GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC

June 15, 2011

Mr. Jerry Braden
Lone Mountain Village Phase II, L.P.
Braden Catoosa, LLC
c/o The Braden Group
135 North Washington Street
Summerville, Georgia 30747

SUBJECT: **Wetland & Floodplain Evaluation Letter**
Proposed Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210

Dear Mr. Braden:

Per your request, Geotechnical & Environmental Consultants, Inc. (GEC) has reviewed the National Wetlands Inventory (NWI) map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) to determine if these records indicate potential wetland and/or floodplain concerns on the above property. According to the NWI map, no wetland areas were identified on the property, and our evaluation of the cited records did not identify any obvious areas of wetlands on the subject property.

The subject property is found on the Catoosa County, Georgia Flood Insurance Rate Map (13047C0042E) dated September 11, 2009. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance floodplain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property.

A copy of the NWI and FIRM maps is included as an attachment.

GEC appreciates the opportunity to be of service to you. If you have any questions, or need further assistance, please do not hesitate to call.

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

Mary A. Brooks, PWS
Wetland Services Director

SWS FCP EDUCATION EXPERIENCE ETHICS Mary A. Brooks 2075 PROFESSIONAL WETLAND SCIENTIST

Jason A. Cooper, P.E.
Project Engineer
Georgia Reg. No. 03169

GEORGIA REGISTERED No. 031694 PROFESSIONAL ENGINEER JASON A. COOPER

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North

U.S. Fish and Wildlife Service
National Wetlands Inventory

Lone Mountain
Village II

May 9, 2011

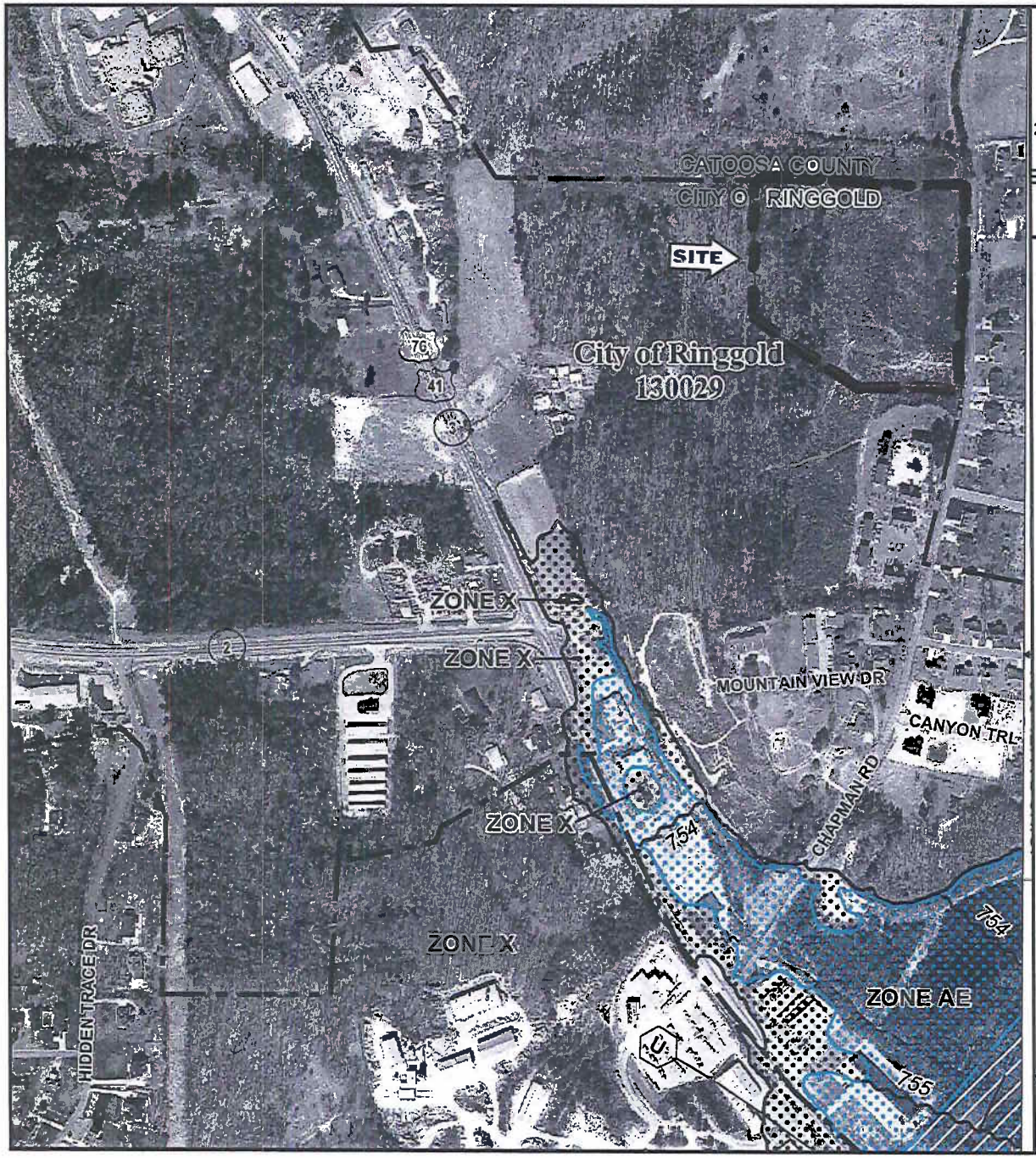
Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

110283.210



North

MAP SCALE 1" = 500'

250 0 500 1000 FEET

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NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0042E

FIRM

FLOOD INSURANCE RATE MAP

CATOOSA COUNTY, GEORGIA AND INCORPORATED AREAS

PANEL 42 OF 175

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CATOOSA COUNTY	130028	0042	E
RINGGOLD, CITY OF	130029	0042	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13047C0042E

EFFECTIVE DATE
SEPTEMBER 11, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METE

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 - - - - - 23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4989000FT — 5000-foot grid ticks: Georgia State Plane coordinate system, west zone (FIPS Zone 1002), Transverse Mercator
- 4989000m N — 1000-meter Universal Transverse Mercator grid values, zone 16
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- FT1,000 — River Station

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
SEPTEMBER 11, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map Histo table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call t National Flood Insurance Program at 1-800-638-6620.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED LONE MOUNTAIN VILLAGE PHASE II
CHAPMAN ROAD
RINGGOLD, CATOOSA COUNTY, GEORGIA
GEC JOB #110283.210

PREPARED FOR

LONE MOUNTAIN VILLAGE PHASE II, L.P.
BRADEN CATOOSA, LLC
C/O THE BRADEN GROUP
135 NORTH WASHINGTON STREET
SUMMERVILLE, GEORGIA 30747
ATTN: MR. JERRY BRADEN

PREPARED BY

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.
514 HILLCREST INDUSTRIAL BOULEVARD
MACON, GEORGIA 31204-3472
(478) 757-1606

ISSUE DATE

JUNE 16, 2011

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 16, 2011

To: Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Ladies and Gentlemen:

GEC declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professionals* 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.

6/16/11
Date

Tameka Gordon
Environmental Specialist

Geotechnical & Environmental Consultants, Inc. (GEC) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and most current ASTM standard (ASTM E 1527-2005, Standard Practice for Environmental Site Assessments) of the proposed Lone Mountain Village Phase II, a senior development, off of Chapman Road, Ringgold, Georgia, *the subject property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this report. GEC certifies that the Phase I was performed by a qualified Environmental Professional meeting the requirement set forth in 40 CFR §312.10(b).

6/16/11
Date

Mary A. Brooks
Environmental Professional/
Senior Environmental Specialist

6/16/11
Date

Jon A. Spaller, P.G.
Senior Geologist
GA Reg. # 710

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RINGGOLD, CATOOSA COUNTY, GEORGIA
GEC JOB #110283.210

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- Figure 1: National Wetlands Inventory (NWI) Map
- Figure 2: Flood Insurance Rate Map (FIRM)
- Figure 3: Site Map
- Figure 4: Site Plan
- Figure 5: U.S.G.S. Topographic Map
- Figure 6: 2010 Aerial Photograph

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION
- EDR Historical Aerial Package (Years: 2006, 2005, 1993, 1988, 1972, 1966, 1960, 1950, 1943, & 1938)
- Environmental Data Resources (EDR) Sanborn Map "Report"
- EDR Historical Topographic Maps
- EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL
- Catoosa County Board of Tax Assessors' Parcel Maps and Tax Card
- Chain of Ownership for Environmental Purposes Report
- Copies of Selected Deed Book Records

APPENDIX E: IF APPLICABLE
- Current Phase II SCOPE OF WORK
- Current Phase II Report
- Other testing results
  (lead-based paint, lead in soil, lead in water, asbestos, radon, vapor encroachment screening)

APPENDIX F: REGULATORY ENVIRONMENTAL SEARCH INFORMATION
- Environmental Data Resources (EDR) Environmental Database Report

APPENDIX G: RECORD OF COMMUNICATIONS & INTERVIEWS
- Completed DCA User Questionnaire
- City of Ringgold Fire Department telephone interview
- Catoosa County Environmental Health Department
- City of Ringgold Planning and Zoning Letter
- Catoosa County Utility District Authority Water Availability Letter
- City of Ringgold Sewer Availability Letter
- North Georgia Electric Membership Corporation - Power Availability Letter

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RINGGOLD, CATOOSA COUNTY, GEORGIA
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Resume: JON A. SPALLER, P.G.
Resume: MARY A. BROOKS
Resume: TAMEKA GORDON

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APPENDIX U: OTHER *[if applicable]*

1.0 EXECUTIVE SUMMARY

Mr. Jerry Braden with The Braden Group, retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of Lone Mountain Village Phase II, L.P. to perform a Georgia Department of Community Affairs (DCA) Phase I Environmental Site Assessment (ESA) on the approximately 11-acre subject site containing undeveloped, wooded, and cleared land. The site is located off of Chapman Road in Ringgold, Catoosa County, Georgia. The subject site is situated west of Chapman Road, east of Highway 76, and north of Fountain Creek Drive in the City of Ringgold, Georgia. GEC is not affiliated with Mr. Braden; The Braden Group; Lone Mountain Village Phase II, L.P.; Braden Catoosa, LLC; or the seller of the subject property.

The DCA Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for Environmental Site Assessments. The ASTM E 1527-2005 is the most current ASTM standard for this work. The Phase I ESA consisted of a site reconnaissance of the subject property, review of applicable and reasonably ascertainable information about the subject property, and interviews with selected officials knowledgeable about the subject property. The Phase I ESA was intended to provide an overview of environmental conditions at the subject property resulting from current and/or past site activities.

While conducting the Phase I ESA of the subject property, GEC followed the 2011 Georgia DCA Environmental Manual, its ESA standard, which requires that the consultant follow the ASTM standard and provide some additional information that exceeds the ASTM requirements. This information addresses items referred to as "non-scope" items in the ASTM Practice, and includes wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, asbestos containing materials (ACMs), lead-based paint (LBP), lead in drinking water, and including (per DCA guidelines) polychlorinated biphenyls (PCB). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property or the absence of the availability of a municipal water or sewer system to the subject site.

Interviews and review of reasonably ascertainable records by GEC during the completion of the DCA Phase I ESA did not indicate past usage or conditions which would likely result in significant environmental concerns. No recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property.

The user of this report is encouraged to read the entire report for detailed descriptions of the property and the observations and judgments made by GEC. The user is ultimately responsible for assessing whether the limitations of the ASTM Practice and this project's scope of work are appropriate to the level of risk the user assumes for the subject property transaction. The following summarizes general information discovered during GEC's Phase I ESA.

- The site reconnaissance and research revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

- During GEC's site reconnaissance on May 18, 2011, GEC observed that the subject site was undeveloped, wooded/cleared land. The southeastern portion of the subject

property had the appearance of a construction laydown yard with construction equipment (bobcat, mini-excavator), an abandoned car, soil covered with plastic, pile of wood leftover from clearing, and two empty portable fuel storage tanks located in this area of the subject site off of Chapman Road. There were no unusual odors or signs of contamination at this location. GEC conducted an interview with the property owner regarding the covered soil. The property owner indicated that soil covered with plastic is topsoil and he brought in for his yard. He stated that it would be removed from the property.

- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded and/or agricultural land on the 1938 to 2010 aerial photographs. The 1988 to 2010 aerial photographs show evidence of development in the southeastern corner of the subject site, likely associated with the items noted above. The subject property is bordered in all directions by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. Rural residential properties are scattered mostly to the south and west of the subject site in the 1943 to 1972 aerial photographs. The site vicinity is developed with commercial and residential properties in all directions of the subject site beginning on the 1988 aerial photograph. Chapman Road appears for the first time bordering the subject site to the east on the 1943 aerial photograph. The site vicinity appears essentially as it does currently since the 2005 aerial photograph. Lone Mountain Village Phase I is shown bordering the subject site for the first time on the 2010 aerial photograph.

- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property or any surrounding properties on any of the Federal or State databases within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 4.0 and Appendix F for the EDR Environmental Database Report.

- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. GEC reviewed a copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and according to the map, no floodplains are located on the subject property.

1.1 Location & Legal Description of the Property

The subject site is approximately 11 acres in size and located off of Chapman Road, Ringgold, Catoosa County, Georgia. The subject property, which is included in Land Lot 153 of the 28th Land District in Catoosa County, Georgia, currently contains undeveloped wooded and cleared land.

The subject property is legally described in the most current available deed (see Deed Book 1335, Page 56; in Appendix D copied from the Clerk's Office, Catoosa County Superior Court).

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

The site reconnaissance and research conducted during the course of this project revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

1.2.2 Off-Site

The site reconnaissance and research conducted during the course of this project revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property from an adjacent property.

1.3 Recommendations

1.3.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property; therefore, we recommend no further environmental study of the site at this time.

GEC recommends removing the construction equipment, portable fuel storage tanks, and topsoil located in the southeastern portion of the subject property; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

1.3.2 Off-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns regarding off-site properties within the ASTM search radii; therefore, we recommend no further study of potential off-site impacts at this time.

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by Geotechnical & Environmental Consultants, Inc. (GEC), for the approximately 11-acre proposed Lone Mountain Village Phase II site located off of Chapman Road. The subject property is situated west of Chapman Road, east of Highway 76, and north of Fountain Creek Drive One in the City of Ringgold, Catoosa County, Georgia. The subject property currently contains undeveloped wooded/cleared land. A site location/U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 3 through 5, respectively.

2.2 Procedures

The purpose of this Phase I ESA report is to permit the user to satisfy one of the requirements to qualify for the *innocent landowner* defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (also known as one of the "landowner liability protections" or "LLPs"). Completion of the referenced ASTM practice constitutes the "all appropriate inquiry" (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 USC §9601 (35)(B).

This Phase I ESA was conducted in accordance with ASTM E 1527-2005 Standard Practice for Environmental Site Assessments. GEC's scope of work for this Phase I ESA was to identify "recognized environmental conditions" to the extent feasible by the processes outlined in Practice E 1527 and in accordance with good commercial and customary practices for conducting an environmental site assessment of a parcel of land with respect to the range of contaminants within the scope of CERCLA and petroleum products.

Practice E 1527 defines "recognized environmental conditions" (RECs) as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property, even under conditions in compliance with (environmental) laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action, if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

The scope of Practice E 1527-2005 does not include any testing or sampling of materials (i.e., soil, water, air, or building materials). However, the DCA Phase I ESA standard requires additional elements, which exceed the ASTM requirements (referred to as "non-scope" items), namely wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, ACMs, LBP, lead in drinking water, and per DCA guidelines polychlorinated biphenyls (PCBs). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property. These additional requirements are addressed in the body of this report with sampling as described in the appropriate sections.

GEC's methodology for performing environmental evaluations consists of two phases. Phase I involves four components: a records review, site reconnaissance, interviews, and the report of findings. Phase II consists of drilling operations, soil and groundwater sampling, and laboratory analysis of samples as appropriate, based on the results of the Phase I ESA or in response to the special needs of the client. The site reconnaissance included the subject property's grounds and perimeter and observance of adjacent properties from the subject site.

GEC performed each of the four components of the ASTM E 1527 Phase I ESA in accordance with Sections 6.0 through 11.0 of the Practice. The objective of the records review, site reconnaissance, and interviews is to obtain information used to identify recognized environmental conditions in connection with the property. This report generally follows the recommended ASTM format with the additional consideration given to asbestos, LBP, lead in

drinking water, radon, wetlands, and polychlorinated biphenyls (PCBs), as required by the Georgia Department of Community Affairs.

2.3 Significant Assumptions

No significant assumptions were made or required while conducting this DCA Phase I ESA.

2.4 Qualifications of Personnel/Documentation of Qualifications as an EP

Jon A. Spaller, P.G., is a **Senior Geologist** with the Macon office. Jon graduated from the State University of West Georgia in 1978, with a Bachelor's Degree in Geology, and has over 30 years of experience in subsurface explorations and geotechnical engineering evaluations from commercial and industrial developments and dams. Jon has been heavily involved in solid waste disposal facility consulting for the past 20 years, directing numerous hydrogeologic site evaluations for municipal solid waste and industrial solid waste landfills. He has directed compliance monitoring programs and assessment of corrective measures studies and has served as Construction Quality Assurance Project Manager for a number of Subtitle D solid waste construction projects. He has performed and reviewed Phase I and Phase II Environmental Site Assessments for numerous projects throughout his career. He is a registered professional Geologist in Georgia, and a member of The Solid Waste Association of North America.

Mary A. Brooks, is a **Senior Environmental Specialist** for the Macon office. Mary graduated from the University of Florida with a bachelor's degree in Resource Conservation in 1990. Mary has twenty years of experience in the consulting field. Her experience includes wetland evaluations and ecological assessments including Threatened and Endangered Species Surveys. She has performed numerous Phase I and Phase II Environmental Site Assessments. As a certified asbestos and lead-based paint inspector, Mary has inspected several buildings for asbestos and lead-based paint. She has monitored the removal and performed sampling of under ground storage tanks. She has sampled groundwater-monitoring wells as well as tested injection wells on Superfund sites, and monitored surface water, ground water and soils for wastewater spray application projects. Currently Mary is a member of the American Water Resources Association, the Society of Wetland Scientists, Bleckley County Chamber of Commerce Board, and the 2008 chairperson of the Macon Bibb County Economic and Development Authority Safety and Environmental Committee.

Tameka Gordon is an **Environmental Specialist** with the Macon office. Tameka has six years experience and related education in general business, research, and writing techniques. For the past six years she has worked directly in the environmental field, providing project management and environmental consulting services. Her environmental field experience has included Phase I environmental site assessments, Georgia Department of Community Affairs (DCA) and Housing and Urban Development guided environmental assessments, and field sampling. She has performed a number of Georgia Board of Education school site assessments and hazard assessments utilizing the ALOHA (Areal Locations of Hazardous Atmospheres) computer program designed especially for the use by people responding to chemical releases, as well as for emergency planning and training. Tameka has performed numerous Board of Regent's GEPA (Georgia Environmental Policy Act) / NEPA (National Environmental Policy Act) site assessments for University and College projects in surrounding counties. Tameka is a member of the Women in Affordable Housing Network and Macon's Young Professional Network. She serves on the board for Leadership Macon with the Macon-Bibb County Chamber of Commerce.

2.5 Assessment of Specialized Knowledge or Experience of User &/or EP

GEC was not provided any specialized knowledge or experience related to recognized environmental conditions in connection with the subject site.

2.6 Limitations & Exceptions

This report is intended for the use of Lone Mountain Village Phase II, L.P.; and their representatives and/or assigns for their use in evaluating the environmental liability associated with the subject property. Additionally, the Georgia Department of Community Affairs (DCA) and the Georgia Housing and Finance Authority (GHFA) may rely on this report. GEC is not affiliated with Mr. Jerry Braden; The Braden Group; Lone Mountain Village Phase II, L.P.; Braden Catoosa, LLC; or the current owner of the subject property.

GEC is not responsible for opinions, conclusions, or recommendations made by others based on the findings in this report. This report and its findings shall not, in whole or in part, be disseminated to any other party, or used by any other party without prior written consent by Geotechnical & Environmental Consultants, Inc. The conclusions of this Phase I Environmental Site Assessment are based on conditions as observed on our site visit and on historical information about the site. Information contained in this report was obtained by means of document review, interviews, and on-site observations. Since no assessment can absolutely deny the existence of hazardous materials, especially surficial environmental assessments with limited or no subsurface sampling, existing hazardous materials can escape detection using the customary methods. Future changes in environmental conditions and site characteristics may occur with the passage of time, in which case, the conclusions of this report may have to be reevaluated.

2.7 Special or Additional Conditions or Contract Terms

There are no special terms and conditions aside from those detailed in the professional services agreement, included with GEC proposal ME-11-4614 under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Lone Mountain Village Phase II is approximately 11 acres in size, and is located off of Chapman Road, Ringgold, Catoosa County, Georgia. The southeastern portion of the subject property had the appearance of a construction laydown yard with construction equipment (bobcat, mini-excavator), an abandoned car, pile of topsoil, pile of wood leftover from clearing, and two empty portable fuel storage tanks located in this area of the subject site. The remaining area of the site is undeveloped, wooded land. The site vicinity consists of residential and undeveloped wooded properties. A site map and a site plan are included in Appendix A as Figures 3 and 4, and site location/U.S.G.S. topographic map is presented in Appendix A as Figure 5.

3.1.1 Current Site Use & Description

During our reconnaissance of the subject property on May 18, 2011, GEC observed that the subject site is currently an undeveloped tract of land. GEC observed construction equipment (bobcat, mini-excavator), an abandoned car, pile of topsoil, pile of wood leftover from clearing, and two empty portable fuel storage tanks located in the southeastern portion of the subject site. According to Mr. Dan Wright, City Manager with the City of Ringgold stated that the subject property has been rezoned to R-3 and that zoning will allow construction of the proposed senior apartments. According to various sources, city sewer and county water are available to serve the subject property.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential and undeveloped wooded properties. During our reconnaissance of the surrounding area on May 18, 2011, GEC observed wooded property west of the subject property. Undeveloped wooded and residential properties are located north and south (Lone Mountain Village Phase I) of the subject property. Chapman Road borders the subject property to the east with residential properties beyond.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is undeveloped, wooded and cleared land. The reconnaissance revealed that the southeastern portion of the subject property had the appearance of a construction laydown yard with construction equipment (bobcat, mini-excavator), an abandoned car, pile of topsoil, pile of wood leftover from clearing, and two empty portable fuel storage tanks located in this area of the subject site. An unimproved gravel drive rounds the southeastern portion of the subject property assessable from the adjacent improved roadway, Chapman Road, which borders the subject site to the east. According to various sources, city sewer and county water are available to serve the subject property.

3.2 Hydrogeology

3.2.1 Geologic Setting

The subject site is located in the Ridge and Valley Physiographic Province of Georgia. Generally, northeast-southwest trending ridges characterize the Ridge and Valley Physiographic Province and valleys formed by the differential weathering of folded and faulted sequences of Paleozoic rocks. The ridges are formed by sandstones and shales that are more resistant while the valleys are mostly underlain by carbonate rocks (limestones and dolostones). A thick clay residuum usually overlies the carbonate rocks. In some areas of carbonate rocks, a karst terrain with characteristic caves and springs has developed.

From a hydrogeologic perspective, these Ridge and Valley units in the subject site vicinity comprise a significant recharge zone for the regional Paleozoic age aquifers system. This system can be generally described as primary and secondary openings in the folded and faulted sedimentary and metasedimentary rocks. Consequently, this aquifer is an important resource for drinking and agricultural water supplies in the region. Based on the U.S.G.S. Topographic Quadrangle Map and observations made in the field, GEC anticipates the groundwater flow direction at the subject property most likely moves generally to the east toward Chickamauga

Creek.

3.2.2 Surface Drainage

Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of surface drainage flow at the subject property (assuming the flow mimics topography) should generally be to the east. The site slopes moderately to the east, and surface drainage flow would be generally toward Chickamauga Creek.

3.2.3 Groundwater

Specific hydrogeologic information was not available for this assessment, but based on the U.S.G.S. Topographic Map and observations made in the field, the anticipated groundwater flow direction at this site appears to be generally eastward as noted in Section 3.2.1.

3.3 Wetlands

GEC reviewed the U.S. Department of the Interior Fish & Wildlife Division National Wetlands Inventory (NWI) Map. The National Wetlands Inventory (NWI) map is a tool used to investigate if wetlands are on a specific property. Wetlands on these maps are usually indicated from the review of aerial photographs, U.S.G.S. Topographic maps, and soils maps. Wetlands are not necessarily field delineated for inclusion on the NWI Map. According to the NWI map, no wetland areas were identified on the property. A copy of the NWI Map is presented as Figure 1, Appendix A.

3.4 Flood Plain/Floodway

GEC went to the Federal Emergency Management Agency (FEMA) Map Service Center (MSC) Flood Map Store website at www.msc.fema.gov/ to review a flood map for the subject site. GEC reviewed a copy of the FEMA Flood Insurance Rate Map (FIRM) for Catoosa County, Georgia. The subject property is found on Community Panel 42 Map Number 13047C0042E dated September 11, 2009. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance floodplain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property. A copy of the FIRM is presented as Figure 2, Appendix A.

3.5 State Waters

During GEC's site reconnaissance on May 18, 2011, no state waters were observed on the subject property.

3.6 Endangered Species

According to the U.S. Fish and Wildlife Service (USFWS), Listed Species for Catoosa County (Updated May 2004) www.fws.gov/athens/endangered/counties, there are four federally listed species and ten state listed species. None of the habitats listed for these species was observed on the subject property; therefore, the USFWS was not contacted regarding the subject property. GEC does not anticipate that the protected species and critical habitat issues will factor into a project for this area. Refer to Appendix R for the list of federal and state species.

4.0 REGULATORY INFORMATION

4.1 Data Review

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The EDR Report is dated May 9, 2011. The EDR search meets the requirements of the ASTM E 1527-05 standard. The following lists were included, in the records review: (FEDERAL) **NPL, Proposed NPL, Delisted NPL, NPL RECOVERY, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSD, RCRA-LQG, RCRA-SQG, ERNS, HMIRS, US ENGINEERING CONTROLS, US INSTITUTIONAL CONTROLS, DOD, FUDS, US BROWNFIELDS, CONSENT, ROD, UMTRA, ODI, TRIS, TSCA, FTTS, SSTS, ICIS, RADINFO, CDL, LUCIS, PADS, MLTS, MINES, FINDS, RAATS,** (STATE) **SHWS** (includes HSI, the state CERCLIS equivalent), **Non-HSI, STATE LANDFILL, HISTORIC LANDFILL, LUST, UST, GA SPILLS, INSTITUTIONAL CONTROL, DRYCLEANERS, BROWNFIELDS, AIRS, and TIER 2.** The report includes **TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST.** The report also includes an EDR proprietary database record on **MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix F for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 4 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the US EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05). Neither a State Engineering Controls database, nor state or tribal voluntary cleanups database is available in Georgia.

GEC assessed the listed sites for potential environmental impacts to the subject property using the following criteria: (**1**) relative distance between the subject property and the regulated site; (**2**) topographic features and proximity of the subject property to the regulated site; GEC follows the generally accepted premise that shallow groundwater flow direction can be reasonably expected to mimic surface topography; and (**3**) common inferences about the nature and relevance of the regulatory listing with regard to the subject property.

4.1.1 Standard Environmental Record Sources

4.1.1.1 Sites listed in Section 8.2.1 of ASTM E 1527-05 & in Exhibit B1

The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property or any surrounding properties on any of the Federal or State databases within the ASTM E 1527 prescribed search radii of the subject property.

During GEC's offsite reconnaissance of surrounding properties, GEC found no sites that appeared to present an environmental concern to the subject site.

