

**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
ASTM E 1527-21**

Development Property – (+) 2.50 Acres
Parcel 018 04801 000 1018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee



Prepared for:
S&W Fairview Partners 4121
Hillsboro Pike, Suite 302
Nashville, Tennessee 37215

Prepared by:



RS Miller Group LLC

RSMG Project No. E25-037

Environmental Consulting | Natural Resources
Remediation | Geotechnical Engineering

November 7, 2025

Phase I ESA – ASTM E 1527-21
Development Property – (+) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

DECLARATIONS PAGE

As required by 40 CFR Par 312.21(d), 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 Part 312; and I have the specific qualifications based on education, training, and experience to assess a property of nature, history, and setting of the subject property. I have developed and performed the **All Appropriate Inquiries** in conformance with the standards and practices set forth in 40 CFR Part 312; and in accordance with the ASTM E1527-21 guidance recently accepted by the Environmental Protection Agency (EPA).

Rebecca Miller

Rebecca Miller
Senior Environmental Professional

November 7, 2025

Date



RS Miller Group LLC

November 7, 2025

CLIENT:

S&W Fairview Partners
Attn: Mr. Garron Wright and Ms. Kim Wright
c/o Ms. Kim Warrington
4121 Hillsboro Pike, Suite 302
Nashville, Tennessee 37215

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SUBJECT:

Phase I Environmental Site Assessment
ASTM Standard Practice Method E 1527-21
Development Property – (+) 2.5 Acres
Parcel 018 04801 00001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

RS Miller Group LLC
Project No.: E25-037

Dear Mr. Wright (Garron):

RS Miller Group LLC is pleased to submit this **Phase I Environmental Site Assessment** (“Phase I ESA”) report for the above referenced project. This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If you have any questions regarding our Phase I ESA, or if additional services are needed, please do not hesitate to contact us.

Thank you for selecting us to provide environmental services for your project. We appreciate the opportunity to work with you, and look forward to working with you on future projects.

Respectfully Submitted,
RS Miller Group LLC

Rebecca Miller

Rebecca Miller
Senior Environmental Professional

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	6
Findings	8
Conclusions	9
Opinion of Environmental Professional	10
1.0 INTRODUCTION.....	12
1.1 Subject Property	12
1.2 Purpose	13
1.3 Scope of Work	14
1.4 User Requested Information	15
1.5 Special Terms and Conditions.....	16
1.6 Limitations and Exceptions.....	17
1.7 User Reliance	18
1.8 Non Scope ASTM Considerations.....	18
1.9 Conformance with ASTM E1527-21	19
2.0 USER PROVIDED INFORMATION.....	20
2.1 Owner, Site Manager, and Occupant Information.....	20
2.2 Chain-of-Title and Environmental Lien/AUL Search Records	20
2.3 Previous Reports and Other Provided Documentation	20
2.4 Client/User Questionnaire	20
3.0 SITE RECONNAISSANCE	22
3.1 Methodology and Limiting Conditions.....	22
3.2 Subject Property Setting.....	22
3.3 Exterior/Interior Observations.....	23
3.4 Description of Improvements.....	24
3.5 Site Reconnaissance Specific Site Considerations.....	24
3.5.1 Underground/Aboveground Storage Tanks	24
3.5.2 Hazardous and Petroleum Products Storage	24

TABLE OF CONTENTS (Continued...)

3.5.3	Septic Tanks/Cesspools	24
3.5.4	Pits, Ponds, Lagoons, and Surface Waters	24
3.5.5	Water Supply and Water Wells	25
3.5.6	Drains and Sumps	25
3.5.7	Solid Waste Disposal	25
3.5.8	Other Contracted Maintenance Services	25
3.5.9	Electrical Transformers (Polychlorinated Biphenyls - PCBs)	25
3.5.10	Hydraulic Equipment	25
3.5.11	Stressed Vegetation and Stained Soils/Pavement	26
3.5.12	Unusual Odors	26
3.5.13	Additional Potential Environmental Hazards	26
4.0	RECORDS REVIEW	27
4.1	Physical Setting	27
4.1.1	Physiographic Setting	27
4.1.2	Geology/Hydrology/Soils/Surface Drainage	27
4.1.3	Review of Building Permits / Codes	29
4.1.4	Wells - Groundwater, Water Supply, and Other	30
4.1.5	Flood Zones	30
4.1.6	Current and Past Usage – Subject Property	30
4.1.7	Current and Past Usage – Adjacent/Adjoining Property	31
4.2	Historical Records Review	31
4.2.1	Historic Aerial Photographs	31
4.2.2	Historic City Directory Records	33
4.2.3	Historic Deeds and Tax Records	33
4.2.4	Historic Sanborn® Fire Insurance Maps	33
4.2.5	Historic Topographic Maps	34

TABLE OF CONTENTS (Continued...)

4.3 Regulatory Records Review 35

 4.3.1 Standard Federal, State, and Tribal Environmental Records 35

 4.3.2 Additional Regulatory Agency File and Records Review 37

 4.3.3 Unmapped and Orphan Site Summary 37

 4.3.4 Vapor Encroachment Conditions 38

5.0 INTERVIEWS..... 39

 5.1 Current Owner, Key Site Manager, and/or Current Occupant Interview..... 39

 5.2 Past Owner or Operator Interview 39

 5.3 Local Government Interview..... 39

6.0 NON SCOPE ASTM CONSIDERATIONS..... 40

7.0 FINDINGS AND OPINION 41

8.0 LIMITING CONDITIONS / DATA GAPS 42

9.0 CONCLUSIONS..... 43

10.0 ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS 44

11.0 REFERENCES..... 45

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

APPENDICES

APPENDIX A: FIGURES

Figure 1 – Site Map (Aerial Photograph)
Figure 2 – Site Vicinity Map (Topographic Map)
Figure 3 – Vicinity Parcel Diagram

APPENDIX B: GENERAL INFORMATION AND RECORDS

Client/User Questionnaire
EDR Environmental Lien and AUL Search Report
Parcel Details
EDR Property Tax Map Report
EDR Building Permit Report
EDR Certified Sanborn® Map Report

APPENDIX C: HISTORICAL RECORDS

EDR Historic Aerial Photo Decade Package
EDR Historic City Directories
EDR Historic Topographic Map Report

APPENDIX D: PHYSICAL SETTINGS

Custom Soil Resources Report
FEMA Firmette Flood Map

APPENDIX E: REGULATORY DATABASES AND GOVERNMENT RECORDS

EDR Radius Map Report
EDR Summary Report
EDR Vapor Encroachment Screen
Echo Facility Report for Nearby PFAS Facility Reported Release
Facilities with Reported Releases in Vicinity of Subject Property

APPENDIX F: SITE RECONNAISSANCE

Site Reconnaissance Field Checklist
Site Reconnaissance Photographic Log

APPENDIX G: ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

Resume of Environmental Professional

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

EXECUTIVE SUMMARY

RS Miller Group LLC (RSMG) was retained by S&W Fairview Partners (client), represented by Mr. Garron Wright, to perform a Phase I Environmental Site Assessment (Phase I ESA) for the Development Property located at 1284 Highway 96 in Fairview, Williamson County, Tennessee. The property of Parcel 018 04801 00001018 is ± 2.50-acres in size, comprised of two separated parcels, and is referenced hereafter as the “subject property.” See **Figure 1 (Site Map)** produced from a 2023 aerial photograph that shows the property characteristics, and **Figure 2 (Site Vicinity Map)** produced from a 2022 topographic map that depicts cultural and physical characteristics of the vicinity, in **Appendix A**. Also included in **Appendix A** is **Figure 3**, produced from Williamson County website information, that depicts the subject property (highlighted green) and immediately adjacent properties. A Property Details Summary obtained from the Williamson County website, is included in **Appendix B**.

The Phase I ESA was performed by RS Miller Group LLC in general accordance with American Society for Testing and Materials (ASTM) specification, ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This ASTM E 1527-21 Standard became effective February 13, 2023 and incorporates elements of the prior ASTM E 1527-13 Standard, plus additional requirements intended to satisfy the U.S. Environmental Protection Agency’s (EPA’s) All Appropriate Inquiry (AAI) Rule as defined in CERCLA Section 101(14) (312.1(c)). This report presents the findings of the Phase I ESA performed at the subject property.

The Phase I ESA is prepared to provide S&W Fairview Partners with an assessment of recognized environmental conditions (RECs), including historical and controlled RECs as they exist at the time of the site reconnaissance on **October 30, 2025**, and as identified during the data and information review used in preparation of this Phase I ESA report. This Executive Summary is provided as a general overview of the findings, conclusions, and environmental professional’s opinion. However, this summary should not be used apart from, or in lieu of the entire report.

