
PHASE I ENVIRONMENTAL SITE ASSESSMENT



Bed to Breakfast

123 A Street
Atown, FL 10010

| Prepared For: | | | |
|--|--------|--------------|------------------|
| Client Company My Client 321 Z Street Btown, NH 10011 | | | |
| Project Number: | PHI-01 | Report Date: | January 11, 2024 |

Environmental Consultants & Affiliates Network

17 West Water Street, Muncy, PA 17756
Telephone (570) 505-1172 Email: info@ECANLLC.com
www.ECANLLC.com



Thursday, January 11, 2024

My Client
321 Z Street
Btown, NH 10011

RE: Phase I Environmental Site Assessment
Bed to Breakfast
123 A Street
Atown, FL 10010
Project Number: PHI-01

Dear My Client:

ECAN, LLC is pleased to provide the results of the Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in accordance with the scope and limitations of ASTM Practice E 1527-21 and E 2600-15.

This report and its contents are intended for the exclusive use of the entities named on the front cover and their affiliates. No other party shall have any right to rely on, use, or distribute any service provided by Colvin Inspections, without prior written consent.

We appreciate the opportunity to provide environmental services. If you have any questions concerning this report, or require further assistance, please contact our office at 570-505-1172.

Very Truly Yours,
ECAN, LLC

Inspector Name(s): Steve Mangekian

Reviewer: Joseph M. Lyons, EP/IH

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1.0 EXECUTIVE SUMMARY

The following table is a summary of the pertinent details related to the project:

| PROJECT SUMMARY TABLE | | | | | |
|--|---------------------------|---------------------------------------|----------------------|---------------------|-------------------------|
| Name of Client: | | Client Company | | | |
| Client Contact: | | My Client | | | |
| Client Project No.: | | PHI-01 | | | |
| Description of Project: | | Phase I Environmental Site Assessment | | | |
| Reason for Phase I: | | Real Estate Transaction | | | |
| Subject Property Owner: | | B2B LLC | | | |
| Subject Property Contact & Phone Number: | | Betta Bell-Head | | 800-800-8000 | |
| Subject Property Name: | | Bed to Breakfast | | | |
| Subject Property Address: | | 123 A Street Atown, FL 10010 | | | |
| County: | Saint Lucie | Parcel Identification Number(s): | | 3518-311-0001-000-1 | |
| Longitude: | -80.276967 - -80°16'37.1" | | | Latitude: | 27.344068 - 27°20'38.6" |
| Subject Property Area: | | | 4.61-acres | | |
| Number of Buildings: | | | 4 | | |
| Approximate Building Area (Total): | | | 3,319-ft² | | |
| Year Built: | | | Circa - 1925 | | |
| Zoning Information: | | | Commercial Mixed Use | | |
| Current Subject Property Usage: | | | Bed and Breakfast | | |
| Assessor: | | | Steve Mangekian | | |
| Accompanied/Escorted By: | | | Marcus | | |
| Assessment Date: | | | 8/5/2022 | | |
| Weather Conditions: | | | 73 ° F - Sunny | | |

1.1 Subject Property Summary

At the request of Client Company, BPG Inspection, LLC, (hereinafter "we", "us", and "our") performed a Phase I Environmental Site Assessment (ESA) of the Subject Property. This assessment has been conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-21, and E 2600-15 for Phase I Environmental Site Assessments.

1.2 Summary of Findings Table

The following table summarizes the individual sections of this assessment. This table, alone, is a quick reference and does not constitute the complete assessment. The report must be reviewed in its entirety.

| FINDINGS SUMMARY | | | | | | | | |
|---------------------------------|----|------------|---------------------------------|-----|----------------|---------------------|---------------------|---|
| ASSESSMENT SECTION | NA | ACCEPTABLE | IDENTIFIED FINDINGS – NOT A REC | REC | FURTHER ACTION | REF. SECTION(S) | | |
| Historical Review | | X | | | NFA | 1.4 | 6.0 | 8.1 |
| Regulatory Review | | X | | | NFA | 1.4 | | 8.0 |
| State / Local Review | | X | | | NFA | 1.4 | 6.7 | 8.1 |
| Site Use | | X | | | NFA | 1.4 | 3.3 | 7.2 |
| Hazardous Materials | | X | | | NFA | 1.4 | | 7.3 |
| USTs | X | | | | NA | 1.4 | | 7.6 |
| ASTs | X | | | | NA | 1.4 | | 7.6 |
| PCBs | X | | | | NA | 1.4 | 7.7 | 7.8 |
| Waste / Discharges | | X | | | NFA | 1.4 | 7.4 | 7.5 7.9 |
| Surrounding Area | | X | | | NFA | 4.0 | | 8.2 |
| Brownfields | X | | | | NA | 3.2 | | 8.6 |
| ASTM NON-SCOPE FINDINGS SUMMARY | | | | | | | | |
| ACM | | X | | | NFA | 1.4 | | 9.1 |
| Lead Paint | | | X | | P-II | 1.4 | | 9.2 |
| Radon | | X | | | NFA | 1.4 | | 9.3 |
| Mold | | X | | | NFA | 1.4 | | 9.4 |
| Indoor Air Quality | | X | | | NFA | 1.4 | | 9.5 |
| Endangered Species | | | X | | P-II | 1.4 | | 9.6 |
| PFAS/PFOS | X | | | | NA | 1.4 | | 9.7 |

NA = Not Applicable NFA = No Further Action P-II = Phase II Testing P-III = Phase III Remediation

1.3 Conclusions

We have successfully performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-21, and E 2600-15 of the Subject Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report.

| RISK CONCLUSION | | |
|-----------------|----------|--|
| ✓ | Low Risk | By the documents reviewed, this Phase I ESA Assessment has not revealed evidence of <i>environmental risk</i> in connection with the existing Subject Property or adjoining/abutting Property(ies). Therefore, it is considered to be “ Low Risk ” and not required to have a Phase II Environmental Site Assessment performed. |

This assessment has not revealed evidence of *recognized environmental conditions* (RECs) or *controlled recognized environmental conditions* (CRECs) in connection with the Subject Property.

This assessment has not revealed evidence of *historical recognized environmental conditions* (HRECs) in connection with the Subject Property.

Furthermore, this assessment has not revealed evidence of *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), or *historical recognized environmental conditions* (HRECs) in connection with the surrounding/adjoining/abutting properties that would affect the Subject Property.

We have also performed cursory evaluations per E 1527-21 “Non-Scope” items such as; asbestos-containing materials, lead-based paint, radon, mold, Indoor Air Quality (IAQ) and endangered species. It is emphasized these limited screenings do not constitute a comprehensive survey of the premises and are meant only to provide a cursory evaluation regarding the overall prevalence of suspect items at the Subject Property. Refer to section [1.4](#) for recommendations if items are listed as being identified.

- Due to the original date of construction, there **could** be the potential for asbestos-containing materials (ACM) at the Subject Property.
- Considering the date of construction, lead-based paint (LBP) **could** be present at the Subject Property.
- Due to the location of the Subject Property, there should not be the potential for Radon (Rn). The EPA has identified the area as a Zone 3 level of risk. Elevated levels of Radon can be found more prevalent in Zone 1 and Zone 2 counties.
- During the assessment, our assessor conducted a cursory screening for indications of excessive or amplified mold growth, or for conditions favorable for mold growth. We did not observe any notable areas of visible mold growth in the accessed areas.
- During the assessment, our assessor conducted a cursory screening for indications may cause poor Indoor Air Quality (IAQ). We did not observe any notable areas which may influence poor IAQ in the accessed areas.

- Following the guidance of the Endangered Species Act (ESA), in which the government protects endangered and threatened plants and animals (turtles) and their habitats, we **were** able to possibly identify habitats which may restrict the use of the Subject Property.
- Due to the location, documents reviewed, and chemicals identified on or priorly used in connection of the Subject Property, there should not be the potential for Per- and polyfluoroalkyl substances (PFAS/PFOS).

Further evaluation of the items above, to confirm their presence, would require sampling by a qualified and possibly licensed professional depending on state requirements. This service is known as a Phase II Environmental Site Assessment.

1.4 Opinions and Recommendations

In compliance with CERCLA, 42 U.S.C. § 9601(35)(B) and 40 C.F.R. Part 312, of the AAI final rule and §12.6 of the ASTM E1527-21, it is in the opinion of the Environmental Professional (EP) at the time of this report there are not recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) and/or AULs that would deem further action. This is considered a Low Risk Subject Property.

There are potential ASTM Non-Scope environmental concerns within the Subject Property that may deem further action:

- ACM - Prior to any renovations or alterations of the Subject Property, sampling of any suspect ACM should be conducted by a qualified and/or licensed professional. If ACM is identified, the owner is required to comply with all regulations regarding these materials, including appropriate notifications. For complete details, refer to section [9.1](#)
- LBP - Prior to any renovations or alterations of the Subject Property, sampling of any suspect painted surfaces and delaminated paint chips should be conducted by a qualified and/or licensed professional or should be presumed to contain regulated levels of lead, and handled accordingly, unless testing indicates otherwise. Compliance with all applicable rules and regulations pertaining to lead based paint is recommended. For complete details, refer to section [9.2](#)
- Endangered Species – It has been identified that a known endangered/threatened plant(s) and/or animal(s) (Turtles), which can restrict use of the Subject Property is present. For complete details, refer to section [9.6](#)

2.0 PURPOSE AND LIMITATIONS

2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice; E 1527-13 *Phase I Environmental Site Assessment Process*, E 1527-21 *Phase I Environmental Site Assessment Process* (update 11/2021), and E 2600-15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The ASTM describes these methodologies as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions (RECs), historically recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), potential vapor encroachment screening (VES) and Brownfields designations.

The term *recognized environmental conditions (RECs)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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. Conditions determined to be *de minimis* are not RECs.

A *historical recognized environmental condition (HREC)* as defined by ASTM E1527-13 and E1527-21 is “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).” HRECs are not RECs, though they have been in the past. HRECs are *de minimis* conditions, and, therefore, are not classified as RECs. For example, many HRECs will be historical auto service centers where the hazardous waste has either been cleared by a regulatory authority or naturally depleted over time to a *de minimis* condition.

A *controlled recognized environmental condition (CREC)* is defined by ASTM E1527-13 and E1527-21 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).” For example, lead-contaminated aquifers that are filtered before becoming available for human consumption.

ASTM E2600-15 defines a *vapor encroachment screening (VES)* as the “presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the target property (TP)

caused by the release of vapors from contaminated soil or groundwater either on or near the TP.” For example, an industrial factory may have plumes that feed hazardous chemicals into the atmosphere. Properties close to this factory may be at risk for chemicals in the vapor to contaminate their soil or aquifer, or the vapors themselves could leak into the building.

The term *Brownfield* designation is a term used in urban planning to describe land previously used for industrial purposes or some commercial uses. Such land may have been contaminated with hazardous waste or pollution or is feared to be so. Generally, brownfield sites exist in a city's or town's industrial section, on locations with abandoned factories or commercial buildings, or other previously polluting operations. Small brownfields also may be found in many older residential neighborhoods. For example, many dry-cleaning establishments or gas stations produced high levels of subsurface contaminants during prior operations, and the land they occupy might sit idle for decades as a brownfield. Typical contaminants found on contaminated brownfield land include hydrocarbon spillages, solvents, pesticides, heavy metals such as lead (e.g., paints), tributyltins, and asbestos. Once cleaned up, such an area can become host to a business development such as a retail park. Even though a Subject Property may be identified within a Brownfield Designated area, it does not mean the Property itself is contaminated. Some state governments restrict development of brownfield sites to particular uses in order to minimize exposure to leftover contaminants on-site after the cleanup is completed; such properties are deed-restricted in their future usage. Some legally require that such areas are reused for housing or for new commercial use in order not to destroy further arable land. The redevelopment of brownfield sites is a significant part of new urbanism, while some brownfields are left as green spaces for recreational uses.