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 12 listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. GEC found that these sites did not appear to be located within the ASTM search radii of the subject property. Since these sites are not within the noted ASTM radii, they are not in the vicinity of the subject site and at this distance from the subject site they are not judged to be RECs.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

GEC is not aware of any local Brownfield lists. The Georgia Environmental Protection Division (EPD) maintains the only known database for the state, which is provided by EDR's report and in Appendix F.

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

GEC is not aware of any local lists of Landfill/Solid Waste Disposal sites, other than the database maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

GEC is not aware of any local lists of Hazardous Waste/Contaminated sites, other than the database maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.4 Local Lists of Registered Storage Tanks

GEC is not aware of any local lists of Registered Storage Tanks, other than the database maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.5 Local Land Records (AULs)

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. Mr. May found no activity or use limitations (AULs) filed in the deed records, relating to conditions involving the subject site.

4.1.2.6 Records of Emergency Release Reports

The EDR Report did not identify the subject property or any adjacent properties on the Georgia Spills databases (see page 4 & 5 of the EDR Report), and GEC is not aware of any Records of Emergency Release Reports, other than the database maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.7 Records of Contaminated Public Wells

GEC reviewed the local/regional water agency records information provided on Pages A-18 through

A-20 of the EDR Environmental Database Report (see Appendix F). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. No Federal F.R.D.S. wells or federal or state U.S.G.S. wells were found on or near the subject property. The EDR report did not indicate any wells on the subject site, and did not indicate records of any groundwater use permits for the subject site.

4.1.2.8 Planning Department Records

Mr. Dan Wright, City Manger with the City of Ringgold provided a letter dated June 3, 2011, indicating the subject property has been rezoned to R-3 and that zoning will allow construction of the proposed senior apartments. He indicated that the zoning allows up to 64 units. Mr. Wright noted the subject property is located within the City limits of Ringgold and is surrounded by development and is not considered prime farmland but rather development property.

A copy of the zoning letter is included in Appendix G.

4.1.2.9 Local/Regional Pollution Control Agency Records

GEC is not aware of any local Pollution Control Agency records, other than the state/local databases maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.10 Local/Regional Water Quality Agency Records

GEC obtained a copy of the 2010 Catoosa Utility District Authority Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that Catoosa Utility District Authority's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of Catoosa Utility District Authority's AWQR, verifying this information, is included in Appendix Q.

GEC also reviewed the state/local databases maintained by the Georgia EPD, which is provided by EDR's report and discussed in Section 4.1.2.7.

4.1.2.11 Local Electric Utility Companies (PCBs)

No suspected PCB-containing equipment was observed on the subject property during GEC's site reconnaissance on May 18, 2011. Ms. Nikki Townsend, Manager of Engineering with North Georgia Electric Membership Corporation, the electrical utility provider for the proposed apartment complex, provided a letter dated June 6, 2011. Ms. Townsend indicated the subject property is located within North Georgia EMC's service territory and North Georgia EMC system has sufficient capacity to handle the proposed complex. She noted electric service is available at the subject property and would be provided to the proposed complex per their line extension policies in their Service Rules and Regulations. A copy of the power letter is presented in Appendix G.

GEC conducted a phone interview with Ms. Townsend, Manager of Engineering for North Georgia Electric Membership Corporation on June 15, 2011. Ms. Townsend indicated that their transformers do not contain PCBs and they will handle all leaking transformers on site.

4.1.2.12 Other

GEC contracted with EDR to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The additional environmental record sources (Section 8.2.2 of the ASTM E 1527-05 standard) are included in the "Additional Environmental Records" section of the EDR Report (see page 3 of the EDR Report in Appendix F). These additional environmental record sources include local Brownfields, local landfill/solid waste disposal sites, local hazardous waste/contaminated sites, local registered storage tanks, local land records for activity and use limitations (AULs), emergency release reports (Georgia spills), and contaminated public wells. No additional environmental record sources were sought nor deemed necessary.

4.2 Agency Contacts/Records

GEC contacted or attempted to contact the following local agencies for information pertaining to the subject site and the immediate vicinity.

4.2.1 Local Fire Department Official

GEC conducted a telephone interview with Lieutenant Smith with the City of Ringgold Fire Department on June 15, 2011. Lt. Smith indicated that the department did not have record of any environmentally related fire or haz-mat responses to this location. He stated that the department was not aware of any storage tanks (above or underground) currently or formerly located on the subject property or adjacent to it. A copy of the telephone interview is presented in Appendix G.

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to Mr. Mike Cannon with Catoosa County Environmental Health Department on May 16, 2011. GEC attempted to contact the Catoosa County Environmental Health Department by telephone on June 15, 2011, but was unsuccessful. At the time of issuance of this report, GEC had not received a response from the health department. On the basis of past experience and the observed site conditions, GEC does not expect any information obtained from health department will affect the conclusions of this report. GEC will forward any pertinent information received to our client. A copy of the information questionnaire is presented in Appendix G.

4.2.3 Local Building Permit Agency Official

See above in Section 4.1.2.8.

4.2.4 Local Groundwater Use Permit Agency Official

GEC is not aware of any local Groundwater Use Permit Agency, other than those existed in the state/local databases maintained by the Georgia EPD, which is provided by EDR.

See above Section 4.1.2.7.

4.3 Interviews

4.3.1 Current Key Site Manager, Occupants, or Owners of Property

GEC received a completed DCA version of the ASTM Questionnaire from Mr. Jerry Braden, client representative, on May 20, 2011. Mr. Braden noted that he was not aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the property. Mr. Braden indicated he was not aware of any specialized knowledge or experiences that are material to any potential recognized environmental conditions. He is not aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the property. Mr. Braden does not have in his possession or control any title records for the property, and he is not aware of any environmental liens. Mr. Braden noted that the reason for having the Phase I performed was to support a tax credit assessment of the property. He also noted that the purchase price is the same as the fair market value. A copy of the completed DCA version of the ASTM Questionnaire is provided in Appendix G.

GEC received completed owner environmental questionnaires from Mr. Brian White, current property owner. Mr. White indicated that the subject property nor any adjoining properties are currently for industrial and/or manufacturing purposes. He stated that adjacent properties have not been used in the past for commercial, industrial, or manufacturing purposes. Mr. White noted that residential properties surround the subject property in all directions.

Mr. White noted that no plastic or metal drums, stained soil or stressed vegetation, or vent pipes have ever been brought onto the site. He indicated that the subject property had not ever been evaluated, investigated, notified, held responsible for, or otherwise involved with any contamination, clean-up, environmental law, or health and safety law, regulation or violation. Mr. White stated that no storage tanks (above or underground) or fill dirt had ever been brought onto the subject site although two portable fuel storage tanks and a pile of topsoil were observed on the subject property during GEC's site reconnaissance. GEC contacted Mr. White by telephone on June 16, 2011 regarding the storage tanks and stockpile soil. He indicated that he will remove all from the site.

Mr. White indicated that there are no structures more than 50 years old or located in a designated historic district. He stated that the subject property is not located in the 100-year floodplain. He stated that the site does not have the potential to be affected by any of the following: coastal areas protection and management, runway clear zones and accidental potential zones, endangered species, farmland protection, compatibility with local codes, plans and zoning, wetlands designated lands, thermal and explosive hazards, toxic chemicals and radioactive materials, solid waste management, and local zoning plans compatibility. Mr. White also indicated that the subject property is not within 1,000 feet of a major road/highway/freeway. He indicated that the property is not within 3,000 feet of a railroad. Mr. White stated that the subject property is not within 5 miles of a private/commercial airport and airfield. He noted that there is no military airport within 15 miles of the subject property.

A copy of the completed owner environmental questionnaire is presented in Appendix L.

4.3.2 Current Owners or Occupants of Neighboring Properties

Since the subject property is not abandoned, no current owners or occupants of neighboring properties were interviewed and none were available. The lack of interviews with the neighboring properties is not considered to be a significant data gap, since significant information outside that available from other interviews and the public record is not expected.

4.3.3 Past Owners, Occupants, or Operators of the Property

Since sufficient information was available from the current interviews and public records, no past owners, occupants, or operators of the property were interviewed. In addition, the User did not indicate or provide GEC with any previous owners, occupants, or operators of the property. The lack of interviews with the past owners, occupants, or operators is not considered to be a significant data gap, since significant information outside that available from other interviews and the public record is not expected.

4.3.4 User(s)

The User Responsibility information obtained from the User(s) of this report or from other sources is detailed in the following text. The primary User (Lone Mountain Village Phase II, L.P.) contracted with GEC to provide the information, except where specifically requiring a User response to information needs. The users were identified as Lone Mountain Village Phase II, L.P. and Mr. Jerry Braden is the designated representative to whom GEC has access, and he provided the User information received on behalf of all parties.

4.3.4.1 Title Records

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. The title research for tax Parcel #0038B-04700B indicated the site is composed of 23.33-acres and is reported to be vacant. The deed record indicated the subject site was part of a larger tract which has been in the White family from the 1930s/1940s until present day.

An agreement for utility and drainage easements was reviewed and can be found in Appendix D. Mr. May found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site. The review of the deed records and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property (see Section 5.5.1).

4.3.4.2 Environmental Liens

The property records reviewed by GEC did not indicate any environmental liens or any activity or use limitations, and the Users and/or local public agency contacts reported none.

4.3.4.3 Specialized Knowledge of the User

GEC was not provided any specialized knowledge or experience related to recognized environmental conditions in connection with the subject site.

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

GEC was not provided any common knowledge of or aware of any other reasonably ascertainable information demonstrating recognized environmental conditions in connection with the subject site.

4.3.4.5 Reason for Performing the Phase I

GEC was asked to perform a DCA Phase I ESA (as part of the proposed submittal for tax credits for development of the property) in accordance with ASTM-E 1527-2005 standard to qualify for the innocent landowner defense to CERCLA liability and to identify RECs that could impact the property's financial liability. The reason for conducting the assessment is to provide information to support an application for tax credits to fund site development for affordable housing.

4.3.4.6 Relationship of Purchase Price to Fair Market Value

The User, Lone Mountain Village Phase II, L.P. indicated that there was no property valuation reduction due to environmental issues. The User is purchasing the subject property and applying for tax credits to fund site development. No environmental issues were identified while conducting this Phase I ESA, which would adversely affect the property valuation.

4.3.4.6.1 Purchase Price

The User indicated that the purchase price is the same as the fair market value. No environmental issues were identified while conducting this Phase I ESA, which would adversely affect the property valuation.

4.3.4.6.2 Differential between Purchase Price & Market Value

The User indicated that the purchase price is the same as the fair market value.

4.3.4.6.3 Reasons for any Differential

There is no known devaluation of the property for environmental reasons.

5.0 SITE INFORMATION AND USE

5.1 Site Reconnaissance Methodology & Limiting Conditions

GEC's methodology for performing the ESA was in accordance with ASTM E 1527-05. Mr. Todd Peterman was the GEC representative that conducted the site reconnaissance. No significant limiting conditions were encountered during the site reconnaissance performed on May 18, 2011. The on-site reconnaissance was accomplished by walking the perimeter of the property boundary and the interior of the site.

5.2 General Site Setting

The subject site, which is 11 acres in size, is located off of Chapman Road. The subject property is situated west of Chapman Road, east of Highway 76, and north of Fountain Creek Drive in the City of Ringgold, Georgia. GEC observed that the subject site is currently undeveloped, cleared, and wooded land. The site vicinity currently consists of residential and undeveloped wooded properties. GEC observed Lone Mountain Village Phase I south of the subject property. Undeveloped wooded land is west of the subject property. Residential properties are east of the subject property across Chapman Road. Undeveloped wooded and residential properties are north of the subject site.

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

GEC's assessment of all commonly known and reasonably ascertainable information about the proposed Lone Mountain Village Phase II property indicates there are no recognized environmental conditions associated with the subject site.

5.4 Current Site Use

The subject property is currently undeveloped, cleared, and wooded land. During the site reconnaissance on May 18, 2011, the southeastern portion of the subject property had the appearance of a construction laydown yard with construction equipment (bobcat, mini-excavator), an abandoned car, pile of topsoil, pile of wood leftover from clearing, and two empty portable fuel storage tanks located in this area. The remaining area is undeveloped wooded land.

5.4.1 Storage Tanks

Two, empty, portable fuel storage tanks were observed in the southeastern portion of the subject property. There was no visual evidence of petroleum contamination (stressed vegetation and/or significant stains or odors) observed in this area on the subject property. No indicators of the existence of underground tanks (pipes protruding from the ground, mounded earth, or concrete islands) were observed on the subject property during GEC's site reconnaissance on May 18, 2011.

5.4.2 Hazardous & Petroleum Products Containers/Drums

No containers/drums of hazardous or petroleum products other than the noted portable fuel storage tanks observed on the subject property during GEC's site reconnaissance on May 18, 2011.

5.4.3 Heating & Cooling

No residential or commercial structures were observed on the subject property during GEC's site reconnaissance on May 18, 2011; therefore, heating and cooling is not applicable for this assessment.

5.4.4 Solid Waste

The southeastern portion of the subject property had the appearance of a construction laydown yard with construction equipment (bobcat, mini-excavator), an abandoned car, pile of topsoil,

and a pile of wood leftover from clearing. There were no signs of contamination, such as unusual odor or stressed vegetation to suggest any significant environmental impact from the waste materials.

GEC recommends that the debris, stock piled soil and fuel storage tanks, be removed and properly disposing by the current owner before the User takes possession of the property.

5.4.5 Sewage Disposal/Septic Tanks

As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of wooded land, the presence of sewage disposal/septic tanks is not expected on the subject property, and no evidence of septic tank systems was observed on the subject property during our site visit on May 18, 2011. Mr. Dan Wright, city manager, indicated that city sewer is available to serve the subject property.

5.4.6 Hydraulic Equipment

No hydraulic equipment or potential hydraulic equipment was observed during GEC's site reconnaissance on May 18, 2011.

5.4.7 Contracted Maintenance Services

Due to the undeveloped nature of the subject property, contracted maintenance services are not applicable to the site.

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

No suspected PCB-containing equipment was observed on the subject property during GEC's site reconnaissance on May 18, 2011. Ms. Nikki Townsend, Manager of Engineering with North Georgia Electric Membership Corporation, the electrical utility provider for the proposed apartment complex, provided a letter dated June 6, 2011. Ms. Townsend indicated the subject property is located within North Georgia EMC's service territory and North Georgia EMC system has sufficient capacity to handle the proposed complex. She noted electric service is available at the subject property and would be provided to the proposed complex per their line extension policies in their Service Rules and Regulations. A copy of the power letter is presented in Appendix G.

GEC conducted a phone interview with Ms. Townsend, Manager of Engineering for North Georgia Electric Membership Corporation on June 15, 2011. Ms. Townsend indicated that their transformers do not contain PCBs and they will handle all leaking transformers on site.

5.4.9 Water Supply & Wells

As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of wooded land, the presence of water supply/wells is not expected on the subject property, and none were observed. Mr. Randy Thomason, Maintenance Superintendent Catoosa Utility District Authority, indicated that county water is available to serve the subject property.

5.4.10 Drains & Sumps

No drains or sumps were observed on the property during GEC's site reconnaissance.

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

No pits, ponds, lagoons, or surface waters were observed on the subject property during GEC's site reconnaissance on May 18, 2011.

5.4.12 Stressed Vegetation

No stressed vegetation was observed on the subject property during GEC's site reconnaissance.

5.4.13 Stained Soil or Pavement

Neither stained soil nor pavement was observed on the subject property during GEC's site reconnaissance.

5.4.14 Odors

No unusual odors were noted on the subject property during GEC's site reconnaissance.

5.4.15 Utilities/Roadway Easements

Deed records indicated a utility and drainage easements agreement for the subject property.

5.4.16 Chemical Use

No known significant use of chemicals has occurred on the site. Due to the undeveloped nature of the subject property, no historical chemical use is expected.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of wooded and agricultural land, the presence of water leaks/mold is not applicable to the subject property.

5.4.18 Asbestos

As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of wooded and agricultural land, the presence of asbestos containing materials (ACMs) is not applicable to the subject property.

5.4.19 Lead-Based Paint

As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of wooded and agricultural land, the presence of LBP is not applicable to the subject property.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2010 Catoosa Utility District Authority Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that Catoosa Utility District Authority's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of Catoosa Utility District Authority's AWQR, verifying this information, is included in Appendix Q.

GEC also reviewed the state/local databases maintained by the Georgia EPD, which is provided by EDR's report and discussed in Section 4.1.2.7.

5.4.21 Radon

GEC consulted EPA Publication 402-R-93-030: EPA's Map of Radon Zones for Georgia dated September 1993 to determine the EPA classification of the subject area for radon buildup. The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed the map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map should not be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the expected average short-term radon measurement that can be measured in a building without the implementation of radon control methods. According to the map, Catoosa County, Georgia, is listed in Zone 3, which means "low potential, less than 2 pCi/L (picocuries per liter of air)."

According to the radon information provided on page A-21 of the EDR Report presented in Appendix F, 100% of the two sites tested were less than 4 pCi/L. The National Radon Database has been developed by the U.S. Environmental Protection Agency (EPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986-1992, and necessary data has been supplemented by information collected at private sources such as universities and research institutions.

Since there are no structures on the subject property, no radon testing was performed.

In accordance with the Georgia DCA Environmental Manual, all new construction of buildings must be in accordance with current EPA requirements for radon resistant construction techniques, including, but not limited to, *Radon Resistant Construction techniques for New Residential Construction: Technical Guidance,* February 1991, EPA 625-291-032 {available from NSCEP by calling (800) 490-9198}, and all new construction *Model Standards and Techniques for Control of Radon in New Residential Buildings,* March 1994, EPA402-R-94-009. Available on line at: http://www.epa.government/iaq/radon/pubs/newconst.thml, and the new buildings must be tested for radon upon completion of construction.

5.4.22 Noise

GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found one major road to be a potential contributor

to noise at the subject site. No other major roads were found within 1,000 feet, no railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Nashville Street/US 76 is situated approximately 960 feet southwest of the subject site. Completion of the Noise Assessment Guidelines (NAG) worksheets, using the Site DNL Calculator available on the HUD Website for road and railway calculations, indicates an Acceptable (per the NAG) exterior day night level (DNL) of less than 65 decibels as a result of this potential noise source.

The relevant noise evaluations and other supporting documentation are presented in Appendix J. GEC found that the HUD noise limitations for exterior locations at the subject site would not be exceeded by this listed source, therefore, GEC does not anticipate that noise issues will be a concern that would preclude the development of the subject property as a DCA-funded project.

5.4.23 Vapor Encroachment Screening

GEC also contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites regarding vapor encroachment. The following lists were included, in the records review: (FEDERAL) **NPL, CERCLIS, RCRA-CORRACTS, RCRA-TSD, RCRA generators, and INSTITUTION CONTROLS / ENGINEERING CONTROLS,** (STATE and TRIBAL) **CERCLIS, LANDFILL / SOLID WASTE DISPOSAL, LUST, UST, INSTITUTION CONTROLS / ENGINEERING CONTROLS, VOLUNTARY CLEANUP, BROWNFIELDS,** and **OTHER STANDARD ENVIRONMENTAL RECORDS.** The report includes **HISTORICAL USE RECORDS: FORMER MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix E for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 3 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E 2600). Neither a State Engineering Controls database, nor state or tribal voluntary cleanups database is available in Georgia.

GEC's methodology for performing this vapor encroachment screening consisted of assessing all the information collected in the Phase I investigation, including information collected in site reconnaissance, interviews, and actual or probable chemical usage on the target property or nearby property.

Tier 1 of the ASTM E 2600-10 Standard Practice for Assessment of Vapor Encroachment Screening on Property Involved in Real Estate Transactions in accordance with Sections 8.1.3.1 through 8.1.3.9 of the Practice was performed during this assessment.

The Vapor Encroachment (VE) Screen report did not identify any Federal, State, or Local databases within the ASTM E 2600 prescribed search radii of the subject property.

GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the subject property. Refer to Appendix E (EDR Vapor Encroachment Screen) for further details.

5.4.24 Other Site Reconnaissance Issues

GEC did not identify any other site reconnaissance issues regarding the subject site.

5.5 Past Site Use

5.5.1 Recorded Land Title Records

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. The title research for tax Parcel #0038B-04700B indicated the site is composed of 23.33-acres and is reported to be vacant. The deed record indicated the subject site was part of a larger tract which has been in the White family from the 1930s/1940s until present day. The subject property was given to the wife of J.E. White in a years support. Mrs. White left the property to her grandson, Brian D. White, in her trust. The property appears to have been re-subdivided and a portion deeded to Brain D. White along with Chapman Road. The entire property was deeded to Mr. White at a later date. Mr. White developed the Woodland Manor Apartments, which he sold to his company Woodland Manor, LLC. He then sold a ten-acre tract to Lone Mountain Village.

An agreement for utility and drainage easements was reviewed and can be found in Appendix D.

Mr. May found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site.

This review seeks to screen the data for evidence of possible environmental impacts to the property and in no way legally binds or limits the scope of the environmental assessment. The property reviewed by GEC encompasses the area physically located at the Chapman Road address. A copy of the chain of ownership information prepared by Mr. May is presented in Appendix D. Copies of the deeds and tax maps are also presented in Appendix D.

The review of the deed records and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property.

5.5.2 Environmental Liens

The property records reviewed by GEC did not indicate any environmental liens, and the Users and/or local public agency contacts reported none.

5.5.3 Activity & Use Limitations

The property records reviewed by GEC did not indicate any activity or use limitations, and the Users and/or local public agency contacts reported none.

5.5.4 Aerial Photographs & Topographic Maps

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Based on interviews and readily available historical aerial

photographs and U.S.G.S. Topographic Maps, the subject property is currently shown as undeveloped, wooded, and cleared land. Aerial photographs (2006, 2005, 1993, 1988, 1972, 1966, 1960, 1950, 1943, & 1938) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2010 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of a 2010 aerial photograph appears in Appendix A (Maps/Figures as Figure 6), and additional aerial photographs appear in Appendix C.

Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded and/or agricultural land on the 1938 to 2010 aerial photographs. The 1988 to 2010 aerial photographs show evidence of development in the southeastern corner of the subject site, likely associated with the items noted above. The subject property is bordered in all directions by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. Rural residential properties are scattered mostly to the south and west of the subject site in the 1943 to 1972 aerial photographs. The site vicinity is developed with commercial and residential properties in all directions of the subject site beginning on the 1988 aerial photograph. Chapman Road appears for the first time bordering the subject site to the east on the 1943 aerial photograph. The site vicinity appears essentially as it does currently since the 2005 aerial photograph. Lone Mountain Village Phase I is shown bordering the subject site for the first time on the 2010 aerial photograph.

The subject property can be found on the Ringgold, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 10 feet, dated 1983. A copy of the pertinent portions of this topographic map, showing the subject property and the surrounding area, is presented as Figure 1 in Appendix A. The subject site is shaded green indicating wooded land on the topographic map.

The site elevation, as shown on the topographic map, ranges between approximately 250 and 280 feet above mean sea level, and the down slope of on-site surface drainage features currently appears to be to the east. Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of shallow groundwater flow at the subject property (assuming the flow mimics topography) should generally be to the east from the site toward Chickamauga Creek approximately 1,000 feet east of the subject site.

5.5.5 Sanborn Fire Insurance Maps

GEC contacted Environmental Data Resources, Inc. (EDR) to search for Sanborn Fire Insurance Maps, which were devised by insurance adjusters as early as the 1800s to show the use of properties at specified dates for the purpose of determining the risk of fire. The maps also identify businesses and activities, as well as some construction details, for those properties they cover. The Sanborn Maps are helpful in identifying historical environmental concerns that may have otherwise been unrecorded or left no evidence of their existence.

Sanborn Map coverage does not exist for the target property. The Sanborn Map is presented in Appendix C.

5.5.6 City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for

cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage does not exist for the target property. EDR reviewed city directories, for the most part, at five-year intervals spanning the 1966 through the 2009 volumes, but these years are not necessarily inclusive. A copy of the EDR-City Directory Abstract is presented in Appendix C.

Examination of the EDR – City Directory Abstract did not reveal any indications of environmental concerns for the subject property or the surrounding area.

5.5.7 Previous Environmental Studies

No previous Phase I Environmental Report(s) were available, provided, or reviewed for this DCA Phase I ESA.

5.5.8 Other

No additional environmental historical sources, not designated in Sections 8.3.4.1 through 8.3.4.8 of the ASTM E 1527-05 standard, were sought nor deemed necessary to identify past uses of the subject property.

5.6 Current Surrounding Land Use

5.6.1 North

Undeveloped wooded land borders the subject property to the north with residential properties beyond.

5.6.2 East

Chapman Road borders the subject property to the east with residential properties beyond.

5.6.3 South

Lone Mountain Village Phase I borders the subject property to the south with other residential properties beyond.

5.6.4 West

Undeveloped wooded land borders the subject property to the west.

5.7 Past Surrounding Land Use

5.7.1 North

The subject property is bordered to the north by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. The land north of the subject site is developed with commercial and residential properties beginning on the 1988 to the 2010 aerial photographs.

5.7.2 East

The subject property is bordered to the east by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. Chapman Road appears for the first time bordering the subject site to the east on the 1943 aerial photograph. The land east of the subject site is developed with commercial and residential properties beginning on the 1988 to 2010 aerial photographs.

5.7.3 South

The subject property is bordered to the south by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. Rural residential properties are scattered to the south of the subject site in the 1943 to 1972 aerial photographs. The land south of the subject property has more development (commercial and residential) south of the subject site beginning on the 1988 to 2010 aerial photographs. Lone Mountain Village Phase I is shown bordering the subject site for the first time on the 2010 aerial photograph.

5.7.4 West

The subject property is bordered to the west by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. Rural residential properties are scattered to the west of the subject site in the 1943 to 1972 aerial photographs. The land west of the subject property has more development (commercial and residential) south of the subject site beginning on the 1988 to 2010 aerial photographs.

5.8 Historic Preservation

GEC submitted a letter for SHPO Review, dated June 9, 2011, (See Appendix S) with descriptive details on the property and photographs of the site as a request for verification to the Georgia Historic Preservation Division (HPD). The Georgia HPD is requested by the letter to issue a determination as to whether the proposed development in the Area of Potential Effects (APE) could be considered eligible for listing on the Georgia Register of Historic Places, and also ensure that potential effects to historic resources are adequately considered in project planning. Based on the research collected for this Phase I ESA, information shows the site to have been historically undeveloped land as far back as, and likely before, the oldest aerial photograph taken in 1938. GEC is of the opinion that the development of the Lone Mountain Village Phase II site will not have any significant historic impact on the subject property. SHPO may request the opportunity to review the final project plans.

Historic Preservation Environmental Review Record – In compliance with 24 C.F.R. Part 58, Section 106 documentation is included showing a public resolution of support from the City of Ringgold.

GEC reviewed information provided on the National Register of Historic Places website in May 2011. According to the reviewed information, there are no historic sites located within one mile of the subject property. The closest historical sites on the National Register list are the Catoosa County Courthouse (1.17 miles) and Whitman-Anderson House (1.20 miles), which is over one from the subject property. A copy of the map can be found in Appendix S.

6.0 DATA GAPS

6.1 Identification of Data Gaps

The only data gaps experienced during the course of this DCA Phase I ESA were in intervals between aerial photographs longer than five years. Additional knowledge of the area, interviews, research of Sanborn maps, tax records, and interpolation between aerials indicates no significant development other than the established residential and commercial use took place in the intervals. Any response that might be received from the health department is not expected to yield information that would affect the conclusion of this report. Therefore, GEC does not consider these data gaps significant.

6.2 Sources of Information Consulted to Address Data Gaps

Based on the research information, the data gaps identified are not considered to be significant. No other significant data gaps were experienced during the course of this DCA Phase I ESA.

6.3 Significance of Data Gaps

No significant data gaps were experienced during the course of this DCA Phase I ESA.

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

The site reconnaissance and research revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property. Therefore, based on the findings presented in this report, GEC found no recognized environmental conditions associated with the subject property.