The Phase I ESA findings, conclusions, and opinion for the subject property are summarized as follows:

Site Description

The subject property is an approximate northwest-southeast oriented, irregular-shaped parcel that is ± 2.50-acres in size, hereafter referred to as the “subject property.” The parcel is divided into two tracts by New Hope Road, with a larger improved tract on the northwest side of New Hope Road and a smaller, undeveloped tract on the southeast side. The northwest tract is improved with a 1,206 square foot (ft²) residence (and 1,150 ft² unfinished basement), reportedly

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

built in 1978, two sheds near the residence, and a spring house located approximately half way down the slope on the east side of the property. This tract is partially wooded and partially in grass yard around the residence. The residence is accessed by a gravel drive that extends off of Highway 96. The smaller southeast tract is overgrown. The subject property is bordered on the north by woods and an industrial park, on the east by residential properties, on the south by Highway 96, and on the west by a residential property.

Gradient is moderate and slopes generally easterly across the property, with surface flow entering an unnamed stream off that subject property that flows northeasterly. A topographic high of approximately 740' above mean sea level (amsl) is present in the northwest side of the property, sloping down to a low of approximately 710' amsl in the northeast corner.

Client/User Questionnaire

A review of the completed Client's/User questionnaire indicates no known environmental liens; or activity use limitations (AULs) for the subject property; and no additional environmental litigation, releases, or environmental conditions related to the subject property. A review of information obtained from the Williamson County Website and the EDR Environmental Lien and AUL Search Report did not identify environmental liens or AULs in regard to the subject property.

Regulatory Review

Environmental Data Resources (EDR), Environmental Protection Agency (EPA), and other state and federal environmental databases are reviewed for recognized environmental concerns (RECs) associated with the subject property. The subject property did not appear in the database search lists reviewed.

Historical Research

There was no REC identified with the subject property according to the historical information reviewed.

Site Reconnaissance

RS Miller Group LLC did not observe a REC associated with the subject property during completion of the Phase I ESA site reconnaissance. There is a business environmental risk (BER) associated with several scattered piles of used tires (estimated 30 to 50) for recycling and/or proper disposal and potentially with the spray-on acoustical ceiling and insulation material. It is our understanding that the buildings will be demolished, however we recommend a sample of these materials to determine proper handling and landfill disposal.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

Non-ASTM Scope Considerations

Radon is an EPA Zone 1 issue for consideration within all of Williamson County. The EPA Zone 1 designation is applied because the average indoor concentration of radon in Williamson County was measured and calculated to be greater than 4.0 picocuries per liter (pCi/L). EPA recommends mitigation if radon levels exceed 4 pCi/L, and in residential cases for radon levels between 2 pCi/L and 4 pCi/L. Most measures that are implemented during initial construction are inexpensive and support other types of vapor removal.

FINDINGS

This Phase I ESA identified the following:

- The subject property was vacant, undeveloped property until building of the current residence in 1978.
- No environmental liens or AULs were found in connection to the subject property.
- No REC was identified associated with the subject property. However there is a business environmental risk (BER) associated with scattered used tire piles (30 to 50) and potential suspect asbestos containing material (ACM) in demolition material associated with the spray on acoustical ceiling material and insulation materials that may or may not be required by the landfill for disposal.
- Review of federal, state, and tribal regulatory and other governmental databases identified no REC, HREC, or CREC related to the past subject property usage.
- Review of historical data on adjacent or nearby facilities with manufacturing and/or commercial operations with incidents and adjacent site observations did not indicate a current threat of impact to the subject property.

Data Gaps

The following data gaps were identified during this study:

1. Five year intervals were not available for all the reasonably ascertainable research records reviewed during completion of this Phase I ESA. Information provided from other sources was used to fill these data gaps.
2. AUL and environmental lien data was not provided by the Client/User to RS Miller Group LLC. However, information obtained from the Williamson County website and the EDR Environmental Lien and AUL Search report did not indicate any AULs or environmental liens associated with the subject property.

3. Documentation, research, and review of numerous historic topographic maps, historic aerial photographs, historic city directories, interviews, extensive regulatory database searches and other database reviews and data collected through reasonably ascertainable means were used in development of the Opinions and Conclusions provided in this report. Not all historical data was five years apart or were available back to 1940. However due to the data from other sources that filled the time gaps, this is not considered to be significant and is not anticipated to impact the overall findings. The subject property was observed to be vacant in 1953 with a dense woodland coverage suggesting the 1940 coverage was similar.

Additional Investigation

Based on the information reviewed during this Phase I Environmental Assessment and presented in this Phase I ESA report, additional investigation is not warranted. However, it is recommended as a business environmental risk (BER) to remove the scattered tires for recycling and/or disposal and collection of spray-on acoustical ceiling and insulation materials for determination of handling and proper landfill disposal following demolition of the residence.

CONCLUSIONS

RS Miller Group LLC has performed this Phase I ESA of the subject property in general conformance with the scope and limitations of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in the Project Limitations/Data Failures section of this report.

Subject Property Recognized Environmental Conditions (RECs)

RS Miller Group LLC did not identify a REC associated with the subject property.

Adjacent/Adjoining Property Recognized Environmental Conditions (RECs)

A REC was not identified in association with adjacent properties based on limited observation and historical research.

Historical Recognized Environmental Conditions (HRECs)

A historical REC (HREC) that could impact the subject property was not identified in the proximity of the subject property.

Controlled Recognized Environmental Conditions (CRECs)

No controlled recognized environmental condition (CREC) was identified in association with the subject property or adjacent properties during the course of this assessment.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

De Minimis Environmental Conditions

De minimis environmental conditions were identified during the site reconnaissance of the subject property. The *de minimis* conditions consisted of waste tires, empty drums and other debris.

Business Environmental Risk (BER)

A BER is associated with used tires for recycling and/or disposal. Spray-on acoustical ceiling material and insulation materials should be tested to determine proper handling and disposal.

Opinion of Environmental Professional

Please note that no environmental assessment can absolutely preclude the presence of hazardous materials on a subject property. The conclusions in this report are based on reasonably ascertainable historical information and conditions observed during our site visit and reconnaissance of the subject property and the surrounding area on October 30, 2025. Future changes in environmental conditions and site characteristics/usage may occur with the passage of time, in which case the conclusions in this report may require re-evaluation.

This report will assist the client in evaluating and allocating the environmental risks that are always present with any real estate transaction or development. However, it is the responsibility of the client to determine, based on the client's experience, whether additional information is required in order to meet the investigative burdens placed on real estate owners by state and federal agencies.

Based on the findings of this Phase I ESA, RS Miller Group LLC does not recommend additional investigation at the subject property. There is a business environmental risk/cost (BER) associated with the subject property that is recommended for consideration.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

Development Property (± 2.50 Acres)
1284 Highway 96 N. – Parcel 018 04801 00001018
Fairview, Williamson County, Tennessee
Phase I ESA Preparation Schedule for Shelf-Life Determination

TASK	DATE
Report Submittal Date	November 6, 2025
Date of Interviews	October 30, 2025
Date of Site Reconnaissance	October 30, 2025
ate of Regulatory Record Review	October 28, 2025
Date of Environmental Lien Search/ AUL	October 29, 2025
Date of Historical Reviews	October 28, 2025
Date of Report Viability (6 months)	May 6, 2025

1.0 INTRODUCTION

RS Miller Group LLC was retained by S&W Fairview Partners (client), represented by Mr. Garron Wright, to perform a Phase I Environmental Site Assessment (Phase I ESA) for the Development Property located at 1284 Highway 96 in Fairview, Williamson County, Tennessee. The property of Parcel 018 04801 00001018 is comprised of two parcels ± 2.50-acres in size, and is reference hereafter as the “subject property.” See **Figure 1 (Site Map)** produced from a 2023 aerial photograph that shows the property characteristics, and **Figure 2 (Site Vicinity Map)** produced from a 2022 topographic map that depicts cultural and physical characteristics of the vicinity, in **Appendix A**. Also included in **Appendix A** is **Figure 3**, produced from Williamson County website information, that depicts the subject property (highlighted green) and immediately adjacent properties. A Property Details Summary, obtained from the Williamson County website, is included in **Appendix B**.

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1.1 Subject Property

The subject property is an approximate northwest-southeast oriented, irregular-shaped parcel that is ± 2.50-acres in size, hereafter referred to as the “subject property.” The parcel is divided into two tracts by New Hope Road, with a larger improved tract on the northwest side of New Hope Road and a smaller, undeveloped tract on the southeast side. The northwest tract is improved with a 1,206 square foot (ft²) residence (and 1,150 ft² unfinished basement), reportedly built in 1978, two wooden sheds near the residence, and a spring house located approximately half way down the slope on the east side of the property. This tract is partially wooded and partially in grass yard around the eastern and southern portion of the residence. The residence is accessed by a gravel drive that extends off of Highway 96 North, Fairview, Williamson County, Tennessee. The smaller southeast tract is overgrown and bordered by a stream flowing northeast to southwest. The subject property is bordered on the north by woods and an industrial park, on the east by residential properties, on the south by Highway 96, and on the west by a residential property.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

Gradient is moderate and slopes generally easterly across the property, with surface flow entering an unnamed stream off that subject property that flows northeasterly to southwest. A topographic high of approximately 740' above mean sea level (amsl) is present in the northwest side of the first parcel of the property, sloping down to a low of approximately 710' amsl in the northeast corner.