The chief components of this assessment are described as follows:

- Review and discussion of current Subject Property conditions regarding the presence or absence of hazardous chemicals/petroleum products; generation, treatment, storage, or disposal of hazardous, regulated or medical wastes; electrical equipment that utilizes oils which potentially contain PCBs; and bulk storage tanks (above or below ground).
- Review and discussion of the usage of adjacent and nearby properties to identify the potential for contamination (if present and/or suspected) to migrate onto the Subject Property.
- Summary of physical characteristics of the Subject Property through a review of available topographic, geologic and groundwater data.
- Research of the historic uses of the Subject Property and adjoining properties through a review of reasonably ascertainable standard sources, such as fire insurance maps (Sanborn), city directories, aerial photographs, prior reports, topographic maps, and interviews.
- A regulatory review of federal and state environmental databases, and other local environmental records, within specific search distances defined by the ASTM.

A cursory evaluation for the following “Non-ASTM” concerns, such as the following:

- ◆ Suspect Asbestos-Containing Materials (ACM)

- ◆ Lead-Based Paint (LBP)
- ◆ US EPA Designated Radon Potential (RN)
- ◆ Mold
- ◆ Indoor Air Quality (IAQ)
- ◆ Endangered Species
- ◆ Per- and polyfluoroalkyl substances (PFAS/PFOS)

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying environmental conditions.

2.2 Reason for Performing Phase I ESA

It is our understanding and belief that the Phase I ESA is being performed in consideration of a pending real estate transaction involving the Property.

2.3 Inaccessible Locations

The assessor was able to access all areas on the Subject Property. We are unaware of any other notable areas of the Subject Property that were excluded from our visual inspection.

2.4 Limitations and Exceptions

Historic research data gaps are detailed in Section [6.7](#), if applicable. No other exceptions or deletions from the ASTM Standard E 1527-21, and E 2600-15 are reported.

2.5 Abbreviations/Acronyms

We may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

| | |
|-----------|--|
| ACM | – Asbestos-containing Material |
| AST | – Aboveground Storage Tank |
| ASTM | – American Standard for Testing Materials |
| CREC | – Controlled Recognized Environmental Condition |
| EP | – Environmental Professional (EPA Recognized) |
| HREC | – Historic Recognized Environmental Condition |
| IAQ | – Indoor Air Quality |
| LBP | – Lead-based Paint |
| LAST | – Leaking Aboveground Storage Tank |
| LUST | – Leaking Underground Storage Tank |
| Pb | – Lead |
| PFAS/PFOS | – Per- and polyfluoroalkyl substances (Forever Chemical) |
| RN | – Radon |
| REC | – Recognized Environmental Condition |
| Tanks | – Registered AST/UST |

UST – Underground Storage Tank
VES – Vapor Encroachment Screening

2.6 Special Terms and Conditions

Our company has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. The methodology of this Phase I Environmental Site Assessment was consistent with the ASTM Standard Practice for E 1527-21, and E 2600-15. Findings within this report are based on information collected from observations made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. We make no representation or warranty that the past or current operations at the Subject Property are, or have been, in compliance with all applicable federal, state, and local laws, regulations and codes.

Findings, conclusions, and recommendations presented in this report are based on our visual observations of the Subject Property, the municipal research findings reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Our company relies completely on the information, whether written, graphic, or verbal, provided by the Subject Property contact(s) or as shown on any documents reviewed or received from the Subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct. Although there may have been some degree of overlap in the information provided by these various sources, we did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.

Regardless of the findings stated in this report, we are not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Subject Property and neighboring properties that could impact the Subject Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-21, and E 2600-15. The information provided in the regulatory database report is assumed to be correct and complete.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. “Reasonable efforts” are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

We are not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Site and Vicinity Characteristics

The Subject Property consists of a slightly rectangular shaped parcel located on the west side of Indian River Drive. There are 4 building(s) on the Subject Property. The Subject Property has no areas that are paved / asphalt. The parcel totals 4.61 acres. The zoning at the Subject Property is identified as Commercial Mixed Use.

The Subject Property is located in a residential area, as well as undeveloped properties.

A railroad is located on the West area of the Subject Property.

3.2 Current Use of the Subject Property

The Subject Property is a Bed and Breakfast facility. (Ref. [7.2](#) Property Use)

3.3 Description of Subject Property Improvements

The original Subject Property was part of an undeveloped land parcel improved with 4 building(s). The building(s) total an approximate 3,319 ft² building spaces.

The building was reported to have been constructed in circa 1925 for residential use.

3.4 Utilities/Source of Heating

| TYPE | DESCRIPTION |
|-----------------------|-------------|
| Water Service: | Well |
| Sewer Service: | Onsite |
| Heating: | Electric |

3.5 Physical Setting

3.5.1 Topography

According to the United States Geological Survey (USGS) 7.5 Minute Series Topographic Map, the Subject Property is located at approximately 23 feet above mean sea level.

3.5.2 Soils

Based on the United States Department of Agriculture - Soil Conservation Service data, the following table depicts the dominant soil classification/type at the Subject Property:

| | |
|-----------------------------|---------------|
| Soil Component Name: | Paola, Series |
|-----------------------------|---------------|

| | |
|---|----------------------|
| Soil Surface Texture: | Sand |
| Hydrologic Group: | Class A |
| Soil Drainage Class: | Excessively drained. |
| Hydric Status: | 0 |
| Corrosion Potential to Uncoated Steel: | Moderate |
| Depth to Bedrock Minimum: | >203 inches |

3.5.3 Geology

Based on a review of the United States Geological Survey (USGS), the geologic formation in the vicinity of the Property is the Anastasia Formation. The Atlantic Coastal Ridge is underlain by the Anastasia Formation from St. Johns County southward to Palm Beach County. Excellent exposures occur in Flagler County in Washington Oaks State Park, in Martin County at the House of Refuge on Hutchinson Island and at Blowing Rocks in Palm Beach County. An impressive exposure of Anastasia Formation sediments occurs along Country Club Road in Palm Beach County. The Anastasia Formation generally is recognized near the coast but extends inland as much as 20 miles (32 kilometers) in St. Lucie and Martin Counties. The Anastasia Formation, is composed of interbedded sands and coquinaoid limestones. The most recognized facies of the Anastasia sediments is an orangish brown, unindurated to moderately indurated, coquina of whole and fragmented mollusk shells in a matrix of sand cemented by sparry calcite. Sands occur as light gray to tan and orangish brown, unconsolidated to moderately indurated, unfossiliferous to very fossiliferous beds. The Formation forms part of the surficial aquifer system.

3.5.4 Hydrology

The following table identifies the hydrology for the Subject Property:

| | |
|--|--------------|
| Groundwater Flow Direction*: | Not reported |
| Depth to Groundwater (approx.): | 10-15 ft. |
| National Wetland Inventory**: | No |
| State Wetland Restriction***: | No |
| FEMA 100 Year Flood Plain: | YES |
| FEMA 500 Year Flood Plain: | No |

* Groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures or dewatering operations.

** A county may be recognized in the National Wetland Inventory but does not mean that the Property itself is subject to be listed.

*** A Property can be identified in a state identified wetland inventory and not listed in the National Wetland Inventory.

4.0 SURROUNDING VICINITY CHARACTERISTICS

4.1 Surrounding Area

The surrounding area is characterized by residential, as well as undeveloped properties.

A railroad is located to the West of the Subject Property.

Wetlands are located to the East of the Subject Property.

The surrounding area is not depicted as being a Brownfield designated area.

4.2 Adjoining/Abutting Properties Table

The following table describes adjacent and abutting properties current usage:

| DIRECTION | DESCRIPTION |
|-----------|--|
| North- | Residential Properties |
| East- | Indian Drive and Indian River |
| South- | Residential Properties |
| West- | Railroad, Undeveloped Properties, Residential Properties |

5.0 Chain of Title, AULs, Liens, Easements and Specialized Knowledge

5.1 Chain of Title

A complete review of a Chain of Title was included in the scope of work for this assessment project. The Chain of Title was researched from January 1, 1940, to August 10, 2022. No inaccuracies, liens, or fraudulent conveyance in the Chain of Title were identified.

| TITLE VESTED IN | TITLE RECEIVED FROM | DATE RECORDED | INSTR # |
|---|---|-----------------|-----------|
| Bettina Bell-Head | Deborah J. Piowaty, a widow | May 24, 2016 | 3871/1504 |
| Deborah J. Piowaty and James W. Piowaty | James W. Piowaty and Deborah J. Piowaty, Trustees | August 15, 2005 | 2332/2707 |
| James W. Piowaty and Deborah J. Piowaty, Trustees | James W. Piowaty and Deborah J. Piowaty | July 24, 1991 | 748/923 |
| James W. Piowaty and Deborah J. Piowaty | James W. Piowaty and Deborah J. Piowaty, Trustees | July 3, 1991 | 745/1541 |
| James W. Piowaty and Deborah J. Piowaty, Trustees | Florence Hardwick, a widow of Sam W. Hardwick | April 9, 1977 | 266/1557 |
| James W. Piowaty and Deborah Piowaty | Florence Hardwick, a widow of Sam W. Hardwick | July 28, 1972 | 204/1989 |

5.2 Environmental Liens

Public Records were searched from January 1, 1940, to August 10, 2022. Environmental liens on the Subject Property were not found in record during the period searched.

5.3 Activity or Use Limitations (AULs)

Public Records were searched from January 1, 1940, to August 10, 2022, Activity or use limitations on the Subject Property were not found in record during the period searched.

5.4 Easements

Public Records were searched from January 1, 1940, to August 10, 2022, Easements on the Subject Property were not found in record during the period searched.

5.5 Commonly Known or Specialized Knowledge

Commonly known or specialized knowledge of the Subject Property was not reported to us by the Client or Subject Property owner/representative.

5.6 Subject Property Value Reduction due to Environmental Conditions

No information was provided to us by the Client or Subject Property owner/representative regarding a reduction of the Subject Property value due to environmental problems or conditions.

6.0 HISTORICAL RECORDS REVIEW

Our company has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Subject Property. Standard historical sources have been sought in an attempt to document the past uses of the Subject Property as far back as it can be shown that the Subject Property contained structures; or from the time the Subject Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

6.1 Fire Insurance Maps

Fire insurance maps were created for insurance underwriters and often contain information regarding the uses of individual structures and the locations of fuel and/or chemical storage tanks that may have been on a particular property. These maps were generally prepared for urban areas beginning in the middle to late 1880s and continuing generally into the 2000s.

A search of Fire Insurance Maps for the Subject Property and surrounding area was conducted by Envirosearch. Envirosearch provided a Fire Insurance Map report indicating that no coverage of the Subject Property was found.

6.2 Topographic Map Review

Due to the availability of alternate historic sources, as well as the review did not provide any significant data, though researched historical topographic maps were not added into the report.

