

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Privileged & Confidential Attorney/Client Work Product
Draft for Review**

Walmart #967-1011 Fuel Addition
1485 Commercial Way
Spring Hill Hernando County, Florida
1.45 +/- Acres Within Parcel ID R29 223 17 2608 0000 0020
UES Project No. 0795.2500051
UES Report No. TBD

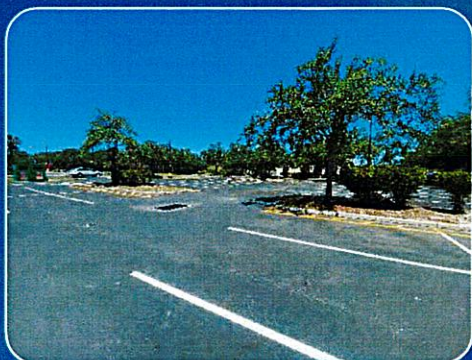
**Report Issuance Date: April 24, 2025
Report Viability Date: October 11, 2025**

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Grounded in Excellence

ENVIRONMENTAL PROFESSIONAL CERTIFICATION

Phase I Environmental Site Assessment
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1.45 +/- Acres Within Parcel ID # R29 223 17 2608 0000 0020
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This Phase I Environmental Site Assessment (ESA) was conducted in accordance with the guidelines of the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and therefore, the federal Environmental Protection Agency's All Appropriate Inquiry Rule. The accuracy, correctness and completeness of the Phase I ESA are provided with the knowledge of ASTM E1527-21. In addition, the accuracy, correctness, and completeness of this Phase I ESA are provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended. Qualifications of the personnel participating in this assessment are provided in **Appendix D**.

Declaration of Environmental Professional and Signature

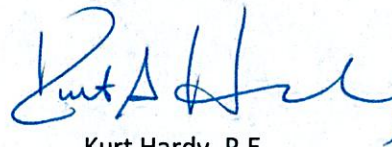
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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TABLE OF CONTENTS

Table of Critical Dates

Phase I ESA Component	Date
Report Issuance Date	April 24, 2025
Earliest Date of Interviews with Owners, Operators, and Occupants identified in Section 10 of ASTM 1527-21	April 23, 2025
Date of Search for Recorded Environmental Liens	April 15, 2025
Date of Site Reconnaissance of the Subject Property and Adjoining Properties	Thursday, April 17, 2025
Earliest Date of Interviews, Lien Search, Records Review, and Inspections	April 14, 2025
Report Viability Date	October 11, 2025

UES was retained to conduct a Phase I Environmental Site Assessment (ESA) of the approximately 1.45-acre portion of the Walmart superstore property addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida (hereafter referred to as the "subject property").

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the ASTM International in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-21* (ASTM International Practice E1527-21).

Other than as expressly stated in Section 1.4 herein, this report has been prepared in full compliance with Walmart's Environmental Due Diligence Policy, revised September 1, 2023, and the ASTM E1527-21 Standard Practice for Environmental Site Assessments.

The Phase I ESA for the above-referenced property represents the product of UES's professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: CPH, LLC; Miller Canfield Paddock and Stone, PLC (as Outside Environmental Counsel); Walmart, Inc., a Delaware Corporation; Walmart Fulfillment Services, LLC., a Delaware limited liability company; Walmart Stores East, LP, a Delaware limited partnership; Walmart Louisiana, LLC., a Delaware limited liability company; Walmart Stores Texas, LLC., a Texas limited liability company; and Walmart Real Estate Business Trust, a Delaware statutory trust and their respective successors, assigns, affiliates, and subsidiaries.

ITEM	COMMENTS
Number of Parcels and Acreage	1.45 +/- Acres within Parent Parcel ID R29 223 17 2608 0000 0020
Number of Building(s) and Square Footage	No Buildings
Current Property Use	Parking Lot

The subject property consisted of undeveloped land from as early as 1941 to the late 1990s. The current parking lot on the property, associated with the west adjoining Walmart Superstore, was constructed in 2003. The subject property has not changed significantly from 2003 to the present.

TABLE OF CONTENTS

UES has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the above-referenced 1.45 +/- acres – paved parking area within Walmart Supercenter Store #967-1011 located at 1485 Commercial Way in Spring Hill, Hernando County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECS) connected with the subject property.

Historical Recognized Environmental Conditions

A historical REC, as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC. UES has not identified any historical RECs in association with the subject property.

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC) as defined in the ASTM Standard is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances or petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property use restrictions, activity and use limitations, institutional controls, or engineering controls*). UES has not identified any CRECs in association with the subject property.

Business Environmental Risk Considerations

UES did not identify areas of potential concern associated with business environmental risk (BER) considerations in connection with the subject property during the course of this Phase I ESA.

Vapor Encroachment Condition

UES did not identify vapor encroachment conditions in connection with the subject property during the course of this Phase I ESA.