1.2 Purpose

RS Miller Group LLC understands that S&W Fairview Partners (client), represented by Mr. Garron Wright requested this Phase I ESA in order to investigate possible environmental concerns associated with the subject property and to provide due diligence in partial fulfillment of the requirements for securing one of the innocent landowner liability protections that are afforded under CERCLA.

The purpose of this Phase I ESA study is to conduct an all appropriate inquiry into the current and previous ownership and previous uses of the subject property consistent with good commercial or customary practice. The client, by doing so may qualify for one of three Landowner Liability Protections (LLP) that limit Comprehensive Response, Compensation, and Liability Act (CERCLA) liability. The client must fulfill associated continuing obligations in order maintain LLP status. Performance of the Phase I ESA assists the client in identification of recognized environmental conditions (RECs) (including historical RECs and controlled RECs) that may adversely impact the property. The Phase I ESA study and report may also provide information for evaluation of potential environmental business risks associated with this real estate transaction and support the client with due diligence to qualify for provisions outlined in the All Appropriate Inquiry (AAI) Rule found in CERCLA Section 101(14) (312.1(c)).

The Phase I ESA study is used to convey a professional opinion regarding whether current or past, on-site or off-site activities have caused or could potentially cause a release of hazardous substances or petroleum products into the soils, groundwater, or surface water or have impacted the site other ways. Opinions are based on current and historical research and observations identified as “recognized environmental conditions (RECs)” defined by the American Society of Testing Materials (ASTM) Standards. Performance of the Phase I ESA study is a due diligence major step toward partial fulfillment of the requirements for securing one of the innocent landowner liability defenses offered by All Appropriate Inquiry (AAI) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

ASTM E 1527-21 currently defines a “*recognized environmental condition*” (REC) as:

“...(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 to the environment; or likely release to the environment; (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 recognized environmental condition.”

Petroleum products are included within the scope because they are of concern with respect to commercial real estate, and the inclusion of petroleum products is standard practice when performing the Phase I ESA.

1.3 Scope of Work

The scope of work for this Phase I ESA includes current and historical records review, review of environmental liens or activity use limitations (AULs), interviews, and a subject property/area reconnaissance for evaluation whether or not RECs, HRECs, CRECs or de minimis conditions exist in connection with this property. A deliverable in the form of a Phase I ESA report is prepared summarizing findings, conclusions, and environmental professional opinion.

This Phase I ESA is performed in general accordance with the scope of accepted standard practices as defined in ASTM Standard E1527-21. The scope of work provided includes the following tasks:

- Obtaining information from the client through a completed Client/User questionnaire and review of title and/or deed information.
- Evaluation of the site's physical setting characteristics, including a review of published topographic maps (as they are readily available), soils information, and area observations to characterize the site's drainage.
- Identifying and visually surveying the subject property for the presence of hazardous substances and petroleum products.
- A review of environmental liens and activity use limitations (AULs), present and past site/vicinity land uses such as historical documents, maps, aerial photographs, topographic maps, deeds and tax records. These historical resources are obtained from sources considered both readily available and reasonably ascertainable per the ASTM standard. Reasonable attempts for ascertainable data are made to fill any identified data gaps and unavoidable failures that may be recognized in preparation of this report.

- A review of environmental lists and governmental databases made available by state, federal, and tribal agencies to assess whether the site or adjacent/adjoining properties are listed as having present or past environmental problems, are under investigation, or are regulated by state, federal, or tribal environmental regulatory agencies. Federal and state institutional and/or engineering control registries (as they are available) were also reviewed to determine Activity or Use Limitations (AULs) for the site.
- Review of readily available soils, geology, or environmental reports for the subject property or in the vicinity of the subject property.
- A walking/driving site and vicinity reconnaissance to observe conditions or indications of present or past activities that could have contaminated the subject property, such as waste handling, solid waste disposal, hazardous materials usage, waste water treatment, discharge, or disposal, or the presence of underground / aboveground storage (UST/AST) tanks and other potential sources.
- Photographic documentation of subject property and adjoining/adjacent and/or properties within the vicinity of the site. Interviews with persons knowledgeable of the property's history including property occupants, past tenants, emergency management and utilities personnel, and others associated with the subject property to determine possible environmental issues at the property.
- Preparation of the Phase I ESA report that summarizes observations, sources used, and presenting findings, conclusions, and opinions relating to the presence or likely presence of hazardous substances or petroleum products on the subject property and including potential for contaminant transport or migration from off-site locations. The report is signed by an Environmental Professional, as defined in ASTM Standards.

RS Miller Group LLC has prepared this report using information that is reasonably ascertainable. This refers to information that is publicly available, obtainable, and practically reviewable from its source with reasonable cost and time constraints.

1.4 User Requested Information

User information that is requested includes interviews with the property owner, completion of a Client/User questionnaire, copies of past Phase I ESAs, geotechnical studies, deeds, environmental liens or activity and use limitations (AULs) documents, titles; Sanborn® Maps, or any specialized knowledge, or information used for assessment of recognized environmental conditions (REC, CREC, and HREC) associated with the subject property including access to key

site managers for interviews. Information provided by the User is incorporated in this report as outlined in ASTM E1527-21.

1.5 Special Terms and Conditions

New ASTM E1527-21 REC definition:

ASTM E 1527-21 currently defines a “*recognized environmental condition*” (REC) as: “...(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 to the environment; or likely release to the environment; (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 recognized environmental condition.*”

The ASTM E1527-21 Standard identifies the controlled recognized environmental condition (CREC) in association with the subject property as a “*recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of controls*” (for example, activity and use limitations or other property use limitations).”

In the ASTM E1527-21 standard the term “likely” used in defining RECs has been defined as follows, “*Likely is that which is neither certain nor proved, but can be expected or believed based on the logic and experience of the environmental professional, available evidence, or both, as stated in the report to support the opinion given therein.*”

Another special term by ASTM definition is “adjoining properties” used to define property contiguous with the subject property. “*Any real property the border of which is contiguous, or that would be contiguous with the subject property, but for a street, road, or other thoroughfare separating them is considered an adjoining property*”. Understanding of this term is necessary when conducting a site walk or site reconnaissance of the subject property and of the adjoining properties to assure environmental observations are included to meet ASTM’s standard guidance.

The term significant data gap has been updated and is now defined as “*a data gap that affects the ability of the environmental professional to identify a recognized environmental condition*”.

ASTM Standard guidance states that:

“...all uses of the property shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier.”

Also, the ASTM Standard defines data failure and data gap as follows:

“data failure is a failure to achieve the historical research objective even after reviewing the standard historical resources... data failure is one type of data gap.”

“data gap is a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.”

1.6 Limitations and Exceptions

The observations, findings, and opinions presented are relative to the dates of RS Miller Group LLC’s site work and should not be relied on to represent conditions at later dates. The environmental professional’s opinions included herein are based on information obtained during this study and past experience. If additional information becomes available which might impact the environmental conclusions, we request the opportunity to review the information, reassess the information, address potential for concern, and modify our opinions, if warranted.

Although this assessment has attempted to identify the potential for environmental impacts to the subject property, potential sources of contamination may have escaped detection due to: (1) the limits of practicality placed on the assessment; (2) the errors or inaccuracy of public records; (3) unreported environmental incidents; (4) subsurface burial of unidentifiable waste or debris; and (5) deliberate absence or concealment of information (5) and other means beyond that which is reasonable and ascertainable.

According to ASTM Standards, no Phase I ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions (RECs) in connection with a property. Therefore, with recognition to reasonable limits of costs and time, performance of this Phase I ESA is intended to reduce, but cannot eliminate, uncertainty regarding the potential for RECs in connection with the site. The purpose of this Phase I ESA is not to determine the measurable presence, degree, or extent of contamination. Such determination would require additional exploratory work, including sampling, laboratory analysis, and costs which are not typically incorporated during the Phase I ESA, but rather a Phase II. A Phase II can be implemented upon request of the client. A Phase II ESA requires additional scope, schedule and change to costs

that would have to be implicitly agreed upon and authorized by the client. There will be no changes in the Phase I ESA scope of work without a written request and authorization from the client.