6.3 City Directory Listings

A City Directory Abstract Report for the Subject Property address was provided by Envirosearch. City Directories for the years 2018 through 1916 were provided for review at approximately three to six-year intervals. The Subject Property address was listed as follows:

| YEAR(S) | SUB-ADDRESS | NAME / DESCRIPTION |
|---------|-------------|-------------------------------------|
| 2018 | | No Listing |
| 2015 | | CATHLEEN PIOWATY DEBORAH PIOWATY |
| 2006 | | James & Deborah Piowaty |
| 2001 | | James Piowaty |
| 1998 | | James & Deborah Piowaty |
| 1992 | | Piowaty James W & Marie |
| 1987 | | Piowaty James W |
| 1983 | | Young Monica |
| 1978 | | Piowaty James W |
| 1973 | | Piowaty James W |
| 1968 | | Hardwick Saml |
| 1964 | | Hardwick Saml |

| | | |
|----------------------------|--|-----------------|
| 1960 | | Hardwick Saml W |
| No Further Listings | | |

6.4 Aerial Photograph Review

A search of Aerial Photographs for the Subject Property and surrounding area was conducted by Envirosite. Envirosite provided an Aerial Photography report of several historic photographs depicting the Subject Property. The following pertinent details were obtained from review of the report:

| YEAR(S) | DESCRIPTION | |
|--|----------------------------|-----------------|
| 1944, 1950, 1958, 1969, | Subject Property | Developed land. |
| 1970, 1980, 1984, 1994, 1999, 2007, 2010, 2013, 2016, 2017, 2019, 2022 | Adjacent Properties | Developed Land. |

6.5 Prior Investigation Reports

We were not given prior investigative reports.

6.6 Other Historical Research / Records

No other historical research or records were reviewed or provided.

6.7 Data Gaps

Historic land use data prior to 1944 was not readily available at the time of the assessment. The date of the first developed use of the Subject Property was determined to be circa 1925 with the construction of existing buildings. It is our opinion that no significant data gaps were identified with regard to historical use research.

6.8 Summary and Conclusion of Historic Use Research

Based upon the historic use research, the Subject Property was improved with the current building in circa 1925. The building has been used for residential purposes since its construction. The building was then in process to become a bed and breakfast. The exact nature of the prior tenant's operations were not determined, but are assumed to have residential. Prior to the existing development, the Subject Property consisted of undeveloped wooded lands. The findings of the historic records review did not identify any prior uses of the Subject Property that are considered to be *recognized environmental conditions* in connection with the Subject Property.

7.0 SITE RECONNAISSANCE/INTERVIEWS

7.1 Interviews

Our assessor(s) Steve Mangekian, conducted the site reconnaissance on August 5, 2022. The assessor was escorted by Marcus. Information obtained from the interview is incorporated into appropriate sections of this report.

7.2 Subject Property Use

The Subject Property is utilized for as a Bed and Breakfast purposes.

7.3 Hazardous Substance/Petroleum Products Storage/Handling

No significant quantity of hazardous substance/petroleum product storage or handling was noted at the Subject Property at the time of the assessment. No evidence of any spills, releases of hazardous substances or petroleum products was noted at the Property during the site reconnaissance.

7.4 Waste Generation, Storage and Disposal

Conventional solid waste generated at the Subject Property is stored in trash cans/bags, placed in outdoor dumpsters and disposed of via a private pickup service. No evidence of the improper disposal of hazardous wastes was observed.

No additional wastes were observed to be generated, stored or disposed of at the Subject Property during the site assessment.

7.5 Waste Water Discharges

Sanitary sewage generated at the Subject Property is discharged into private sewer lines for off-site treatment. Storm water at the Subject Property drains onto the ground surface and flows to the street. No material concerns were noted with either discharge.

7.6 Bulk Petroleum Storage Tanks

Evidence of any past or present underground storage tanks (USTs) was not identified during the site reconnaissance. Evidence of any past or present aboveground storage tanks (ASTs) was not identified during the site reconnaissance. However, we cannot rule out the possibility that petroleum heating fuels may have been stored and used on the Subject Property in the past. The Subject Property was not identified in the regulatory database report, provided by ENVIROSITE, as a UST/AST site, LUST or Spills site.

7.7 Polychlorinated Biphenyls (PCBs)

One (1) utility owned, pole mounted, electric transformers were observed which are located on the south side of the Subject Property. No evidence of transformer fluid leakage was observed. No suspected PCB containing hydraulic equipment was identified at the Subject Property.

7.8 Hydraulic Equipment/Storage

No evidence of any hydraulic equipment or storage was identified during the site reconnaissance. However, we cannot rule out the possibility that items containing hydraulic fluid may have been used and stored on the Subject Property in the past.

7.9 Drains/Sumps

No floor drains or sump pits were noted at the Subject Property other than for sewage management. No environmental concerns were noted with these systems. No additional floor drains or sump pits were noted at the Subject Property.

7.10 Exterior Pits/Ponds/Lagoons

No evidence of pits, ponds or lagoons was identified on the Subject Property in connection with waste treatment or disposal.

7.11 Stained Soil, Pavement/Stressed Vegetation

No staining of soils or pavement, or evidence of stressed vegetation, was noted during the assessment.

7.12 Groundwater Wells and Septic Systems

Three (3) wells are present. A groundwater well is present on the Subject Property for residential usage and the others are assumed for irrigation purposes only and not for consumption.

An onsite septic system is present (unknown location) which consists of an unknown size septic tank.

7.13 Fill Material

No evidence of recently deposited or non-native fill materials was noted at the Subject Property. Based on the location and history of the Subject Property, historic urban fill materials may exist on the Subject Property.

8.0 REGULATORY RECORD REVIEWS

A search of environmental regulatory databases, by service from EnviroSite, was conducted in accordance with the requirements of the ASTM. We have also reviewed the “unmappable” listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence but are identified as being located within the general area of the Property based on the partial street address, city name or zip code. In general, a listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Any listings from the unmappable summary that were identified by us as a result of the area reconnaissance and/or cross-referencing to mapped listings are included in the corresponding database discussion within this section.

| REGULATORY DATABASE | SEARCH DISTANCE | ON-SITE LISTINGS | ADJ. PROPERTY LISTINGS | TOTAL WITHIN SEARCH DISTANCE |
|--|-----------------|------------------|------------------------|------------------------------|
| Fed. NPL | 1-mile | 0 | 0 | 0 |
| Fed. Delisted NPL | ½-mile | 0 | 0 | 0 |
| Fed. CERCLIS | ½-mile | 0 | 0 | 0 |
| Fed. CERCLIS-NFRAP | ½-mile | 0 | 0 | 0 |
| Fed. RCRA CORRACTS | 1-mile | 0 | 0 | 0 |
| Fed. RCRA TSD | ½-mile | 0 | 0 | 0 |
| Fed. RCRA LQG & SQG (Generators) | Site & Adj. | 0 | 0 | |
| Fed. SEMS_8R_ACTIVE SITES | | 0 | 0 | 0 |
| Fed. ERNS | Site | 0 | | |
| State & Tribal SHWS equiv. NPL & CERCLIS | 1-mile | 0 | 0 | 0 |
| State & Tribal SWF/LF | ½-mile | 0 | 0 | 0 |
| State & Tribal LUST | ½-mile | 0 | 0 | 0 |
| State & Tribal LAST | ½-mile | 0 | 0 | 0 |
| State & Tribal Registered Stor. Tank | Site & Adj. | 0 | 0 | |
| Fed., State & Tribal ENG. Control List | ½-mile | 0 | 0 | 0 |
| Fed., State & Tribal INST. Control List | ½-mile | 0 | 0 | 0 |
| DWM CONTAM - FL | ½-mile | | | |
| SEMS_8R_ACTIVE SITES | ½-mile | 0 | 0 | 0 |
| State & Tribal VCP | ½-mile | 0 | 0 | 0 |
| State, Tribal & Local. Brownfields | ½-mile | 0 | 0 | 0 |
| Spills | Site | 0 | 0 | |
| Hist. US Auto Station | Site & Adj. | 0 | 0 | |
| Hist. US Cleaners | Site & Adj. | 0 | 0 | |

- The results of the review for each database are discussed below. The locations for the facilities discussed in this section are shown on the figures in the full ENVIROSITE report, included as Appendix D.
- The chart above is a summary of major potential concerns that could have an impact on the Property and does not represent the entire review, included as Appendix D.
- According to the EPA Policy Toward Owners of Property Containing Contaminated Aquifers, dated July 3, 1995, the EPA will not take enforcement action against a property owner who owns property under which is an aquifer contaminated by subsurface migration from an off-site source or sources. Therefore, the Subject Property owner would not be liable for any contamination of the underlying aquifer that was attributed to an off-site source.

8.1 On-Site Database Listings

The Subject Property was not identified on regulatory databases reviewed.

8.2 Adjoining/Abutting Property Database Listings

No adjoining/abutting properties were identified on regulatory databases reviewed.

8.3 Vapor Encroachment Conditions

ASTM – Vapor Encroachment Screening (VES) is the “presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP.”

- Neither the Subject Property nor any surrounding properties were identified as causing vapor encroachment.

8.4 Federal Agency Record Review

EPA – The National Priorities List (NPL), also known as the Superfund list, is the United States Environmental Protection Agency (USEPA) listing of uncontrolled or abandoned hazardous waste sites. These sites are targeted for possible long-term remedial action under the Superfund Act of 1980. The list is primarily based on the EPA’s Hazardous Ranking System.

- No NPL listing was identified within a one-mile radius of the Subject Property.

EPA – Delisted NPL Site List (DNPL) provides a list of sites formerly listed on the NPL that have since been “de-listed” after the EPA has determined that no further response is appropriate.

- No DNPL listings were identified within a 1/2-mile radius of the Subject Property.

EPA – The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is the EPA database of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation, by the EPA for the release or threatened release of hazardous substances.

- No CERCLIS listings were identified within a 1/2-mile radius of the Subject Property.

EPA – CERCLIS-NFRAP (No Further Remedial Action Planned) is the EPA database of archived sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA’s knowledge, assessment at a site has been completed and that the EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time.

- No CERCLIS-NFRAP listings were identified within a 1/2-mile radius of the Subject Property.

EPA – The Resource Conservation and Recovery Information System (RCRIS) is a database of facilities, which generate or treat, store or dispose of EPA regulated hazardous waste, or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). Inclusion on this database does not imply that mishandling or a release of hazardous waste has occurred at the facility. RCRIS categories are as follows:

Corrective Action (CORRACTS) list is a list of hazardous waste treatment, storage or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) that have been notified by the USEPA to undertake corrective action under RCRA.

- No CORRACTS listings were identified within a one-mile radius of the Subject Property.

Treatment, Storage and Disposal Facilities (TSD). Facilities listed under TSD are sites that treat, store and/or dispose of EPA regulated hazardous waste.

- No TSD listings were identified within a ½-mile radius of the Subject Property.

Large Quantity Generators (LQG). Facilities listed under LQG either generate more than 1000 kilograms (kg) of EPA regulated hazardous waste per month or meet other applicable requirements of RCRA.

- Neither the Subject Property nor any adjoining properties were listed on the LQG database.

Small Quantity Generators (SQG). Facilities listed under SQG either generate from 100 kilograms (kg) to 1000 kg of EPA regulated hazardous waste per month or meet other applicable requirements of RCRA.

- No SQG (Small Quantity Generators) listing was identified within a ½-mile radius of the Subject Property.

EPA – The Emergency Response Notification System (ERNS) is a national database used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, in quantities greater than the reportable quantity, as maintained at the National Response Center. The database contains preliminary information from spill reports made to various federal departments including the EPA.