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Property Overview	1
1.2	Purpose and Scope of Service	2
1.3	Significant Assumptions	2
1.4	Limitations, Deviations, and Special Terms and Conditions.....	2
2.0	USER PROVIDED INFORMATION.....	2
2.1	Recorded Land Title Records	3
2.2	Reasons for Performing this Phase I ESA	3
3.0	PHYSICAL SETTING	4
4.0	RECORDS REVIEW	5
4.1	Aerial Photographs and Sanborn Maps	5
4.2	Local Street Directories	7
4.3	Assessing Department.....	7
4.4	Building Department.....	7
4.5	Fire Department.....	7
4.6	Health Department	8
4.7	Utilities.....	8
4.7.1	Municipal Water/Water Wells.....	8
4.7.2	Sanitary Sewer/Septic System	8
4.7.3	Heat Source.....	8
4.8	Underground Storage Tank (UST) Systems	8
4.9	Previous Environmental Records.....	8
4.10	Environmental Liens, Activity and Land Use Limitations, and Government Institutional and Engineering Controls.....	8
5.0	INTERVIEWS.....	8
6.0	SUMMARY OF HISTORICAL USE.....	9
7.0	SUMMARY OF SITE RECONNAISSANCE.....	9
7.1	Subject Property Observations.....	9
7.1.1	Current Operations	11
8.0	ADJOINING PROPERTIES.....	11
9.0	REGULATORY RECORDS REVIEW	11
9.1	Subject Property and Occupant Listings	12
9.2	Adjoining and Nearby Sites	13
9.3	Vapor Encroachment/Intrusion Assessment	14
10.0	BUSINESS RISK CONSIDERATIONS	15
10.1	Asbestos-Containing Building Materials	15
10.2	Lead-Based Paint.....	15

TABLE OF CONTENTS

10.3	Indoor Air Quality.....	16
10.4	Lead in Drinking Water.....	16
10.5	Environmental Regulatory Compliance	16
10.6	Cultural, Historical, and Archeological Resources.....	16
10.7	Wetlands and Surface Waters	17
10.8	Threatened, Endangered, and Other Protected Species	17
10.9	Wildlife Sanctuaries and Other Resource Preserves	17
10.10	Radiological or Biological Agents	17
10.11	Mold.....	17
10.12	Potential PCB and Mercury Containing Equipment	17
10.13	Potential CFC-Containing Equipment	17
10.14	Tritium Exit Signage.....	17
10.15	Potential Impacts/Implications of Environmental Issues for Site Development and Construction	18
11.0	FINDINGS, OPINIONS AND CONCLUSIONS.....	18
11.1	Significant Data Gaps	18
11.2	Recognized Environmental Conditions (RECs)	18
11.2A	Controlled Recognized Environmental Conditions (CRECs).....	18
11.3	Historical Recognized Environmental Conditions (HRECs)	18
11.4	Business Environmental Risk Considerations.....	18
11.5	Statement of Compliance.....	18
12.0	SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S)	19
13.0	REFERENCES.....	19
13.1	Standards	19
13.2	Property Records	19
13.3	Regulatory and Historical Resources	19
13.4	Physical Setting Sources	20

LIST OF FIGURES AND APPENDICES

FIGURES

USGS Site Location Plan	Figure 1
Site Plan/2025 Aerial Photograph	Figure 2

APPENDIX A

Property Photographs from Site Reconnaissance	A
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APPENDIX B

Correspondence and Supporting Documentation	B
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APPENDIX C

Regulatory Database and File Review Correspondence	C
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APPENDIX D

Professional Resumes	D
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1.0 INTRODUCTION

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E1527-21* (ASTM Standard Practice E1527-21). Other than expressly stated in Section 1.4 herein, this report has been prepared in full compliance with “Wal-Mart’s Environmental Due Diligence Policy,” revised September 1, 2023.

Other than as expressly stated in Section 1.4 herein, this report has been prepared in full compliance with Walmart's Environmental Due Diligence Policy, revised September 1, 2023, and the ASTM E1527-21 Standard Practice for Environmental Site Assessments.

The Phase I ESA for the above referenced property represents the product of UES’s professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: CPH, LLC; Miller Canfield Paddock and Stone, PLC (as Outside Environmental Counsel); Walmart Inc., a Delaware corporation; Walmart Fulfillment Services, LLC, a Delaware limited liability company; Wal-Mart East, LP, a Delaware limited partnership; Wal-Mart Louisiana, LLC, a Delaware limited liability company; Wal-Mart Texas, LLC, a Texas limited liability company; and Wal-Mart Real Estate Business Trust, a Delaware statutory trust and their respective successors, assigns, affiliates, and subsidiaries.

1.1 Property Overview

ITEM	COMMENTS
Subject Property Location/Address	1485 Commercial Way, Spring Hill, FL
Number of Parcels and Acreage	1.45 +/- Acres within Parent Parcel ID R29 223 17 2608 0000 0020
Number of Building(s) and Square Footage	No Buildings/Structures
Current Property Use	Parking Lot
Current Zoning	13 Department Store

The subject property is located within Section 29, Township 23 North, and Range 17 East, as referenced in the USGS topographic quadrangle maps titled “Aripeka, Florida” provided as **Figure 1** (Site Location Map). Please refer to the Site Plan/2025 Aerial Photograph, **Figure 2**, for additional details pertaining to the subject and surrounding properties. Photographs taken during the site reconnaissance are included in **Appendix A**.