1.7 User Reliance

This Phase I ESA has been prepared for the sole use of S&W Fairview Partners and their designated lender. No other individual, party, or entity may rely on this Phase I ESA without having received expressed written permission from RS Miller Group LLC. Upon approval by S&W Fairview Partners, reliance will be extended at RS Miller Group LLC's option, and as requested to other parties involved in the property transaction with such reliance being conditional upon that party's acceptance of the terms, conditions and liability limitations stated in RS Miller Group LLC's service agreement and the possible payment of additional fees. Information received by any other third party is not for reliance unless RS Miller Group LLC first receives a secondary service agreement with executed signature and a completed User Questionnaire Form from the third party.

All information (written or electronic) from RS Miller Group LLC concerning this Phase I ESA report is for the sole use and reliance of S&W Fairview Partners and their designated lender. RS Miller Group LLC intends no other third-party beneficiaries (express or implied) and copies of such information received by any third parties are not for reliance unless RS Miller Group LLC first receives a signed Secondary Client Agreement from the third party and the possible payment of additional fees.

1.8 Non Scope ASTM Considerations

This Phase I ESA does not address non-scope ASTM considerations such as, but not limited to, asbestos-containing building materials, radon, lead-based paint, concentrations of lead in drinking water, wetlands, cultural resources, endangered species, indoor air quality and mold in accordance with the currently accepted ASTM Standard. PFAS and PFOS as of April 2024 have been added to EPA's hazardous substances list. A Phase I ESA does not include sampling and/or analysis of soils, subsurface water or building materials. Performance of non-ASTM considerations during the Phase I ESA is at the request of the client. The client may elect to utilize RS Miller Group LLC to perform the non-scope ASTM considerations, or use a selected third party. If the client elects to use RS Miller Group LLC, an authorized change of scope and cost will fully be discussed, agreed upon, and an additional services agreement provided to client.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

1.9 Conformance with ASTM E1527-21

This Phase I ESA study and report was conducted incorporating the expanded procedures, revised terms, and modifications outlined in the new ASTM 1527-21 Standards. The American Society for Testing and Materials (ASTM) Committee on Environmental Assessment, Risk Management, and Corrective Action (ASTM Committee E-50) approved the new ASTM E1527-21 Standard in November 2021. ASTM submitted the standard to the Environmental Protection Agency (EPA) for review of compliance with current federal All Appropriate Inquiry (AAI) defenses in CERCLA which was accepted by EPA. EPA completed review and acceptance of the ASTM E 1527-21 Standard in May 2024.

2.0 USER PROVIDED INFORMATION

2.1 Owner, Site Manager, and Occupant Information

RS Miller Group LLC interviewed a current occupant of the property, Mr. Joey Clark, on October 30, 2025, during the site reconnaissance. Mr. Clark said he had moved into the residence to care for his father after his mother passed. He also stated he was not aware of any conditions or incidents that would pose a REC to the subject property.

2.2 Chain-of-Title and Environmental Lien/AUL Search Records

A summary chain-of-title and environmental lien search was not provided for review during the completion of this report by the User. We assume that the User is performing this action. However, if a chain-of-title or environmental lien search is provided, RS Miller Group LLC will review and submit an addendum to this report that summarizes any new findings.

RS Miller Group LLC did obtain the EDR Environmental Lien and AUL Search report (Inquiry 8153700.7, dated October 29, 2025) that is included in **Appendix B**. Based on that report it appears the subject property is currently owned by Mr. Eddie Clark with previous owner, Mr. RL Sullivan, who obtained the property from Earl Wayne Tomlinson via a Deed dated October 18, 1988.

The report indicated that no environmental liens or AULs were identified in regard to the subject property.

2.3 Previous Reports and Other Provided Documentation

No previously completed Phase I ESA or other types of reports were provided. The client is unaware of the existence of any Phase I ESA report, or other reports that were previously performed on the subject property.

2.4 Client/User Questionnaire

RS Miller Group LLC assumes that qualification for the Landowner Liability Protections (LLPs) is being sought by provision of this signature executed documentation for Phase I ESA report. A requirement in ASTM guidance is that the User of the Phase I ESA completes a "User Questionnaire." 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 "*Brownfields Amendments*"), the Client/User must provide certain information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

appropriate inquiry” (AAI) is not complete. The completed User Questionnaire was produced by Mr. Eddie Clark on October 29, 2025, and provided to RS Miller Group LLC. A copy of the Questionnaire is presented in **Appendix B**. A summary of the Client’s answers to the User Questionnaire are provided below.

- **No** to knowledge of any environmental cleanup liens or Activity and Land Use Limitations (AULs) associated with the subject property.
- **No** to specialized knowledge of conditions that could affect the environmental integrity of the subject property.
- **No** to knowledge of spills, other chemical releases, or any environmental cleanups associated with the subject property.
- **Yes** to the purchase price reasonably reflecting fair market value.
- **No** to knowledge of obvious indicators that point to the presence or likely presence of contamination at the subject property.

3.0 SITE RECONNAISSANCE

3.1 Methodology and Limiting Conditions

The subject property and adjacent/adjoining properties were observed by Rebecca Miller, representing RS Miller Group LLC, on October 30, 2025. The site reconnaissance was performed in accordance with the general accepted standard practices defined by ASTM E 1527-21. Photographs taken during the site reconnaissance and a site checklist compiled during the reconnaissance are provided in **Appendix F**.

3.2 Subject Property Setting

The subject property is an approximate northwest-southeast oriented, irregular-shaped parcel that is ± 2.50-acres in size, hereafter referred to as the “subject property.” The parcel is divided into two tracts by New Hope Road, with a larger improved tract on the west-northwest side of New Hope Road and a smaller, undeveloped tract on the southeast side. The northwest tract is improved with a 1,206 square foot (ft²) residence and 1,150 ft² unfinished basement, reportedly built in 1978. Two sheds are located on the north and east side of the residence, respectively. A spring house is located on the east side of the property approximately half way down the slope to the east boundary of the larger tract. This tract is partially wooded and partially in grass yard around the residence. The residence is accessed by a gravel drive that extends off of Highway 96. The smaller southeast tract is overgrown. The subject property is bordered on the north by woods and an industrial park, on the east by residential properties, on the south by Highway 96, and on the west by a residential property.

Gradient is moderate and slopes generally easterly across the property, with surface flow entering an unnamed stream off that subject property that flows toward the west-northwest. A topographic high of approximately 740' above mean sea level (amsl) is present in the northwest side of the property, sloping down to a low of approximately 710' amsl in the northeast corner.

- ❖ The subject property is bordered on the north by woods, an industrial warehouse, a portion of the stream (northeast corner), and an industrial park.
- ❖ Adjacent/adjoining properties to the east consist of residential properties, a natural gas line, a portion of the stream, and wooded areas.
- ❖ The subject property is bordered on the south by Highway 96, with woods beyond.
- ❖ Adjacent/adjoining properties to the west consist of a residential property.

3.3 Exterior/Interior Observations

The onsite residence appeared to be in fair condition with white siding, black shutters, asphalt shingle roofing, and a brick fireplace. A large circular, stone fabricated flower bed and flag pole with American flag is constructed in the front yard facing Highway 96 North. There is a small porch on the front entrance and open wooden deck area on the north side of the residence. A slightly curved, concrete stairway leads to the back wooden deck from the driveway and garage area.

The residential wooden structure is one-story with an unfinished garage beneath. The garage has a garage door, window, and entrance door on the east side near the gravel parking areas. The basement was observed to be unfinished supported by metal poles and concrete blocks. This unfinished area was being used for shop activities and car improvements, storage, and washer/dryer activities at one time. A toilet and washing machine/dryer in the basement were connected to copper, hose, and pvc piping along the southern wall near the small wooden stairwell. The interior structure was estimated to be 1,026 square feet.

The entrance to the basement from the upper floor is located adjacent to the bathroom in the hallway. The basement stairs are wooden and steep. Three bedrooms are located along the small hallway. The flooring in the bedrooms, bathroom, kitchen, and utility closet was laminate and wood with carpeting and/or rugs in the bedrooms. Wood paneling (some painted) and drywall was observed throughout the interior. Piping in the bathroom, kitchen, and basement are constructed of pvc, hose, galvanized, or copper. No lead piping was present in any of the accessible areas were observed. There is an attic in the small bedroom adjacent to the bathroom. Spray-on acoustical ceiling insulation was observed in the ceilings of the living, dining room, and kitchen areas.

Utilities included electrical with a pole-mounted transformer at the gravel driveway entrance from Highway 96 with a drop pole and meter on the western exterior connecting to a large main electrical panel in the unfinished basement. Cooling is central air with the a heating and ventilation unit in the basement and a heat pump outside the western exterior. A small satellite dish is pole-mounted to the west. A gravel area (driveway) outlined with wooden landscape logs to the west-northwest appears to be a loading area or constructed for usage as a wheel chair ramp on the west side of the wooden deck. Location of the septic system appears to be in the front or side yard crossing the driveway, as two small diameter pvc pipes are exposed beneath the driveway entrance, however this was not confirmed.