GEC recommends removing the construction equipment, portable fuel storage tanks, and pile of soil located in the southeastern portion of the subject property; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

7.2 Off-Site

The site reconnaissance and research conducted during the course of this project revealed no evidence of recognized environmental conditions that would indicate an existing release, a past

release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property from an adjacent property.

8.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the approximately 11-acre proposed Lone Mountain Village Phase II, L.P. site off of Chapman Road in the City of Ringgold, Catoosa County, Georgia.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of the proposed Lone Mountain Village Phase II, L.P. site off of Chapman Road, Ringgold, Georgia, and legally described as contained in Land Lot 309 of the 1st Land District in Catoosa County, Georgia, the *property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.

The DCA Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for Environmental Site Assessments. The ASTM E 1527-2005 is the most current ASTM standard for this work. The Phase I ESA consisted of a site reconnaissance of the subject property, review of applicable and reasonably ascertainable information about the subject property, and interviews with selected officials knowledgeable about the subject property. The Phase I ESA was intended to provide an overview of environmental conditions at the subject property resulting from current and/or past site activities.

While conducting the Phase I ESA of the subject property, GEC followed the 2011 Georgia DCA Environmental Manual, its ESA standard, which requires that the consultant follow the ASTM standard and provide some additional information that exceeds the ASTM requirements. This information addresses items referred to as "non-scope" items in the ASTM Practice, and includes wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, asbestos containing materials (ACMs), lead-based paint (LBP), lead in drinking water, and including (per DCA guidelines) polychlorinated biphenyls (PCB). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property or the absence of the availability of a municipal water or sewer system to the subject site.

Interviews and review of reasonably ascertainable records by GEC during the completion of the DCA Phase I ESA did not indicate past usage or conditions which would likely result in significant environmental concerns. No recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property.

The user of this report is encouraged to read the entire report for detailed descriptions of the property and the observations and judgments made by GEC. The user is ultimately responsible for assessing whether the limitations of the ASTM Practice and this project's scope of work are appropriate to the level of risk the user assumes for the subject property transaction. The following summarizes general information discovered during GEC's Phase I ESA.

- The site reconnaissance and research revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

- During GEC's site reconnaissance on May 18, 2011, GEC observed that the subject site was undeveloped, wooded/cleared land. The southeastern portion of the subject property had the appearance of a construction laydown yard with construction equipment (bobcat, mini-excavator), an abandoned car, soil covered with plastic, pile of wood leftover from clearing, and two empty portable fuel storage tanks located in this area of the subject site off of Chapman Road. There were no unusual odors or signs of contamination at this location. GEC conducted an interview with the property owner regarding the covered soil. The property owner indicated that soil covered with plastic is topsoil and he brought in for his yard. He stated that it would be removed from the property.

- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded and/or agricultural land on the 1938 to 2010 aerial photographs. The 1988 to 2010 aerial photographs show evidence of development in the southeastern corner of the subject site, likely associated with the items noted above. The subject property is bordered in all directions by undeveloped wooded or agricultural land on the 1938 to 1993 aerial photographs. Rural residential properties are scattered mostly to the south and west of the subject site in the 1943 to 1972 aerial photographs. The site vicinity is developed with commercial and residential properties in all directions of the subject site beginning on the 1988 aerial photograph. Chapman Road appears for the first time bordering the subject site to the east on the 1943 aerial photograph. The site vicinity appears essentially as it does currently since the 2005 aerial photograph. Lone Mountain Village Phase I is shown bordering the subject site for the first time on the 2010 aerial photograph.

- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property or any surrounding properties on any of the Federal or State databases within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 4.0 and Appendix F for the EDR Environmental Database Report.

- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. GEC reviewed a copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and according to the map, no floodplains are located on the subject property.

8.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property; therefore, we recommend no further study of the site at this time.

GEC recommends removing the construction equipment, portable fuel storage tanks, and pile of soil and wood located in the southeastern portion of the subject property; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

8.2 Off-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns regarding off-site properties within the ASTM search radii; therefore, we recommend no further study of potential off-site impacts at this time.

9.0 DATA REFERENCES

GDCA 2011 Environmental Manual
American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for Environmental Site Assessments
Mr. Jerry Braden with Lone Mountain Village Phase II, L.P. – client
Mr. Brian White, owner environmental questionnaire
City of Ringgold and Catoosa County, Georgia
Catoosa County Water Department
Catoosa County Health Department, Environmental Services
City of Ringgold Fire Department
City of Ringgold Planning and Zoning
North Georgia Electric Membership Corporation
Google Earth website (2010 aerial photograph)
United States Geological Survey (U.S.G.S.)
Georgia Geologic Survey
Federal Emergency Management Agency (FEMA) Map Service Center (MSC) website (FIRM)
U.S. Dept. of the Interior Fish & Wildlife Service's National Wetlands Inventory (NWI) Map
United States Environmental Protection Agency (EPA) Publication 402-R-93-030: EPA's Map of Radon Zones for Georgia, dated September 1993
Delorme ™ 3-D TopoQuads ™

10.0 VALUATION REDUCTION

10.1 Purchase Price

According to our client, Lone Mountain Village Phase II, L.P, the purchase price of the subject site is the same as the fair market value.

10.2 Interview of Broker regarding Market Value

GEC understands that no broker is involved in the sale of the subject property.

10.3 Differential between Purchase Price & Market Value

According to our client, the purchase price of the subject site is the same as the fair market value.

10.4 Environmental Reasons for any Differential

Since no differential between the purchase price and market value of the property exists, there is no known devaluation of the property for environmental reasons.

APPENDICES

GEC

APPENDIX A:
Figures & Maps

GEC

FIGURE 1:
National Wetlands Inventory (NWI) Map
Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210
Approximate Scale: 1" = 348'

Source: U.S. Department of the Interior Fish and Wildlife Service

GEC

North

U.S. Fish and Wildlife Service
National Wetlands Inventory

Lone Mountain Village II

May 9, 2011

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

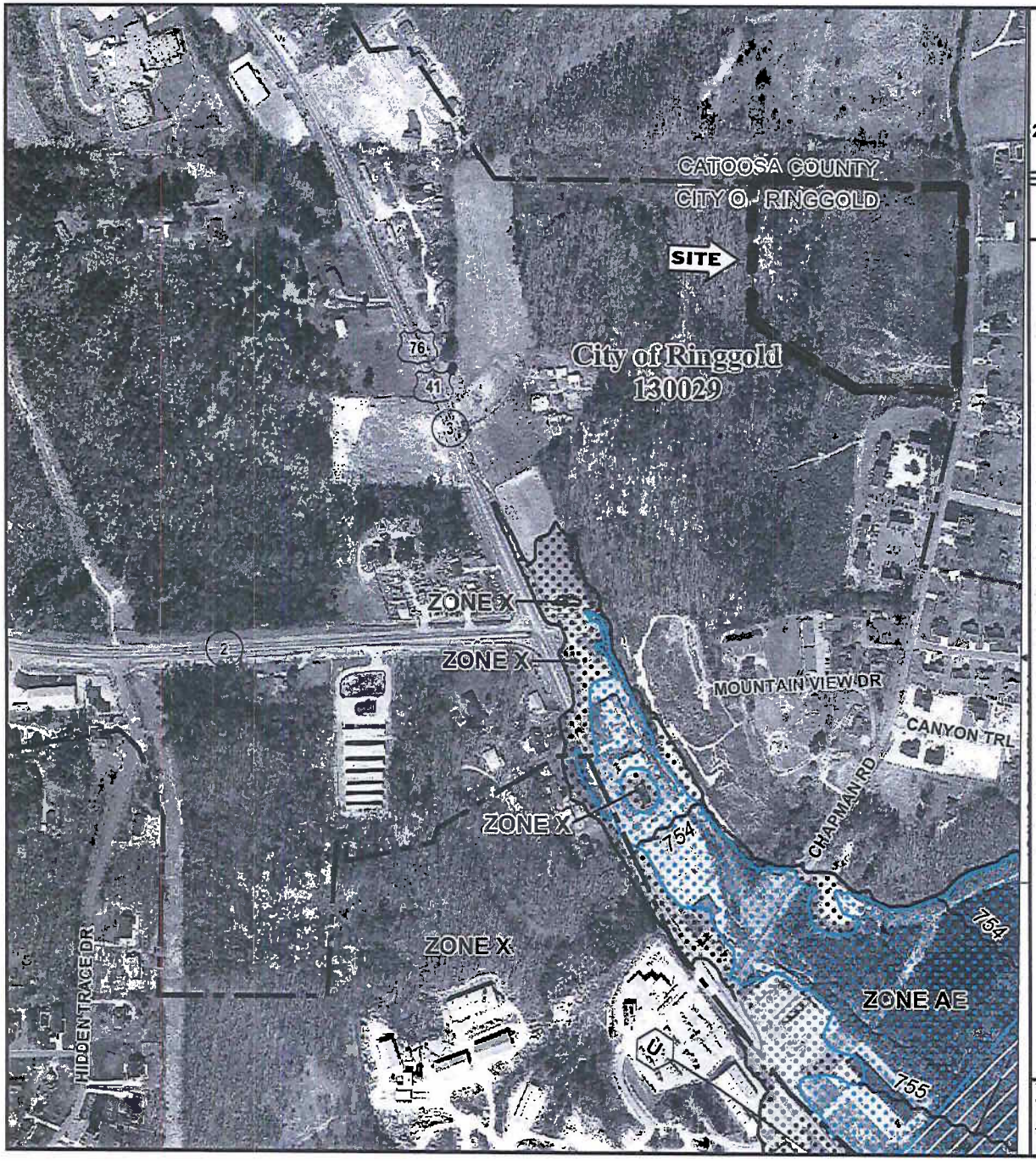
User Remarks:

110283.210

FIGURE 2:
Flood Insurance Rate Map (FIRM)
Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210
Approximate Scale: 1" = 500'

Source: FEMA Map Service Center Website

GEC



North

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METE

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0042E

FIRM

FLOOD INSURANCE RATE MAP

CATOOSA COUNTY, GEORGIA

AND INCORPORATED AREAS

PANEL 42 OF 175

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CATOOSA COUNTY	130028	0042	E
RINGGOLD, CITY OF	130029	0042	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13047C0042E

EFFECTIVE DATE
SEPTEMBER 11, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METE

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 - - - - - 23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4989000FT — 5000-foot grid ticks: Georgia State Plane coordinate system, west zone (FIPS Zone 1002), Transverse Mercator
- 4989000m N — 1000-meter Universal Transverse Mercator grid values, zone 16
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- 1,000 — River Station

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
SEPTEMBER 11, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

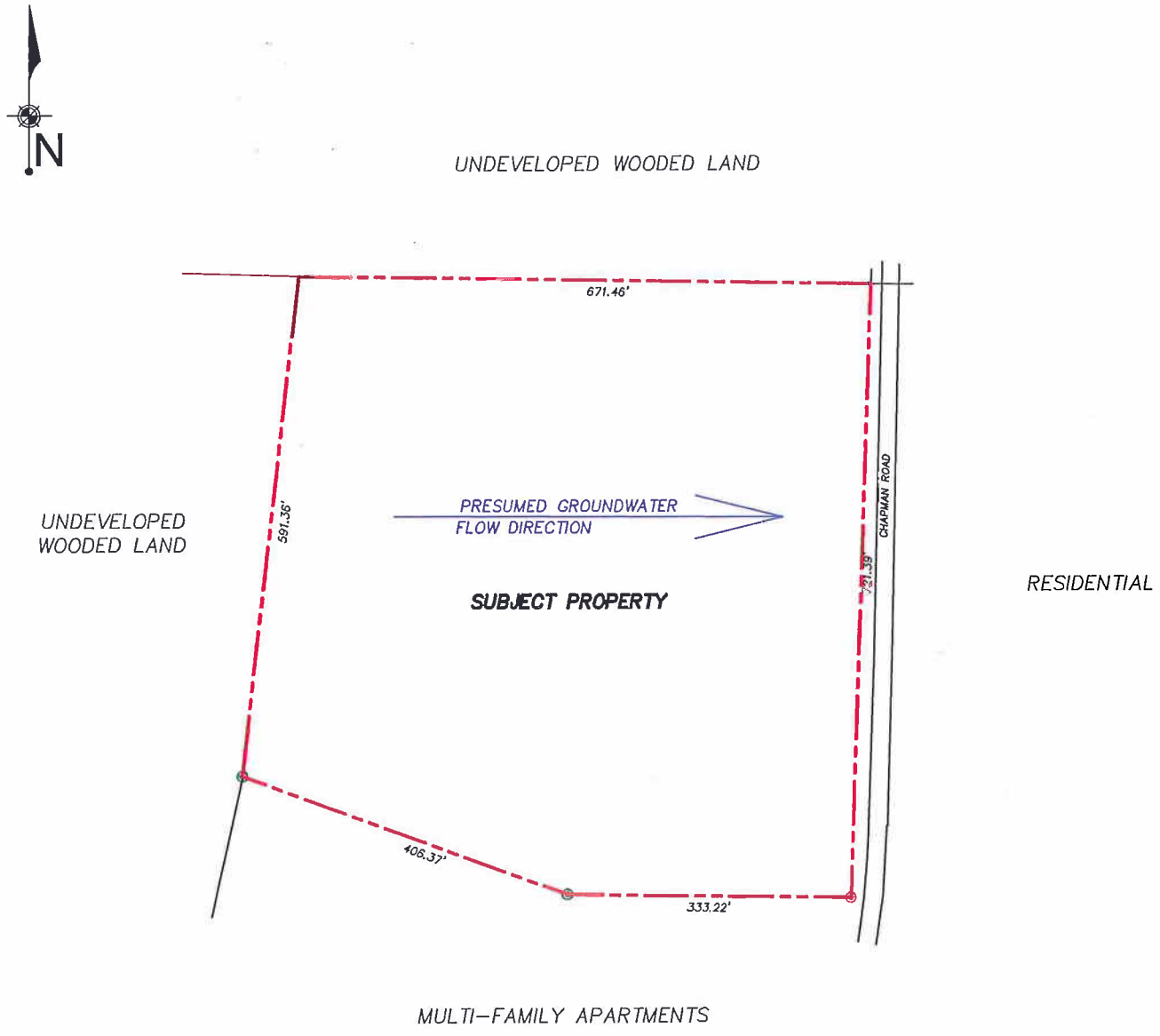
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FIGURE 3:
Site Map
Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210
Approximate Scale: 1" = 200'

Source: GEC's client

GEC



LEGEND

SUBJECT PROPERTY BOUNDARY

743.18
BOUNDARY DISTANCE NOTATION

PROPERTY CORNER MARKER

SCALE: 1 IN. = 200 FT.

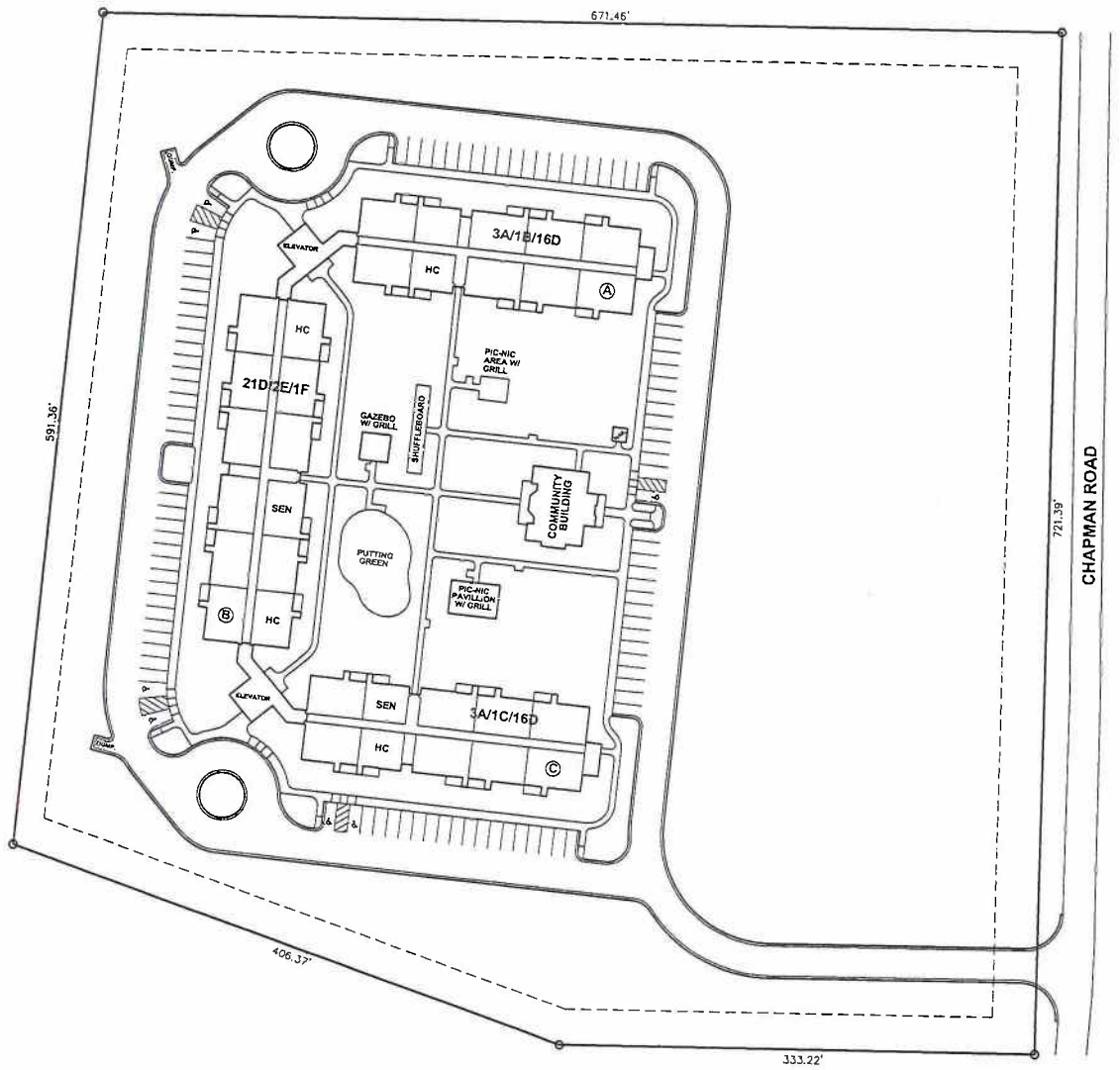
FIGURE 3
SITE MAP
LONE MOUNTAIN VILLAGE PHASE II
RINGGOLD, CATOOSA COUNTY, GEORGIA
GEC JOB # 110283.210

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS

FIGURE 4:
Site Plan
Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210
Approximate Scale: Unknown

Source: GEC's client

GEC



SCHEMATIC SITE PLAN

SCALE: 1"=40'

LONE MOUNTAIN VILLAGE PHASE II
RINGGOLD, GEORGIA

LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	5 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	2 UNITS
UNIT 'C' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM	53 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	2 UNITS
UNIT 'F' - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS:	64 UNITS

SITE DATA	
PARKING SPACES	104
SITE AREA	11.0 ACRES ±

OWNER/DEVELOPER

LONE MOUNTAIN VILLAGE PHASE II, L.P.
P.O. BOX 447
SUMMERVILLE, GEORGIA 30747

ARCHITECT

McKEAN & ASSOCIATES, ARCHITECTS, LLC
2815 ZELDA ROAD
MONTGOMERY, ALABAMA 36106

McKEAN & ASSOCIATES ARCHITECTS LLC
ALABAMA
MONTGOMERY

LONE MOUNTAIN VILLAGE PHASE II, L.P.
RINGGOLD, GEORGIA

STATE OF GEORGIA
Rory L. McKean
REGISTERED ARCHITECT

Sheet Title:
SCHEMATIC SITE PLAN

Project No:	11-XXX
Date:	06-13-11
Revised:	
Drawn By:	BTT
Checked By:	RLM

Sheet No:
S-1

Sequence 1 of 1

FIGURE 5:
Site Location/U.S.G.S. Topographic Map
Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210
Approximate Scale: 1" = 2,000'

Source: Ringgold Quadrangle U.S.G.S. 7.5 Minute Series (1983)

GEC

DELORME

North

Topo USA® 8

Data use subject to license.
© DeLorme. Topo USA® 8.
www.delorme.com

MN (4.2° W)

0 1500 3000 ft

Data Zoom 12-1

FIGURE 6:
2010 Aerial Photograph
Lone Mountain Village Phase II
Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210
Approximate Scale: 1" = 380'

Source: Google Earth Website

GEC

North
Site for Phase II
SITE
Chapman Rd
Cricket Ln
Phase I, Lone Mountain Village
Mountain Creek Dr
Bluffview Dr
Creek View Dr
3
2
© 2011 Google
©2010 Google
Imagery Date: Oct 8, 2010
34°55'34.60" N 85°07'33.98" W elev 812 ft
Eye alt 37.05 ft

APPENDIX B:
Site Photographs
(All Photographs taken May 18, 2011)

GEC

Photo 1. Entrance to Lone Mountain Village located at the southern border of the subject property

Photo 2. View looking north along the eastern border; property on left side of the photo.

Photo 3. Adjacent property located east of the subject property

Photo 4. View of adjacent properties looking south along the eastern border; property on right side of the photo

Photo 5. View looking west along the southern border; property on the right side of the photo

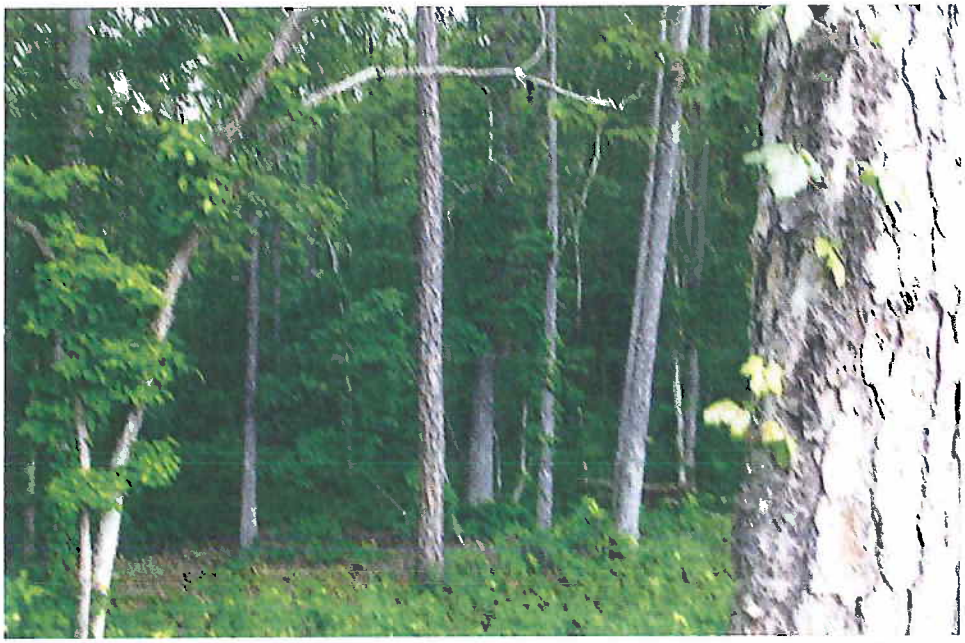


Photo 6. View looking north along the western border; property is on the right portion of the photo

Photo 7. View looking east along the southern border; property is on the left side of the photo

Photo 8. View looking south from the southwestern corner of the property

Photo 9. View looking west from the southwestern corner of the property

Photo 10. View looking north from the northeastern corner along Chapman Road

Photo 11. View looking east from the northeastern corner of the property; adjacent property also shown across Chapman Road

Photo 12. View looking south along Chapman Road from the northeastern corner of the property; property is on the right side of the photo

Photo 13. View looking west from the northeastern corner of the property; property is on the left portion of the photo

Photo 14. Interior view looking south showing some construction debris and equipment

Photo 15. Interior view of property; construction debris and equipment, as well as minor erosion is also shown

Photo 16. Interior view showing two empty portable fuel tanks

Photo 17. Interior view showing debris leftover from clearing

Photo 18. View looking north from the northwestern corner of the property

Photo 19. View looking east from the northwestern corner of the property; property is on the right side of the photo

APPENDIX C:
Historical Research Documentation

GEC

Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.5
May 11, 2011

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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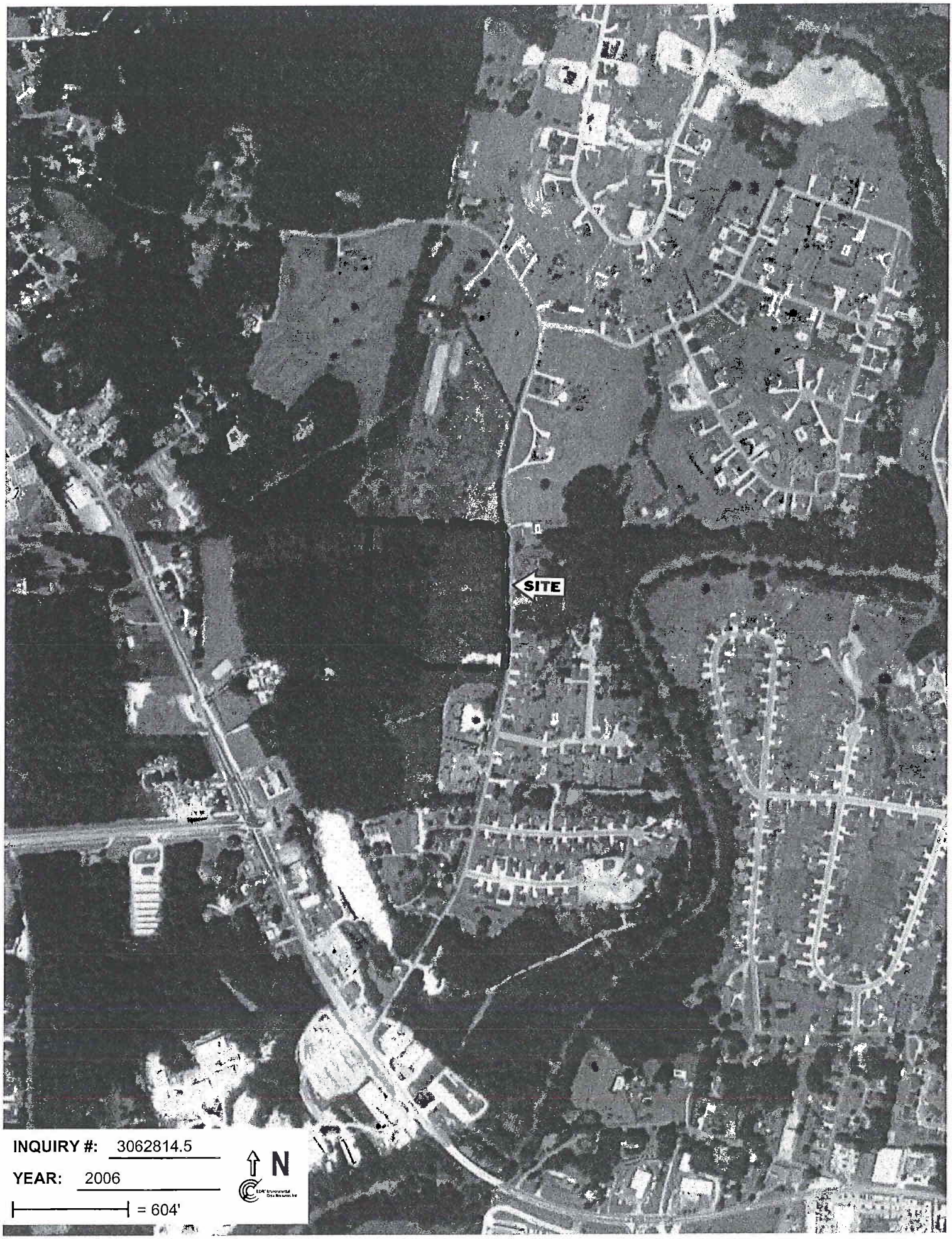
Date EDR Searched Historical Sources:

