

Phase I Environmental Site Assessment

White House Business Park

NEQ of Union Road and Melton Road

White House, Robertson County, Tennessee

August 2, 2021

Terracon Project No. 18217124



Prepared for:

Thomas & Hutton
Nashville, Tennessee

Prepared by:

Terracon Consultants, Inc.
Nashville, Tennessee

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

August 2, 2021



Thomas & Hutton
615 Main Street, Suite 124
Nashville, Tennessee 37206

Attn: Chad Grass
P: (615) 349-4972
E: grass.c@tandh.com

Re: Phase I Environmental Site Assessment
White House Business Park
NEQ of Union Road and Melton Road
White House, Robertson County, Tennessee 37188
Terracon Project No. 18217124

Dear Mr. Grass:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P18217124 dated April 19, 2021.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Caitlan Howard', is written over a light gray rectangular background.

Caitlan N. Howard
Staff Geologist

A handwritten signature in black ink, appearing to read 'Christopher S. Green', is written over a light gray rectangular background.

Christopher S. Green, P.G.
Senior Project Manager

Attachments



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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P18217124 dated April 19, 2021 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Christopher S. Green, P.G., Environmental Professional. Caitlan N. Howard performed the site reconnaissance on May 17, 2021.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site consists of four parcels (Parcel IDs: 117 058.04, 117 058.05, 117 058.06, and 117 059.00) of approximately 207.93 acres of agricultural farmland, vacant land, graded land, three ponds, Moss Branch, and Mill Branch. During Terracon's site reconnaissance, an approximately 23.75-acre portion of the site was used to grow wheat; an approximately 29.5-acre portion was used as a grazing pasture for cattle; an approximately 12-acre portion was being graded; an approximately 3-acre portion was used to store fill dirt; approximately 1-acre of the site was used as a storage/laydown yard; and the remaining portions consisted of vacant land, ponds, Moss Branch, and Mill Branch.

Historical Information

The site consisted of two residences, Moss Branch, Mill Branch, a tributary of Mill Branch, and agricultural farmland prior to 1950. The southwestern residence was razed prior to 1971; a pole barn and a residence were constructed in 1973; and three ponds were excavated prior to 1974. The gravel-covered storage/laydown yard in the northern portion of the site has been present since at least 1980. Prior to 2006, the southern portion of the tributary of Mill Branch on the eastern portion of the site was filled, and a small road was constructed over a section of Moss Branch. The large earthen mounds have been present at the site since at least 2016. The surrounding area consisted of agricultural farmland and residences until the warehouse to the north of the site was built prior to 1987.

Records Review

The site address was not listed in the environmental regulatory database report provided by EDR (EDR report).

The facilities identified in the environmental regulatory database report do not constitute RECs to the site based on one or more of the following: current regulatory status, information provided

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in the EDR report, file information reviewed from applicable state agencies, and/or their distance relative to the site.

Site Reconnaissance

Terracon observed the following items during the reconnaissance: two generators, a storage/laydown yard, several empty 55-gallon plastic drums, three empty 5-gallon buckets, eight plastic containers filled with hardware, a partially full 55-gallon drum, three pole-mounted transformers, tires, miscellaneous trash, a pile of construction/demolition debris, five large earthen mounds, and several surface water bodies. None of the above-listed items were determined to be RECs to the site.

Adjoining Properties

The site is bordered to the north by Lowe's Millwork Operations and woods; to the east by agricultural farmland and residences; to the south by Melton Road and residences; and to the west by residences and Union Road.

Significant Data Gaps

No Significant Data Gaps were identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at NEQ of Union Road and Melton Road, White House, Robertson County, Tennessee, the site. Recognized Environmental Conditions (RECs) or Controlled RECs (CRECs) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.