A white prefabricated shed approximate 200 ft² in size was observed on the north side of the residence. This shed was locked and consequently not entered frequently. A relatively old wooden shed with two compartments was observed east of the residence. One side was closed

and appeared that an animal may have occupied it with a wooden bench along the northern wall. The other wooden compartment was an open shed with a tin roof. The small white shed was in fair condition. The unpainted larger wooden shed had missing tin from the roofing the second compartment appeared to be empty.

A cinder block spring house was observed in the drainage on the northeast side of the subject property approximately halfway between the residence and the east property boundary. Water was flowing continuously from the spring house at the time of the site reconnaissance.

3.4 Description of Improvements

The onsite improvements are described above.

3.5 Site Reconnaissance Specific Site Considerations

A site reconnaissance of the subject property was approved and conducted on October 30, 2025. A copy of the site reconnaissance checklist and photographic log are located in Appendix F. A summary of the site reconnaissance observations is provided below:

3.5.1 Underground/Aboveground Storage Tanks

There was no observed presence or indication of underground or aboveground storage (UST/AST) tanks or ancillary equipment on the subject property observed during the site reconnaissance.

3.5.2 Hazardous and Petroleum Products Storage

No storage facilities for either hazardous or petroleum products were observed during the site reconnaissance.

3.5.3 Septic Tanks/Cesspools

Neither septic tanks nor cesspools were observed at the subject property. However, based on the age of the residence it is likely a septic system is present. Based on site topography, it is likely the septic system and drain field would be located easterly/southeasterly of the residence.

3.5.4 Pits, Ponds, Lagoons, and Surface Waters

No pits or lagoons were observed during the reconnaissance of the subject property. The spring house described above was constructed on a drainage on the northeast side of the property and was flowing water during the site reconnaissance. It appears a spring emerges from the ground surface at the location of the spring house.

3.5.5 Water Supply and Water Wells

No water supply wells were noted on the property during the reconnaissance, and no registered wells were identified in the data provided by EDR. However, a metal standup pipe was observed on the southwest side of the residence with what appeared to be an electrical wire visible at the base.

3.5.6 Drains and Sumps

No drains or sumps were identified on the subject property. What appeared to be two PVC drain lines approximately 2-inch diameter in size were observed on the east side of the driveway. These lines were horizontal, appeared to be buried along their length and exited the ground on the east side of the driveway on the downgradient side. The actual reason for these lines is not known.

A large stormwater drain culvert exited the industrial property on the north side of the subject property. This drain appeared to be part of a stormwater system that included a retention pond and overflow system. It appeared effluent from that culvert would flow into a diversion ditch that would flow easterly behind the subject property. This culvert and retention pond did not appear to be located on the subject property, but is adjacent to it. The detention pond was leaf and vegetation covered with no water flowing from the pond. A small amount of water was flowing the channel that discharges overflow from the pond due to recent rainfall.

3.5.7 Solid Waste Disposal

There were no indications of solid waste disposal services on the subject property. Relatively large amounts of debris were observed in the woods behind and below the residence. The debris included two empty metal drums, between 25 to 50 discarded tires, and other randomly discarded household items. No hazardous materials or petroleum products were observed present. No sheens or chemical odors were detected using the olfactory senses.

3.5.8 Other Contracted Maintenance Services

There was no observed contracted maintenance services observed at the subject property.

3.5.9 Electrical Transformers (Polychlorinated Biphenyls – PCBs)

One pole-mounted transformer was observed in the southeast corner of the larger tract adjacent to Highway 96. This transformer appeared to provide electrical service to the residence on the subject property. No indications of staining or release were observed.

3.5.10 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

3.5.11 Stressed Vegetation and Stained Soils/Pavement

There were no indications of stressed vegetation observed at the subject property other than those areas impacted by seasonal temperature changes.

3.5.12 Unusual Odors

Unusual odors were not encountered during the site reconnaissance. No chemical or petroleum odors were encountered.

3.5.13 Additional Potential Environmental Hazards

No additional environmental hazards or concerns were noted on the subject property or adjacent properties during the reconnaissance.

4.0 RECORDS REVIEW

4.1 PHYSICAL SETTING

4.1.1 Physiographic Setting

The subject property lies in the western Highland Rim physiographic province of Middle Tennessee. The Highland Rim surrounds the Central Basin Physiographic Province, which is an elliptical topographic basin formed by weathering of a structural high. Topography of the western Highland Rim is hilly, with rolling topography in the higher areas incised by relatively steep-walled stream valleys. Bedrock underlying the western Highland Rim consists generally of Mississippian-age limestone and shales. The region is moderate in karst development with sinkholes and some large caves present. Weathering of the Mississippian-age formations typically results in relatively thick soil mantles over the underlying bedrock.

4.1.2 Geology/Hydrology/Soils/Surface Drainage

Information reviewed on the USGS Mineral Resources Online Spatial Data: Geologic Maps indicates surface geology in the vicinity consists of Mississippian St. Louis Limestone and Warsaw Limestone, underlain by Mississippian Fort Payne Formation in turn underlain by upper Devonian Chattanooga Shale. The St. Louis Limestone typically consists of fine-grained, brownish-gray limestone that is dolomitic and cherty, with a thickness of 100 to 280 feet. The Warsaw Limestone typically consists of coarse-grained, gray, cross-bedded limestone, with a thickness of 40 to 150 feet. Overlying soil residuum is typically relatively thick and cherty. The soil/rock interface can be highly irregular due to weathered fractures extending deeper into the rock mass. The Fort Payne Formation consists of bedded chert, calcareous and dolomitic silicstone, with minor limestone and shale lenses, and scattered lenses of crinoidal limestone, and an average total thickness of 250 feet. The Chattanooga Shale consists of a black carbonaceous fissile shale with a total thickness ranging from 0 to 70 feet.

Limestone bedrock of both the St. Louis Limestone and the Warsaw Limestone is susceptible to solution weathering and the creation of karst features such as sinkholes. Review of the available topographic maps did not indicate the presence of large closed depressions near the site. However, we note the scale of the available maps often precludes mapping of smaller depressions. Furthermore, evidence of small surface depressions may have been erased or concealed due to urban development. The Fort Payne Formation is more resistant to erosion due to its high silica content, with erosion surface often forming the steeper sides of drainages.

Based on local topography and stream flow, the direction of groundwater flow is inferred to be northerly to northeasterly. Actual groundwater flow in carbonate bedrock is often impacted by factors such as fractures and fracture patterns, dissolution cavities, bedrock/soil interface morphology, and bedding planes. Localized groundwater flow can differ from area flow patterns, yet be a vector of, and contribute to, the overall groundwater flow regime.

RS Miller Group Inc. obtained a Custom Soil Resource Report for Williamson County, Tennessee, Development Property, dated October 31, 2025, that covered the subject property, from the United States Department of Agriculture / Natural Resources Conservation Service. That report was reviewed to provide information regarding soils at the subject property. A copy of the report is included in **Appendix D**. Four primary soil units were identified as summarized below. Each soil description can be compared to the maps in the custom report that depict the extent of each soil unit.

SOIL LAYER INFORMATION – Unit 1 of 4						
Soil Unit	Boundary		Profile Description	Portion of Property	Permeability Rate (in/hr)	Maximum Salinity (mmhos/cm)
	Upper	Lower				
Humphries gravelly silt loam, 5 to 12% slopes (HpC)	0 inches	10 inches	Gravelly silt loam	Center portion of the property 36.7%	2.00 to 6.00	0.0 to 2.0
	10 inches	27 inches	Gravelly silt loam			
	27 inches	42 inches	Extremely gravelly coarse sandy loam			
	42 inches	80 inches	Gravelly silt loam			

SOIL LAYER INFORMATION – Unit 2 of 4						
Soil Unit	Boundary		Profile Description	Portion of Property	Permeability Rate (in/hr)	Maximum Salinity (mmhos/cm)
	Upper	Lower				
Lindside silt loam (Ln)	0 inches	10 inches	Silt loam	Approximate eastern third of property 41.6%	0.20 to 2.00	Not provided
	10 inches	60 inches	Silt loam			

Phase I ESA – ASTM E 1527-21
 Development Property – (±) 2.5 Acres
 Parcel 018 04801 0001018 – Two Tracts
 1284 Highway 96 North
 Fairview, Williamson County, Tennessee

Project No.: E25-037
 Date: November 7, 2025

SOIL LAYER INFORMATION – Unit 3 of 4						
Soil Unit	Boundary		Profile Description	Portion of Property	Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower				
Mountview Silt Loam, shallow, 5 to 12% slopes, eroded (MvC2)	0 inches	8 inches	Silt loam	Southwestern portion of the property 14.4%	0.60 to 2.00	Not provided
	8 inches	16 inches	Silty clay loam			
	16 inches	70 inches	Gravelly clay			

SOIL LAYER INFORMATION – Unit 4 of 4						
Soil Unit	Boundary		Profile Description	Portion of Property	Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower				
Sengtown gravelly silt loam, 12 to 20% slopes (SeD)	0 inches	8 inches	Gravelly silt loam	Northwest corner of property 7.3%	0.60 to 2.00	0.0 to 2.0
	8 inches	11 inches	Gravelly silt loam			
	11 inches	79 inches	Gravelly clay			

4.1.3 Review of Building Permits / Codes

RS Miller Group Inc. obtained the EDR Building Permit Report for the subject site (Inquiry Number 8153700.8, dated October 28, 2025) included in **Appendix B**. The report stated *“The complete collection of Building Permit data available to EDR has been searched, and as of 10/28/25, EDR does not have access to building permits in the city where your target property is located (Fairview, TN).”*

The report lists this lack of building permit data as a “DATA GAP.” However, based on the totality of information gathered during completion of this report and the nature of the site vicinity, RS Miller Group LLC does not consider this lack of building permit data to be a significant data gap.