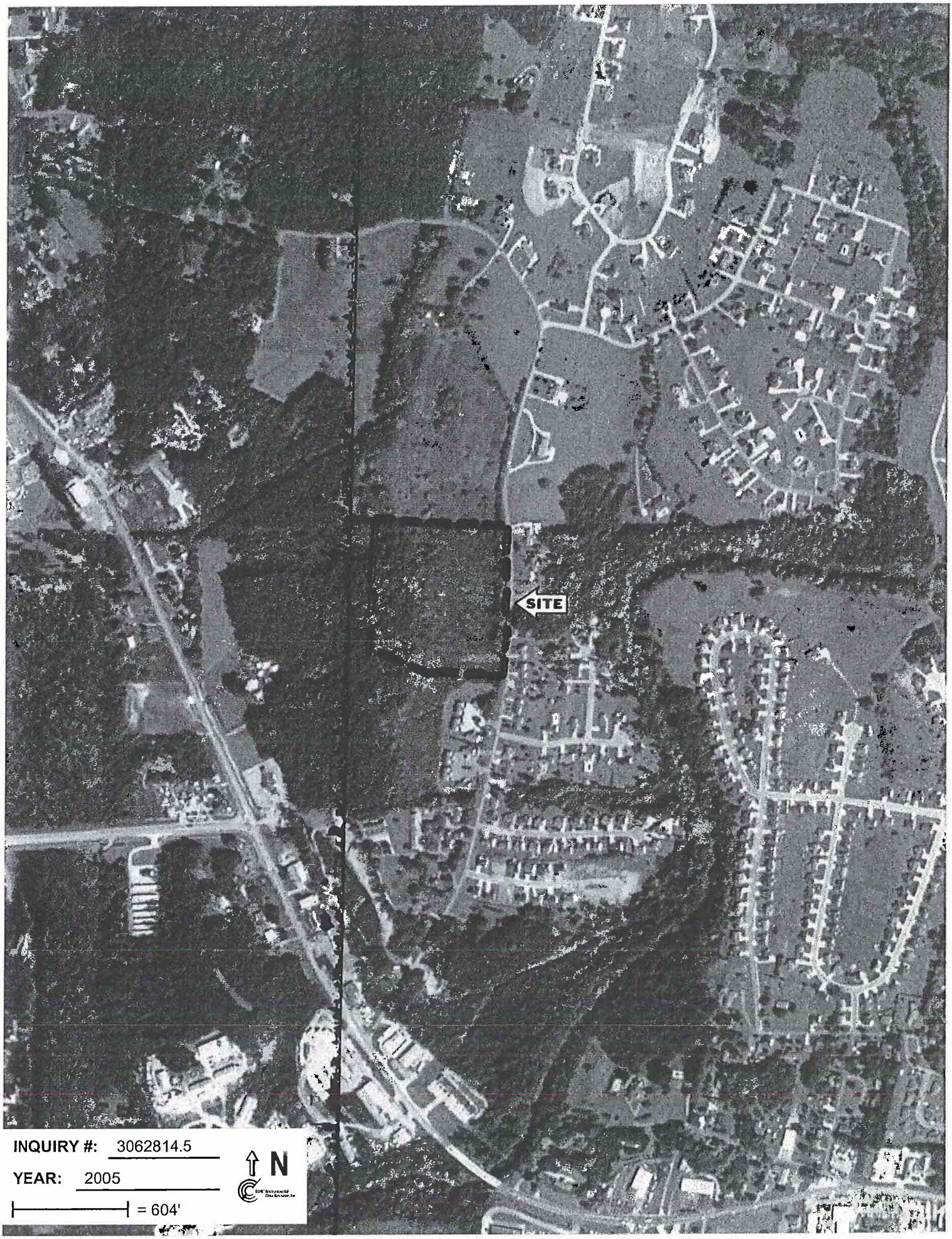
Aerial Photography May 11, 2011

Target Property:

335 Chapman Road
Ringgold, GA 30736

Year	*Scale*	*Details*	*Source*
1938	Aerial Photograph. Scale: 1"=476'	Flight Year: 1938 Best Copy Available from original source	AAA
1943	Aerial Photograph. Scale: 1"=476'	Flight Year: 1943	AAA
1950	Aerial Photograph. Scale: 1"=476'	Flight Year: 1950	PMA
1960	Aerial Photograph. Scale: 1"=476'	Flight Year: 1960	CSS
1966	Aerial Photograph. Scale: 1"=476'	Flight Year: 1966	ASCS
1972	Aerial Photograph. Scale: 1"=476'	Flight Year: 1972	ASCS
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=950'	Flight Year: 1993	NAPP
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=604'	Flight Year: 2006	EDR


SITE
INQUIRY #: 3062814.5
YEAR: 2006
= 604'
N


SITE
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YEAR: 2005
= 604'
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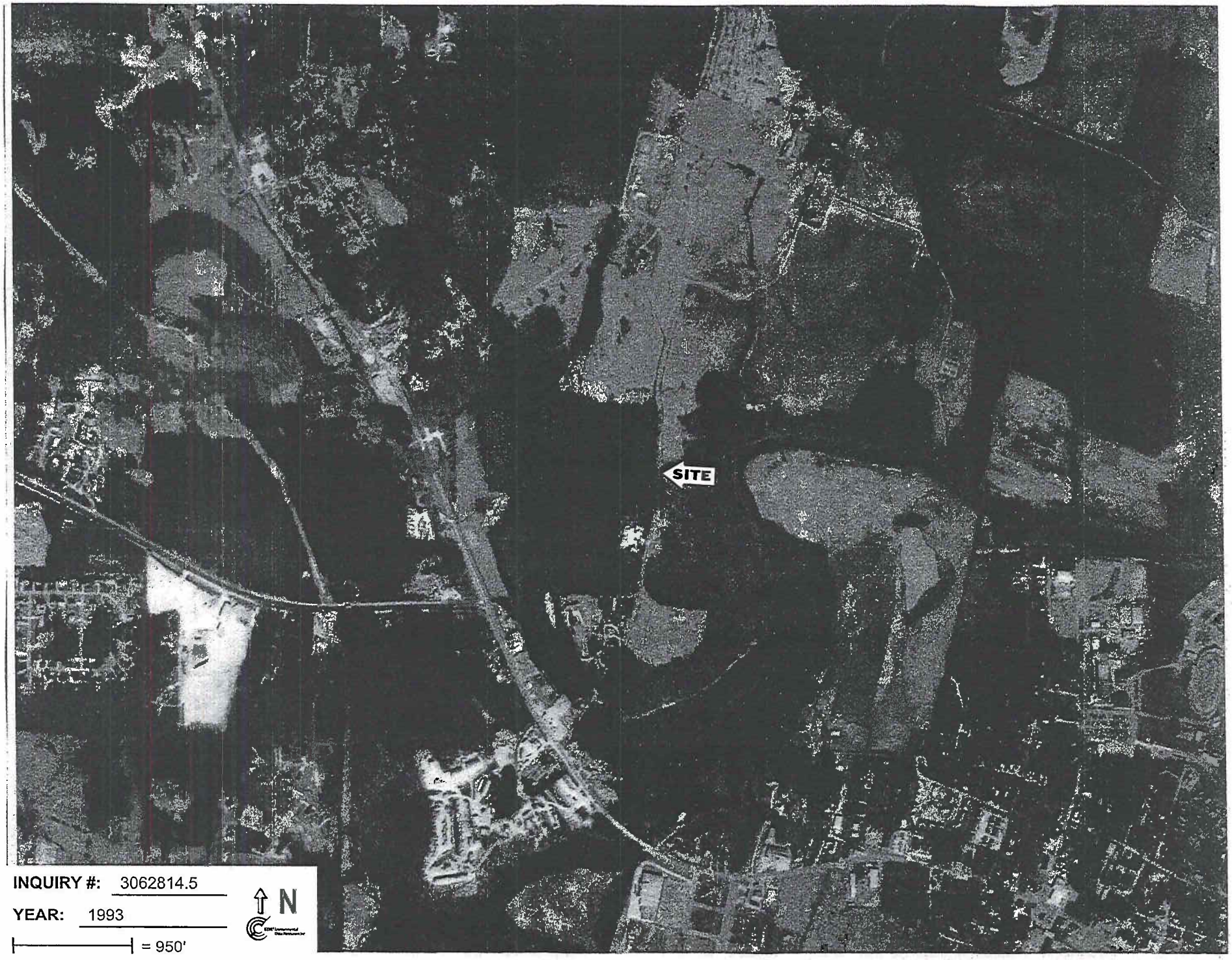

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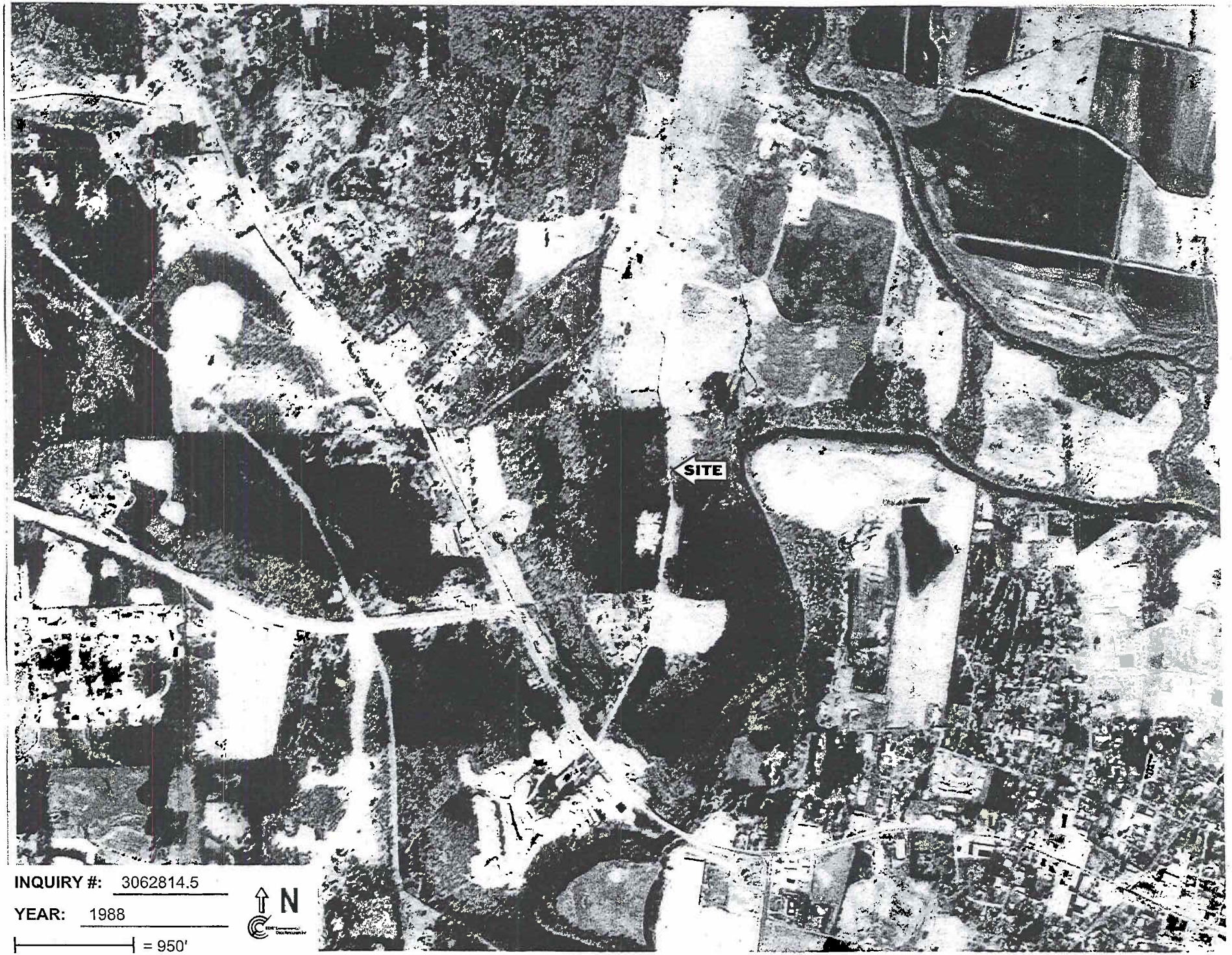
YEAR: 1993

= 950'

N



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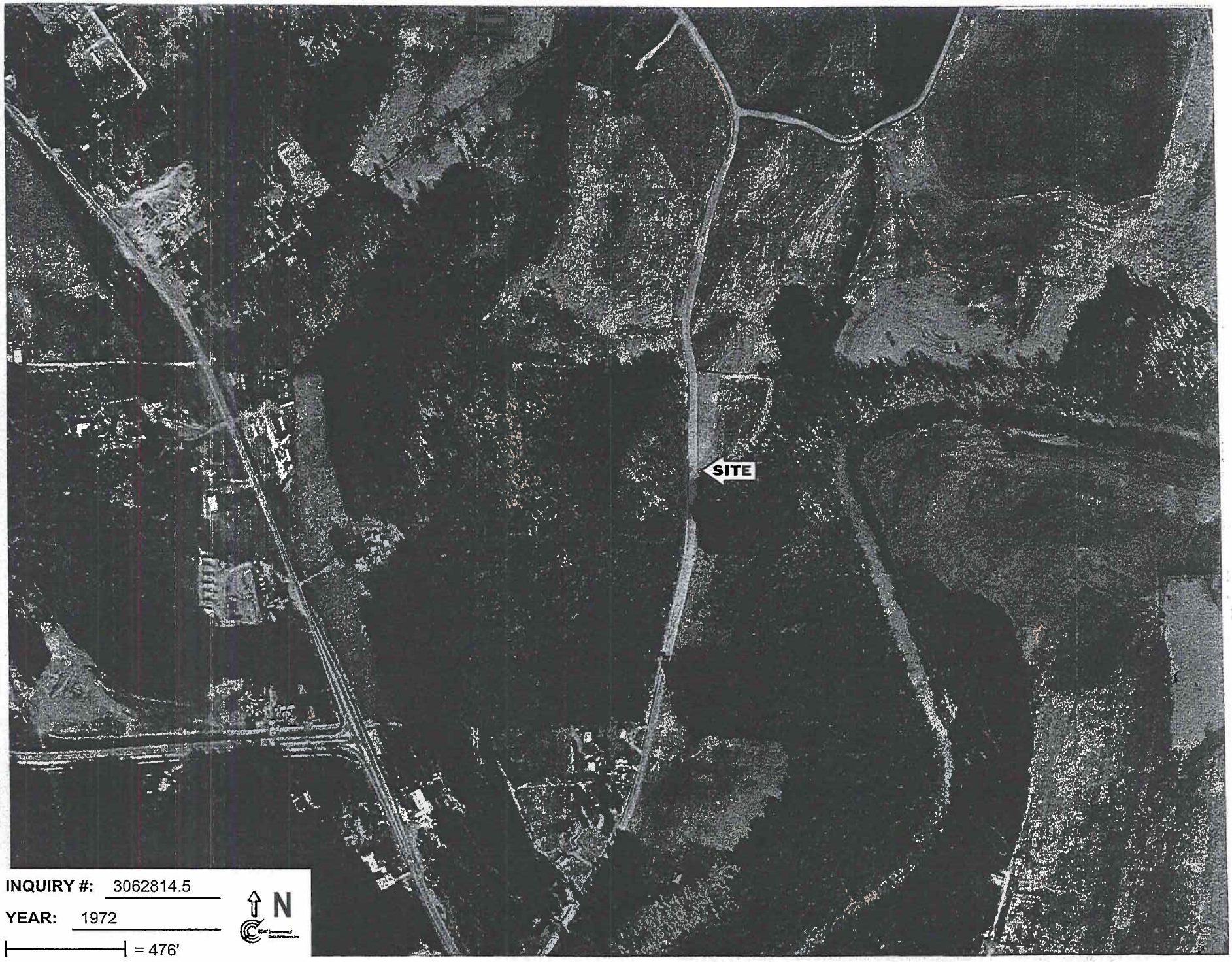
YEAR: 1988

= 950'

N



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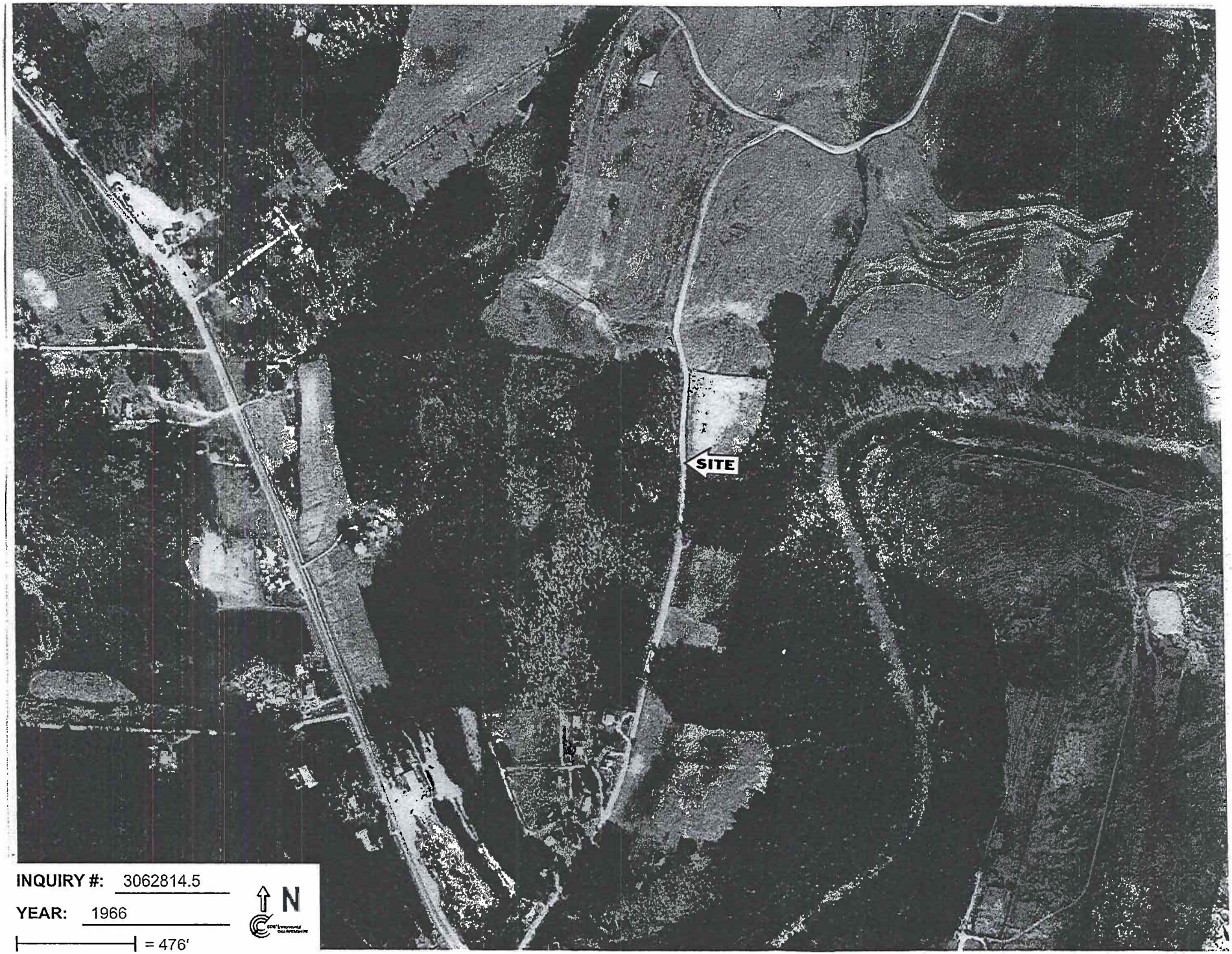
YEAR: 1972

= 476'

N



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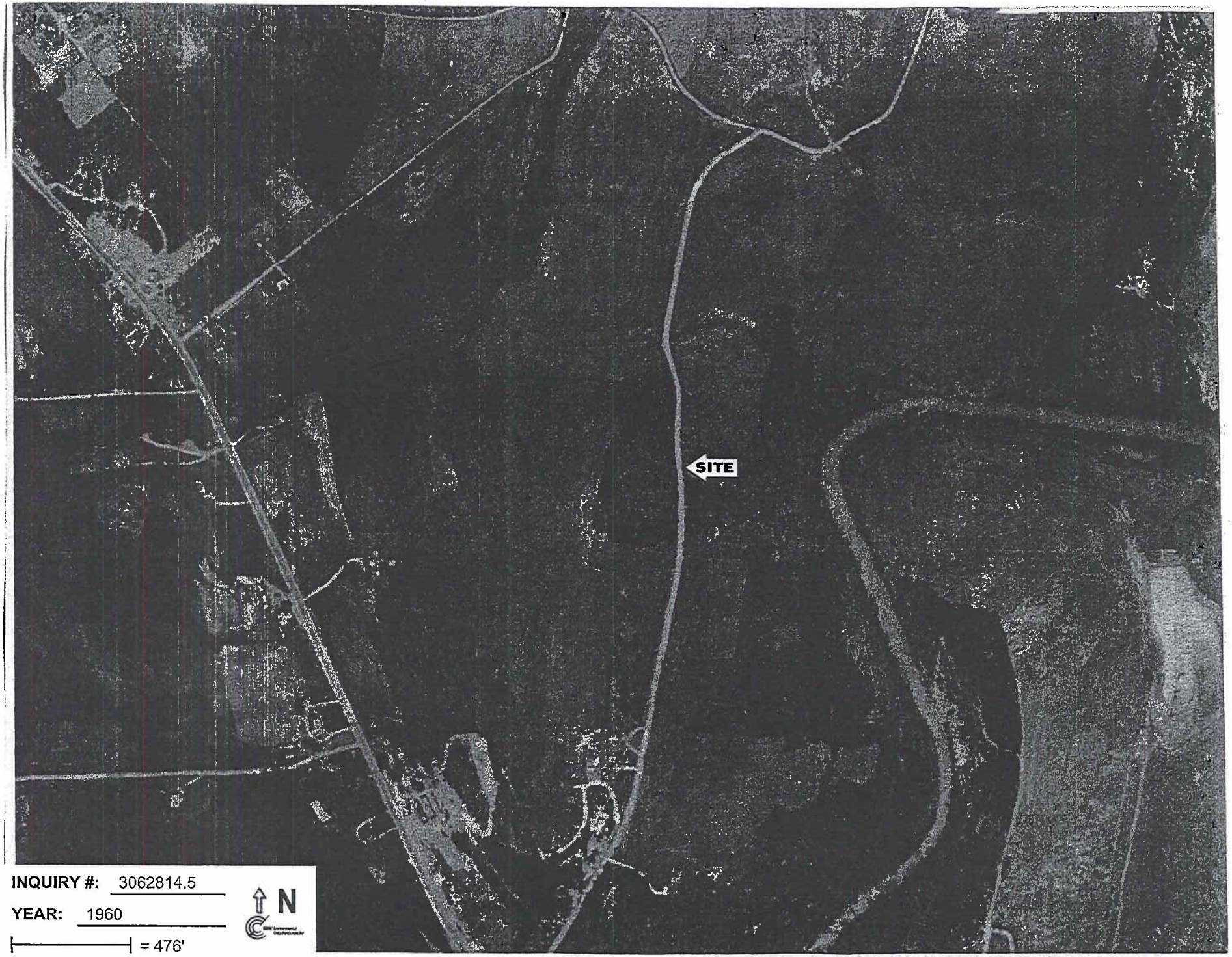
YEAR: 1966

= 476'

N

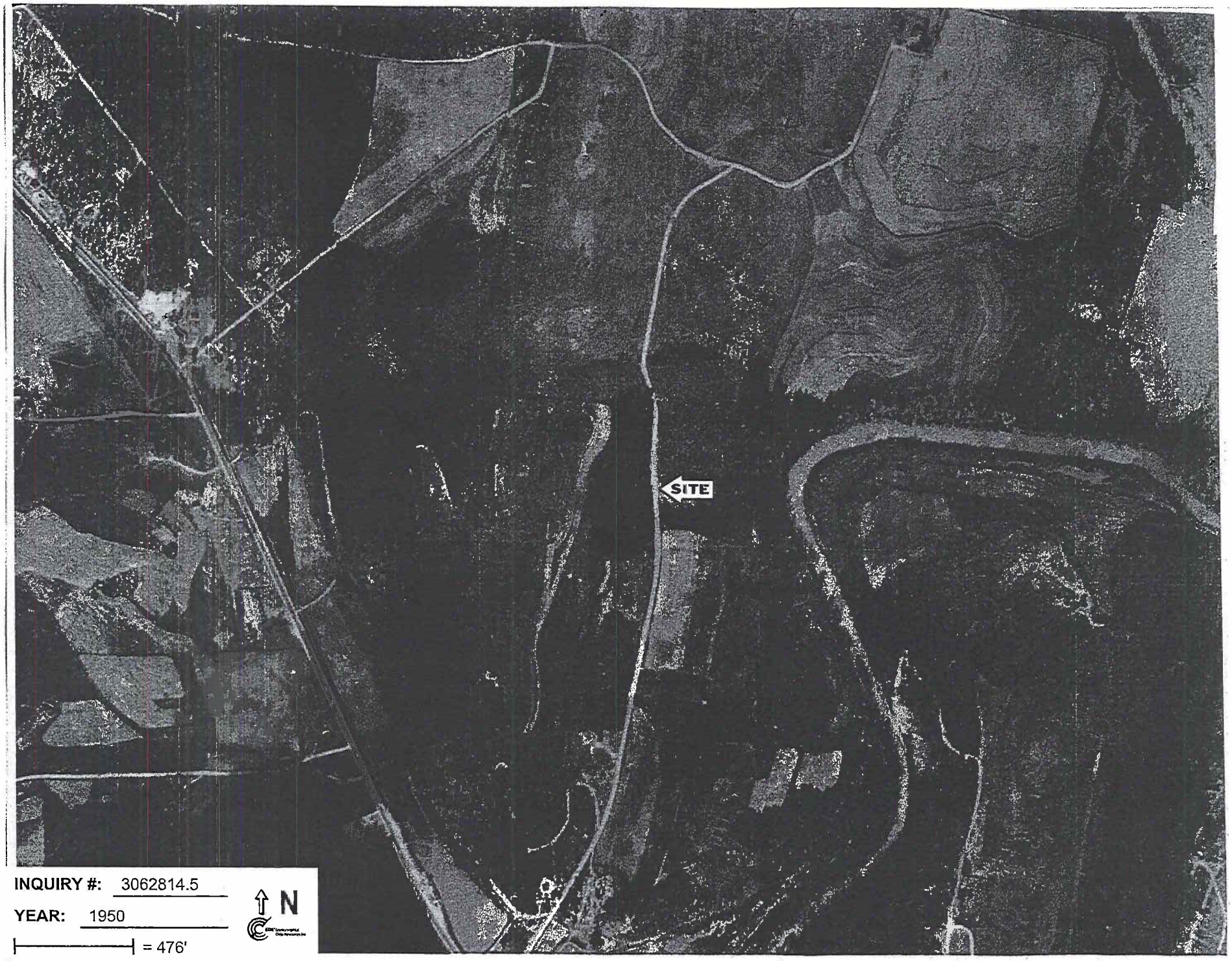


INQUIRY #: 3062814.5

YEAR: 1960

= 476'