1.2 Purpose and Scope of Service

The primary purpose of this assessment was to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties in an effort to identify *recognized environmental conditions* (RECs), controlled recognized environmental conditions (CRECs), and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

1.3 Significant Assumptions

Pursuant to ASTM Standard Practice E 1527-21, UES assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

1.4 Limitations, Deviations, and Special Terms and Conditions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 10.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than the report's viability date, per ASTM Standard Practice E 1527-21.

2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E1527-21 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-21.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following responses were provided by the User, CPH, LLC, on behalf of Walmart. A copy of the completed User Questionnaire is included in **Appendix B**.

Question	Response
Name of Preparer and User Entity	Matt D'Angelo, Project Manager
Did a search of recorded land title records (or judicial records where appropriate) identify environmental liens (ELs) filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?	No.
Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?	No.
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312.28)?	No.
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Unknown
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	N/A
As the User of this ESA are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	No.
Do you know the past uses of the property?	No.
Do you know of specific chemicals that are present or once were present at the property?	No.
Do you know of spills or other chemical releases that have taken place at the property?	No.
Do you know of any environmental cleanups that have taken place at the property?	No.
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No.

2.1 Recorded Land Title Records

A chain of title was not conducted for the subject property by UES. The User did not provide UES with chain of title documents for the subject property.

2.2 Reasons for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence prior to construction activities for a proposed fuel addition to the store on the subject property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & SURROUNDING AREA	
1 Topography: Refer to Figure 1 for an excerpt of the Topographic Map	
<i>Site Elevation</i>	20 feet above sea level
<i>Topographic Gradient</i>	Relatively flat
<i>Closest Surface Water</i>	Retention ponds less than 0.10 mile to the southwest and northwest
2 General Soil Characteristics:	
<i>Soil Type</i>	Candler Fine Sand
<i>Description</i>	Candler Fine Sand consists of excessively-drained sandy and/or eolian marine deposits. These soils are on knolls and ridges on marine terraces. The depth to water is more than 80 inches below land surface (in bls). A typical profile contains fine sand from 0 to 80 in bls. Slopes range from 0 to 5 percent.
<i>Soil Type</i>	Anclote Fine Sand
<i>Description</i>	Anclote Fine Sand consists of very poorly-drained sandy marine deposits. These soils are on depressions on marine terraces. The depth to water is about 0 in bls. A typical profile contains fine sand from 0 to 80 in bls. Slopes range from 0 to 2 percent.
3 Area Specific Geology/Hydrogeology Characteristics:	
<i>Geology</i>	According to the Geologic Map of the State of Florida, 2001, the surficial deposits underlying the site and the general vicinity are classified as Quaternary beach ridge and dunes (Qbd) of Pleistocene and Holocene geologic age. In general these siliciclastics are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey, silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. These surficial deposits vary in depth but generally extend to depths of approximately 50 to 100 feet below the surface. The surficial siliciclastic deposits are sometimes underlain by the Miocene Undifferentiated Hawthorn Group deposits (Th) in the area. The Hawthorn Group sediments are light olive gray and blue gray, poorly to moderately consolidated, clayey sands to silty clays. The occurrence and thickness of the Hawthorn Group sediments is highly variable due to erosional unconformities and karst features in the underlying limestone lithologies. The Oligocene Suwannee Limestone (Ts) generally lies below the Hawthorn Group sediments in the region. The Suwannee Limestone generally consists of a white to cream, poorly to well indurated, fossiliferous limestone. The upper portion of the limestone is highly variable due to palio-weathering it is not uncommon for limestone to be found at relatively shallow depths (< 50 feet) or at depths greater than 100 feet below the land surface.
<i>Hydrogeology</i>	The Floridan aquifer is semi-confined in this area of Hernando County. The Floridan aquifer system consists of the Upper and Lower Floridan aquifers separated by the middle confining unit. The middle confining unit and the Lower Floridan aquifer in west-central Florida generally contain highly mineralized water. The water-bearing units containing fresh water are herein referred to as the Upper Floridan aquifer. The Upper Floridan aquifer is the principal source of water in the Southwest Florida Water Management District (SWFWMD) and is used for major public supply, domestic use, irrigation, and brackish water desalination in coastal communities (SWFWMD, 2000). According to the Potentiometric Surface of the Upper Floridan Aquifer within the Southwest Florida Management District – May 2017, groundwater flow is generally towards the west and depth to water is less than 10 feet NGVD 1929.
4 Oil and Gas Wells:	
<i>Current Oil and Gas Wells on Subject Property</i>	None
<i>Historical Oil and Gas Wells on Subject Property</i>	None
Sources	

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & SURROUNDING AREA	
1	USGS 7.5-Minute Topographic Maps of "Aripeka, Florida" Quadrangle, Dated 2024. Refer to Figure 1 for an excerpt of the USGS Topographic Map
2	United States Department of Agriculture, Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS)
3	Available from reasonably ascertainable resources reviewed as part of this Phase I ESA
4	American Geosciences Institute. Interactive Map of Permitted Oil and Gas Wells Florida Geological Survey; Exploration for Oil and Gas in Florida, January 1, 1948

4.0 RECORDS REVIEW

UES reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1941.