- No listings were identified for the Subject Property.

8.5 State Agency Record Review

State Hazardous Waste Sites (SHWS) database contains potential or confirmed hazardous substance release properties. This is the state equivalent to NPL and CERCLIS.

- No SHWS were identified within a one-mile radius of the Subject Property.

Solid Waste Facility/Landfill (SWF/LF) list provides information on the location of registered state landfills and associated transfer facilities.

- No SWF/LF listing was identified within a ½-mile radius of the Subject Property.

Leaking Underground Storage Tank (LUST) is a comprehensive listing of all reported active and inactive leaking storage tank sites.

- No listings were identified within a ½-mile radius of the Subject Property.

Leaking Aboveground Storage Tank (LAST) is a comprehensive listing of all reported active and inactive leaking storage tank sites.

- No listings were identified within a ½-mile radius of the Subject Property.

Registered Storage Tank Database is the listing of registered storage tank sites. This includes the AST and UST databases.

- Neither the Subject Property nor the adjoining properties were identified as listed on the UST/AST databases.

Engineering Controls Site Listing (ENG Controls) list provides information on the location of remediation sites using engineering controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

- No ENG Control listings were identified within a ½-mile radius of the Subject Property.

Institutional Controls Site Listing (INST Controls) list provides information on the location of remediation sites using institutional controls as part of the response action. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on-site. Deed restrictions are generally required as part of the institutional controls.

- No INST Control listings was identified within a ½-mile radius of the Subject Property.

SEMS_8R_ACTIVE SITES. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

No listings were identified within a ½-mile radius of the Subject Property.

Voluntary Cleanup Program (VCP) list provides information on the location of sites involved in a Voluntary Cleanup Program. Under a Voluntary Cleanup Program, a property owner will

voluntarily enter into an agreement with a state or local environmental regulatory agency to conduct an investigation and remediation for specific area(s) of concern.

- No VCP listings were identified within a ½-mile radius of the Subject Property.

8.6 Brownfields

Brownfields (BF) list provides information on the location of sites involved in a federal, state, or local Brownfields program.

- No BF listings were identified within a ½-mile radius of the Subject Property.

8.7 Additional Environmental Records

Additional Environmental Records identify the listings of any hazardous substances or petroleum products that has/had occurred in connection with the Subject Property. Those identified may be under State/municipal specific database(s), State/municipal run programs, and/or State/municipal historic databases.

- Neither the Subject Property nor the adjoining properties were identified on other current environmental databases.

8.8 Historically Recognized Environmental Conditions

Historically Recognized Environmental Conditions (HRECs) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls. HRECs are *de minimis* conditions, and, therefore, are not classified as RECs.

US Historical Auto Station is a comprehensive listing of all reported active and inactive auto stations in connection with the Subject Property.

- Neither the Subject Property nor the adjoining properties were identified as listed on the US Hist. Auto Stat. databases.

US Historical Cleaners is a comprehensive listing of all reported active and inactive drycleaners in connection with the Subject Property.

- Neither the Subject Property nor the adjoining properties were identified as listed on the US Hist. Cleaners databases.

8.9 Local Government Agencies

County Appraisal District:

- We conducted a search of publicly accessible records for the Property address on the Real Property Account Information website.

The Subject Property was not identified on other databases not covered by the ASTM standards within the local government agencies.

Review of the remaining sites identified within the ASTM search parameters did not identify any site that is considered to be a recognized environmental condition in connection with the Subject Property.

9.0 NON-ASTM SCOPE CONCERNS

9.1 Asbestos-Containing Material (ACM)

Due to the original date of construction, there is the potential for asbestos-containing materials at the Property. No suspect friable materials were observed in the accessed areas. Additional quantities of ACM or suspect ACM may exist in enclosed areas or areas not accessed during the assessment. It is emphasized that this limited screening does not constitute a comprehensive asbestos survey of the premises and is meant only to provide a cursory evaluation regarding the overall prevalence of suspect ACM at the Subject Property.

9.2 Lead-Based Paint

Considering the date of construction, lead-based paint may be present at the Subject Property. Painted surfaces were noted to be in conditions ranging from good to poor in accessed units. Areas of damaged peeling and delaminating painted surfaces were observed.

9.3 Radon

Radon is a naturally occurring, colorless, odorless gas that is a byproduct of the decay of radioactive materials potentially present in bedrock and soil. Radon gas may enter the lowest level of a building through floor cracks, structural joints or plumbing conduits. The United States Environmental Protection Agency (USEPA) guidance level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L). The guidance level is not a regulatory requirement for private owners of commercial real estate but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

Based on information obtained from data obtained by the USEPA, the Subject Property is located in an area with a low potential for radon concentrations that exceed current USEPA action guidelines. Saint Lucie County is classified as a Zone 3 or 'low risk' area for radon. Considering the low-risk area, radon is not considered a significant concern.

9.4 Mold

During the assessment, we conducted a cursory screening for indications of excessive or amplified mold growth, or for conditions favorable for mold growth. We did not note any visible mold growth.

9.5 Indoor Air Quality (IAQ)

During the physical site assessment, we conducted a cursory screening for conditions which may influence poor IAQ. We did not note any major items that would cause unfavorable conditions.

9.6 Endangered Species

Following the guidance of the Endangered Species Act (ESA), in which the government protects endangered and threatened plants and animals (turtles) and their habitats the presence of the listed

species **could** restrict use of Subject Property. To ensure that proposed activities do not adversely affect endangered or threatened species as well as their critical habitats, you will need to contact the local DEP or DOH.

9.7 PFAS/PFOS

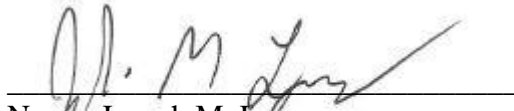
Per- and polyfluoroalkyl substances are known to persist in the environment and are commonly described as persistent organic pollutants, also known as "forever chemicals". PFAS exposure is linked to increased risk of decreased antibody response, dyslipidemia (abnormally high cholesterol), decreased infant and fetal growth, and increased risk of kidney cancer. The guidance is not a regulatory requirement for private owners of commercial real estate but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

Based on information obtained from data, site review of chemicals, and adjoining property(ies) usage, the Subject Property is not considered a significant concern.

10.0 ENVIRONMENTAL PROFESSIONAL (EP) ATTESTMENT

BPG Inspection, LLC has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 2252.

I, Joseph M. Lyons, declare that, to the best of my professional knowledge and belief, meet the definition of Environmental Professional (EP) as defined by the Environmental Protection Agency and ASTM referenced in 40 C.F.R. § 312.10(b). By my signature, 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.


Name: Joseph M. Lyons
Environmental Professional (EP)
Industrial Hygienist (IH)

10.1 EP Statement of Qualifications (SOQ)

Joseph M. Lyons has been extensively involved in environmental development and operations since 1994. Joe was Executive Vice President of Environmental Solutions Association from 2002 until its closure in February 2015. He was also a prior Vice President of a nationally recognized environmental consulting firm which specialized in catastrophic disaster assessments and remediation and he also served as President of a national environmental franchise. Prior to 1994, Mr. Lyons was a previous manager for a large International pharmaceutical company in which he had overseen department staff and wrote operation procedures recognized by the FDA. Joe also had owned and operated businesses directly involved in; home/commercial inspection, general contracting, historical and antique restoration/preservation, environmental assessments and remediation, and environmental franchise opportunities. He has held over eleven state and national certifications and/or licenses in environmental and home inspection fields. During his career he has performed several thousand field assessments involving residential/commercial building assessments, environmental consulting, performed and overseen Phase I Environmental Site Assessments since 1994, radon assessments and mitigation, state licensed in lead (Lead Inspector and Risk Assessor) and Asbestos Assessments/Abatements, and was also a certified home inspector with experience in residential and commercial construction. He has performed HUD inspections such as Pre-REAC, PNAs, ADA and also worked/overseen maintenance/grants contracts with multiple Housing Authorities. He has written and reviewed over 3,000 mold remediation specification reports. Joe is actively involved in overseeing large scale remediation and assessment projects in mold, radon, IAQ and Phase I. He has delivered several hundred courses in environmental issues over recent years and has developed industry standards for mold sampling and assessments. Joe has also developed or assisted in writing over twenty environmental courses which are recognized by twenty-seven state, national associations, and governing bodies. He is an EPA approved trainer and QA manager for the EPA's Renovation, Repair, and Painting Rule and the Dust Wipe Sampling Technician courses. He is Certified by ICC as Residential Building Codes and Commercial Building Codes Inspector as well as PA Unified Construction Codes UCC certified.

11.0 REFERENCES

Fire Insurance Map Report

The EnviroSite Corp City Directory Abstract

The EnviroSite Corp Government Records

The EnviroSite Corp Aerial Photo Decade Package

The EnviroSite Corp Building Permit Report

The Chain of Title Report

The EnviroSite Corp Environmental Lien

County Property Appraisal District

Department of Environmental Protection

Property Shark

Zillow

LoopNet

12.0 APPENDICES

| | |
|------------|--|
| Appendix A | Site Photographs |
| Appendix B | Maps/Diagrams |
| Appendix C | Historical Land Use Documentation/Maps |
| Appendix D | Additional Environmental Document |
| Appendix E | Regulatory Database Report Summary |