N

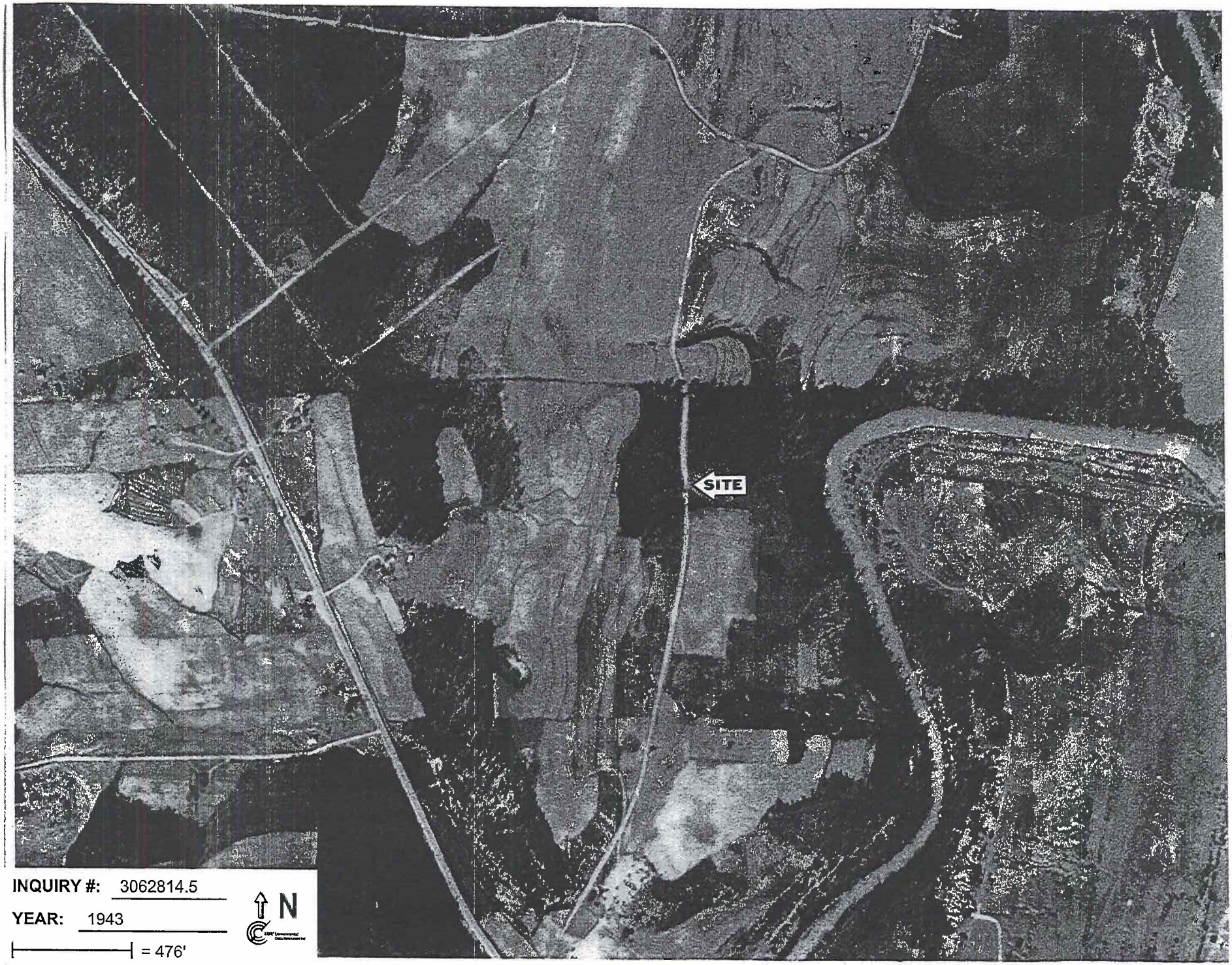


INQUIRY #: 3062814.5

YEAR: 1950

= 476'

N

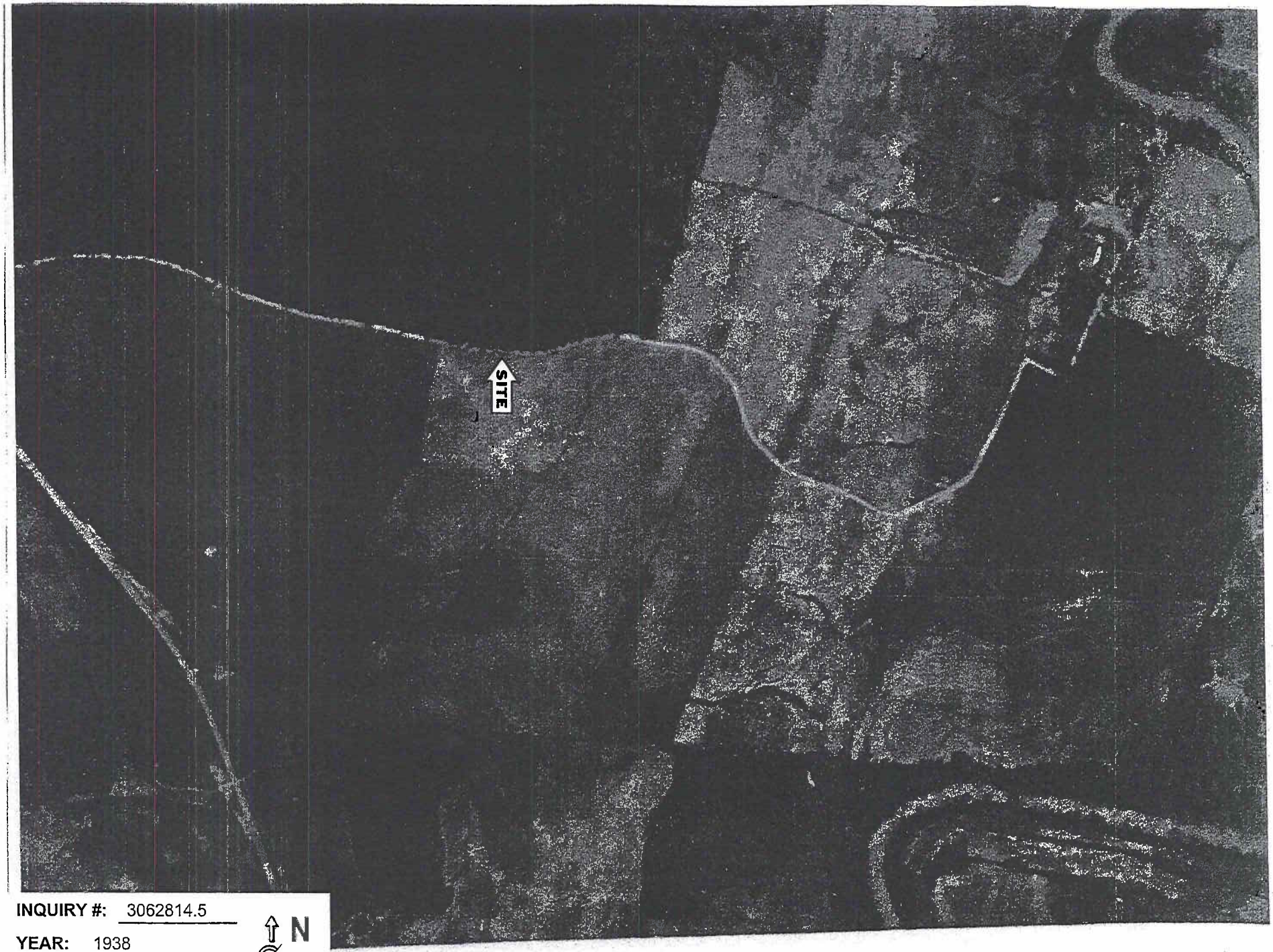


INQUIRY #: 3062814.5

YEAR: 1943

= 476'

N



INQUIRY #: 3062814.5

YEAR: 1938

= 476'

N

Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.3
May 09, 2011

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
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800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

5/09/11

Site Name:
Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

EDR Inquiry # 3062814.3

Client Name:
Geotechnical & Envtl. Cons.
514 Hillcrest Industrial
Macon, GA 31204

Contact: Andrew Wohlrabe

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Lone Mountain Village Phase II
Address: 335 Chapman Road
City, State, Zip: Ringgold, GA 30736
Cross Street:
P.O. # NA
Project: 110283.210
Certification # 0C4A-4A4F-9F1F

Sanborn® Library search results
Certification # 0C4A-4A4F-9F1F

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Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.4
May 09, 2011

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Milford, CT 06461
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www.edrnet.com

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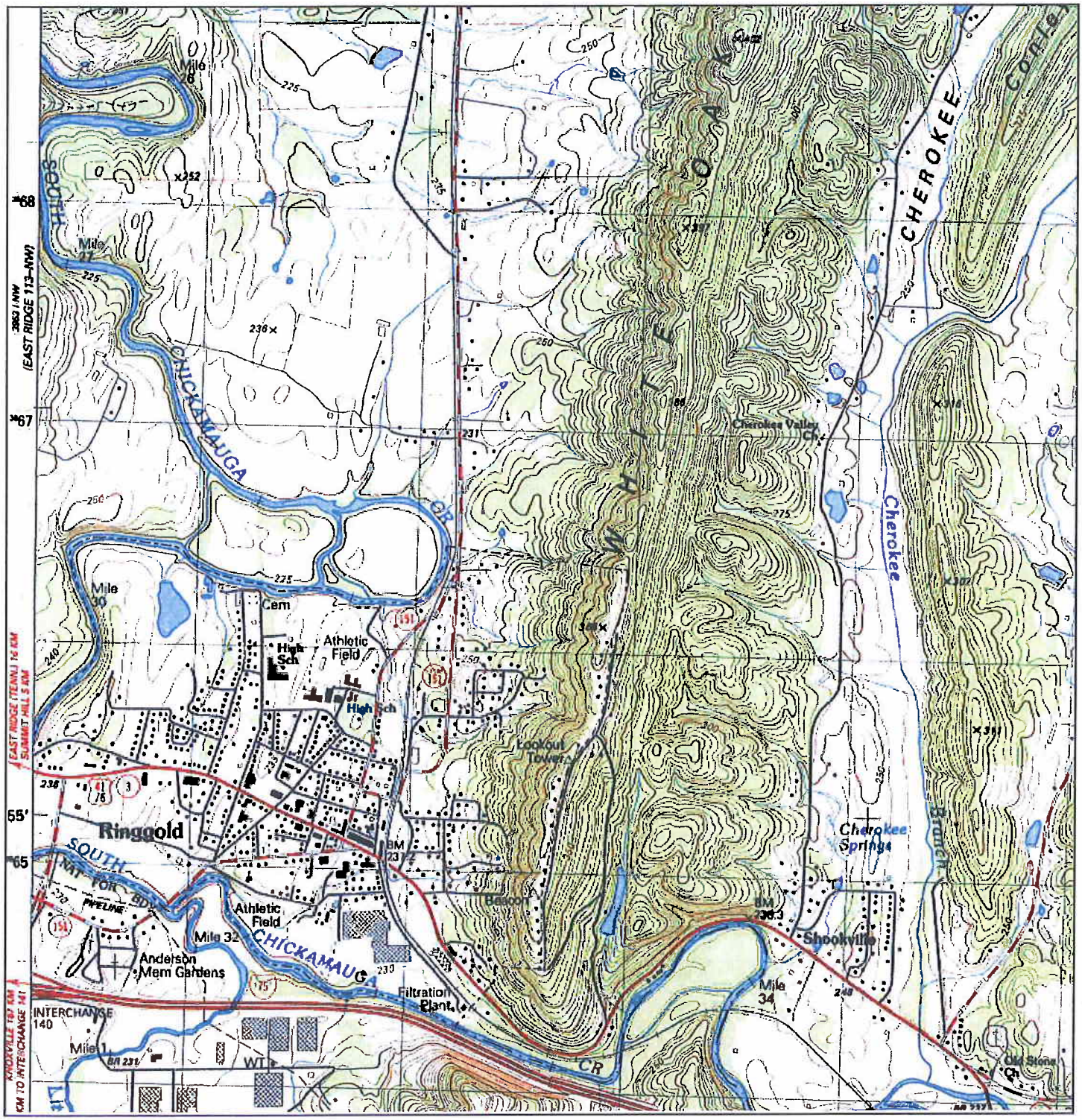
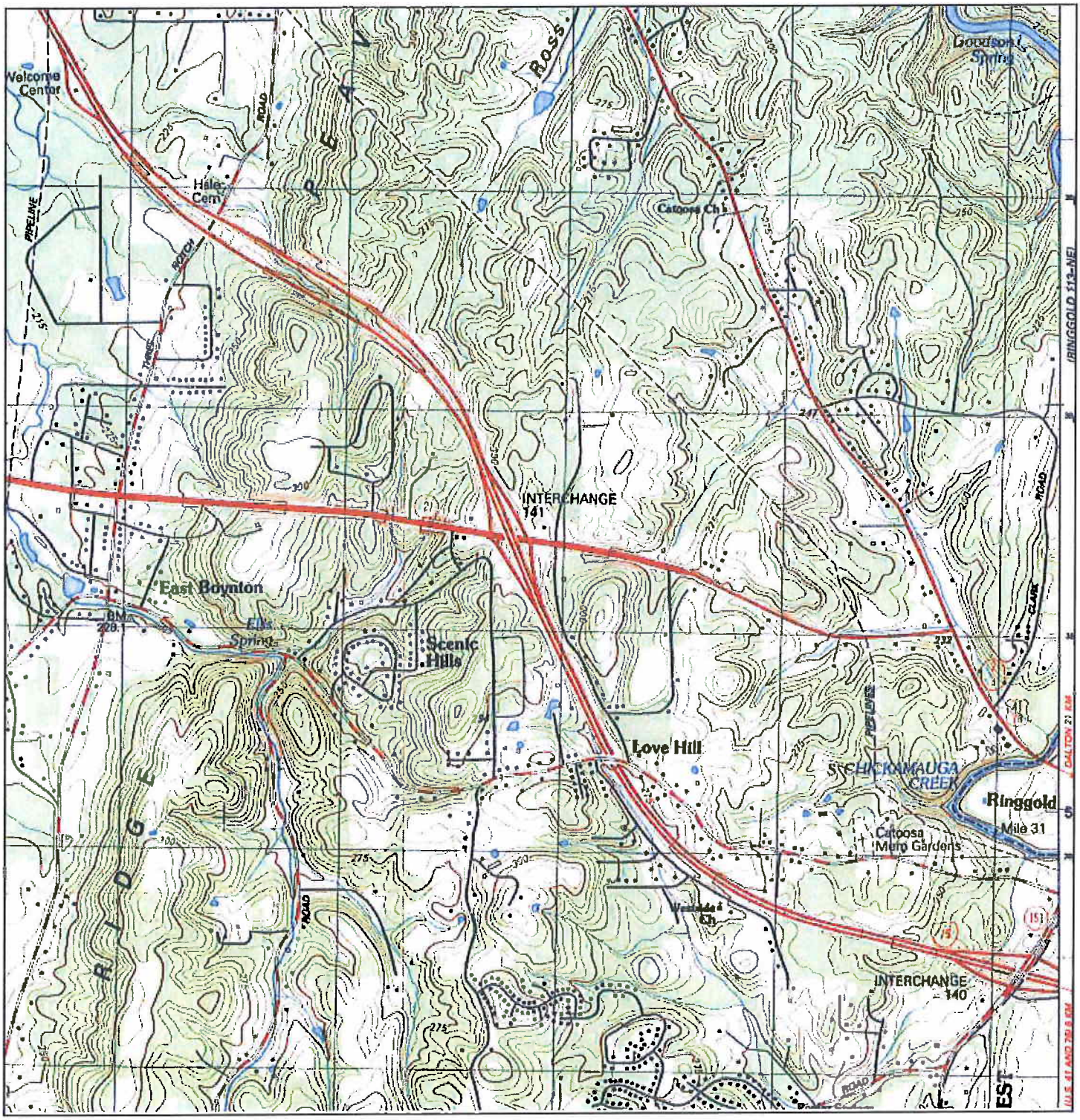
Historical Topographic Map



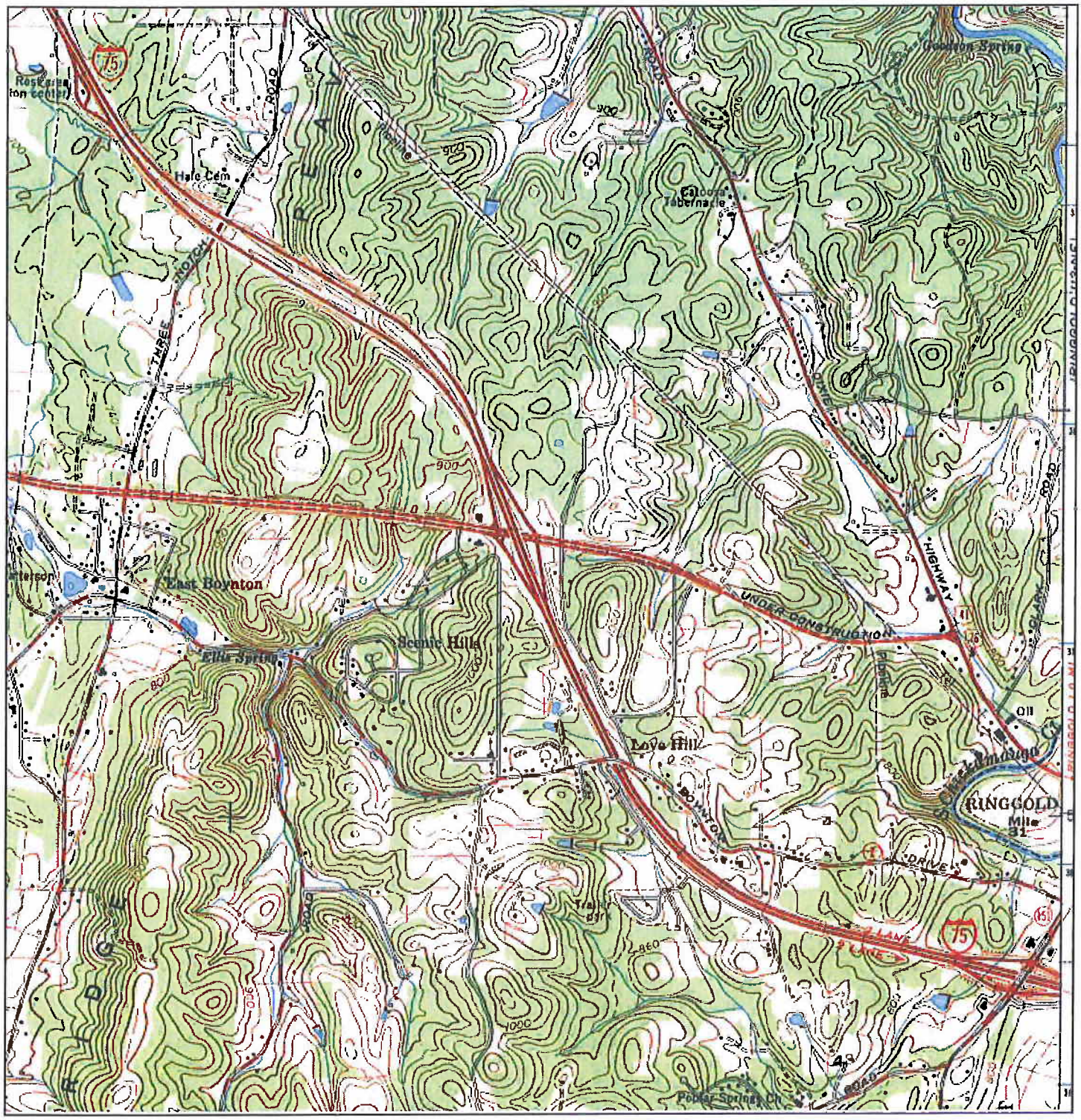
N	ADJOINING QUAD		SITE NAME:	Lone Mountain Village Phase II	CLIENT: Geotechnical & Envtl. Cons.
	NAME:	RINGGOLD			CONTACT: Andrew Wohlrabe
	MAP YEAR:	1983	ADDRESS:	335 Chapman Road	INQUIRY#: 3062814.4
				Ringgold, GA 30736	RESEARCH DATE: 05/09/2011
	SERIES:	7.5	LAT/LONG:	34.9272 / -85.1262	
	SCALE:	1:24000			

Historical Topographic Map



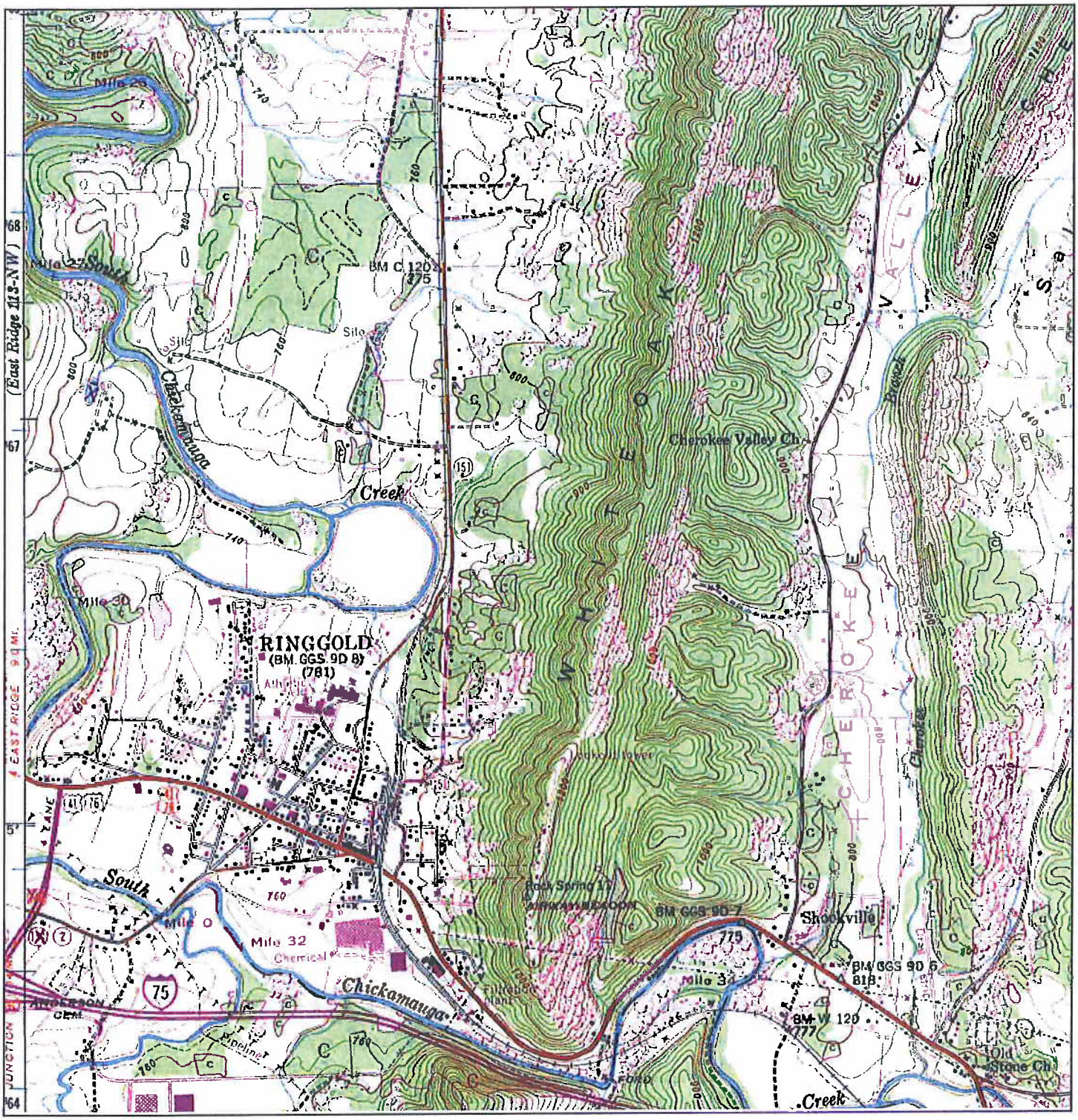
N	TARGET QUAD		SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
	NAME:	EAST RIDGE			CONTACT:	Andrew Wohlrabe
	MAP YEAR:	1982	ADDRESS:	335 Chapman Road Ringgold, GA 30736	INQUIRY#:	3062814.4
					RESEARCH DATE:	05/09/2011
	SERIES:	7.5	LAT/LONG:	34.9272 / -85.1262		
	SCALE:	1:24000				

Historical Topographic Map



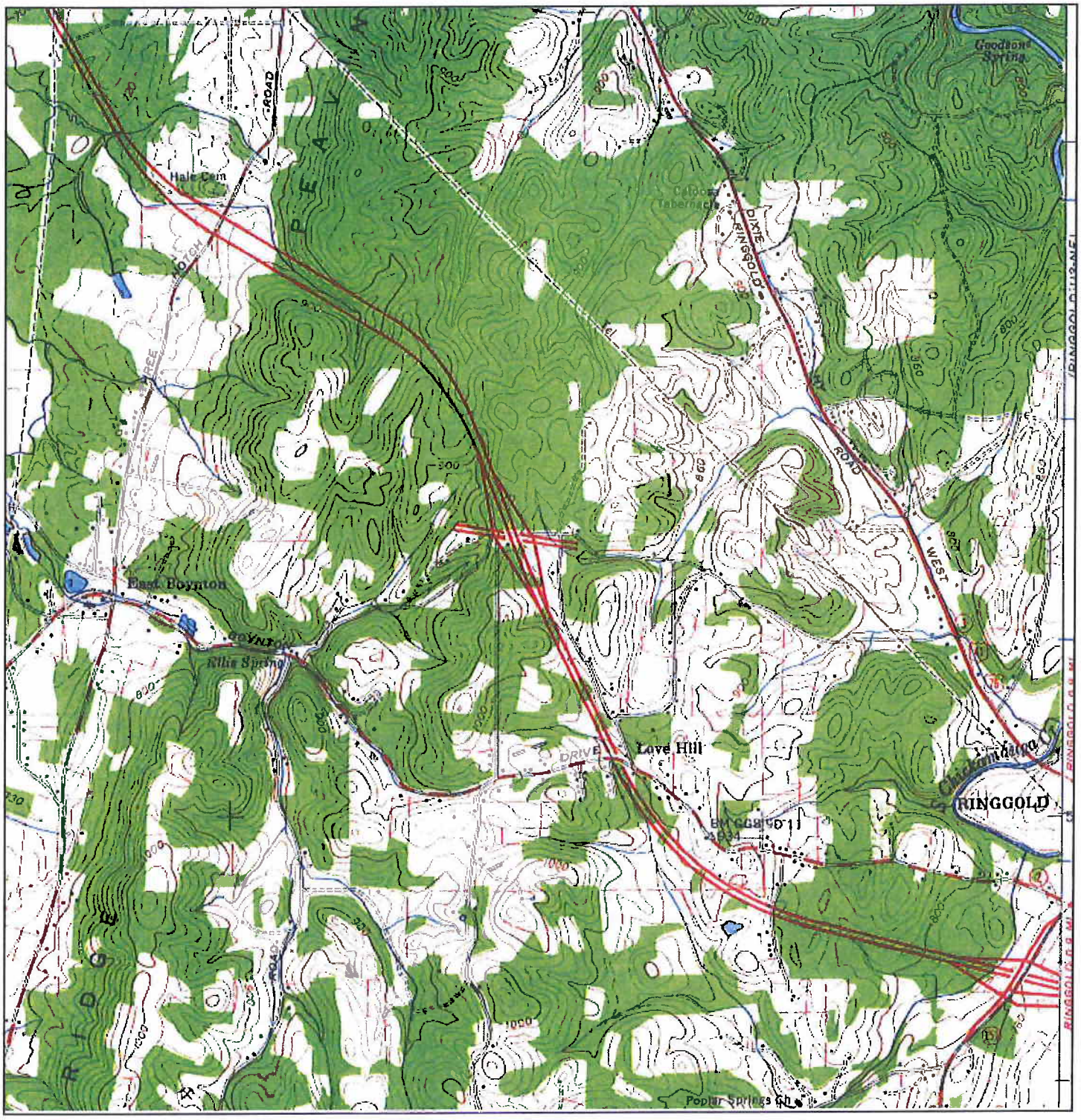
N			
	TARGET QUAD NAME: EAST RIDGE MAP YEAR: 1969 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Lone Mountain Village Phase II ADDRESS: 335 Chapman Road Ringgold, GA 30736 LAT/LONG: 34.9272 / -85.1262	CLIENT: Geotechnical & Envtl. Cons. CONTACT: Andrew Wohlrabe INQUIRY#: 3062814.4 RESEARCH DATE: 05/09/2011