4.1 Aerial Photographs and Sanborn Maps

UES reviewed reasonably ascertainable aerial photographs for the subject property area from the EDR Aerial Photograph Decade Package and Google Earth. The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Aerial photographs are provided in **Appendix B**.

Historical Aerial Photograph Summary

YEAR	SUBJECT PROPERTY	VICINITY
1941	The subject property is undeveloped land (apparent marsh).	The vicinity of the subject property consists of vacant wooded land, marsh, and roads. A road (Commercial Way) borders the east side of the subject property.
1944	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
1951	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
1958	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
1968	The subject property has not changed significantly since the previous aerial photograph.	Commercial structures and roads have been constructed in the vicinity. A wastewater treatment facility is present to the northwest.
1973	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, retention ponds, and roads have been constructed to the east. A lane has been added to Commercial Way along the east side of the subject property.

Historical Aerial Photograph Summary

YEAR	SUBJECT PROPERTY	VICINITY
1977	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, retention ponds, and roads have been constructed in the vicinity.
1984	The subject property has not changed significantly since the previous aerial photograph.	Lanes have been cleared through the wooded area on the west adjoining property; this is a spray field associated with the wastewater treatment facility. Homes, commercial developments, and retention ponds have been constructed in the vicinity. A shopping center and elementary school have been developed to the southeast.
1988	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, and roads have been constructed in the vicinity.
1991	The subject property has not changed significantly since the previous aerial photograph.	Homes have been built in the vicinity.
1995	The subject property has not changed significantly since the previous aerial photograph.	Homes have been built in the vicinity. A road has been constructed to the north of the subject property.
1998	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, and roads have been constructed in the vicinity.
2007	The subject property is developed with a parking lot associated with the west adjoining Walmart Superstore.	Homes, commercial developments, and roads have been constructed in the vicinity. The current Walmart Superstore is present on west adjoining land and has replaced the former spray field. A strip center has been built on south adjoining land, and a retail store is under construction to the southwest.
2010	The subject property has not changed significantly since the previous aerial photograph.	Commercial developments have been built in the vicinity. A strip center has been built on north-adjoining land and a shopping center has been developed to the southwest.
2015	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
2019	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
2025	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.

UES attempted to review reasonably ascertainable Sanborn Fire Insurance Maps for the subject property. EDR conducted a review of Sanborn fire insurance maps based on information pertaining to the subject property location provided by UES. According to EDR, no coverage of the subject property was available.

4.2 Local Street Directories

Historical street directories which list the former businesses and residences at the street addresses of the subject property and the adjoining properties were provided by EDR. Descriptions of UES observations are outlined in the table below. A copy of the EDR City Directory Report is presented in **Appendix B**.

Summary of City Directory Observations

Date	Subject Property (1485 Commercial Way)	Nearby Properties of Concern
2020	Blue Rhino ; Coinstar ; Eco ATM ; Jackson Hewitt Tax Service ; Manvi Kundu ; McDonald's ; Minute Key ; Anthony Pappas OD ; Redbox ; Regal Nails Salon & Spa ; Smartstyle ; Walmart Auto Care Center ; Walmart Bakery ; Walmart Garden Center ; Walmart Grocery Pickup ; Walmart Pharmacy ; Walmart Photo Center ; Walmart Supercenter ; Walmart Vision & Glasses	No listings of concern
2017	Anthony Pappas OD ; Brad Cook OD ; McDonald's ; Redbox ; Regal Nails ; Target ; Verizon Wireless ; Walmart Supercenter	No listings of concern
2014	McDonald's ; Anthony Pappas OD ; Regal Nails	No listings of concern
2010	Diebold Inc. ; McDonald's ; Picture Me Portrait Studios ; Regal Nails ; Vision Center at Walmart ; Walmart Supercenter	No listings of concern
2005	Jackson Hewitt Tax Service ; McDonald's ; Walmart Supercenter	No listings of concern

4.3 Assessing Department

Reasonably ascertainable assessment information provided by the Hernando County Property Appraiser office was obtained and reviewed. Assessing records document that the subject property consists of 1.45 +/- acres of land within the parcel addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida (HCPA ID R29 223 17 2608 0000 0020). Copies of available assessment records for the subject property and the current legal description are included in **Appendix B**.

4.4 Building Department

The subject property consists of a portion of a parking lot with no buildings or structures. As a result, UES did not contact the building department.

4.5 Fire Department

UES submitted a FOIA request to the Hernando County Fire Department to review Fire Department records for the subject property. UES did not receive a response within the time constraints of this report.

If information is received in the future that would change the conclusions of the report, a supplement will be issued.

