text details 1/4 - 1/2 Mile Higher	FRDS PWS	FL6274877
4 South <u>Click here for full text details</u> 1/4 - 1/2 Mile Higher	FL WELLS	FLSA12000035006
5 ENE Click here for full text details 1/4 - 1/2 Mile Higher	FL WELLS	FLSA12000034963
6 North Click here for full text details 1/4 - 1/2 Mile Higher	FL WELLS	FLPUB1000008645
7 SSE Click here for full text details 1/4 - 1/2 Mile Higher	FL WELLS	FLSA12000034959
8 NNE 1/4 - 1/2 Mile Higher	FL WELLS	FLSW11000027374

Map ID Direction Distance Elevation		Database	EDR ID Number
9 East 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000092884
B10 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000011354
11 North 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSW11000027377
B12 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000034998
13 NE 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSW11000027408
C14 NNW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLSA12000000336
C15 NNW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLPUB1000003715
16 NNE 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSW11000027375
C17 NNW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLSA12000104589

Map ID Direction Distance Elevation		Database	EDR ID Number
D18 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLPUB1000003690
D19 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000008188
D20 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000008946
E21 NNE 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSW11000027376
E22 NNE 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000017732
23 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000248963
24 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000075104
F25 NW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLPUB1000006747
G26 North 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLDGW7000000931

Map ID Direction Distance Elevation		Database	EDR ID Number
H27 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000248903
H28 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000248904
G29 North 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000248975
G30 North 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000248976
F31 NW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLSA12000092173
H32 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000248902
33 North 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000017733
I34 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000080114
35 NE 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000034955

Map ID Direction Distance Elevation		Database	EDR ID Number
I36 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000080109
I37 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000080117
I38 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000080115
J39 SSW 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000023282
J40 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000080110
41 South 1/2 - 1 Mile Higher	Click here for full text details	FL WELLS	FLSA12000080118
42 WNW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLSA12000030449
K43 WNW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLSA12000022654
K44 WNW 1/2 - 1 Mile Lower	Click here for full text details	FL WELLS	FLPUB1000003669

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
_			
34601	16	6.3	Certified Residential Database
34601	46	0.0	Mandatory Non-Residential Database
34601	1	0.0	Mandatory Residential Database

Federal EPA Radon Zone for HERNANDO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

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

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for HERNANDO COUNTY, FL

Number of sites tested: 36

 Area
 Average Activity
 % <4 pCi/L</th>
 % 4-20 pCi/L
 % >20 pCi/L

 Living Area
 1.030 pCi/L
 92%
 8%
 0%

 Basement
 Not Reported
 Not Reported
 Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetlands Inventory

Source: Department of Environmental Protection

Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

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

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

OTHER STATE DATABASE INFORMATION

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

Department of Environmental Protection

Telephone: 850-245-8629

Statewide coverage of PWS Wells, excluding Federally owned facilities.

Well Construction Permitting Database

Source: Northwest Florida Water Management District

Telephone: 850-539-5999

Consumptive Use Permit Well Database

Source: St. Johns River Water Management District

Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data

Source: Department of Environmental Protection

Telephone: 850-245-8507

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

DOH and DEP Historic Study of Private Wells

Source: Department of Environmental Protection

Telephone: 850-559-0901

Historic database for private supply wells.

Permitted Well Location Database

Source: South Florida Water Management District

Telephone: 561-682-6877

Super Act Program Well Data Source: Department of Health

Telephone: 850-245-4250

This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g),

Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments,

investigations of drinking water contamination complaints and education of the public.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Location Information

Source: Suwannee River Water Management District

Telephone: 386-796-7211

Water Well Permit Database

Source: Southwest Water Management District

Telephone: 352-796-7211

Oil and Gas Permit Database

Source: Department of Environmental Protection

Telephone: 850-245-3194

Locations of all permitted wells in the state of Florida.

Florida Sinkholes

Source: Department of Environmental Protection, Geological Survey

Telephone:

The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

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

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at

private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared

in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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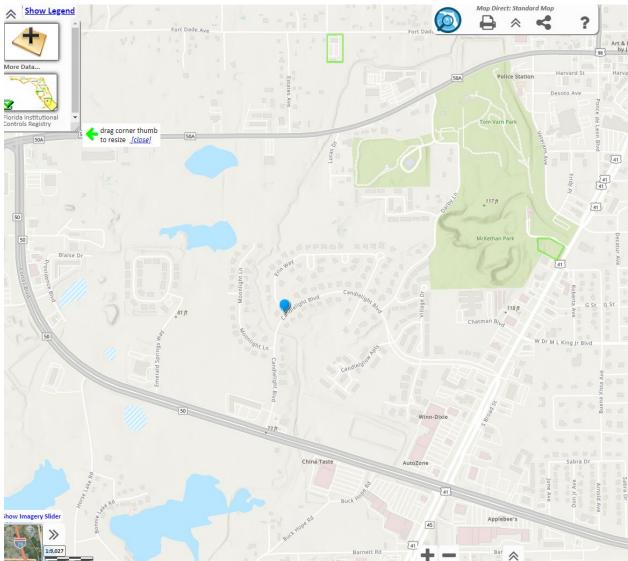
Appendix F: Environmental Lien (EL) and Activity and Use Limitation (AUL) Search

Environmental Liens and Activity and Use Limitations

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

WGI performed a supplementary search for ELs and AULs by reviewing institutional control registries as described in Section 4.3. If WGI subcontracted with EDR to perform a search, that EL and AUL search report is provided herein.

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



Florida Institutional Controls Registry Map (Source: FDEP Map Direct, 8/1/2023)