Historical Topographic Map



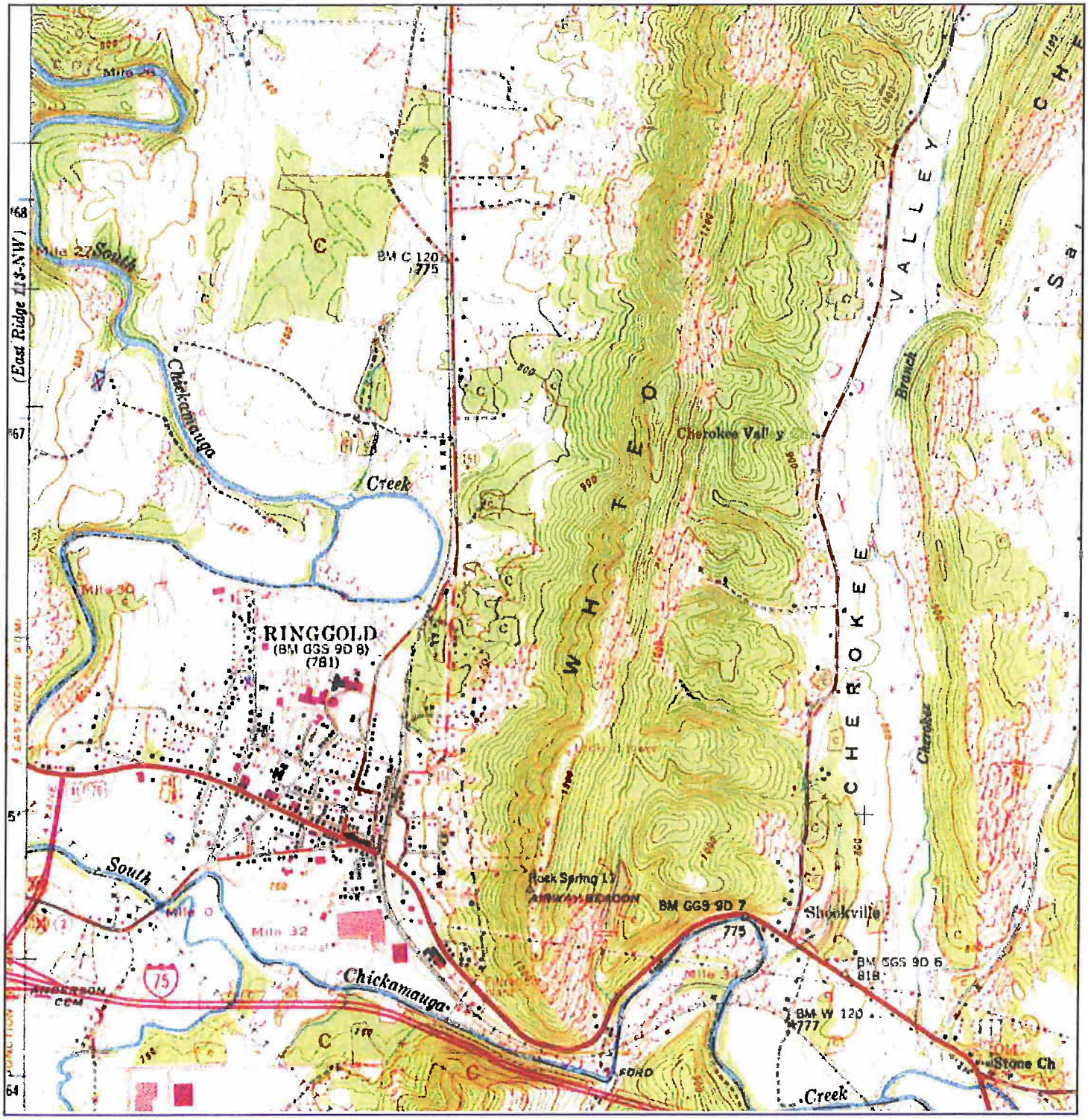
N	ADJOINING QUAD NAME: RINGGOLD MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
		ADDRESS:	335 Chapman Road Ringgold, GA 30736	CONTACT:	Andrew Wohlrabe
		LAT/LONG:	34.9272 / -85.1262	INQUIRY#:	3062814.4
				RESEARCH DATE:	05/09/2011

Historical Topographic Map



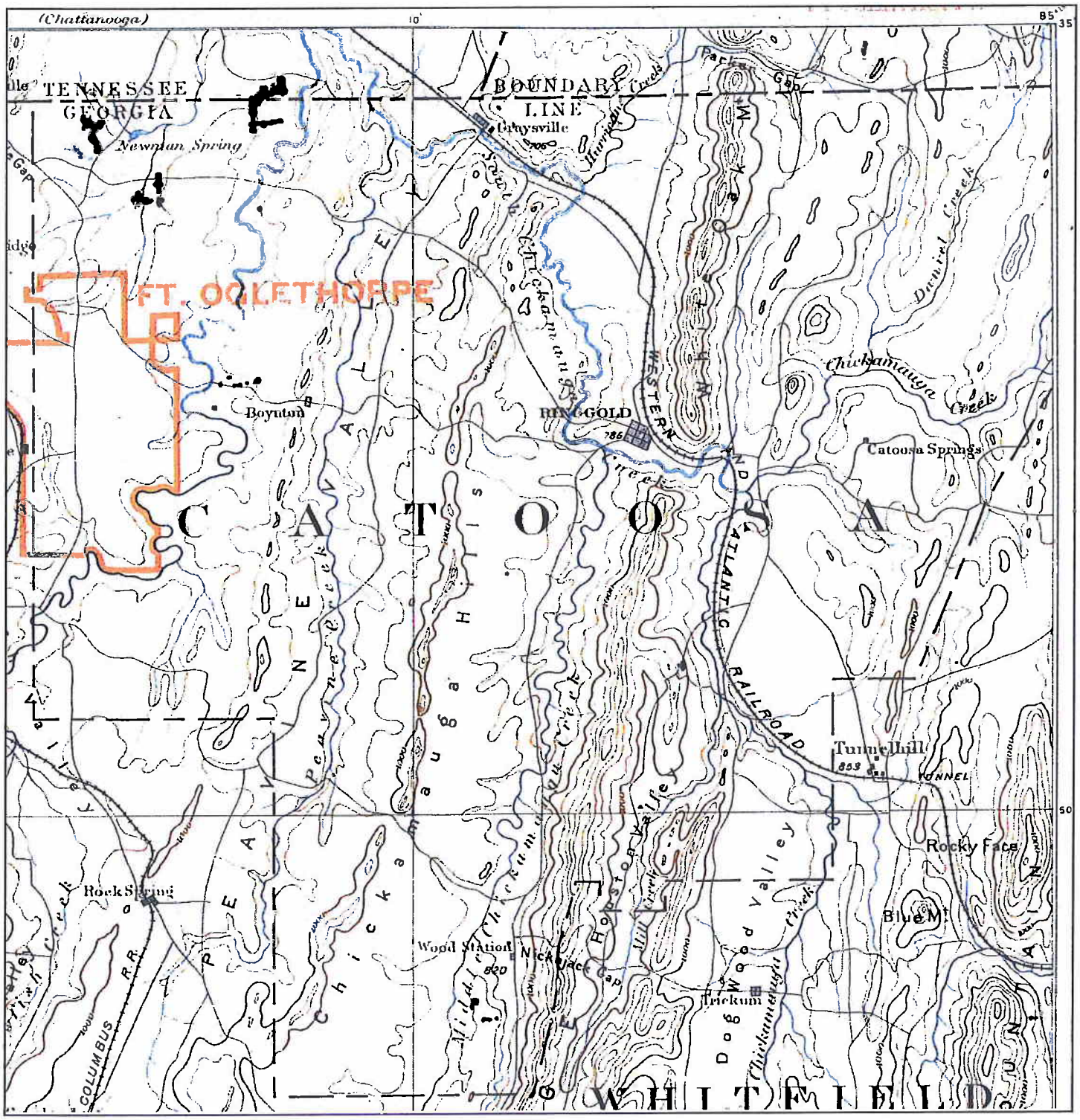
N			
	TARGET QUAD NAME: EAST RIDGE MAP YEAR: 1958 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Lone Mountain Village Phase II ADDRESS: 335 Chapman Road Ringgold, GA 30736 LAT/LONG: 34.9272 / -85.1262	CLIENT: Geotechnical & Envtl. Cons. CONTACT: Andrew Wohlrabe INQUIRY#: 3062814.4 RESEARCH DATE: 05/09/2011

Historical Topographic Map



N	ADJOINING QUAD NAME: RINGGOLD MAP YEAR: 1946 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Lone Mountain Village Phase II ADDRESS: 335 Chapman Road Ringgold, GA 30736 LAT/LONG: 34.9272 / -85.1262	CLIENT: Geotechnical & Envtl. Cons. CONTACT: Andrew Wohlrabe INQUIRY#: 3062814.4 RESEARCH DATE: 05/09/2011

Historical Topographic Map



N	TARGET QUAD NAME: RINGGOLD MAP YEAR: 1918 SERIES: 30 SCALE: 1:125000	SITE NAME: Lone Mountain Village Phase II ADDRESS: 335 Chapman Road Ringgold, GA 30736 LAT/LONG: 34.9272 / -85.1262	CLIENT: Geotechnical & Envtl. Cons. CONTACT: Andrew Wohlrabe INQUIRY#: 3062814.4 RESEARCH DATE: 05/09/2011

Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.6
May 11, 2011

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2010	Polk's City Directory	-	-	-	-
2005	Polk's City Directory	-	-	-	-
2000	Polk's City Directory	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

335 Chapman Road
Ringgold, GA 30736

FINDINGS DETAIL

Target Property research detail.

No Addresses Found

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

No Addresses Found

FINDINGS

STREET NOT IDENTIFIED IN RESEARCH SOURCE

The following Streets were researched for this report, and the Streets were not identified in the research source.

Street Researched	Street Not Identified in Research Source
Chapman Road	2010, 2005, 2000

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
Chapman Road	No Years Found

APPENDIX D:
Documentation from Title Company/Title Professional

GEC

CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job # 110283.210 **Date:** 5/23/11

Tax Parcel #: 0038B-04700B
Owner: Brian D. White
Address: — Chapman Rd.
Location: Land Lot 153 of the 28th District of Catoosa County

++++Assessors records indicate the site is composed of part of a tract containing 23.33 acres and is currently reported vacant.

++The deed record indicated the site was part of a larger tract which has been in the White family from the 1930's/1940's until current day.
It appears the property was given to the wife of J. E. White in a years support. Mrs. White later remarried and when she died she left the property to her grandson Brian D. White in trust. The property appears to have been resubdivided and portion deeded to Brian D. White along Chapman Rd. and then the whole of the property deeded later. Mr. White developed the Woodland Manor Apartments which he sold to his company Woodland Manor, LLC. He then sold a 10 acre tract to Lone Mountain Village.
— There are a number of easements, right of ways, agreements, etc. which were reviewed.
— The deed record did not indicate past or present property use on the site.

= No Environmental Liens found in the deed record filed against this property=

=No Activity or Use Limitations or Engineering Controls found filed in the deed record due to conditions related to this site=

Chain of Ownership for Tax Parcel 0038B-04700B						
Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A1	4/23/1927	WD	W. J. Teems & wife Abbie Gill Teems	J. E. White	Tract NW corner of LL153	W/457
A2	1/27/1931	WD	W. J. Teems & wife Abbie Gill Teems and Mrs. D. A. Brockman	Earl White	25 acres in LL 153	Z/314
A3-A	7/24/1940	WD	Sallie E. Jenssen	Mrs. Ann Smith	Tract LLs 153 & 172	36/539
A3-B	9/8/1941	WD	Mrs. Ann Smith	Mrs. R. O. Trundle	Tract LLs 153 & 172	38/535
A3-C	2/10/1943	WD	Mrs. R. O. Trundle	Jessie Rhodes & wife Irene Rhodes	5 acres in LL 153	40/451
A3-D	10/27/1943	WD	Jessie Rhodes & wife Irene Rhodes	Earl White	5 acres in LL 153	41/393
B	7/7/9147	Years Support	J. Earl White by the Probate Court of Catoosa County	Mrs. J. E.(Mary D.) White and her minor child	56 acres in 3 tracts in LL 153	Yrs. Support 23/215
C	6/4/1981	Will	Mary D. Crain, deceased	Residuary Trust for her grandson Brian D. White until he reaches the age of 30	3 tracts in LL 153	Will Book 4/474
D	12/31/1981	Executors	Digby E. White as Executor of the Estate of Mary Crain	Digby E. White & Mary Frances White	3 tracts in LL 153	283/533
XXX	4/24/1984	Will	Digby E. White	In trust for Brian D. White	Several properties (did not include Mary Crain Property)	Will Book 5/235

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
E1	6/3/1985	Admin. QC	Mary Frances White & Brian D. White as Administrators de Bonis non of Mary D. Crain	Brian D. White	44 acres in LL 153	309/576
E2	8/5/1999	Trustee	Mary Frances White & Brian D. White as Trustees of the Residuary Trust of Mary D. Crain	Brian D. White	3 tracts in LL 153	708/650
E3	12/19/2006	Trustee	Brian D. White as surviving Trustee of the trust created under Item 4 of the Last Will and Testament of Mary D. Crain	Brian D. White	Tract LL 153	1335/56

CATOOSA COUNTY, GEORGIA
Filed and recorded in this office
Dec. 27, 20 06 at 9 AM PM
Recorded in Deed Book 337 Page 110
NORMAN L. STONE, Clerk

AGREEMENT FOR UTILITY AND DRAINAGE EASEMENTS

After recording, return to:
Russell D. Henry
Coleman, Talley, Newbern,
Kurrie, Preston & Holland, LLP
P.O. Box 5437
Valdosta, GA 31603-5437

THIS EASEMENT made effective the 19th day of December, 2006, by and between Brian White (hereinafter referred to as "White") and Lone Mountain Village, L.P., a Georgia limited partnership (hereinafter referred to as "Lone Mountain Village").

WITNESSETH:

WHEREAS, White has simultaneously herewith conveyed to Lone Mountain a tract of land (hereinafter referred to as the "Lone Mountain Parcel") being more particularly described in Exhibit A attached hereto and by reference made a part hereof.

WHEREAS, White continues as owner of tracts of land located adjacent to the Lone Mountain Parcel upon which White desires to grant to Lone Mountain (i) a twenty (20) foot wide easement for utilities located to the south and east of the Lone Mountain Parcel ("Lone Mountain Utility Easement Tract") and (ii) a thirty foot wide easement for drainage located to the north of the Lone Mountain Parcel ("Drainage Easement Tract"). Each easement is shown on that survey for Lone Mountain Village, L.P. dated December 7, 2006, by Morrison and Associates Surveyors, Carl N. Morrison, Georgia Registered Land Surveyor #1686, and recorded December 19, 2006 in Plat Book 20, Page 255, in the office of the Clerk of Superior Court of Catoosa County, Georgia, which is incorporated herein by this reference ("Recorded Plat").

WHEREAS, Lone Mountain desires to grant to White a twenty-five (25) foot wide easement for utilities located along the southern boundary of the Lone Mountain Tract as shown on the Recorded Plat ("White Utility Easement Tract").

NOW THEREFORE, for and in consideration of TEN DOLLARS ($10.00), the promises herein contained, and other valuable consideration, in hand paid each party hereto unto the other, the receipt and sufficiency whereof are hereby acknowledged, White and Lone Mountain hereby covenant and agree as follows:

1.

White hereby grants, conveys, and confirms to Lone Mountain a perpetual non-exclusive easement in, to, over, across, through and under the Lone Mountain Utility Easement Tract for the purpose of installation, maintenance and operation of water, sewer, electrical, natural gas and all other utilities ("Lone Mountain Utility Easement").

2.

Lone Mountain may, when deemed necessary in the discretion of Lone Mountain, maintain, repair, grade or replace any portion of the Lone Mountain Utility Easement Tract in such a manner as to allow the operation of the Lone Mountain Utility Easement; provided, however, (i) that no cost or expense shall be incurred by White in connection with the maintenance, repair, or replacement of improvements now or hereafter located on the Lone Mountain Utility Easement Tract pursuant to the Lone Mountain Utility Easement, (ii) that the Lone Mountain Utility Tract shall be returned to its original condition, subject to such improvements and alterations as deemed necessary by Lone Mountain for the Lone Mountain Utility Easement, as soon as reasonably possible after such maintenance, repair, or replacement is completed, and (iii) that all such maintenance, repair and replacement shall be done in a timely and safe manner.

3.

White hereby grants, conveys, and confirms to Lone Mountain a perpetual non-exclusive easement in, to, over, across and through the Drainage Easement Tract for the for the purpose of deflecting and disbursing surface water drainage from the Lone Mountain Tract onto the Drainage Easement Tract ("Drainage Easement").

4.

Lone Mountain may, when deemed necessary in the discretion of Lone Mountain, maintain, repair, grade or replace any portion of the Drainage Easement Tract in such a manner as to allow the Drainage Easement; provided, however, (i) that no cost or expense shall be incurred by White in connection with the maintenance, repair, or replacement of improvements now or hereafter located on the Drainage Easement Tract pursuant to the Drainage Easement, (ii) that the Drainage Easement Tract shall be returned to its original condition, subject to such improvements and alterations as deemed necessary by Lone Mountain to facilitate or improve the drainage rights herein granted, as soon as reasonably possible after such maintenance, repair, or replacement is completed, and (iii) that all such maintenance, repair and replacement shall be done in a timely and safe manner.

5.

Lone Mountain hereby grants, conveys, and confirms to White a perpetual non-exclusive easement in, to, over, across, through and under the White Utility Easement Tract for the purpose of installation, maintenance and operation of water, sewer, electrical, natural gas and all other utilities ("White Utility Easement").

6.

White may, when deemed necessary in the discretion of White, maintain, repair, grade or replace any portion of the White Utility Easement Tract in such a manner as to allow the operation of the White Utility Easement; provided, however, (i) that no cost or expense shall be incurred by Lone Mountain in connection with the maintenance, repair, or replacement of improvements now or hereafter located on the White Utility Easement Tract pursuant to the White Utility Easement, (ii) that the White Utility Tract shall be returned to its original condition, subject to such improvements and alterations as deemed necessary by White for the White Utility Easement, as soon as reasonably possible after such maintenance, repair, or replacement is completed, and (iii) that all such maintenance, repair and replacement shall be done in a timely and safe manner.

7.

The Lone Mountain Utility Easement and the Drainage Easement shall be appurtenant to the Loan Mountain Tract. The White Utility Easement shall be appurtenant to the land described in Deed Book 309, Page 576 in the Deed Records of Catoosa County, Georgia, less and except all property previously transferred by White out of such property. This Agreement shall be binding upon and shall inure to the benefit of White and Lone Mountain, and their respective successors, and assigns.

8.

In consideration of the rights extended herein, each party, for themselves, their invitees, guests, heirs, successors and assigns, hereby agree to indemnify, hold harmless, and defend the other parties to this Agreement, together with such other parties' heirs, successors and assigns, from and against any loss, cost, damage or expense which may arise from any accident or injury occurring as a result of the use of any of the easements by the other party or their guests, invitees, heirs, successors or assigns.

Signatures follow on three pages.

✓ Pick-up
After Recording return to:
Russell D. Henry
Coleman Talley Law Firm
P.O. Box 5437
Valdosta, GA 31603-5437

CATOOSA COUNTY, GEORGIA
Filed and recorded in this office
Dec. 19, 2006 at 3 ~~AM~~ PM
Recorded in Deed Book 1335 Page 56
NORMAN L. STONE, Clerk

TRUSTEES DEED OF DISTRIBUTION

STATE OF GEORGIA,

COUNTY OF CATOOSA.

This indenture made by and between **Brian D. White,** as surviving Trustee of the Trust created under Item 4 of the Last Will and Testament of Mary D. Crain ("Trustee") and **Brian D. White,** individually and free from any trust ("Grantee").

WHEREAS, **Mary D. Crain,** died a resident of Catoosa County, Georgia, leaving a Will which has been probated in solemn form in said County on the 4th day of June, 1981 in the Court of Probate thereof;

WHEREAS, under the terms of Item 4.3(b), a final distribution was to be made to Brian D. White after (i) the death of Digby F. White and Mary Frances White and (ii) Brian D. White reaching the age of thirty;

WHEREAS, Mary Frances White and Brian D. White were appointed Trustees of the Trust created under Item 4 of such Will;

WHEREAS, Mary Frances White died on April 14, 2004 and the undersigned states and affirms that he is the only surviving Trustee;

WHEREAS, the undersigned hereby states and affirms that each of Digby F. White and Mary Frances White have died and he is over the age of thirty (30); and

NOW, THEREFORE, the undersigned hereby distributes, tranfers, assigns and releases forever to the Grantee the property on the described Exhibit "A" so that full fee-simple title vests in the Grantee.

WITNESS my hand and seal, this 19th day of December 2006.

(L.S.)
Brian D. White, as surviving Trustee of the Trust created under Item 4 of the Last Will and Testament of Mary D. Crain

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My Commission expires:

RUSSELL D. HENRY NOTARY PUBLIC LOWNDES COUNTY GEORGIA EXPIRES MAY 16, 2008

EXHIBIT "A"

All that tract or parcel of land located in Land Lot 153, 28th District, Third Section, Catoosa County, Georgia and more particularly described as follows:

BEGINNING in the concrete monument in the eastern right of way of U.S. Highway No. 41, said monument being 1,343 feet, more or less, from the intersection of U.S. Highway 41 and Clark Road, and also being the northwest corner of the property conveyed to Smith by deed of record in Book 274, page 464 in the Office of the Clerk of the Superior Court of Catoosa County, Georgia; thence with the eastern line of U.S. Highway 41 North 20 degrees 44 minutes West 319.68 feet to a concrete monument; thence North 69 degrees 16 minutes East 660 feet to an iron pin; thence North 20 degrees 44 minutes West 660 feet to an iron pin; thence South 69 degrees 16 minutes West 685.93 feet to an iron pin; thence North 0 degrees 43 minutes East 561.72 feet to a concrete monument, said monument being the common corner of land lot 136, land lot 137, land lot 152 and land lot 153; thence 84 degrees 26 minutes East 914.24 feet to a point in the western right of way of Clark Road; thence along the western right of way of Clark Road South 0 degrees 23 minutes East a cord distance of 133.65 feet to a point; thence South 3 degrees 5 minutes West 467.43 feet to a point; thence South 9 degrees 2 minutes West a cord distance of 295.27 feet to a point; thence South 14 degrees 59 minutes West 619.22 feet to an iron pin; thence South 87 degrees 26 minutes West1,197.80 feet to the point of beginning, all as shown on survey of Leonard L. Suter and Charles E. Schaerer, dated July 30, 1984.

BEING the same property conveyed by Executor's Quitclaim Deed unto Mary Frances White and Brian D. White, as trustees of the Residuary Trust created under Item 4 of the Last Will and Testament of Mary D. Crain by instrument dated January 3, 1985 and recorded in Deed Book 309, page 576 in said Clerk's Office.

The said last Will and Testament of Mary D. Crain having been probated in the Minute Records of the Probate Court of Catoosa County, Georgia on June 4, 1981 in Pages 472-483.

BOOK 708 PAGE 650

CATOOSA COUNTY, GEORGIA
Filed and recorded in this office August
19 99 at 9A m
Recorded in Deed Book 708 Page 650
NORMAN L. STONE, Clerk

38522

After Recording Return To:
Woods Christian Title Agency
110 Howard St., Rossville, GA 30741

STATE OF GEORGIA

COUNTY OF Catoosa

WARRANTY DEED

THIS INDENTURE, Made the 5th day of August 1999, by and between

Mary Frances White and Brian D. White as Trustees of the Residuary Trust of Mary D. Crain, as party or parties of the first part, hereinafter referred to as "Grantor", and

BRIAN D. WHITE,

as party or parties of the second part, hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and plural;

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

SEE EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legals representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in presence of:

Norma P. Smith
Unofficial Witness

Mary Frances White (Seal)
Mary Frances White

Notary Public

(Seal)
Brian D. White, Trustees of
Residuary Trust of Mary D. Crain

BOOK 708 PAGE 651

EXHIBIT "A"

FILE NO. 38522

TRACT ONE:

Situate in Original Land Lot No. 153 in the 28th District and 3rd Section of Catoosa County, Georgia, being more particularly described as follows: TO FIND THE POINT OF BEGINNING, start at the concrete monument in the eastern boundary of U.S. Highway #41 (Dixie Highway) at the southwest corner of the Digby White property and the northwest corner of the Smith property as described by deed of record in Deed Book 274, page 464, in the Office of the Clerk of Superior Court of Catoosa County, Georgia; thence south 87 degrees 26 minutes east, a distance of 1,197.8 feet to an iron pin in the western boundary of Clark Road; thence North 14 degrees 59 minutes east, a distance of 294.22 feet to THE POINT OF BEGINNING; thence from the point of beginning, north 75 degrees 01 minute west, 325 feet to a point; thence north 14 degrees 59 minutes east, a distance of 325 feet to a point, thence south 75 degrees 01 minute east, a distance of 325 feet to a point on the west line of Clark Road; thence south 14 degrees 59 minutes west, along the west line of Clark Road, 325 feet to the point of beginning containing 2.4 acres, more or less, as shown on survey of Leonard I. Suter and Charles E. Schaerer, Area Surveying Company, dated May 29, 1987.

TRACT TWO:

Situate in Original Land Lot No. 153 in the 28th District and 3rd Section of Catoosa County, Georgia, being described as follows: Beginning at a point on the west line of Clark Road at the point where it is intersected by the north line of the property now or formerly owned by Worley (Deed Book 55, Page 577); thence North 87 degrees 26 minutes west, a distance of 332,78 feet to a point; thence North 14 degrees 59 minutes 00 seconds east, parallel with Clark Road, a distance of 365.78 feet to a point; thence South 75 degrees east 325 feet to the west line of Clark Road; thence south, along the west line of Clark Road, a distance of 294.22 feet to the point of beginning.

TRACT THREE:

Situate in Original Land Lot No. 153 in the 28th District and 3rd Section of Catoosa County, Georgia, being described as follows: To arrive at the point of beginning start at the point on the west line of Clark Road where the same is intersected by the north line of the property now or formerly owned by Worley as shown in Deed Book 55, Page 577, Catoosa County, Georgia Deed Records; thence North 87 degrees 26 minutes west, along the north line of said Worley property and other property, a distance of 325 feet to a point; WHICH IS THE POINT OF BEGINNING; thence North 87 degrees 26 minutes 00 seconds west, a distance of 434.34 feet to a point; thence North 14 degrees 59 minutes 00 seconds east a distance of 939.08 feet to a point; thence south 86 degrees 55 minutes 00 seconds east 383.12 feet to a point; thence South 03 degrees 05 minutes 00 seconds west, a distance of 135 feet to a point; thence South 86 degrees 55 minutes 00 seconds east, a distance of 333.22 feet to the west line of Clark Road; thence south 11 degrees 29 minutes west, along the west line of Clark Road, a distance of 170.84 feet to a point; thence leaving the road and running North 75 degrees 01 minute 00 seconds west, a distance of 325 feet to a point; thence south 14 degrees a59 minutes 00 seconds west, a distance of 690.78 feet to the point of beginning.