Appendix A

Site Photographs



Detached office building



Detached office building



Outhouse



Horse Barn



Horse Barn



Horse Barn



Possible Turtle Habitats



Suite



Suite



Rear of main house



Front of House



Side of House



Rear of House



Rear of House



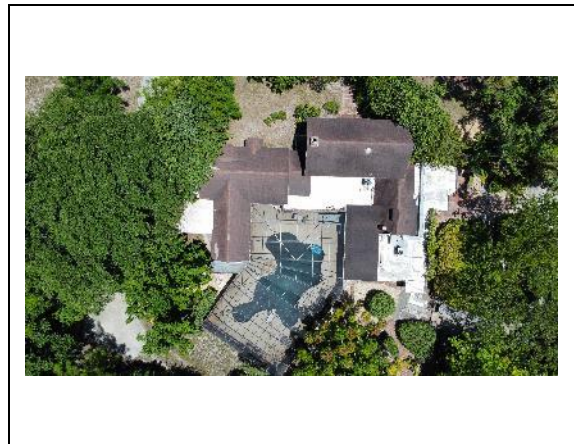
Rubbish in woods near tracks



RR at rear of property



Drone of property



Drone of Main house



Drone of Suite



Drone of Field



Drone of Boat House



Drone of Main house



Drone of Dock



Utility Shed



Field



Field

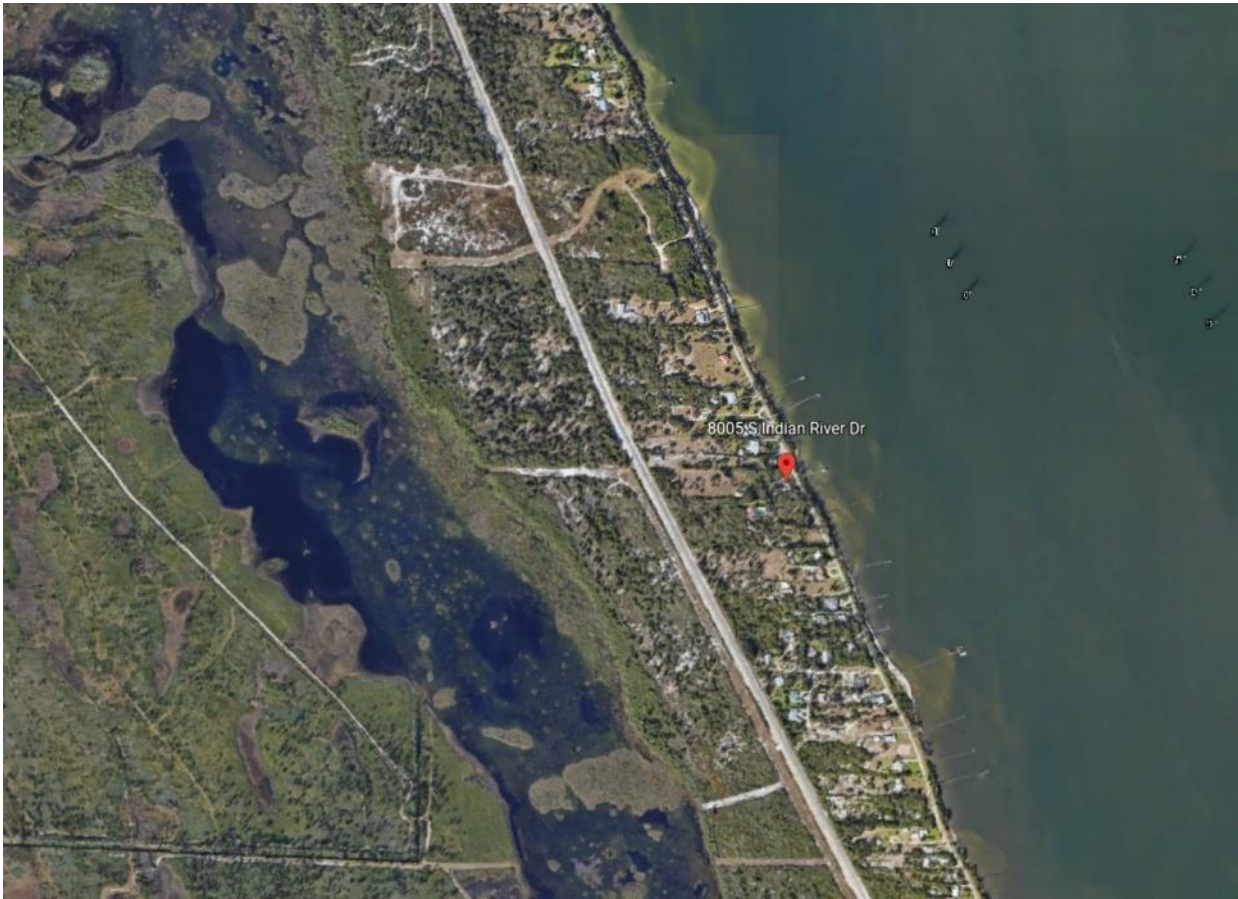


Field



Appendix B

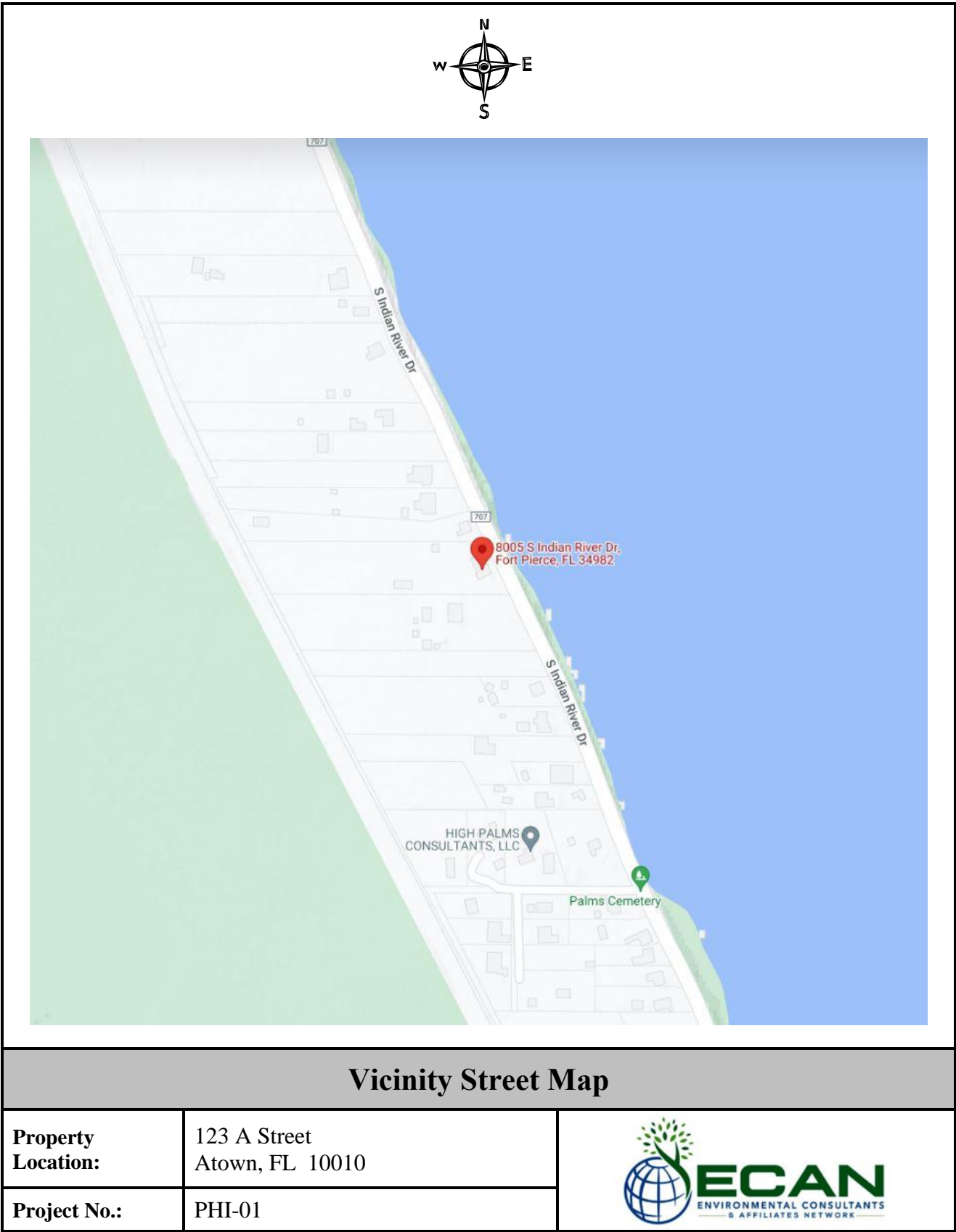
Current Aerial/Location Maps



Vicinity Map

| | |
|--------------------|---------------------------------|
| Property Location: | 123 A Street Atown, FL 10010 |
| Project No.: | PHI-01 |







Buyers Protection Group

Appendix C

Historical Land Use Documentation/Maps

Aerial Decade Photo Maps

Historical Aerial Photo Report

2022

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. EnviroSite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

ENVIROSITE SEARCHED SOURCES**SUBJECT PROPERTY:**

Chip Abele
8005 S Indian River Dr
Fort Pierce, FL, 34982

YEAR:

1944
1950
1958
1969
1970
1980
1984
1994
1999
2007
2010
2013
2016
2017
2019
2022

SCALE:

1" = 500'
1" = 500'
1" = 500'
1" = 1,000'
1" = 500'
1" = 1,000'
1" = 1,000'
1" = 500'
1" = 500'
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1" = 500'

SOURCE:

U.S.D.A
U.S.G.S
U.S.D.A
U.S.G.S
U.S.D.A
U.S.G.S
NHAP
DOQ
DOQ
NAIP
NAIP
NAIP
NAIP
NAIP
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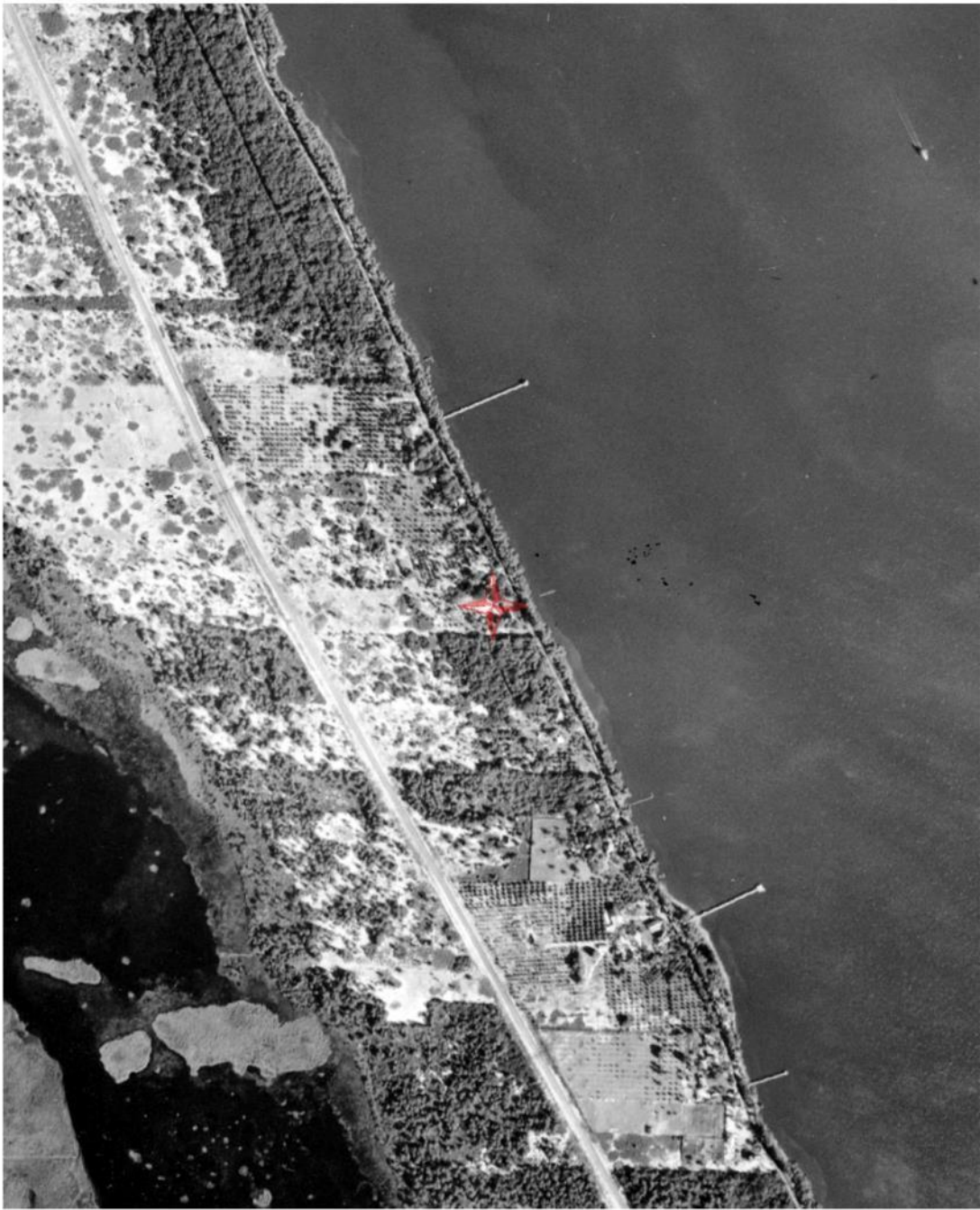
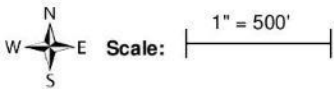
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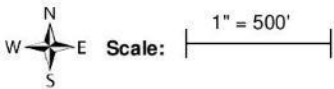
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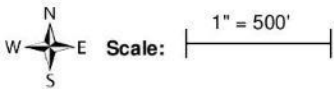
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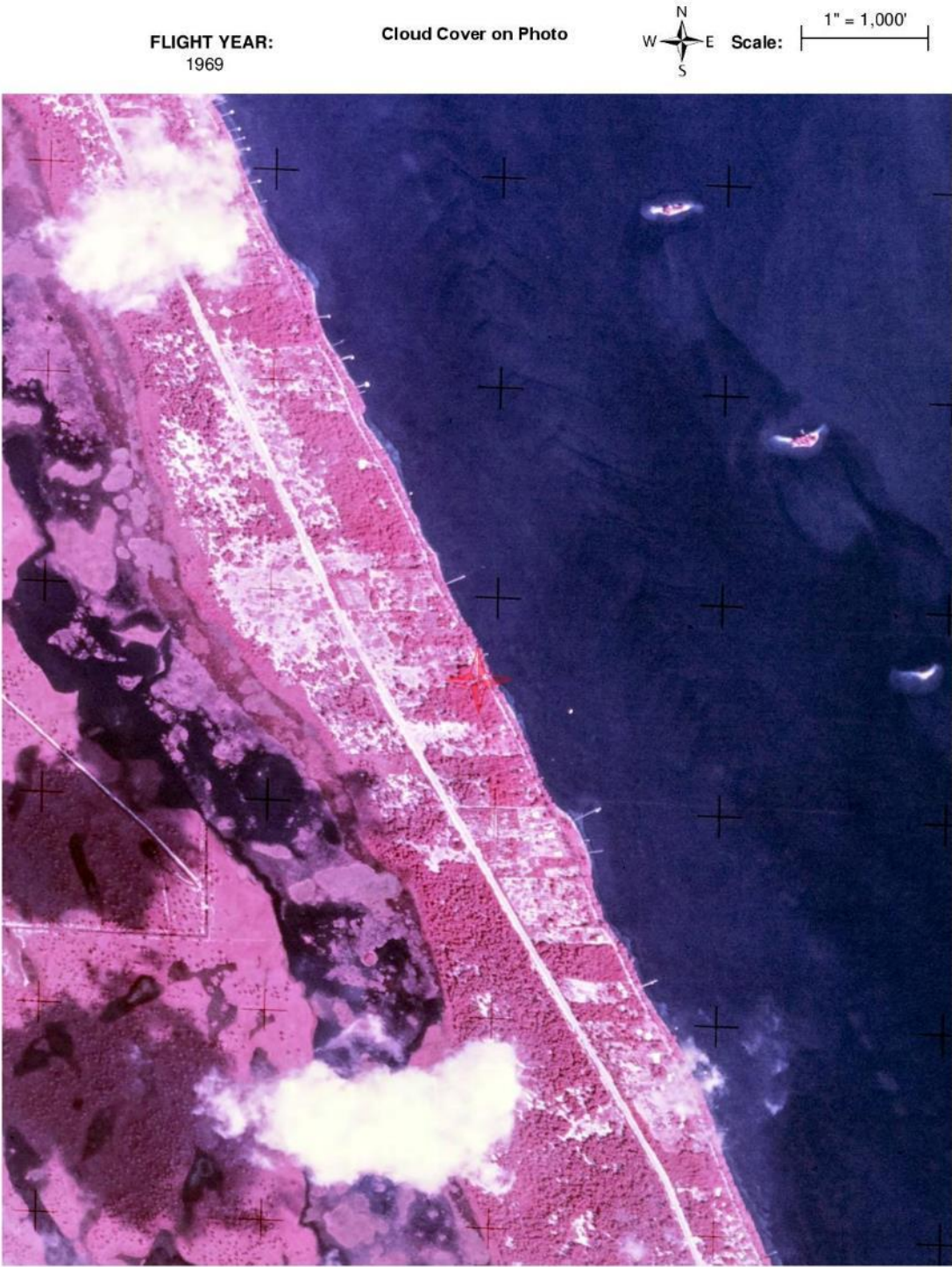


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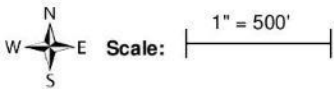


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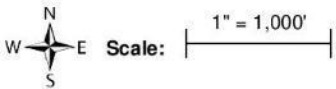




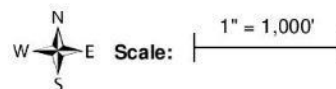
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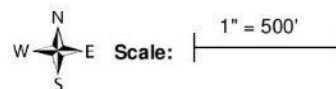


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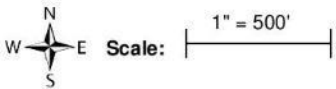


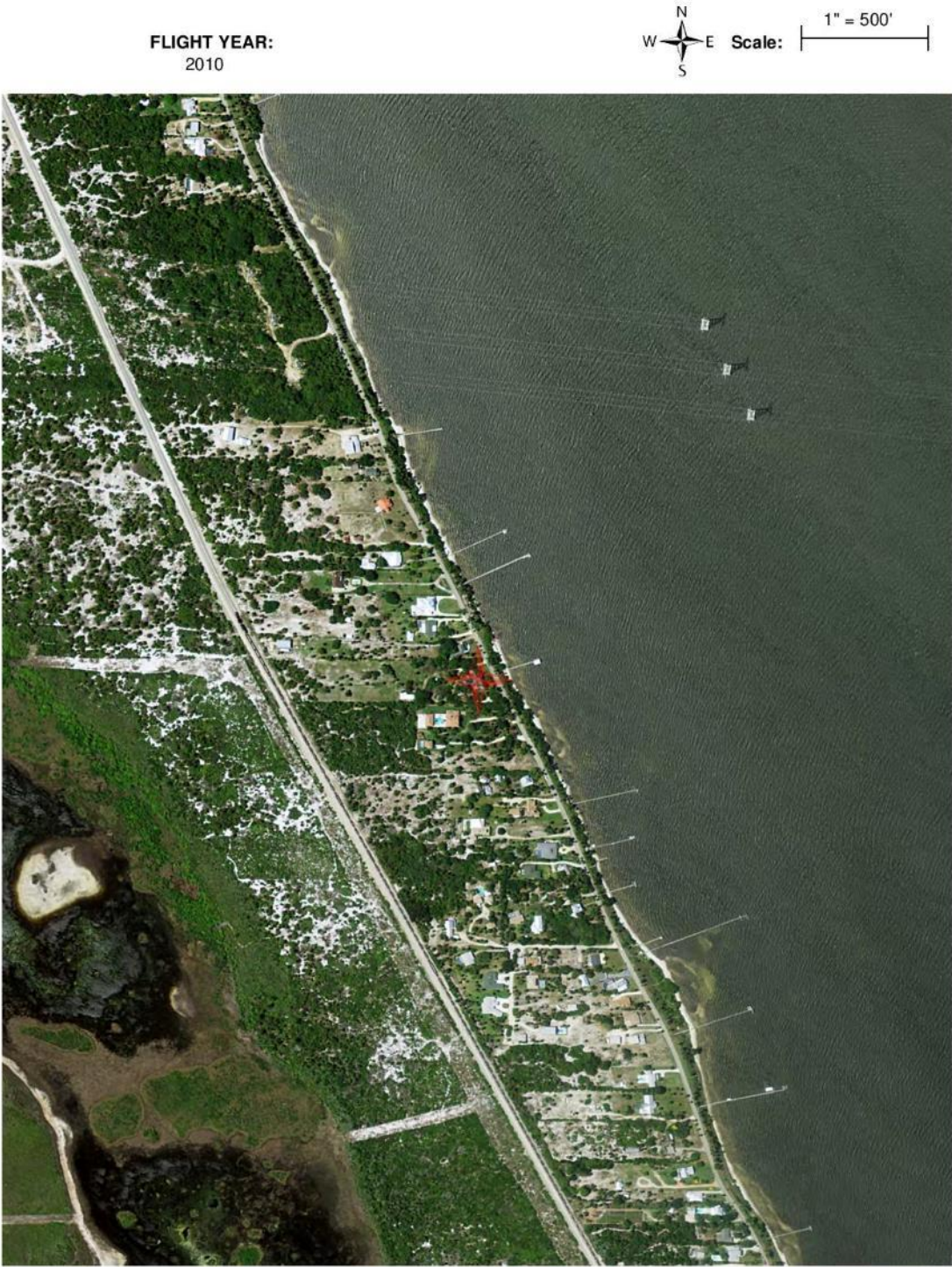


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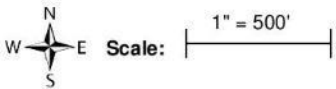
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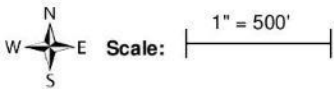




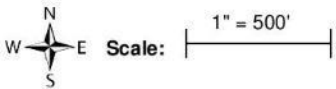
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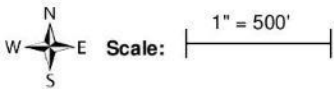
FLIGHT YEAR:
2017



FLIGHT YEAR:
2019



FLIGHT YEAR:
2022



Topographical Maps

Envirosite Historical Topographic Map Report**2022**

Envirosite's Historical Topographic Map Report is designed to assist in evaluating a subject property resulting from past activities. EnviroSite's Historical Topographic Map Report includes a search of USGS historical topographic maps, dating back to the early 1900s.

TOPOGRAPHIC MAPS FOUND:

| | <u>Map Name:</u> | <u>Year:</u> | <u>Revision Year:</u> | <u>Scale:</u> |
|----|------------------|--------------|-----------------------|---------------|
| 1. | <u>Ankona</u> | 1948 | N/R | 1 : 24000 |
| 2. | <u>Ankona</u> | 1948 | 1970 | 1 : 24000 |
| 3. | <u>Ankona</u> | 1948 | 1983 | 1 : 24000 |
| 4. | <u>Ankona</u> | 1950 | N/R | 1 : 24000 |
| 5. | <u>Ankona</u> | 2012 | N/R | 1 : 24000 |
| 6. | <u>Ankona</u> | 2015 | N/R | 1 : 24000 |
| 7. | <u>Ankona</u> | 2018 | N/R | 1 : 24000 |
| 8. | <u>Ankona</u> | 2021 | N/R | 1 : 24000 |

The USGS 7.5 minute series includes scales 1:24,000 / 1:25,000 / 1:31,680. The USGS 15 minute series includes scales 1:48,000 / 1:62,500 / 1:63,360. The USGS 30x60 minute series scale is 1:100,000.