4.1.4 Wells – Groundwater, Water Supply, and Other

Information regarding water wells in the area was obtained from information provided in the EDR regulatory database search, which includes data from the Tennessee Department of Conservation (TDEC) state database. The search indicated that there are no registered water wells located on the subject property.

Four wells that were installed within a one-mile radius of the subject property in 1979 were identified. These wells were installed by the USGS Tennessee Water Science Center and were advanced into the Fort Payne Formation, for the inferred reason to evaluate groundwater resources in that formation.

Also, the State Oil/Gas Information identified three wells that were drilled southwest of, and within a one-mile radius of, the subject property. Limited information was available on these wells, but the inferred reason is they were drilled for oil and natural gas exploration purposes.

The report indicates there are a total of 42 registered water wells identified within the search radius, including one well located within a 1/8-mile to 1/4-mile radius of the subject property, six wells located within a 1/4-mile to 1/2-mile radius of the subject property, and 35 wells located within a 1/2-mile to 1-mile radius of the subject property. The uses for these wells are listed as “residential” (34 wells), “heat pump” (one well), “not reported” (three wells), and “farm” (four wells).

None of the mapped wells appear to represent a REC to the subject property. See the EDR Radius Search in **Appendix E** for a summary of these wells.

4.1.5 Flood Zones

A review of the Federal Emergency Management Agency (FEMA) flood maps for the subject property indicates the subject property is located in “Zone X” or an area of minimal flood hazard. The subject property is shown on FEMA firmette map number 47187C0020F (accessed October 31, 2025), with an effective date of September 29, 2006. Based on the FEMA firmette maps, the possibility of flooding on the subject property is considered to be minimal. A copy of the FEMA firmette map is included in **Appendix D**.

4.1.6 Current and Past Usage – Subject Property

Land usage for the subject property appears to have been residential and vacant property.

4.1.7 Current and Past Usage – Adjacent/Adjoining Property

Current and past usage of the adjacent/adjoining properties are evaluated for potential to impact to the subject property through past operations, practices, or other identifiable methods in accordance with the ASTM E 1527-21 standard practice methods. Identification of current and past usage at adjacent/adjoining property surrounding the subject property are as follows:

North

The adjacent property to the north appears to have vegetation and dense tree growth in areas until at least the early 1990s, with varying degrees of clearing and wooded conditions prior to that. A retention pond with culvert and channel feature is constructed near the subject property northern property line. The industrial warehouse facility appears to have been built between 1992 and 1999.

East

Adjacent properties to the east beyond New Hope Road appear to have been residential or vacant with a stream back to at least 1953.

South

The adjacent property to the south appears to have had a residence, or some type of farm structure on it, back to at least 1981. From at least 1963 to at least 1953 this property appears to have been used for pasture.

West

The adjacent property to the west appears to have had a residence on it back to at least 1963. From at least 1958 back to at least 1953 this property appears to have been wooded.

Land usage from the adjacent property does not appear to pose a threat to the subject property according to the observations and data reviewed during this Phase I Environmental Site Assessment.

4.2 Historical Records Review

4.2.1 Historic Aerial Photographs

Historical aerial photographs dated **2023, 2018, 2014, 2010, 2007, 1999, 1992, 1989, 1981, 1963, 1958 and 1953** (See EDR Aerial Photo Decade Package, Inquiry No. 8153700.11, dated October 28, 2025, in **Appendix C**) that display the subject property and adjacent/adjoining properties, and were reviewed to determine the historical usage of the subject property and adjacent properties.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

The historical aerial photograph reviews are summarized below in order of most recent to earliest available.

Subject Property

2023 to 1981 – The subject property appears in its current configuration (as observed during the site reconnaissance). The scale and clarity of the photographs make it difficult to determine if the sheds and spring house are present or not.

1963 to 1958 – The subject property appears similar to the previous photographs with a residence visible more toward the center of the property. However, this residence is likely a former residence that was replaced when the current residence was constructed in 1978.

1953 – The subject property appears to be wooded. Highway 96 appears to be a possible gravel road and is not placed in its current location in the vicinity of the subject property. New Hope Road has not been constructed.

North Adjacent Property

2023 to 1999 – Adjacent property to the north is wooded, with an industrial park beyond. A moderate size lake, part of Veterans Memorial Park, is located to the northeast.

1992 to 1953 – Adjacent property to the north appears to be largely cleared, but more wooded from 1963 to 1953.

East Adjacent Property

2023 to 1953 – New Hope Road runs northeasterly and divides the subject property into two tracts. A cluster of residential properties are located east of the subject property on the south side of New Hope Road.

South Adjacent Property

2023 to 1999 – The subject property is bordered on the south by Highway 96, with wooded property beyond.

1992 to 1989 – The south adjacent property appears less wooded. What appears to be a dirt or gravel drive extends through the property off Highway 96, and a small structure is visible near the highway.

1981 – The adjacent property appears as before, but an elongate structure, possibly a mobile home, is visible near the highway.

1963 to 1953 – The property adjacent to the south appears to be pasture.

West Adjacent Property

2023 to 1963 – The west adjacent property is a residential property, as observed during the site reconnaissance.

1958 to 1953 – The adjacent property appears to be vacant and wooded.

No RECs were identified during review of the aerial photographs.

4.2.2 Historic City Directory Records

Available city directory records were searched for periodic years from 1992 to 2022. The properties are listed by year and property owner in the EDR City Directory Abstract (Inquiry Number 8153700.5, dated October 28, 2025) presented in **Appendix C**. Listings were provided for “Target Street” Highway 96 N and “Cross Street” New Hope Road.

The City Directory records were predominately residential, with a mix of commercial and industrial listings. Based on the proximity to the subject property, no potential RECs were identified.

4.2.3 Historic Deeds and Tax Records

RS Miller Group LLC did obtain the EDR Environmental Lien and AUL Search report (Inquiry 8153700.7, dated October 29, 2025) that is included in **Appendix B**. Based on information reviewed it appears the subject property is currently owned by Mr. Eddie Clark, and prior to that Mr. RL Sullivan, who obtained the property from Earl Wayne Tomlinson via a Deed dated October 18, 1988.

RS Miller Group LLC requested and received the EDR Property Tax Map Report for the subject site (EDR Inquiry Number 8153700.6, October 28, 2025) which is included in **Appendix B**. The report indicated “No Coverage” was available for the subject property. Based on the cumulative information obtained from the Williamson County website and other sources regarding the subject property, the lack of historical tax records does not appear to representative a significant data gap.

4.2.4 Historic Sanborn® Fire Insurance Maps

A search of the Sanborn® Library conducted by EDR revealed historical Sanborn® Fire Insurance Maps for the subject property (EDR Inquiry Number 8153700.3, dated October 28, 202). The report stated *“This report certifies that the complete holdings of the Sanborn library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.”*

A copy of the certified Sanborn® Map report is provided in **Appendix B**.

4.2.5 Historic Topographic Maps

Historical topographic maps were provided by EDR and reviewed for this Phase I ESA. The historical use of the subject property was researched using these historical topographic maps and through other standard historical sources. The EDR Historic Topographic Map Report is included in **Appendix C** (EDR Inquiry Number 8153700.4, dated October 28, 2025), and a list of the maps reviewed is presented in the table below.

NAME	DATE	SCALE
White Bluff / Craigfield	2022	7.5-minute (1 to 24,000)
White Bluff / Craigfield	2019	7.5-minute (1 to 24,000)
White Bluff / Craigfield	2016	7.5-minute (1 to 24,000)
White Bluff / Craigfield	2013	7.5-minute (1 to 24,000)
Craigfield / White Bluff	1979 / 1983	7.5-minute (1 to 24,000)
White Bluff	1966	7.5-minute (1 to 24,000)
White Bluff	1933	15-minute (1 to 62,500)
White Bluff	1930	15-minute (1 to 62,500)

The historical use of the subject property was researched using these historical topographic maps and through other standard historical sources. The historical topographic map review is summarized below from most recent available to earliest available.