BK 1248PG 0357

2

CATOOSA COUNTY, GEORGIA
Filed and recorded in this office
Jan. 4, 20 06 at 9 AM PM 357
Recorded in Deed Book 1248 Page
NORMAN L. STONE, Clerk

✓Ga. Power
ENU

Easement

STATE OF GEORGIA,

CATOOSA COUNTY

Name of Line. N2332 RINGGOLD STATION

Account No. 640082-001385

Received of GEORGIA POWER COMPANY, hereinafter called the Company, the sum of One Dollar ($1.00), in consideration of which BRIAN White (Undersigned) whose Post Office Address is 6205 Hwy 41 N - RINGGOLD do(es) hereby grant and convey to said Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across and under that tract of land owned by the Undersigned in Land Lot(s) Number 153 of the 2nd Land District, CATOOSA County, State of Georgia, known as 6205 Hwy 41 N. (street address) and said lands being more particularly described on a plat marked "Exhibit A" attached hereto and made a part hereof,

together with the right to construct, operate, and maintain continuously upon and under said land, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures and appliances, including the right to stretch communication wires on said poles, or under said lands with necessary appliances; with the right to permit the attachment of the wires and appliances of any other company, or person, to said poles; together with the right at all times to enter upon said premises for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures and appliances, all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures, and appliances; also the right of ingress and egress over said land to and from said lines. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.

The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

Said Company shall not be liable for nor bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said BRIAN White has hereunto set his hand(s) and seal(s) this 1ST day of November, 20 05.

Signed, sealed and delivered in the presence of:

J. M. Caperton
Witness

Brian White (SEAL)

Eddie Blackwell
Notary Public

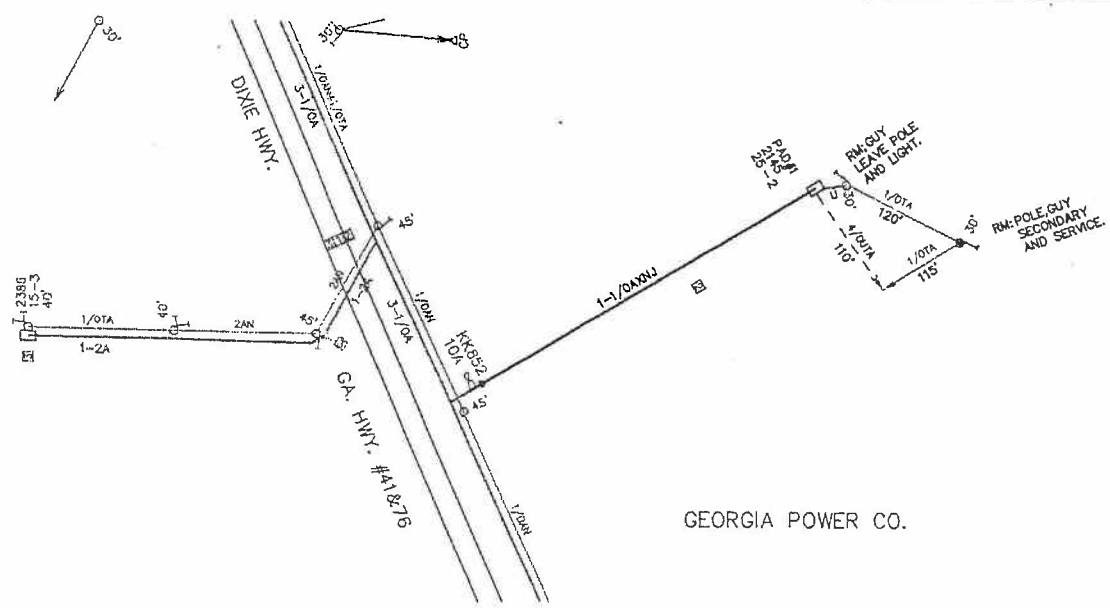
(SEAL)

EDDIE BLACKWELL
NOTARY PUBLIC
WHITFIELD COUNTY
MARCH 14, 2007

(Signed in the presence of two (2) witnesses, one of whom must be a Notary Public.) *Easement.doc*

BK 1248 PG 0358

DIR:
HWY 41 N. RINGGOLD. JUST PAST BATTLEFIELD PARKWAY ON RT. DRIVEWAY WITH BIG IRON GATE. GATE CODE #3939.



GEORGIA POWER CO.

DWE# 640082-001385

SCALE	GEORGIA POWER COMPANY	
0 100 200	job title BRIAN WHITE	sheet 1 of 1
	location 6205 HWY. 41 RINGGOLD	mcp reference 01651704
	engineered by JNC	dos file name DAL-HQ-640082-001385.dwg

284

STATE HIGHWAY DEPARTMENT OF GEORGIA

RIGHT OF WAY DEED

GEORGIA, Catoosa County Project No. F-109-1 (1)

THIS CONVEYANCE made and executed the 12th day of June 1967

WITNESSETH that J. Earl White Estate

the undersigned, is the owner of a tract of land in said county through which a state aid road, known as project No. F-109-1 (1), on State Highway No. ..... between Ft. Oglethorpe and Ringgold has been laid out by the State Highway Department of Georgia as a part of the State Aid Road System of Georgia, as provided in Acts of the General Assembly of Georgia of 1919 and 1921, said road being more particularly described in a map and drawing of said road in office of the State Highway Department of Georgia, Atlanta, Ga., to which reference is hereby made.

Now, therefore, in consideration of the benefit to my property by the construction or maintenance of said road, and in consideration of ONE DOLLAR ($1.00) in hand paid the receipt whereof is hereby acknowledged, I do hereby grant, bargain, sell and convey to said State Highway Department of Georgia, and their successors in office so much land in Land Lot No. 153 of the 20th Land District or ..... G. M. District of said County as to make a right of way for said road as surveyed and measured from the center line of the highway location as follows:

SEE DESCRIPTION ATTACHED

Said right of way is more particularly described according to a plat of the right of way through the property of J. Earl White Estate prepared by the State Highway Department of Georgia, dated the 14th day of December, 1961 Rev. 11/28/66 and made a part of this description.

Said plat is hereto attached or is on file in the office of the State Highway Department of Georgia, No. 2 Capitol Square, Atlanta, Georgia.

Said right of way begins at Station ..... which is the boundary line between the lands of ..... and the undersigned party and continues to Station ..... which is the boundary line between the lands of the undersigned and ..... and totals 0.476 Acres.

CONDITIONS AND RESERVATIONS

The information filled in with ink in the above description was inserted before the execution by the Grantor.

AND for the same consideration, I do further grant the right to all necessary drainage in the construction and maintenance of said road constructed over the said right of way and on my lands adjacent thereto, and also release said County and State Highway Department from any claim of damage arising on account of construction of said roads or fills and embankments, ditches or culverts or bridges, on account of back water, changing of courses of streams, or in any other manner.

To have and to hold the said conveyed premises in fee simple.

I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

In Testimony whereof, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of

Mary M. White Crain (L. S.)

DESCRIPTION

PROJECT: F-109-1 (2) Catoosa County

PARCEL NO.	GRANTOR	ACREAGE
64	Mrs. Mary White Crain	0.476 Ac.

ALL those tracts or parcels of land lying and being in Land Lot 153 of the 26th Land District, 3rd Section of Catoosa County, Georgia, being more particularly described as follows:

TRACT NO. 1

BEGINNING at a point which is a southwest property corner located on the northeast existing right of way line of U.S. 41, said point being 30 feet right of and opposite U.S. 41 station 0+77.6 of the U.S. 41 survey left of survey center line station 316+42.50 of Georgia Highway Project F-109-1 (2); running thence, N 24° 24' 30" W 547.4 feet along said existing right of way line to a point that is 30 feet right of and opposite U.S. 41 survey; thence, northeastwardly and at right angles to said U.S. 41 survey to a point that is 65 feet right of and opposite said U.S. 41 station 6+25; thence, S 24° 24' 30" E along the right proposed right of way line of U.S. 41 of said project which is 65 feet right of and parallel to said U.S. 41 survey to a point on a south property line of the Grantor, said latter point being 65 feet right of and opposite U.S. 41 station 0+63.2 of said U.S. 41 survey; thence, S 85° 06' W 77.5 feet along said south property line back to the point of beginning.

TRACT NO. 2

ALSO BEGINNING at a point which is a southeast property corner of the Grantor located on the southwest existing right of way line of U.S. 41, said point being 30 feet left of and opposite U.S. 41 station 5+32.7 of the U.S. 41 survey left of survey center line station 316+42.50 of Georgia Highway Project F-109-1 (2); running thence, S 85° 30' W 16.3 feet along a south property line of the Grantor to a point on the left proposed right of way line of U.S. 41 of said project, said latter point being 45 feet left of and opposite U.S. 41 station 5+39 of said U.S. 41 survey; thence, N 24° 24' 30" W along said proposed right of way line which is 45 feet left of and parallel to said U.S. 41 survey to a point that is 45 feet left of and opposite U.S. 41 station 6+25 of said U.S. 41 survey; thence, northeastwardly and at right angles to said U.S. 41 survey 15 feet to a point on said existing right of way line, said latter point being 30 feet left of and opposite said U.S. 41 station 6+25; thence, S 24° 24' 30" E 82.5 feet along said existing right of way line back to the point of beginning.

Catoosa County
Filed 25 day of Aug, 1967
[illegible] day of Aug 1967

[illegible]
Division of Highway Plans

Bk644 Pg 278

10.00

CATOOSA COUNTY, GEORGIA
Filed and recorded in this office July 16
19 98 at 4P m
Recorded in Deed Book 644 Page 278
NORMAN L. STONE, Clerk

Please return to:
Joy H. Sawyer, Esquire
7587 Nashville Street
Ringgold, Georgia 30736

STATE OF GEORGIA,
COUNTY OF CATOOSA.

IN RE: Property Described
In Deed Book 55, Page 302,
Catoosa County, Deed Records.

AFFIDAVIT

Personally appeared before me, the undersigned attesting officer duly authorized to administer oaths, the undersigned, BRIAN D. WHITE, who, first being duly sworn, deposes and says on oath as follows:

1. That all the facts recited herein are based upon my personal knowledge.

2. That the undersigned is the son of Digby White.

3. That Frank Crain died intestate and was married to Mary White at the time of his death.

4. Mary White is deceased and was survived by one son, Digby White, who is also deceased. The Last Will and Testament of Digby White, is recorded in Will Book 5, Page 235, in the Office of the Probate Court of Catoosa County Georgia, and was filed on April 24, 1984, and lists his wife, Frances White, and his son, Brian D. White as his sole beneficiaries.

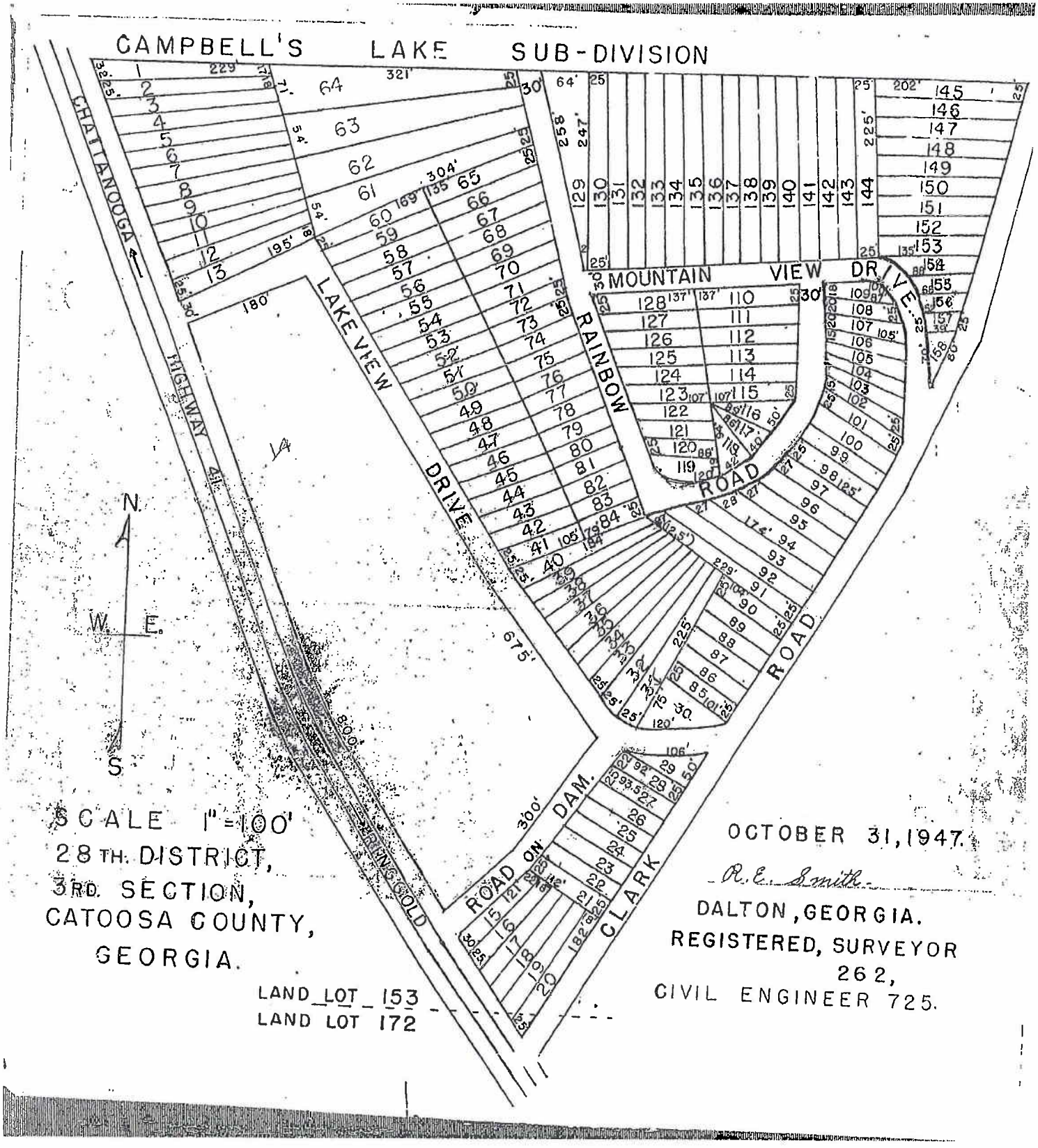
The undersigned's attention has been directed to the fact that the within Affidavit will be relied upon by prospective purchasers or lenders dealing with the property referred to above as well as title insurance companies and the attorney certifying title thereto.

Sworn to and subscribed
before me this 11 day
of July, 1998.

BRIAN D. WHITE

Notary Public
My commission expires:

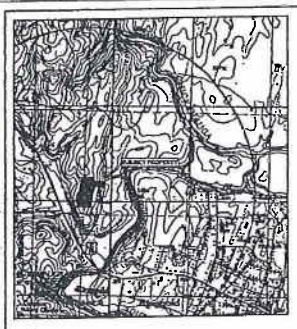
Notary Public, Catoosa County, Georgia
My Commission Expires Feb. 24, 2002


CAMPBELL'S LAKE SUB-DIVISION
CHATTANOOGA
HIGHWAY
LAKEVIEW DRIVE
RAINBOW ROAD
MOUNTAIN VIEW DRIVE
CLARK ROAD
DAM.
ROAD ON
N.
W.
E.
S.
SCALE 1" = 100'
28TH. DISTRICT,
3RD. SECTION,
CATOOSA COUNTY,
GEORGIA.
LAND LOT 153
LAND LOT 172
OCTOBER 31, 1947.
R. E. Smith
DALTON, GEORGIA.
REGISTERED, SURVEYOR
262,
CIVIL ENGINEER 725.

SURVEY FOR LONE MOUNTAIN VILLAGE, L.P.

LOCATED IN LAND LOT 153, 28TH DISTRICT, 3TH SECTION, CATOOSA COUNTY, GEORGIA AND BEING PART OF TRACT 3 OF PROPERTY OF BRIAN D. WHITE BY VIRTUE OF WARRANTY DEED RECORDED DEED BOOK 706, PAGE 650 AND PART OF A TRACT OF LAND RECORDED DEED BOOK 308, PAGE 576.

PROPERTY LOCATED IN CITY OF RINGGOLD, GEORGIA



CATOOSA COUNTY, GEORGIA
Filed and recorded in this office Dec. 19
2006 at 1:45 pm
Recorded in Plat Book 20 Page 255
NORMAN L. STONE, Clerk

GRID NORTH
WEST EAST
SOUTH

Legal Description for Site

LOCATED IN LAND LOT 153, 28TH DISTRICT, 3TH SECTION, CATOOSA COUNTY, GEORGIA AND BEING PART OF TRACT 3 OF PROPERTY OF BRIAN D. WHITE BY VIRTUE OF WARRANTY DEED RECORDED DEED BOOK 706, PAGE 650 AND PART OF A TRACT OF LAND RECORDED DEED BOOK 308, PAGE 576.

Commence at the North Line of Land Lot 153 and the west right of way of Chapman Road (also known as Clark Road); thence southerly along said west right of way for 721.39 feet to a 1/2" rebar placed and the northeast corner of old Tract 3 and the point of beginning of herein described tract; thence along west right of way S 9°13'21" W for 170.82 feet to a 1/2" rebar with cap found; thence departing from west right of way N 77°22'51" W for 314.72 feet to a 1/2" square rod; thence S 12°37'08" W for 665.18 feet to a 1/2" rebar with cap placed; thence N 89°47'50" W for 455.06 feet to a 1/2" rebar placed; thence N 6°22'12" E for 457.17 feet to a 1/2" rebar with cap placed thence N 21°12'28" E for 468.74 feet to a 1/2" rebar with cap placed; thence S 69°52'12" E for 406.21 feet to a 1/2" rebar with cap placed; thence S 89°16'50" E for 333.22 feet to a 1/2" rebar and the point of beginning. Containing therein 435,600.098 square feet or 10.000 acres.

PROPERTY OF BRIAN WHITE DEED BOOK 308 PAGE 576

NORTH LINE OF OLD TRACT 3

OLD TRACT 3

1/2" rebar w/cap placed

S 69°52'12" E 406.21

1/2" rebar w/cap placed

S 89°16'50" E 333.22

POC

LAND LOT LINE

LAND LOT 138 LAND LOT 153

24" CONC PIPE TL= 777.88

24" CONC PIPE

CENTER OF 30' DRAINAGE EASEMENT RADIUS 1,350.00'

721.39'

S 9°13'21" W 170.82

SEE NOTE A

SEE NOTE B

N 21°12'28" E 468.74

435,600 ft2 10.000 Acres

WOODED LARGE HARDWOOD AND PINE

SMALL TREES AND UNDERBRUSH

1/2" square rod found

N 77°22'51" W 314.72

1/2" rebar w/cap placed

PROPERTY OF BRIAN WHITE DEED BOOK 706 PAGE 650

VERTICAL DATUM NAVD88 604.72 BENCH MARK TOP OF FIRE HYDRANT

1/2" rebar w/cap placed

WOODED LARGE HARDWOOD AND PINE

OPEN

S 12°37'08" W 665.18

BRUSH

WOODLAND MANOR APARTMENTS

N 6°22'12" E 457.17

OLD TRACT 3 WEST LINE

OVERHEAD TELEPHONE

SEWER MANHOLE TOP=758.11 INV=753.30

CHAPMAN ROAD (FORMERLY CLARK ROAD) RIGHT OF WAY = 50 FEET

68.43'

N 42°18'22" E

25'

30' EASEMENT REQUIRED FOR UTILITIES

N 89°47'50" W 455.06

OLD TRACT 3

1/2" rebar w/cap found

S 12°37'08" W 27.08'

AXLE FOUND

20.37'

23.20'

270.52'

N 88°44'10" E

20'

PROPERTY OF BRIAN WHITE DEED BOOK 706, PAGE 650

PROPERTY OF DAVID A. GILBERT DEED BOOK 1223, PAGE 408

POB OF OLD TRACT THREE, DEED BOOK 706 PAGE 650

POC – POINT OF COMMENCEMENT
POB– POINT OF BEGINNING
PL– PROPERTY LINE

CONTOUR INTERVAL=ONE FOOT
ELEVATIONS BASED ON NAVD88
BENCH MARK= TOP OF FIRE HYDRANT
ELEVATION = 604.72

LEGEND
- FIRE HYDRANT
- UNDERGROUND TEL
- OVERHEAD TEL
- UGP — UNDERGROUND POWER
- S — SANITARY SEWER
- GAS — GAS LINE
- W — WATER LINE
- WATER VALVE
- TREES
- SEWER MANHOLE
- TELEPHONE SERVICE BOX
- LIGHT STANDARD
- POWER TRANSFORMER
- WOOD LINE

0 80 160 240
GRAPHIC SCALE: 1 IN. = 80 FT.
FOR RECORDING SIZE

NOTE A: CENTER OF PROPOSED DRIVE TO BE 30 FEET NORTH OF THIS POWER POLE.

NOTE B: TELEPHONE EASEMENT TO RINGGOLD TELEPHONE COMPANY DEED BOOK 1079, PAGE 289

UTILITY OWNERS
WATER AND SEWER
CATOOSA COUNTY UTILITIES

POWER
NORTH GA ELECTRIC
706-965-2231
TELEPHONE
RINGGOLD TELEPHONE CO.
706-935-1234
GAS
GA. NATURAL GAS
888-442-7469
FALCON CABLE TV
706-935-3696

MORRISON & ASSOCIATES
SURVEYORS
29 EAST WASHINGTON STREET
SUMMERVILLE, GEORGIA 30747
TEL – 706-857-4621

DATE OF SURVEY: 12/07/06
DATE OF PLAT: 12/14/06

SCALE: ONE INCH = 80 FEET

NORTH BASED– GA GRID–NAD83
EQUIPMENT – 5" LEICA TS
DATA– RINGLASC
DRAWING– LONEMTN2

THE UNDERSIGNED FURTHER CERTIFIES THAT:
(i) THE SURVEY RESULTS THE SAME LEGAL DESCRIPTION AS CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. HOME365, EFFECTIVE SEPTEMBER 29, 2006.
(ii) THERE ARE NO ENCROACHMENTS UPON ADJOINING PREMISES, STREET OR ALLEYS, OR INTO BUILDING SETBACK LINES BY ANY OF THE PERMANENT STRUCTURES OR OTHER IMPROVEMENTS, AND THERE ARE NO ENCROACHMENTS OF ANY NATURE UPON THE PREMISES DESCRIBED BY THIS SURVEY, EXCEPT AS SHOWN AND DESCRIBED ON THE SURVEY.
(iii) THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AT DISTANCES TO THE PERIMETER OF THE PREMISES, ESTABLISHED BUILDING SETBACK LINES AND STREET LINES.
(iv) ALL RECORDED EASEMENTS LISTED IN THE TITLE ARE DESCRIBED BY BOOK AND PAGE NUMBER, ON THE FACE OF THE SURVEY.
(v) BASED UPON VISUAL INSPECTION AND RECORDED DOCUMENTS LISTED IN THE TITLE, THE PREMISES DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
(vi) EXCEPT AS SHOWN ON THE PLAT OF SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAYS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
(vii) THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
(viii) THE BOUNDARY LINE DIMENSIONS AND DIRECTIONS AS SHOWN ON THE PLAT OF SURVEY FORM A MATHEMATICALLY CLOSED FIGURE.
(ix) NO PORTION OF THE PROPERTY SHOWN ON THE PLAT OF SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESIGNED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

DATE: 12/14/06

Carl M. Morrison

GEORGIA REGISTRATION NO. 1666

TO LONE MOUNTAIN VILLAGE, L.P., FIDELITY NATIONAL TITLE INSURANCE COMPANY, GEORGIA HOUSING AND FINANCE AUTHORITY, RAYMOND JAMES TAX CREDIT FUNDS, INC., ITS AFFILIATES, SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,6,7(a),11(a),11(b),13,14,15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS FOR A URBAN SURVEY AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

ACCORDING TO FLOOD INSURANCE RATE MAP PANEL COMMUNITY PANEL NUMBER 130209 0025D REVISED JULY 5, 1984, SUBJECT SITE IS IN ZONE C

Lot Closure – Property being Surveyed/Old Subdivision for AutoCAD

Starting	Bearing/Dist	Easting/Dist	Northing/Dist
Start (POB)		1763627.886	2009122.462
S 09°13'21" W	170.82	-998.872	-27.377
N 77°22'51" W	314.72	1763628.086	2009345.091
S 12°37'08" W	665.18	-65.758	-307.117
N 89°47'50" W	455.06	1763562.414	2009787.974
N 06°22'12" E	457.17	-448.172	-146.327
N 21°12'28" E	468.74	1763676.700	2009613.533
S 69°52'12" E	406.21	549.0	-436.057
S 89°16'50" E	333.22	1763982.540	2009787.299
Closure to Lot/Dupe		-454.548	-81.751
		1763533.686	2009538.378
Starting Point:		438.854	180.952
		1763627.886	2009122.426
Distance Error	S 75°37'30" W 0.008		
Total Distance	3271.12		
Accuracy Ratio 1:	390,882		
Area: 435,600 ft2	10.000 Acres		

Approved by [illegible] 12.19.06

GEORGIA REGISTERED LAND SURVEYOR No. 1666 PROFESSIONAL SEAL

Carl M. Morrison

Recent Sales in Area | Previous Parcel | Next Parcel | Field Definitions | Return to Main Search Page | Catoosa Home

Owner and Parcel Information

Owner Name	WOODLAND MANOR LLC	Today's Date	May 7, 2011
Mailing Address	P O BOX 786	Parcel Number	0038B04700A
	RINGGOLD, GA 30736	Tax District	Ringgold (District 02)
Location Address		2010 Millage Rate	25.116
Legal Description	PTLL 153 28TH 3RD	Acres	4.9
Class Code(NOTE: Not Zoning Info)	C3-Commercial	Neighborhood	
Zoning	Rin	Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2010 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
$ 245,000	$ 1,049,012	$ 24,948	$ 1,318,927	$ 1,318,927

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	AC: 50000.00 (39)	Acres	4.9	NA

Improvement Information

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 124,592	1988	1988	3,900	8	WOOD	VINYL SIDING
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
GALVANIZED METAL	SHEETROCK	WOOD JOISTS & SUBFLOORS	CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	Sketch Building 1