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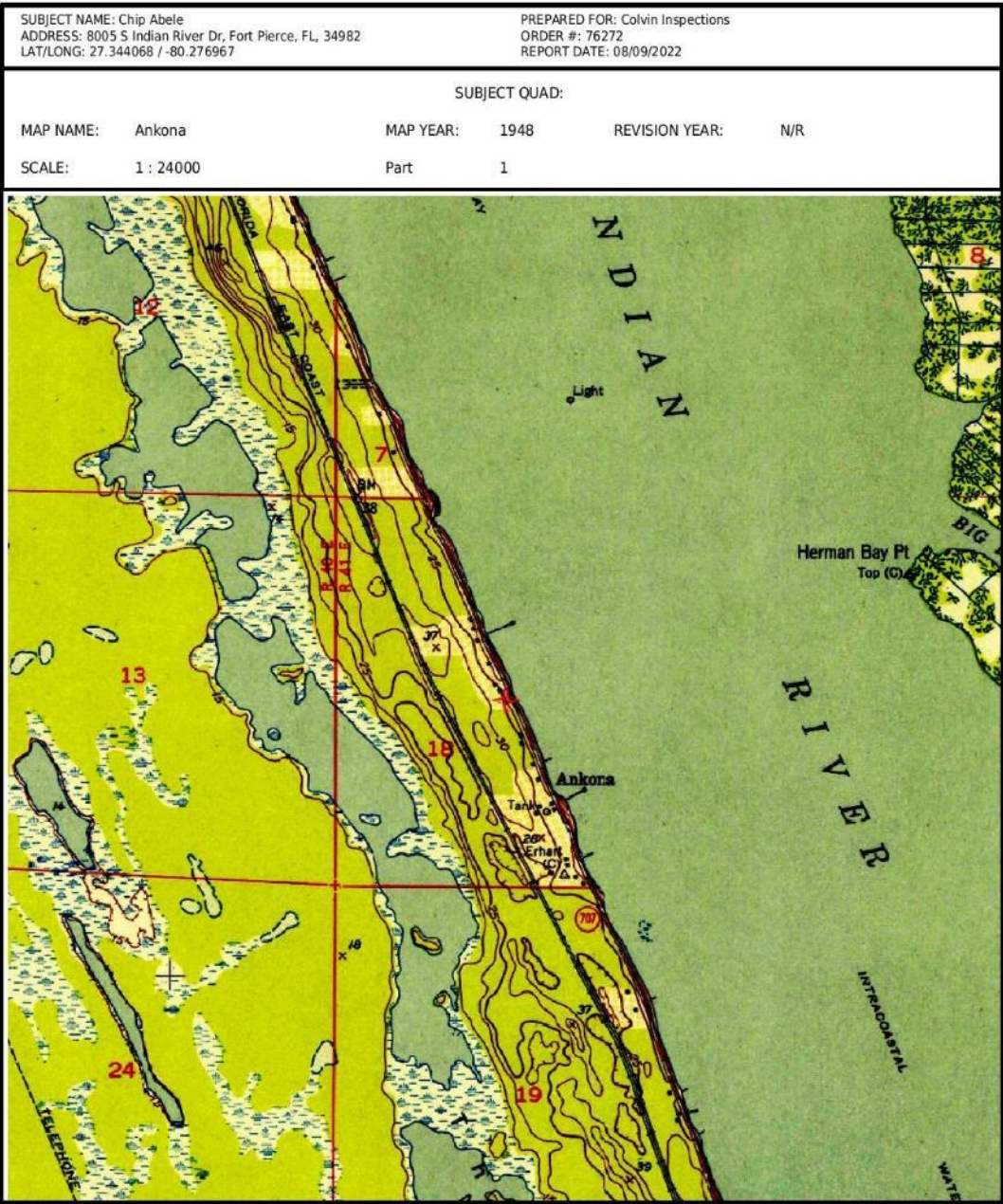
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2022