4.6 Health Department

UES submitted a FOIA request to the Florida Department of Health to review records for the subject property. UES did not receive a response within the time constraints of this report. If information is received in the future that would change the conclusions of the report, a supplement will be issued.

4.7 Utilities

4.7.1 Municipal Water/Water Wells

Wells were not observed on the subject property.

4.7.2 Sanitary Sewer/Septic System

Septic systems were not observed on the subject property.

4.7.3 Heat Source

Heating sources were not observed on the subject property.

4.8 Underground Storage Tank (UST) Systems

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of USTs on the subject property. Specifically, no records of USTs were identified though review of reasonably ascertainable records and UES did not observe any evidence of USTs (i.e., fill ports, vent pipes, etc.) during the site reconnaissance.

4.9 Previous Environmental Records

UES was not provided with any previous environmental records for the subject property. UES did not find any environmental due diligence assessments during the regulatory records review for the subject property.

4.10 Environmental Liens, Activity and Land Use Limitations, and Government Institutional and Engineering Controls

UES obtained an Environmental Lien Search (ELS) Report for the tax parcel comprising the subject property from Security First Title Resource (SFTR). Environmental liens or other activity and use limitations were not found for the subject property that are filed or recorded under federal, tribal, state, or local laws. A copy of the report is provided in **Appendix B**.

5.0 INTERVIEWS

As part of this Phase I Environmental Site Assessment, interviews were conducted to obtain information regarding the uses and physical characteristics of the subject property. The following persons or agencies were contacted for interviews in an effort to obtain information regarding the subject property.

Interview Summary

Represents	Interviewed		Name & Title	Time Assoc. with Property	Comments
	Yes	No			
Current Property Owner	☒	☐	Wal-Mart Stores East LP	Since grand opening on 9/16/1986 (39 years)	The property owner was not aware of any environmental concerns for the subject property. A copy of the completed Owner Questionnaire is provided in Appendix B .
Past Property Owner(s)	☐	☒	N/A	N/A	Contact information for past owners of the subject property were not supplied to nor found by UES.
Key Site Manager	☐	☒	Kim Conovey	Unknown	Key site manager contact information was not provided.
Current Occupant(s)	☐	☒	N/A	N/A	The subject property consists of an asphalt parking area, a parking canopy, and landscaped areas and is not occupied.
Former Occupant(s)	☐	☒	N/A	N/A	Prior to development as an asphalt parking area, the subject property was not occupied.
User	☒	☐	CPH, Inc. – Wal-Mart (Big Box)	Unknown	Refer to Section 2.0 for User Questionnaire responses. A copy of the completed User Questionnaire is presented in Appendix B .

6.0 SUMMARY OF HISTORICAL USE

The subject property consisted of undeveloped land from as early as 1941 to the late 1990s. The current parking lot, associated with the west adjoining Walmart Superstore, was constructed in 2003. The subject property has not changed significantly from 2003 to the present.

The vicinity of the subject property was undeveloped land from as early as 1941 to the late 1950s. Commercial and residential development began in the 1960s. A wastewater treatment facility was built to the northeast in the 1960s and an adjacent spray field existed from the 1980s to the early 2000s when the spray field was replaced with the current Walmart superstore. The current shopping center was built on the south adjoining property in 2003 and the current shopping center was built on the north adjoining property in 2008. The east adjoining property across Commercial Way has remained undeveloped land.

7.0 SUMMARY OF SITE RECONNAISSANCE

Site Reconnaissance Information	
PM Field Personnel:	Jacob Chatwood
Site Reconnaissance Date:	Thursday, April 17, 2025
Weather Conditions:	78° and Mostly Sunny
Escort:	No escort
Limitations:	No significant limitations encountered

7.1 Subject Property Observations

At the time of UES' assessment, the subject property consisted of a paved parking lot associated with the adjoining Walmart superstore. The subject property's vicinity consists of a Walmart superstore, a parking lot, strip malls, shopping centers, a bank, restaurants, and residential houses.

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the potential presence of hazardous substances or petroleum that could result in air quality issues in the future construction.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Interior Equipment	Elevators	☐ Yes ☒ No
	Air Compressors	☐ Yes ☒ No
	Incinerators	☐ Yes ☒ No
	Waste Treatment Systems	☐ Yes ☒ No
	Presses/Stamping Equipment	☐ Yes ☒ No
	Press Pit	☐ Yes ☒ No
	Hydraulic Lifts or In-ground Hoists	☐ Yes ☒ No
	Paint Booth	☐ Yes ☒ No
	Plating Tanks	☐ Yes ☒ No
	Lathes, Screw Machines, etc.	☐ Yes ☒ No
Aboveground Chemical or Other Waste Storage, Drainage, or Collection Systems	Aboveground Storage Tanks (ASTs)	☐ Yes ☒ No
	Drums, Barrels, and/or Containers >5 gallons	☐ Yes ☒ No
	Chip Hoppers	☐ Yes ☒ No
	Hazardous or Petroleum Waste Streams	☐ Yes ☒ No
	Underground Storage Tanks	☐ Yes ☒ No
	Fuel Dispensers	☐ Yes ☒ No
	Sumps or Cisterns	☐ Yes ☒ No
	Dry Wells	☐ Yes ☒ No
	Oil/Water Separators	☐ Yes ☒ No
	Floor Drains, Trench Drains, etc. – A stormwater drain was observed in a central location on the subject property. No water was observed in the catchment area underneath the drain.	☒ Yes ☐ No
	Pipeline Markers	☐ Yes ☒ No
Exterior Observations	Stressed Vegetation	☐ Yes ☒ No
	Stained Soil or Pavement	☐ Yes ☒ No
	Pad or Pole Mounted Transformers and/or Capacitors	☐ Yes ☒ No
	Soil Piles or Unknown Origin	☐ Yes ☒ No

