

1.0 SUMMARY

We have performed a *Phase I Environmental Site Assessment* (ESA) in conformance with the scope and limitations of ASTM International Practice E1527-21 for the approximately 85.6-acre property located at Lake City Highway & Longmire Road in Clinton, Anderson County, Tennessee (the “Subject Property”). Any exceptions to, or deletions from, this practice are described in [Section 9.0](#) of this report.

This summary is provided for convenience and should not be substituted for review of the full report, including all attachments as provided herein.

This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Subject Property except for the following:

1.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

No on-site or off-site issues or conditions were observed during the site reconnaissance performed by NOVA personnel or in the review of regulatory databases that resulted in Recognized Environmental Conditions (RECs) at the Subject Property.

1.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

No on-site or off-site issues or conditions were identified during the site reconnaissance performed by NOVA personnel or in the review of regulatory databases that resulted in Controlled Recognized Environmental Conditions (CRECs) at the Subject Property.

1.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

No on-site or off-site issues or conditions were identified during the site reconnaissance performed by NOVA personnel or in the review of regulatory databases that resulted in Historical Recognized Environmental Conditions (HRECs) at the Subject Property.

1.4 BUSINESS ENVIRONMENTAL RISKS

No on-site or off-site issues or conditions were identified during the site reconnaissance performed by NOVA personnel, or in the review of regulatory databases that resulted in Business Environmental Risks (BERs) at the Subject Property.

1.5 VAPOR MIGRATION

Impacted soil/groundwater resulting in vapor migration conditions that require further assessment have not been identified at the Subject Property at this time.

1.6 DE MINIMIS CONDITIONS

No *de minimis* environmental conditions were identified.

1.7 RECOMMENDATIONS

Based on the findings, opinions, and conclusions of this Phase I ESA, NOVA recommends no further assessment with regard to the environmental condition of the Subject Property at this time.

1.8 SIGNIFICANT ASSESSMENT DATES

The user viability dates for this report are based on the completion dates in the following table:

Activity	Completion Date
Site Visit	January 8, 2024
Interviews	January 9, 2023
Regulatory File Review	January 2, 2024
Environmental Lien Search	Not provided by Client