2022 to 2013 – Review of the historic topographic maps from 2022 to 2013 do not indicate development details such as individual structures or developed areas. Primary and secondary roads and streets are shown. The subject property and surrounding properties are generally depicted an area that is partially cleared and partially wooded.

1997/1983 to 1966 – A structure is depicted on the subject property. The primary and secondary roads appear in their current configuration. Residential structures are scattered along the primary and secondary roadways.

1933 and 1930 – The subject property has one structure shown. Highway 96 is in a slightly different configuration that what currently exists. Residential structures are lightly scattered along the primary roadways.

Based on review of the topographic maps, no apparent or obvious environmental concerns were noted on the subject property or adjacent properties.

4.3 Regulatory Records Review

RS Miller Group LLC contracted EDR to perform a database search for state and federal regulatory information pertaining to the subject property. The EDR data is based on information published by State and Federal regulatory agencies based on ASTM-established approximate minimum search distance (AMSDs). A map of locations and specific regulatory reports and a complete copy of EDR’s findings, including a summary of the data sources and dates of database versions utilized, are provided in **Appendix E** (Inquiry Number 8153700.2s, dated October 28, 2025). An orphan summary list provided by EDR addresses sites that could not be specifically located within the ASMDs relative to the subject property, or adjacent/adjoining properties, as a result of missing or insufficient address information.

4.3.1 Standard Federal, State, and Tribal Environmental Records

The following table includes approximate minimum search distances from a list of the databases along with other lists reviewed and provided by EDR. The ASTM approximate minimum search distance for “Subject property and Adjacent/Adjoining” is a one-quarter of a mile distance. The maximum distances range from 0.5-mile to one mile. These findings below have been adjusted to include the subject property and adjacent/adjoining properties.

ASTM FEDERAL, STATE, & TRIBAL DATABASE LISTS		
Database	Approximate Minimum Search Distance	No. of Facilities
NPL/Proposed NPL	One Mile	0
Delisted NPL	One-Half Mile	0
CERCLIS/Equivalents	One-Half Mile	0
CERC-NFRAP Sites	One-Half Mile	0
CORRACTS or Violators/ Enforcement	One Mile	0
FUDS	One Mile	0
RCRA TSDF Facilities	One-Half Mile	0
RCRA Generators (large, small and very small quantity)	Site and Adjoining	0
RCRA Non-generators	One-Half Mile	2
ERNS	Site	0
SWF/Landfill Report	One-Half Mile	0
SWM Complaints	One-Half Mile	0
Historic Cleaner / Priority Cleaners	One-Quarter to One-Half Mile	0
Historic Auto	One-Fourth Mile	0
LPST (LUST-TRUST; Historic LUST, LUST)	One-Half Mile	0
PST/UST List	Site and Adjacent/Adjoining = 0 One-Fourth Mile to One-Half Mile	0

Phase I ESA – ASTM E 1527-21
 Development Property – (±) 2.5 Acres
 Parcel 018 04801 0001018 – Two Tracts
 1284 Highway 96 North
 Fairview, Williamson County, Tennessee

Project No.: E25-037
 Date: November 7, 2025

ASTM FEDERAL, STATE, & TRIBAL DATABASE LISTS		
Database	Approximate Minimum Search Distance	No. of Facilities
UST Finder	One-Fourth Mile	0
UST Finder Release	One-Half Mile	0
Historic UST List	Site and Adjacent/Adjoining = 0 One-Fourth Mile to One-Half Mile	0
VCP/SRP	One-Half Mile	0
LIENS	Site	0
Dry Cleaners	One-Quarter Mile	0
AUL	Site and Adjacent/Adjoining	0
Institutional Control / Engineering Control Registries	Site and Adjacent/Adjoining	0
Brownfields Sites	One-Half Mile	0
ECHO	Less than 1/8-mile	0
NPDES	Less than 1/8-mile	0
EDR Historic Auto	0.125-mile	0
EDR Hist Cleaner	0.125-mile	0
PA Manifest	0.25 mile	1
PFAS ECHO	0.25 mile	2
SEMS	0.5 mile	1
	Total	6

A total of six (6) listings for sites on the database lists were included in the EDR report. Review revealed duplicated addresses with the actual number of mapped facilities reduced to three (3) on the multiple federal, state, and tribal database reports. The subject property was not present on any of these lists indicating no reported or recorded impacts to the subject property.

RS Miller Group LLC evaluated the listings. A discussion of each of these facilities is presented below.

1. Mid-Tenn Marble Company, 7151 New Hope Road, located 619' feet ESE of the subject property in a relatively higher position – PFAS ECHO Database.

This facility is a producer of plastics and resins. No violations were identified.

2. Simon Roofing and Sheet Metal Corporation, 713 Loblolly Pine Boulevard, located 1,009' feet NNW of the subject property in a relatively higher position – PA Manifest, RCRA Non-Gen, NLR Databases

This facility was confirmed to be a non-generator of RCRA hazardous wastes, and no violations were identified.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

3. Custom Printing Inks/Fairview Industrial Fire, 7109 Loblolly Pine Boulevard, 1193' NW of and in a relatively higher position than the subject property – RCRA NonGen/NLR, PFAS ECHO, SEMS, PRP

This facility was apparently the site of printing ink manufacturing. It appears at some point some materials required removal from the site. The SEMS listing listed the site as “Removal Only Site (No Site Assessment Work Needed).

Based on the types of regulatory listings applied to these three facilities, a lack of hazardous waste production, no reported spills, releases, or violations, and the relative proximity to the subject property observed during this Phase I ESA, it is the environmental professional’s opinion that these facilities do not represent a current threat or REC to the subject property.

4.3.2 Additional Regulatory Agency File and Records Review

County Recorder/ Assessor

RS Miller Group Inc. reviewed information obtained from the Williamson County website. Review of the data did not indicate any environmental concerns related to the subject property.

County Officials

A Public Records Request was submitted to Williamson County on October 28, 2025. The request asked for any records of incidents at the subject property that could impact the environmental integrity of the subject property. RS Miller Group LLC has not received a response from the request as of the date of this report. In the event a response is received, we will submit an addendum to this report, if warranted.

4.3.3 Unmapped and Orphan Site Summary

“Orphan” sites are regulatory-listed facilities that, because of incomplete address information, cannot be plotted with accuracy on a map. Orphan sites which may be located in the vicinity of the subject property are listed by EDR based on limited known location information.

Nine orphan sites were identified by EDR in the database search. Based on the location data provided, none of these sites are inferred to represent a REC or HREC to the subject property.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

4.3.4 Vapor Encroachment Conditions

Factors considered by the Environmental Professional during the site reconnaissance included observation for visible signs of current and past usage, types of chemicals of concern, known or suspected contamination, soil characteristics, depth to groundwater, vapor conduits, and potential contaminant migration from adjacent/adjoining property. As part of the vapor encroachment evaluation the factors mentioned, in addition to locations of barriers/conduits impacting groundwater flow were considered.

The industrial warehouse adjacent and to the north of the subject property was not targeted on any of the database listings. Additionally there is a hydraulic barrier between the adjacent and subject property via a retention pond, channel feature (spring) and stream. In addition, RS Miller Group LLC also obtained an EDR Vapor Encroachment Screen report (Inquiry Number: 8153700.2s, dated October 31, 2025) to further evaluate the potential for vapor encroachment at the subject property. One facility was identified for evaluation of potential vapor intrusion threat to the subject property. Based on a lack of liquid wastes being produced at the facility and the relatively large distance from the subject property, RS Miller Group LLC does not consider this facility to pose a significant threat of vapor encroachment to the subject property. A copy of the vapor encroachment report is included in **Appendix E**.

5.0 INTERVIEWS

As part of our research on this project historical records and documents were reviewed to gather information pertaining to the historical usage of the subject property and its surroundings. The findings from this review of reasonably ascertainable resources are summarized in this section of the report.

5.1 Current Owner, Key Site Manager, and/or Current Occupant Interview

Mr. Joey Clark, a resident of the subject property, was interviewed during the site reconnaissance completed October 30, 2025. Mr. Clark was not aware of any historical issues or incidents that would pose a REC to the subject property.

5.2 Past Owner or Operator Review

Past owners of the subject property were not available for an interview, however Mr. Eddie Clark provided a completed copy of the Client/User Questionnaire located in .

5.3 Local Government Interview

A Public Records Request was submitted to Williamson County on October 28, 2025. The request asked for any records of incidents at the subject property that could impact the environmental integrity of the subject property. RS Miller Group LLC has not received a response from the request as of the date of this report. In the event a response is received, we will submit an addendum to this report, if warranted.

