

1.0 EXECUTIVE SUMMARY

ECS Florida, LLC (ECS) was contracted by Inland Group, LLC to perform an American Society for Testing and Materials (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Button Property (Mt Dora) located at 26034 County Road 448A in Mt Dora, Lake County, Florida (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Lake County Property Appraiser as Parcel ID 24-20-26-0003-000-00900 and is owned by Alice F Button. The approximately 12.06-acre subject property that consists of vacant wooded land, cleared land, a pond, and dilapidated structures/debris associated with former agricultural use (located in the central and western portions of the site). A gate on the southwest corner of the property affords access to the subject property from County Road 448A. The subject property is serviced by water sourced from the subject property pond and a shallow groundwater well, as well as a septic tank reportedly located southeast of the pond. The subject property is serviced by electricity provided by Duke Energy.

The subject property is located in a mixed-use agricultural area of Mt Dora, Florida. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the east are presumed to be hydrogeologically up-gradient of the subject property. The adjoining properties to the north of the subject property consist of Greenco Recycling; a dirt road, followed by agricultural land to the east; a nursery, followed by residential buildings to the south; and County Road 448A, followed by undeveloped land to the west. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property has been undeveloped land with a pond in the central portion of the property since at least 1941 until approximately 1952, when agricultural development started on the subject property. From approximately 1952 until approximately 1999, the subject property was developed with fruit tree groves, shed structures, and greenhouse structures. Since approximately 1999, vegetation regrowth and dilapidation of the remaining agricultural structures has occurred until present day. According to the subject property owner, the subject property was utilized as a fruit tree nursery in the 1950's/1960's. From approximately 1970 until the late 1970's the subject property operated as a nursery for houseplants and landscaping plants. Alice Button indicated that agricultural chemical mixing and storage took place in a truck trailer that has been removed from site. From approximately 1994 until approximately 2005 the subject property was used as residential and remains vacant until present day. Historical records prior to 1941 were not reasonably ascertainable for the subject property.

The aforementioned agricultural use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding



past site history, that a past release of such substances had occurred. Therefore, the mere presence of this historical land use does not meet the definition of a REC, but is considered a BER for the User of this report.

According to historical research, the subject property has been undeveloped land with a pond in the central portion of the property since at least 1941 until approximately 1952, when agricultural development started on the subject property. From approximately 1952 until approximately 1999, the subject property was developed with fruit tree groves, shed structures, and greenhouse structures. Since approximately 1999, vegetation regrowth and dilapidation of the remaining agricultural structures has occurred until present day. According to the subject property owner, the subject property was utilized as a fruit tree nursery in the 1950's/1960's. From approximately 1970 until the late 1970's the subject property operated as a nursery for houseplants and landscaping plants. Alice Button indicated that agricultural chemical mixing and storage took place in a truck trailer that has been removed from site. From approximately 1994 until approximately 2005 the subject property was used as residential and remains vacant until present day.

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The surrounding area has developed slowly from a primarily undeveloped area to a primarily agricultural area of Mt. Dora, Florida. Development of agricultural land primarily started approximately in the 1950's and the north adjoining recycling center was developed approximately in the 1970's.

No obvious indications of RECs were identified in the historical data review.

A regulatory database search report was provided by Envirosearch Corporation. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the DEDB and HIST DEDB databases as **AAF7881, 26034 County Road (CR) 448-A, MOUNT DORA, FL**. This listing details the sampling and analysis of groundwater from a private well located on the subject property in 2001. Based on the "U" qualified analysis results of the subject property private well groundwater samples, ECS does not consider this listing a REC for the subject property. The Envirosearch Corporation report identified several off-site properties within the minimum ASTM search distances. Based on our review of reasonably ascertainable public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact on the subject property. Therefore, ECS does not believe that the off-site listings would have issues that result in RECs for the subject property.



ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Button Property (Mt Dora) located at 26034 County Road 448A in Mt Dora, Lake County, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

The following Business Environmental Risks (BERs) and/or additional considerations were identified:

- The subject property's historic use as agricultural land is considered a BER due to the potential for agricultural chemical contamination in soil and groundwater.
- Dilapidated structures, household/agricultural debris, and a reported septic tank located on the site are considered a BER due to the cost of removal.

1.1 Recommendations

It is the opinion of ECS Florida, LLC that additional environmental assessment of the subject property is not warranted at this time.