Category	Feature	Observed
	Exterior Dumpsters with Staining	☐ Yes ☒ No
	Leachate or Other Waste Seeps	☐ Yes ☒ No
	Trash, Debris, and/or Other Waste Materials – trash was observed along the eastern edge of the subject property that primarily consisted of paper goods and beverage containers. This solid waste is not considered a REC for the subject property.	☒ Yes ☐ No
	Uncontrolled Dumping or Disposal Areas	☐ Yes ☒ No
	Surface Water Discoloration, Sheen or Free Product	☐ Yes ☒ No
	Strong, Pungent or Noxious Odors	☐ Yes ☒ No
	Storm water retention or detention ponds	☐ Yes ☒ No
	Pits, ponds, lagoons	☐ Yes ☒ No

7.1.1 Current Operations

At the time of our site reconnaissance, the subject property consisted of a portion of a paved parking lot associated with an adjoining Walmart superstore.

8.0 ADJOINING PROPERTIES

During site reconnaissance, properties adjoining the subject property were observed from the subject property boundaries or from curbside for possible sources of impacts or environmental impairment which could potentially migrate to the subject property via surface water runoff, groundwater transport, or other pathways. The subject property is bordered by the following:

Current Use of Adjoining Land

DIRECTION	ADDRESS	DESCRIPTION
North	1859 Commercial Way	Strip Center
East	Commercial Way	Vacant Land
West	1485 Commercial Way	Walmart Superstore & Parking Lot
South	1525 Commercial Way	Strip Center

Reconnaissance of the publicly accessible portions of the properties located immediately adjoining to the subject property did not reveal visible evidence of environmental concerns which could potentially impact the subject property.

9.0 REGULATORY RECORDS REVIEW

UES retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in **Appendix C**. The following information was obtained.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites/ Superfund Enterprise Management System (SEMS)	½ mile	0
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites/ SEMS Archive List	subject property and adjoining properties	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Conditionally Exempt Small Quantity Generators (CESQG) Sites	subject property and adjoining properties	5
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	US Brownfield Sites	½ mile	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and SEMS)	1 mile	0
State & Tribal	Delisted Hazardous Waste Sites (HWS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile	2
State & Tribal	Historical Landfill Sites (HIST LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	5
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	0
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0
State	Baseline Environmental Assessment (BEA) Sites	½ mile	0
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

9.1 Subject Property and Occupant Listings

Wal-Mart Supercenter #967, 1485 Commercial Way, Facility ID No. 9805777, was identified as an Aboveground Storage Tank (AST) facility on the subject property's parent parcel. One 800-gallon waste oil

AST was installed in 2003 and removed in 2017 and one 700-gallon waste oil AST was installed in 2017 and is currently in service. No releases were reported.

Walmart Supercenter #967, 1485 Commercial Way, EPA ID: FLR000096826, was identified as a hazardous waste very small quantity generator on the subject property's parent parcel. According to the most recent Hazardous Waste Inspection Report dated October 28, 2010, this facility received two violations for improperly labeled used oil filter and used oil containers that were corrected on-site and no enforcement action was taken.

9.2 Adjoining and Nearby Sites

UES' review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, UES considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, UES did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼ or ½ mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property with the exception of the following facilities discussed in the table below:

Facilities Identified Within the Minimum Search Distance

NAME/FACILITY ID	Motiva Enterprises (Former 1 #24-204-1329) / 8520227
ADDRESS	5288 Spring Hill Dr
DISTANCE/DIRECTION	0.11 mi NE
HYDROLOGIC POSITION	Up-gradient
DATABASES LISTED	LUST, UST
DISCUSSION	This closed retail gas station reported petroleum releases on 12/30/1987 and 12/20/2004. Cleanup is complete for both releases.

NAME/FACILITY ID	The Washing Well / SQG_34279
ADDRESS	1498 Pinehurst Dr
DISTANCE/DIRECTION	0.17 mi E
HYDROLOGIC POSITION	Up-gradient
DATABASES LISTED	Drycleaners
DISCUSSION	No information was available on OCULUS database. No releases have been reported.

In addition to reviewing the EDR report, UES performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information (orphan sites) and to look for unregistered facilities. No additional petroleum facilities or potential hazardous material facilities were observed within a half mile of the subject property during the field reconnaissance performed by UES.