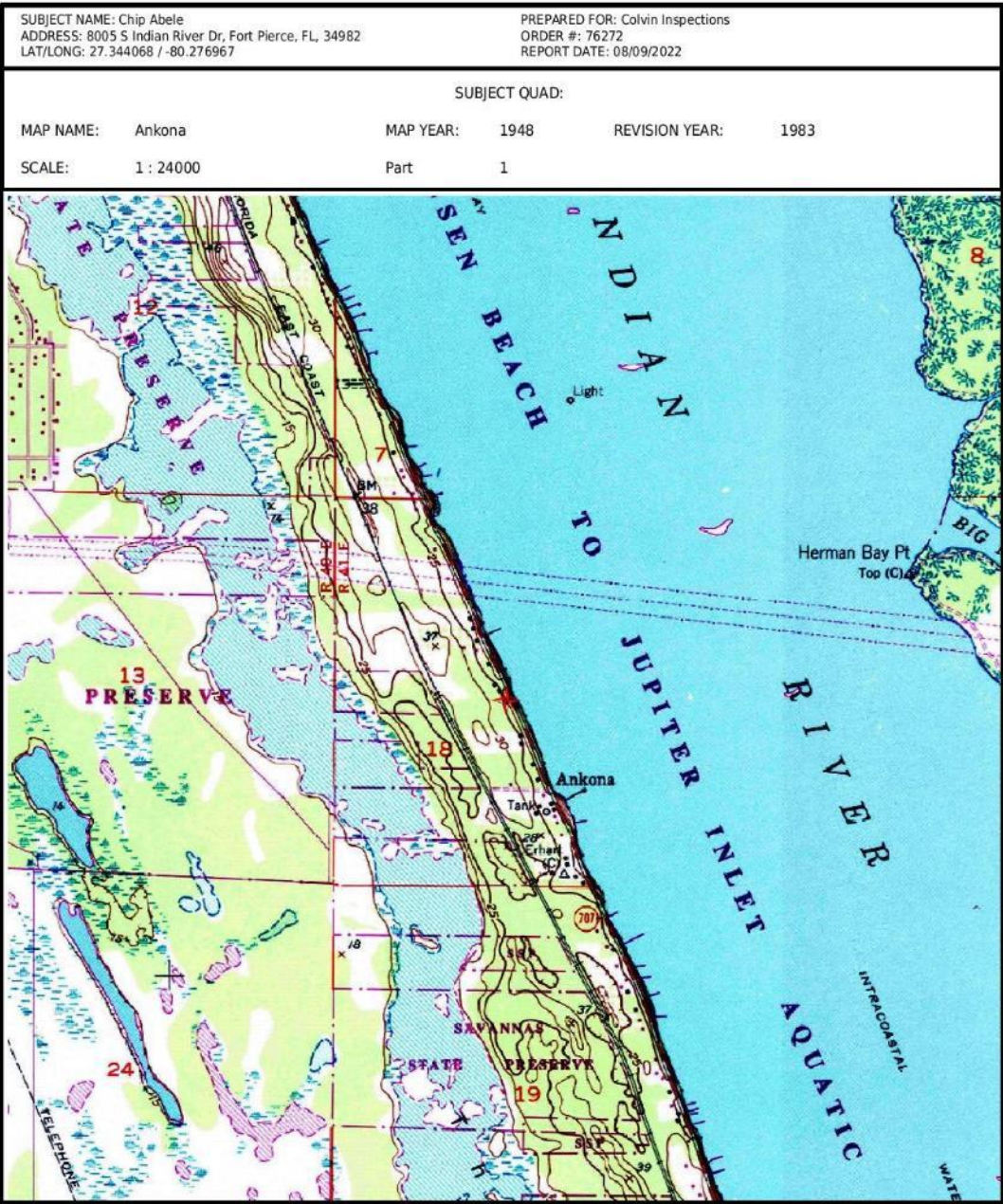


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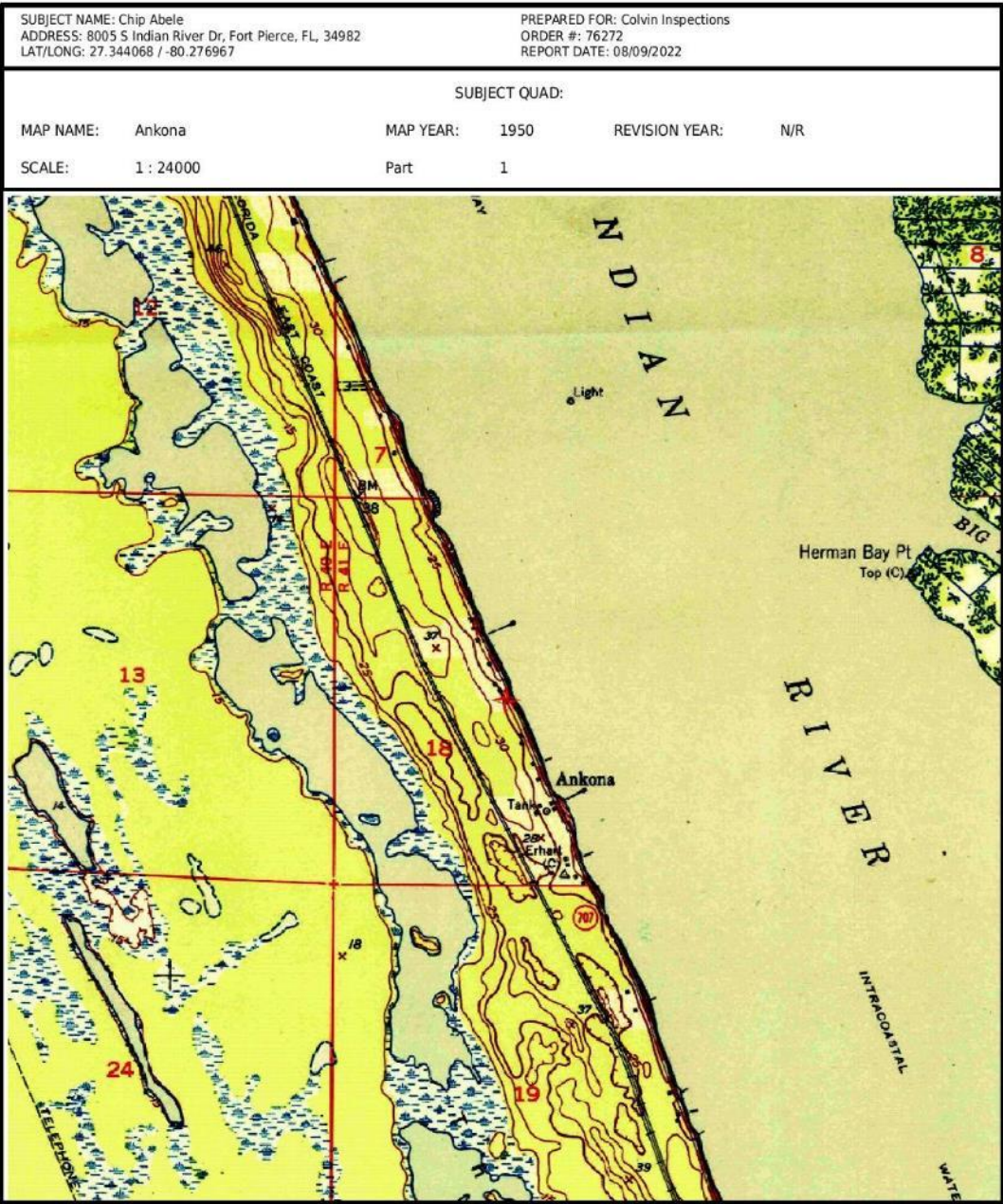
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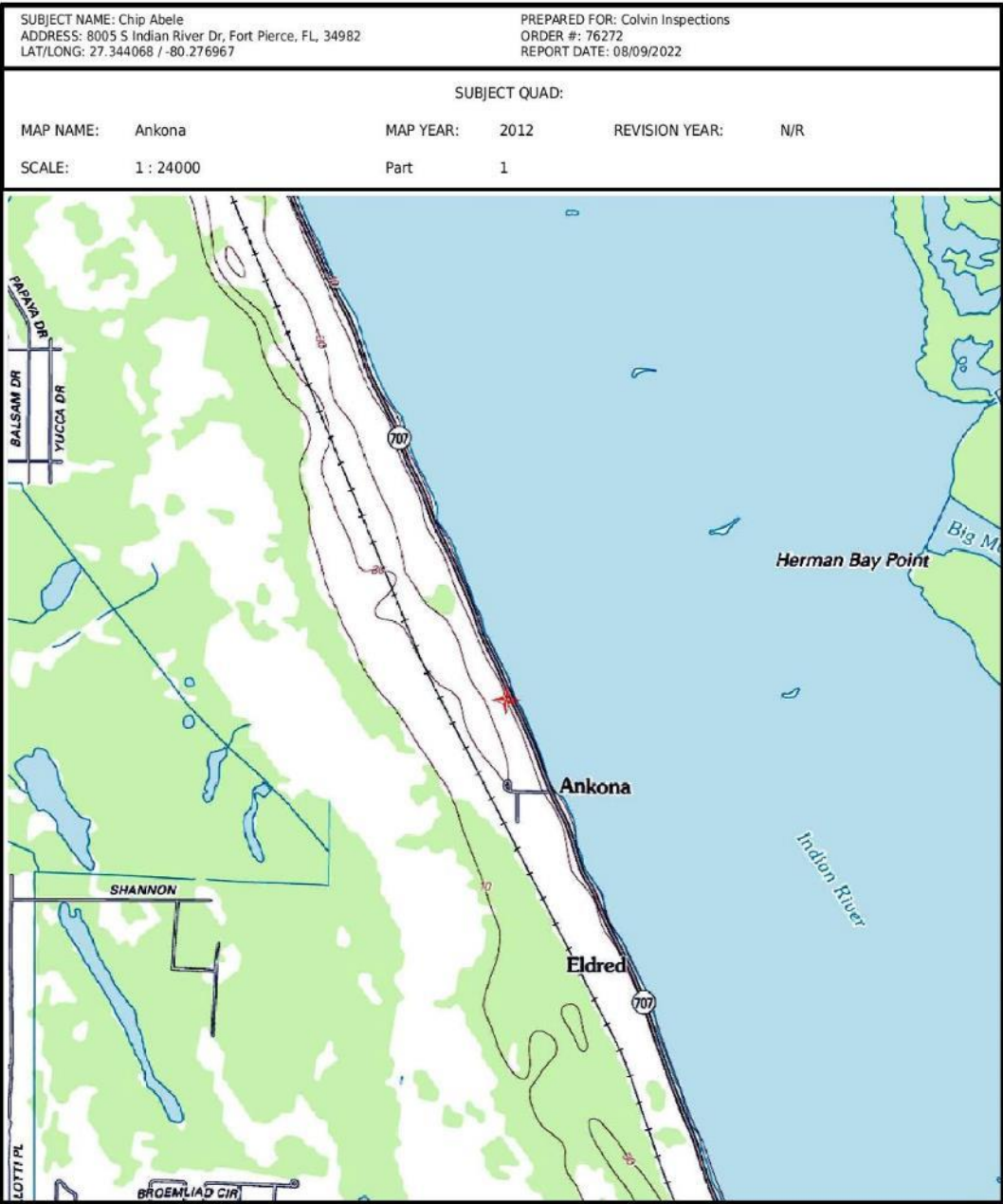
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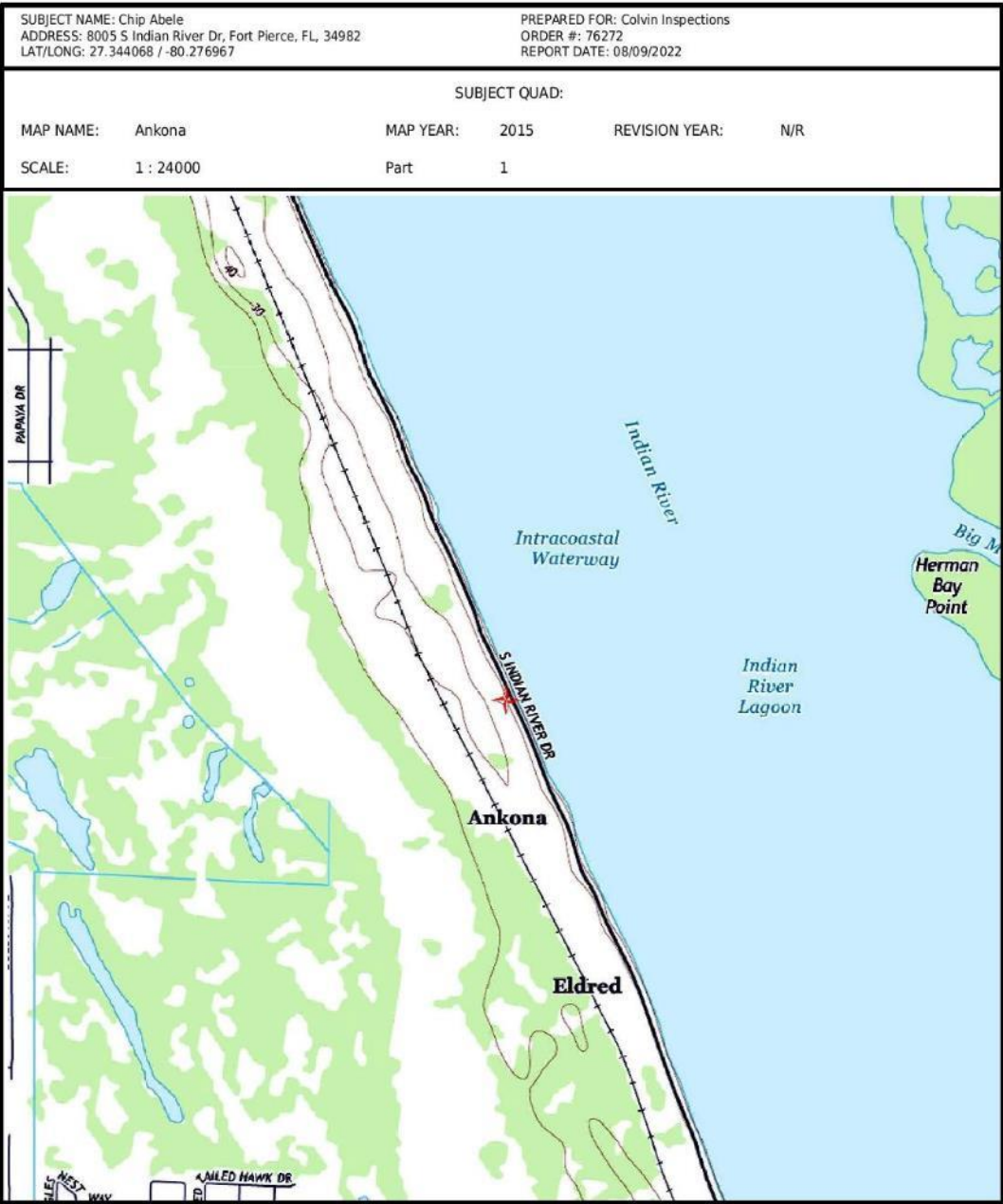
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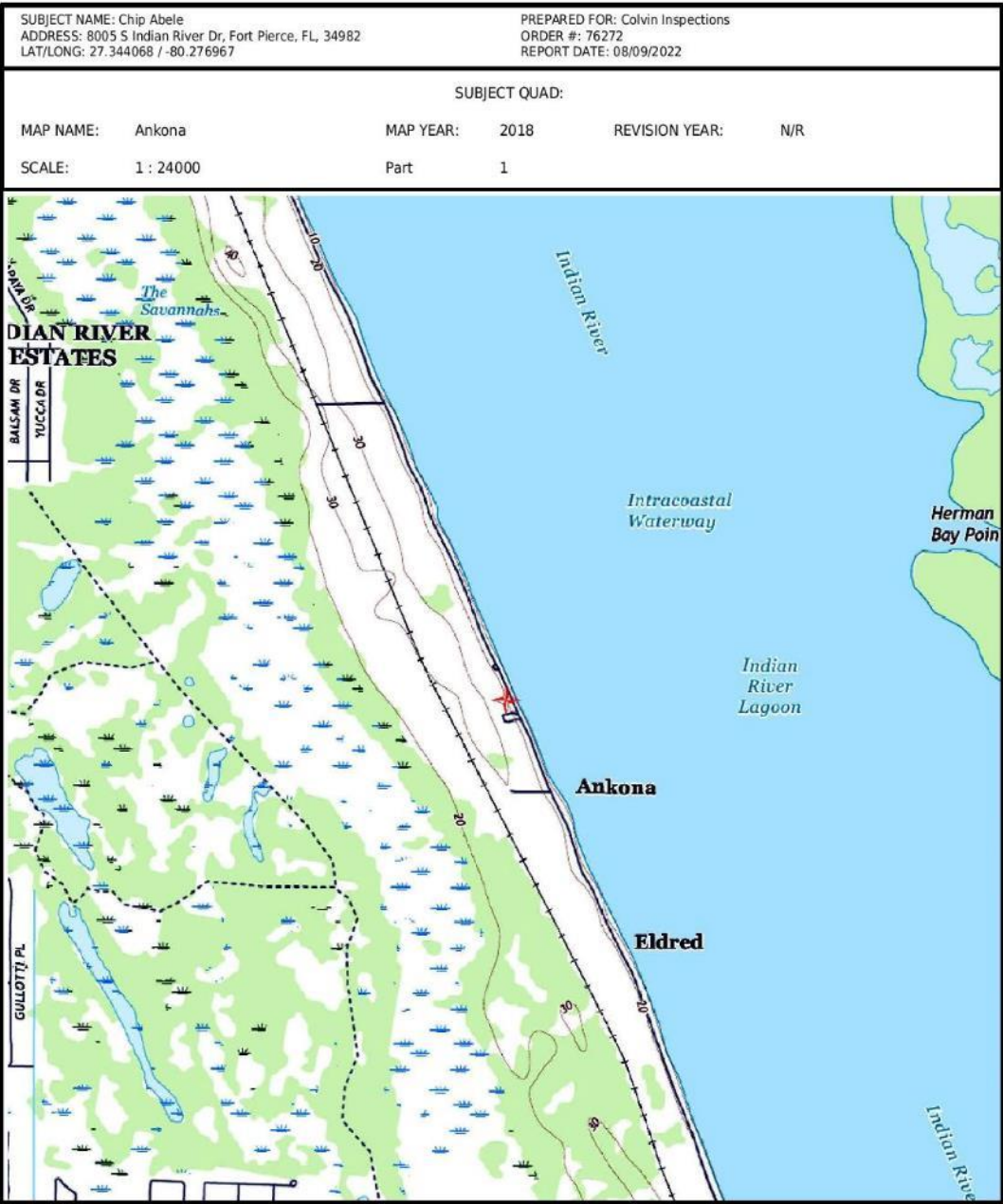
Historical Topographic Map

2022



Historical Topographic Map

2022



Historical Topographic Map

2022



Fire Insurance Maps

HIG Research Summary

Site Location

Chip Abele
8005 S Indian River Dr
Fort Pierce, FL

Requested by

Envirosite Corporation
2 Corporate Drive, Suite 450
Shelton, CT

HIG Project #

2066769

Client Project #

76272

Date Created

08/09/2022



Historical
Information
Gatherers

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Brownfield Designation Map (If Applicable)

NA



Appendix D ***Additional Environmental Documents***

NA



Appendix E

Regulatory Database Report Summary