6.0 NON-SCOPE ASTM CONSIDERATIONS

Some environmental conditions may be present at the subject property that do not present a CERCLA liability and are beyond the scope of the ASTM Practice Method E1527-21. These considerations are not required for all appropriate inquiry (AAI) considerations, however may be used in establishing LLPs or business environmental risks associated with commercial real estate. The following is a list of non-scope ASTM considerations (not intended to be all inclusive) identified for use:

“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, naturally occurring radon, regulatory compliance, and substances not defined as hazardous substances, sometimes generally referred to as emerging contaminants, such as per-and polyfluoroalkyl substances (PFAS) and wetlands.”

Non-scope ASTM considerations provided for use in analysis of LLP’s and/or business environmental risks associated with the subject property are as follows:

Radon

Radon is an EPA Zone 1 issue for consideration within all of Williamson County. The EPA Zone 1 designation is applied because the average indoor concentration of radon in Williamson County was measured and calculated to be greater than 4.0 picocuries per liter (pCi/L). EPA recommends mitigation if radon levels exceed 4 pCi/L, and in residential cases for radon levels between 2 pCi/L and 4 pCi/L. Radon concentrations were not measured during the site visit as it is not part of the scope. However, the subject property is located within Williamson County.

It is our understanding that future land usage will include demolition of the current residence. Should demolition occur it is recommended that a sample of the spray-on acoustical ceiling material and insulation be sampled and analyzed to determine proper handling and selection of landfill for disposal of these suspect asbestos-containing materials (ACM). There are also 30 to 50 car tires in small piles near the wooden sheds. These tires are used and will require recycling and/or disposal pending condition. The business environmental risks/cost (BER) associated with the subject property are non-scope ASTM considerations of the Phase I Environmental Site Assessment. Addressing these non-scope ASTM items upfront may lessen environmental risk and future costs plus reduce potential for impact to future scheduled development and planned land usage for the property.

7.0 FINDINGS AND OPINION

The following findings and opinion are based on data provided by Environmental Data Resources, Inc. (EDR), the Environmental Protection Agency (EPA), Tennessee Department of Environment and Conservation (TDEC) data viewers, local inquiry, interviews, historical topographic maps, aerials, city directories, and Sanborn® maps provided by EDR and/or reviews of other readily accessible data.

It is the opinion of RS Miller Group LLC, based upon the Findings (Section 7.0) and within the scope of work agreed upon, the due diligence performed as part of EPA *All Appropriate Inquiry* (AAI), and in accordance ASTM Practice Standard E1527-21, **a recognized environmental condition (REC) was not found to be associated with the subject property.**

There are several non-scope ASTM considerations that constitute a business environmental risk/cost (BER) associated with future development of the subject property:

Removal, recycling, and/or proper disposal of 30 to 50 used tires located in small piles near the sheds at the northern boundary and northeast corner of the subject property. These will require removal prior to excavation or planned development of the subject property. This will also include removal and disposal of some empty drums and random household debris.

Analytical laboratory determination of suspect asbestos containing material (ACM) from the demolition of the spray-on acoustical ceiling material and insulation. Results of these laboratory samples will support confirmation on how to properly handle the demolition material and whether or not a permitted landfill will be required for proper disposal.

8.0 LIMITING CONDITIONS / DATA GAPS

There were data gaps within the scope of work performed for the subject property located at 1284 Highway 96, Fairview, Williamson County, Tennessee.

1. Five-year intervals were not available for all the reasonably ascertainable research records reviewed during completion of this Phase I ESA, and not all sources provided information back to 1940. Information provided from other sources was used to fill these data gaps.
2. AUL and environmental lien data was not provided by the Client/User to RS Miller Group LLC. However, information obtained from the Williamson County website and the EDR Environmental Lien and AUL Search report did not indicate any AULs or environmental liens associated with the subject property.
3. Documentation, research, and review of numerous historic topographic maps, historic aerial photos, historic city directories, interviews, extensive regulatory database searches and other data collected through reasonably ascertainable means were used in development of the Opinions and Conclusions provided in this report. Not all historical data was five years apart. However due to the data from other sources that filled the time gaps, this is not considered to be significant and is not anticipated to impact the overall findings.
4. There is a data gap regarding location of the septic system at the subject property. No records were obtained that indicated the presence or absence of the septic system. This may be confirmed during scheduled excavation, or interview.

Please note that no environmental assessment can absolutely preclude the presence of hazardous substances on subject property. The conclusions in this report are based on reasonably ascertainable historical information and conditions observed during our reconnaissance. Future changes in environmental conditions and subject property characteristics/usage may occur with the passage of time, in which case the conclusions in this report may require re-evaluation. This report will assist the client and the client's legal counsel in evaluating and allocating the environmental risks that are always present with any real estate transaction. However, it is the responsibility of the client and the client's legal counsel to determine, based on the client's experience, whether additional information is required in order to meet the investigative burdens placed on real estate owners by state and federal agencies.

9.0 CONCLUSIONS

The Phase I Environmental Site Assessment (Phase I ESA) performed for the subject property located at 1284 Highway 96 North, Fairview, Williamson County, Tennessee is in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from this section are described in Section 8.0 Limitations / Data Gaps of this report.

Based on the site reconnaissance; regulatory and historical data reported including environmental liens, AULs, historical aerials, historical topographic maps, historical city directories, other regulatory data bases and other state and federal agency information and interviews, RS Miller Group LLC **did not identify a recognized environmental condition (REC) associated with the subject property during completion of this Phase I Environmental Site Assessment. No further investigation is warranted in accordance with findings of this Phase I ESA.**

The **business environmental risks/costs (BER)** associated with the subject property are non-scope ASTM considerations of the Phase I Environmental Site Assessment. Addressing these non-scope ASTM items upfront may lessen environmental risk and future costs plus reduce potential for impact to future scheduled development and planned land usage. These non-scope ASTM considerations are identified as follows:

Site specific radon testing was not performed for this property. However it is our understanding that the residence will be demolished. Should there be an issue during the re-development phase of the subject property, an environmental professional can provide sampling or a home kit may be used.

Recycling, and/or proper disposal of 30 to 50 used tires located in small piles near the sheds at the northern boundary and northeast corner of the subject property is recommended. This will also include removal and disposal of some empty rusty drums and random household debris.

Analytical laboratory determination of suspect asbestos containing material (ACM) from the demolition of spray-on acoustical ceiling material from the living room and kitchen and any suspect insulation prior to demolition is recommended for determination of proper handling and disposal of suspect ACM.

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

10. ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

I declare that, to the best of my knowledge and belief, that I, Rebecca Miller, meets the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and I have 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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The Environmental Professional resume for this project is provided in **Appendix G**.

Rebecca Miller

Rebecca Miller
Senior Environmental Professional

Phase I ESA – ASTM E 1527-21
Development Property – (±) 2.5 Acres
Parcel 018 04801 0001018 – Two Tracts
1284 Highway 96 North
Fairview, Williamson County, Tennessee

Project No.: E25-037
Date: November 7, 2025

11.0 REFERENCES

ASTM “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process” ASTM Designation E 1527-13, Published November 2013.

ASTM “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process” ASTM Designation E 1527-21, approved by ASTM in November, 2021; approved by Environmental Protection Agency (EPA).

Environmental Data Resources, Inc. Radius Map Report with Geo Check®, Inquiry Number 8153700.2s, dated October 28, 2025.

Environmental Data Resources, Inc. Certified Sanborn® Map Report, Inquiry Number 8153700.3, dated October 28, 2025.

Environmental Data Resources, Inc. Historical Topo Map Report, Inquiry Number 8153700.4, dated October 28, 2025.

Environmental Data Resources, Inc., City Directory Image Report Inquiry Number 8153700.5, dated October 28, 2025.

Environmental Data Resources, Inc. Aerial Photograph Decade Package, Inquiry Number 8153700.11, dated October 28, 2025.

Environmental Data Resources, Inc. Building Permit Report, Inquiry Number 8153700.8, dated October 28, 2025.

Environmental Data Resources, Inc. Property Tax Map Report, Inquiry Number 8153700.6, dated October 28, 2025.

Environmental Data Resources, Inc. Environmental Lien and AUL Search report, Inquiry Number 8153700.7, dated October 29, 2025.

Environmental Data Resources, Inc. Vapor Encroachment Screen, Inquiry Number 8153700.2s, dated October 31, 2025.

U.S.G.S. Mineral Resources Online Spatial Geologic Maps.

Custom Soil Resource Report for Williamson County, Tennessee, Development Property, USDA Natural Resources Conservation Service, dated October 31, 2024.

FEMA Flood Map Service Center Website, accessed October 31, 2025.

Radon information obtained from EPA’s Map of Radon Zones website.