9.3 Vapor Encroachment/Intrusion Assessment

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-22). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-21 Phase I ESA.

Vapor migration refers to the movement of *hazardous substances or petroleum products* vapor in the subsurface. A vapor encroachment condition (VEC) is defined as the presence of likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E 2600-22. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern (AOC) for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in the table below.

Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-22)

Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal SEMS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent SEMS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile

Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-22)

Source	COC	Petroleum Hydrocarbon COC
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

No sites with current or suspected contamination were identified by EDR within the MSD surrounding the subject property.

Based on our regulatory records review detailed in Sections 9.1 and 9.2, and the EDR Vapor Encroachment Screen, facilities with known or suspected contamination that would be considered a concern to the subject property were not identified; therefore, no vapor encroachment conditions were identified in connection with the subject property.

10.0 BUSINESS RISK CONSIDERATIONS

Although not required by the ASTM 1527-21 standard, based on Wal-Mart's Phase I ESA Requirements, UES has evaluated the following business environmental risk considerations for the subject property.

10.1 Asbestos-Containing Building Materials

UES was not contracted to perform an asbestos-containing building material (ACBM) survey as part of this assessment. Universal conducted a limited visual survey of the subject property building as part of this Phase I ESA site visit. Bulk sampling and analysis were not part of the scope of work for this project. Federal regulations banned the use of friable (material that can be crumbled by hand pressure when dry) ACM in the early 1980's. However, Category I non friable ACM (including but not limited to resilient floor covering, mastics, gaskets and asphalt roofing products) and Category II non-friable ACM (including but not limited to cement board, drywall and joint compounds) were not banned and are still used.

Prior to demolition or renovation activities, a more in-depth evaluation should be conducted. This would typically include a comprehensive asbestos survey with bulk sampling and laboratory analyses, a review of building construction documents and information available from manufacturers of the various materials, or a combination of these. If asbestos is detected (greater than one percent), interpretation of applicable local, state and federal regulations, pursuant to demolition/renovation, is warranted.

The subject property is a paved parking lot constructed in 2003. Based on the age of the pavement, there is a low potential that asbestos-containing materials would have been used.

10.2 Lead-Based Paint

UES was not contracted to perform a lead-based paint survey as part of this assessment.

Lead Based Paint (LBP) activities are governed by various regulations and guidelines. The regulations and guidelines are focused on the protection of building occupants, protection of the environment, disposal procedures, and worker protection. Components that appear painted, glazed, shellacked, varnished, and/or stained are potential indicators of the possible presence of LBP. In 1978, federal regulations banned the residential and commercial use of lead-based paints. However, the industrial use of LBP was allowed to continue.

The subject property is a paved parking lot constructed in 2003. Based on the age of the pavement, there is a low potential that lead-based paint would have been used.

10.3 Indoor Air Quality

Review of reasonably ascertainable standard, government record, and other historical sources, and site observations, have not identified the presence of hazardous substances or petroleum that could result in air quality issues in the area of the concrete paved area.

10.4 Lead in Drinking Water

UES reviewed the 2023 Annual Quality Water Report provided by the City of Spring Hill. According to the report, no maximum contaminant level (MCL) violations were found.

The subject property is a paved parking lot with no potable water access. Based on this, UES has not identified a risk of exposure related to the on-site plumbing in the vicinity of the asphalt paved parking area.

10.5 Environmental Regulatory Compliance

UES did not identify any documentation or make any observations related to violations of environmental regulations at the subject property and UES does not have reason to believe that the subject property is out of compliance with any environmental regulations.

10.6 Cultural, Historical, and Archeological Resources

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the presence of cultural, historic, or archeological resources on or near the subject property. UES reviewed data received from the Florida Master Site File – Division of Historical Resources. The Florida Master Site File is a paper file archive and computer database of all known historical structures and archaeological sites in Florida. No previously recorded archaeological sites are listed on the subject property.

UES also reviewed the Florida State Register of Historic Sites and the National Register of Historic Places Information System. No sites of historical significance were identified on the subject property or any of the adjoining properties.

10.7 Wetlands and Surface Waters

UES reviewed the U.S. Fish and Wildlife Service National Wetland Inventory (NWI) Map, which documented no regulated wetlands on the subject property. Emergent wetlands were identified 350 feet south of the subject property. The nearest surface water body is a freshwater pond on the northwest adjoining property (approximately 150 feet northwest).

10.8 Threatened, Endangered, and Other Protected Species

The subject property is developed with the current paved parking lot. Site observations did not identify the obvious presence of threatened, endangered or protected species. UES' evaluation of threatened and endangered species was limited and should not preclude a properly executed site-specific threatened and endangered species survey.

10.9 Wildlife Sanctuaries and Other Resource Preserves

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the presence of wildlife sanctuaries or other natural resource preserves on or near the subject property.

10.10 Radiological or Biological Agents

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the potential presence of radiological or biological agents on or near the subject property.

10.11 Mold

UES did not observe evidence of mold at the subject property.

10.12 Potential PCB and Mercury Containing Equipment

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the United States Environmental Protection Agency (U.S. EPA). PCBs in electrical equipment are controlled by U.S. EPA regulations 40 CFR, Part 761. The ASTM Standard requires identification of electrical or hydraulic equipment, not including light ballasts, that are known to contain PCBs or likely to contain PCBs. UES did not observe potential PCB or mercury containing equipment on the subject property.

10.13 Potential CFC-Containing Equipment

Chlorofluorocarbons (CFC) have been widely used as refrigerants, propellants (in aerosol applications), and solvents. During the site reconnaissance, UES did not observe any potential CFC-containing equipment on the subject property.

10.14 Tritium Exit Signage

Tritium is a naturally occurring radioactive isotope of hydrogen that is often used to light up a sign without batteries or electricity. Tritium exit signs will glow without batteries or electricity for more than ten years. No radiation is emitted from a working, unbroken, tritium exit sign. Damage to tritium exit signs is most

likely to occur when a sign is dropped during installation or broken in the demolition of a building. During the site reconnaissance, the subject property consisted of a paved parking lot. Therefore, UES did not observe any tritium exit signs at the subject property.

10.15 Potential Impacts/Implications of Environmental Issues for Site Development and Construction

UES is unaware of any environmental issues that could impact or have implications related to the proposed expansion activities at the subject property.

11.0 FINDINGS, OPINIONS AND CONCLUSIONS

11.1 Significant Data Gaps

UES did not encounter any significant data gaps during the preparation of this Phase I ESA.

11.2 Recognized Environmental Conditions (RECs)

UES has performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527-21 of the approximately +/- 1.45 acre property addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has not revealed evidence of RECs connected with the subject property.

11.2A Controlled Recognized Environmental Conditions (CRECs)

This assessment has not revealed evidence of controlled recognized environmental conditions connected with the subject property.

11.3 Historical Recognized Environmental Conditions (HRECs)

UES has not identified any historical RECs in association with the subject property.

11.4 Business Environmental Risk Considerations

UES has not identified any BERs in association with the subject property.

11.5 Statement of Compliance

We have performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527-21 of the 1.45 +/- acre property addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S)

Please refer to the Environmental Professional Certification page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA. Qualifications of personnel participating in this assessment are provided in **Appendix D**.

13.0 REFERENCES

13.1 Standards

ATSM International, Standard Practice for: Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-21, November 2021

ATSM International, Standard Practice for: Vapor Encroachment Screening on Property Involved In Real Estate Transactions, Designation E 2600-22, May 2022

13.2 Property Records

Hernando County Property Appraiser, Property Records, Legal Description, Zoning and Land Use Information. Available online at: <https://hernandopa-fl.us/>

13.3 Regulatory and Historical Resources

EDR; Regulatory Database Report, Historical Aerials, USGS Topographic Maps, City Directories, and Vapor Encroachment Screen, Order No. 7956720, dated April 14, 2025.

United States Environmental Protection Agency, Facility Registry System (FRS). Available online at: <https://enviro.epa.gov/facts/myproperty/>

OCULUS Electronic Document Management System, FDEP Regulatory Files Review for Storage Tanks, Hazardous Waste, Solid Waste and Waste Cleanup Program Areas. Available online at: <https://depedms.dep.state.fl.us/Oculus/servlet/login>

Florida Department of Environmental Protection, Map Direct Application (Institutional Controls Registry (ICR) Map). Available online at: <https://ca.dep.state.fl.us/mapdirect/?webmap=cff8d21797184421ab4763d3e4a01e48>

Florida Department of State, Florida Division of Historical Resources, Florida Master Site File

National Park Service's National Register of Historic Places

United States Fish & Wildlife Service (USFWS), Wetlands Mapper. Available online at: <https://www.fws.gov/wetlands/data/Mapper.html>

United States Fish and Wildlife Service IpaC. Available online at: <https://ecos.fws.gov/ipac/>

United States Fish and Wildlife Service – Find a Refuge Interactive Map. Available online at:

<https://www.fws.gov/refuges/find-a-wildlife-refuge/>

Florida Natural Areas Inventory, Florida Conservation Lands

Available online at: <https://www.fnai.org/webmaps/ConLandsMap/>

13.4 Physical Setting Sources

United States Geological Survey, Digital US Topographic Maps, 7.5-Minute Quadrangle Map “Aripeka, Florida,” dated 2024. Available online at: <http://www.usgs.gov/>

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available online at: <http://websoilsurvey.nrcs.usda.gov/app/>

USDA NRCS; Soil Survey of Hernando County, Florida

Florida Geological Survey; Interactive Map of Permitted Oil and Gas Wells in Florida. Available online at:

<https://fdsp.maps.arcgis.com/home/webmap/viewer.html?webmap=a5d360cf9fa644148e035c3a501bdf6b>

United States Geological Survey; Interactive Map of Historical Oil and Gas Wells in the United States.

Available online at:

https://certmapper.cr.usgs.gov/data/energyvision/index.html?config=config_Historical.json

Florida Geological Survey; Exploration for Oil and Gas in Florida, January 1, 1948