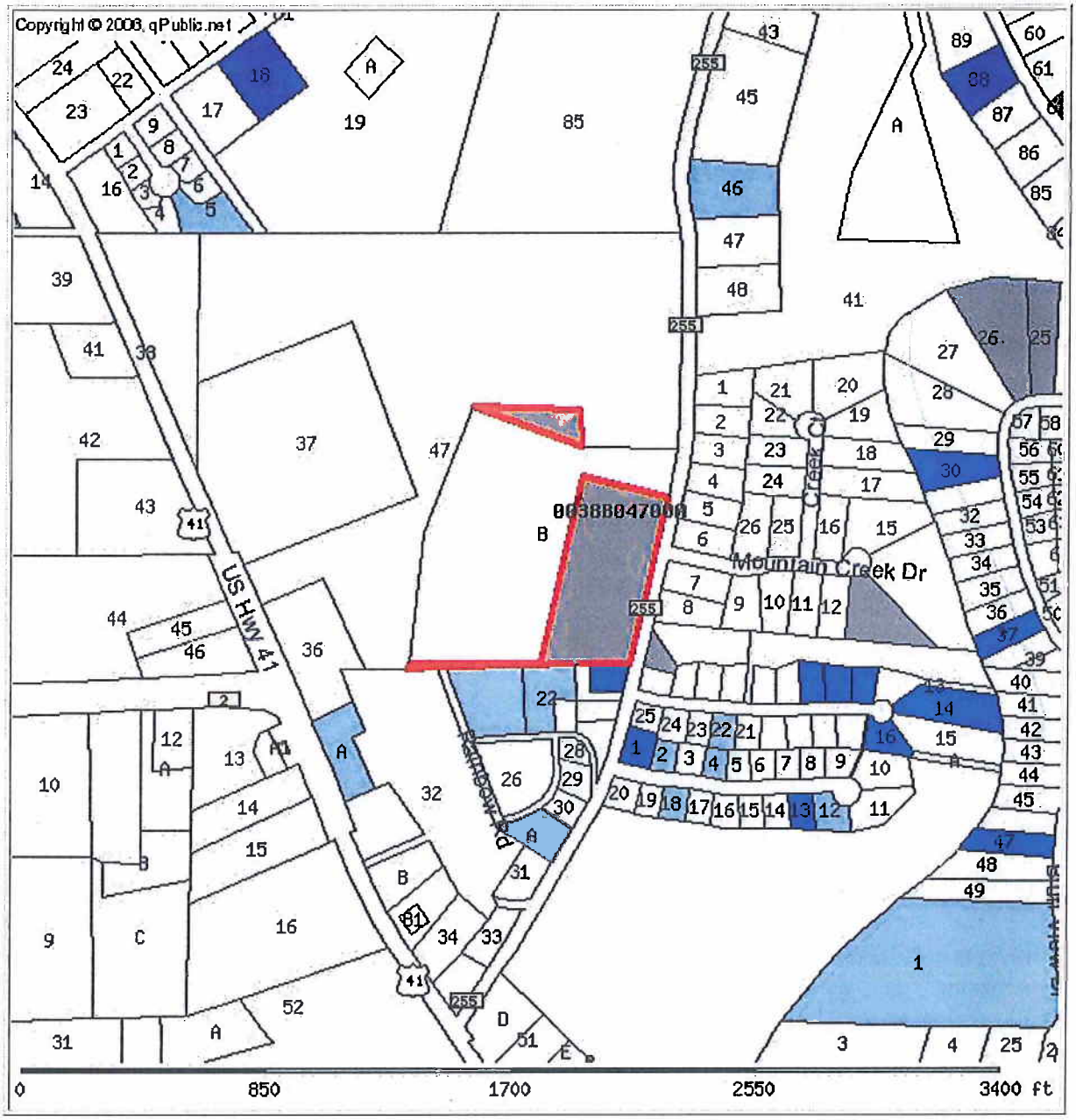
Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 124,592	1988	1988	3,900	8	WOOD	VINYL SIDING
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
GALVANIZED METAL	SHEETROCK		CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	Sketch Building 2

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 124,592	1988	1988	3,900	8	WOOD	VINYL SIDING
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
GALVANIZED METAL	SHEETROCK		CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	Sketch Building 3

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 124,592	1988	1988	3,900	8	WOOD	VINYL SIDING
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
GALVANIZED METAL	SHEETROCK		CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	Sketch Building 4

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 134,033	2000	2000	3,840	8	WOOD	VINYL SIDING
Roof	Interior	Floor	Floor	Ceiling			

JMS
BDW



PARCEL INFORMATION TABLE

Selected Parcel	**0038B04700A**
Class Code (NOTE: Not Zoning Info)	**C3**
Taxing District	**Ringgold**
Acres	**4.9**

OWNERSHIP INFORMATION

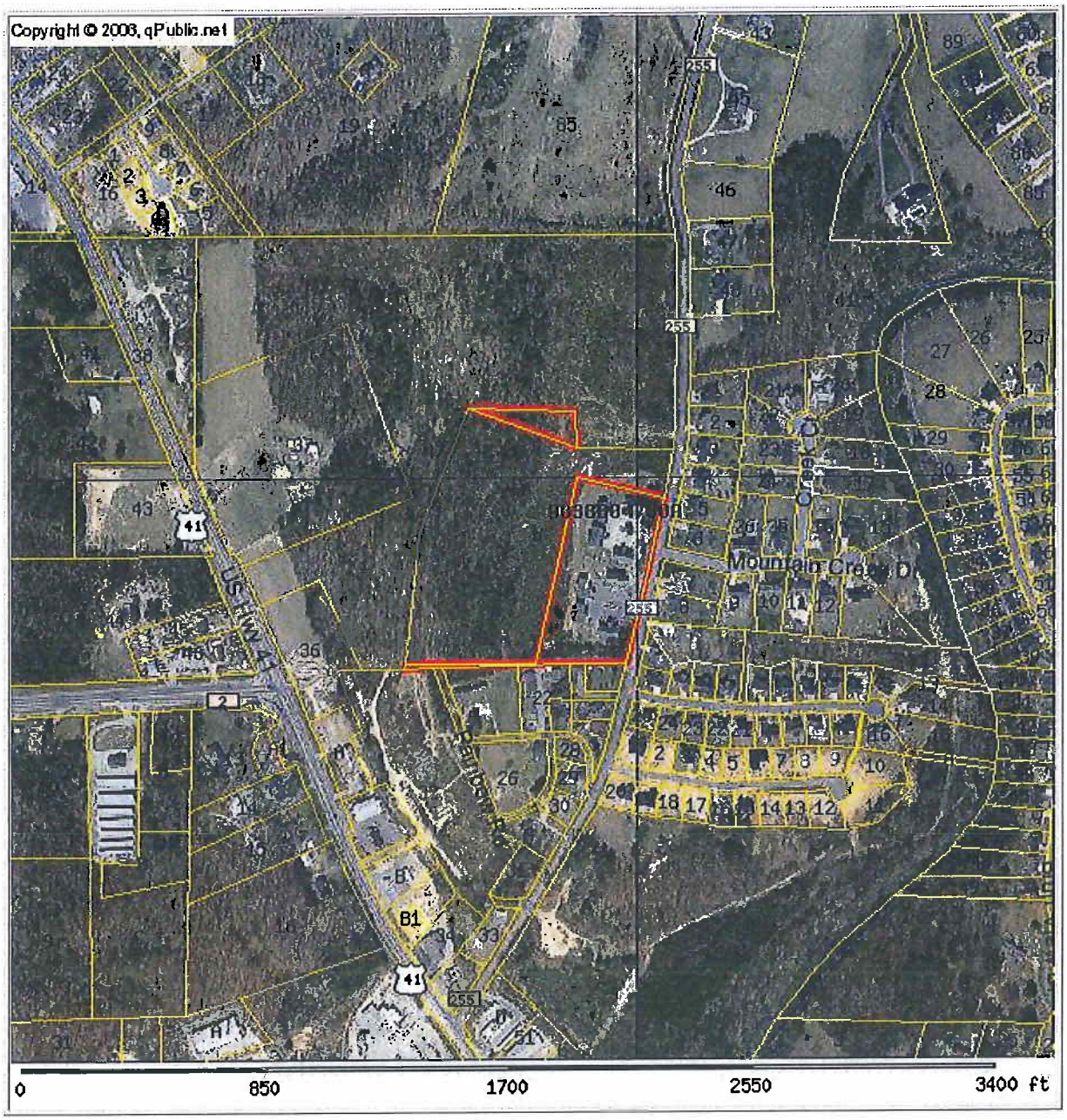
Name	**WOODLAND MANOR LLC**
Mailing Address	**P O BOX 786 RINGGOLD, GA 30736**
Situs/Physical Address	**0**

VALUES

Land Value	**$245,000.00**
Improvement Value	**$1,049,012.00**
Total Value	**$1,318,927.00**

LAST 2 SALES

Date	Price	Reason	Qual
04-2008	$0	UK	U
04-2008	$0	UK	U



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Selected Parcel	0038B04700A
Class Code (NOTE: Not Zoning Info)	C3
Taxing District	Ringgold
Acres	4.9

OWNERSHIP INFORMATION

Name	WOODLAND MANOR LLC
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Situs/Physical Address	0

VALUES

Land Value	$245,000.00
Improvement Value	$1,049,012.00
Total Value	$1,318,927.00

LAST 2 SALES

Date	Price	Reason	Qual
04-2008	$0	UK	U
04-2008	$0	UK	U

Recent Sales in Area | Previous Parcel | Next Parcel | Field Definitions | Return to Main Search Page | Catoosa Home

Owner and Parcel Information

Owner Name	LONE MOUNTAIN VILLAGE LP	Today's Date	May 7, 2011
Mailing Address	P O BOX 447	Parcel Number	0038B04700B
	SUMMERVILLE, GA 30747	Tax District	Ringgold (District 02)
Location Address	140 HAILEY LANE	2010 Millage Rate	25.116
Legal Description	LONE MOUNTAIN APARTMENTS	Acres	10
Class Code(NOTE: Not Zoning Info)	C4-Commercial	Neighborhood	
Zoning	Rin	Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2010 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
$ 500,000	$ 2,567,473	$ 0	$ 3,067,441	$ 3,067,441

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	AC: 50000.00 (39)	Acres	10	NA

Improvement Information

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
CLUBHOUSE	$ 130,330	2008	2008	2,299	8	WOOD	BRICK VENEER
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
COMPOSITION	SHEETROCK	CONCRETE ON GROUND	CARPET/TILE	SHEETROCK	STANDARD F.F.	CENTRAL HEAT & AIR	Sketch Building 1

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 697,947	2008	2008	17,136	9	WOOD	20% VINYL SIDING 80% BRICK VENEER
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
COMPOSITION	SHEETROCK	WOOD JOISTS & SUBFLOORS	CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	NA

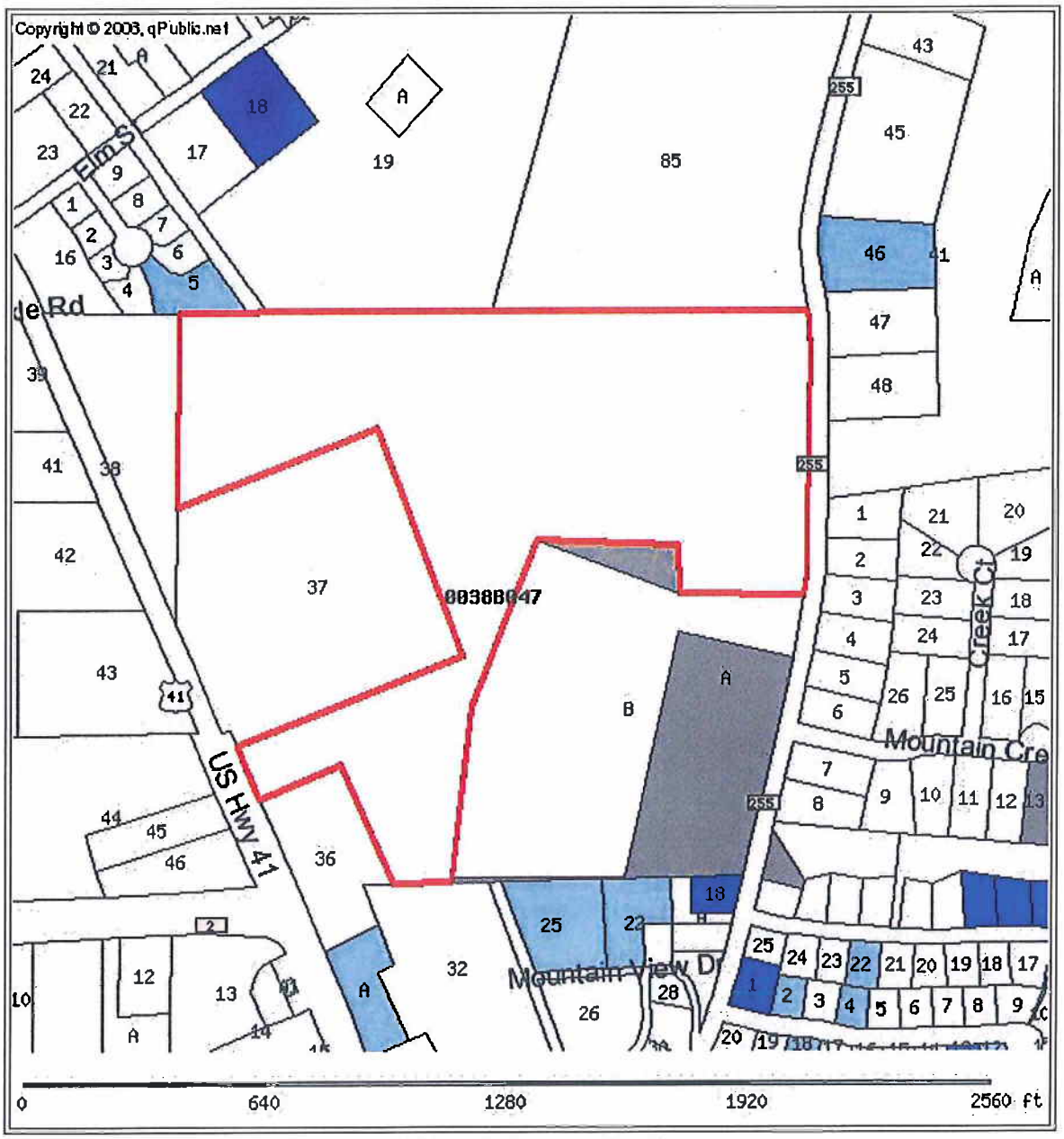
Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 1,024,251	2008	2008	22,224	9	WOOD	20% VINYL SIDING 80% BRICK VENEER
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
COMPOSITION	SHEETROCK	OPEN WOOD JOISTS	CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	NA

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
APARTMENTS-RESIDENTIAL	$ 714,913	2008	2008	17,136	9	WOOD	20% VINYL SIDING 80% BRICK VENEER
Roof Cover	**Interior Walls**	**Floor Construction**	**Floor Finish**	**Ceiling Finish**	**Lighting**	**Heating**	**Sketch**
COMPOSITION	SHEETROCK	WOOD JOISTS & SUBFLOORS	CARPET/TILE	SHEETROCK	STANDARD RESIDENTIAL	CENTRAL HEAT & AIR	NA

Jump BDW

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			



PARCEL INFORMATION TABLE

Selected Parcel	0038B047
Class Code (NOTE: Not Zoning Info)	A4
Taxing District	Ringgold
Acres	23.33

OWNERSHIP INFORMATION

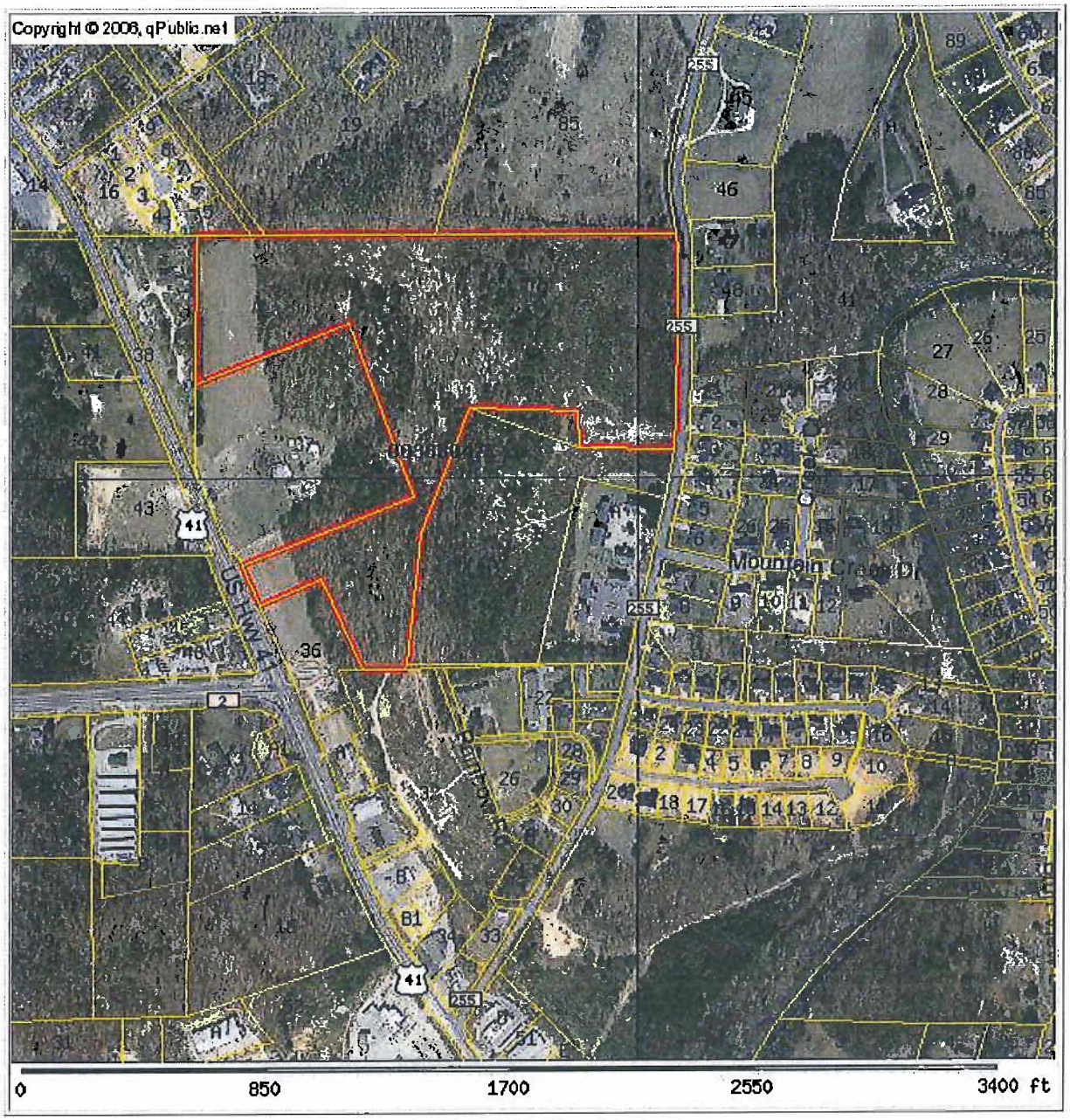
Name	WHITE BRIAN D
Mailing Address	P O BOX 786 RINGGOLD, GA 30736
Situs/Physical Address	0

VALUES

Land Value	$139,980.00
Improvement Value	$0.00
Total Value	$139,980.00

LAST 2 SALES

Date	Price	Reason	Qual
12-2006	$0	UK	U



PARCEL INFORMATION TABLE

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VALUES

Land Value	$139,980.00
Improvement Value	$0.00
Total Value	$139,980.00

LAST 2 SALES

Date	Price	Reason	Qual
12-2006	$0	UK	U

Legal Description for Site
RECORDED DEED BOOK 309, PAGE 576.
DEED RECORDED DEED BOOK 708, PAGE 650 AND PART OF A TRACT OF LAND AND BEING PART OF TRACT 3 OF PROPERTY OF BRIAN D. WHITE BY VIRTUE OF WARRANTY
LOCATED IN LAND LOT 153, 28TH DISTRICT, 3TH SECTION, CATOOSA COUNTY, GEORGIA
Beginning at the North Line of Land Lot 153 and the west right of way of Chapman Road (also known as Clark Road); thence southerly along said west right of way S 1°39'48" W for 721.39 feet to a 1/2 " rebar placed and thence N 89°16'50" W for 333.22 feet to a 1/2 inch rebar found; thence N 69°52'57" W for 406.37 feet to a 1/2 inch rebar found thence N 6°13'40" E for 591.36 feet to a point; thence S 89°04'52" E for 671.46 feet to a point and the Point of Beginning. Containing therein 11.00 Acres.

JWB
BDW

BK1335PG0059

CATOOSA COUNTY, GEORGIA
Filed and recorded in this office
Dec. 19, 2006 at 3 AM PM
Recorded in Deed Book 1335 Page 59
NORMAN L. STONE, Clerk

CATOOSA COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 500.00
DATE 12-19-06
Norman L. Stone
CLERK OF SUPERIOR COURT

= $500,000 for 10 Ac

/Pick-up
Return Recorded Document to:
Russell D. Henry
Coleman, Talley Newbern, Kurrie, Preston & Holland, LLP
910 N. Patterson Street
P. O. Box 5437
Valdosta, GA 31603-5437

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CATOOSA

This Indenture made this 19th day of **December, 2006** between **BRIAN D. WHITE**, as party of the first part, hereinafter called Grantor, and **LONE MOUNTAIN VILLAGE, L.P.**, as party of the second part, hereinafter called Grantee.

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns:

See Exhibit "A" Attached

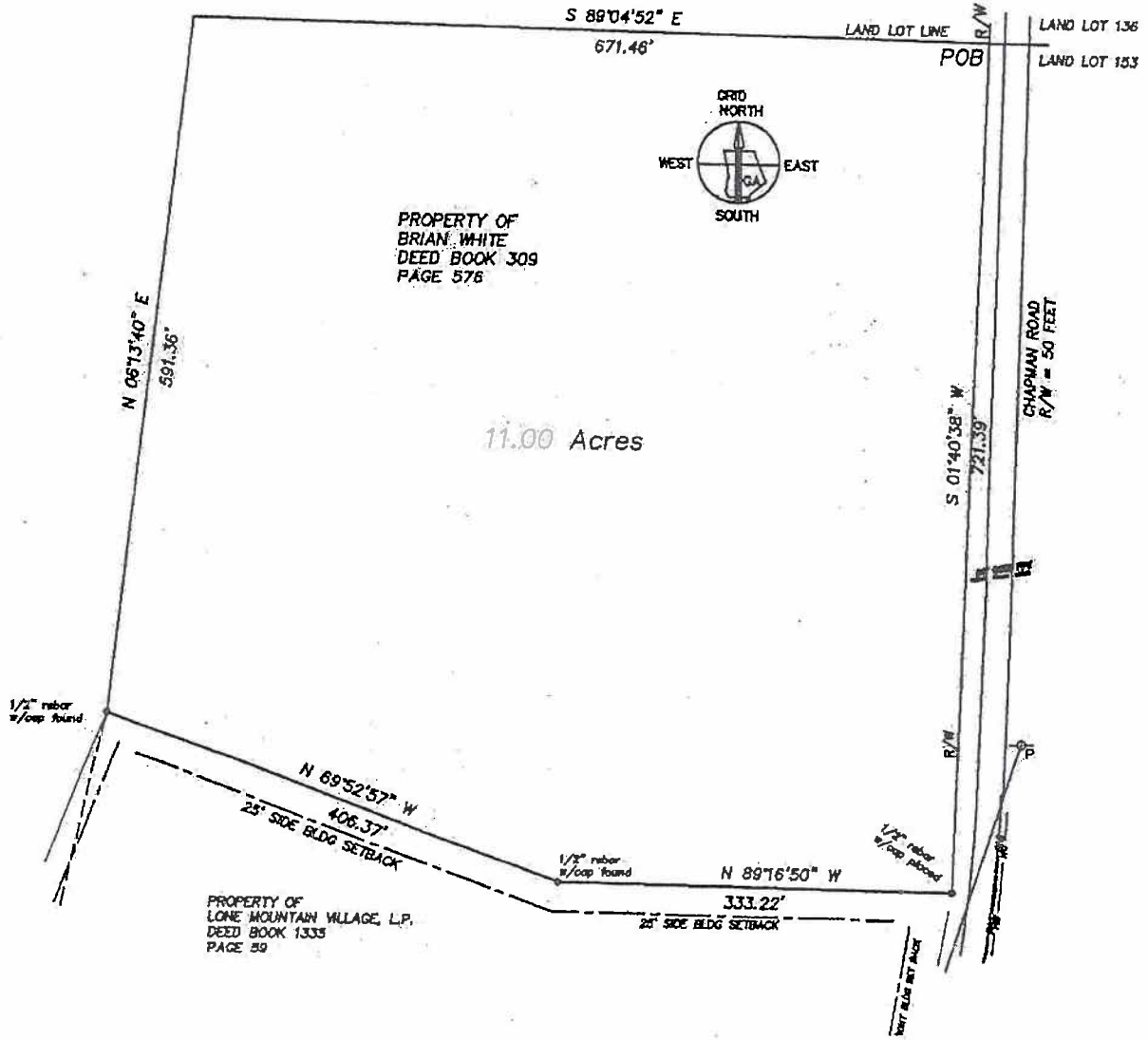
This Deed is given subject to:

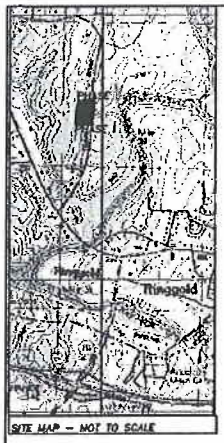
JWH
BDW

(1) Ad Valorem Taxes for the year 2006 and all subsequent years;
(2) Terms of that easement from Brian D. White to The Ringgold Telephone Company dated March 26, 2004, and recorded March 30, 2004, in Deed Book 1079, Page 289, aforesaid records
(3) A covenant by Grantee that the entrance road or drive will be named "Hailey Lane" upon such road's or drive's construction.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the claims of all persons whomsoever.


S 89°04'52" E
671.46'
LAND LOT LINE
R/W
LAND LOT 136
LAND LOT 153
POB
GRID NORTH
WEST
EAST
SOUTH
PROPERTY OF
BRIAN WHITE
DEED BOOK 309
PAGE 576
11.00 Acres
N 06°13'40" E
591.36'
S 01°40'38" W
721.39'
CHAPMAN ROAD
R/W = 50 FEET
1/2" rebar w/cap found
N 69°52'57" W
406.37'
25' SIDE BLDG SETBACK
1/2" rebar w/cap found
N 89°16'50" W
333.22'
25' SIDE BLDG SETBACK
1/2" rebar w/cap placed
PROPERTY OF
LONE MOUNTAIN VILLAGE, L.P.
DEED BOOK 1333
PAGE 59



SURVEY FOR LONE MOUNTAIN VILLAGE PHASE II, L.P.

LOCATED IN LAND LOT 153, 96TH DISTRICT, 3RD SECTION, CATOOSA COUNTY, GEORGIA AND BEING PART OF TRACT 3 OF PROPERTY OF BRIAN D. WHITE BY VIRTUE OF WARRANTY DEED RECORDED DEED BOOK 708, PAGE 650 AND PART OF A TRACT OF LAND RECORDED DEED BOOK 308, PAGE 576.

GRID NORTH
WEST EAST
SOUTH

Legal Description for Site
RECORDED DEED BOOK 308, PAGE 576.
DEED RECORDED DEED BOOK 708, PAGE 650 AND PART OF A TRACT OF LAND AND BEING PART OF TRACT 3 OF PROPERTY OF BRIAN D. WHITE BY VIRTUE OF WARRANTY LOCATED IN LAND LOT 153, 28TH DISTRICT, 3RD SECTION, CATOOSA COUNTY, GEORGIA
Beginning at the North Line of Land Lot 153 and the west right of way of Chapman Road (also known as Clark Road); thence southerly along said west right of way S 1°39'48" W for 721.39 feet to a 1/2 inch rebar placed; thence departing said right of way N 88°16'50" W for 333.22 feet to a 1/2 inch rebar found; thence N 69°52'57" W for 406.37 feet to a 1/2 inch rebar found; thence N 01°13'40" E for 591.36 feet to a point on the North line of land lot 153, thence along said north line S 89°04'52" E for 671.46 feet to a point and the Point of Beginning. Containing therein 11.00 Acres.

S 89°04'52" E
671.46'
LAND LOT LINE
R/W
POB
LAND LOT 136
LAND LOT 153

PROPERTY OF
BRIAN WHITE
DEED BOOK 309
PAGE 576

PROPERTY OF
BRIAN WHITE
DEED BOOK 309
PAGE 576

N 01°13'40" E
591.36'

11.00 Acres

S 01°40'38" W
721.39'
CHAPMAN ROAD
R/W = 50 FEET

1/2" rebar w/cap found

N 69°52'57" W
406.37'
25' SIDE BLDG SETBACK

1/2" rebar w/cap found

N 89°16'50" W
333.22'
25' SIDE BLDG SETBACK

1/2" rebar w/cap placed

R/W

30' FRONT BLDG SET BACK

PROPERTY OF
LONE MOUNTAIN VILLAGE, L.P.
DEED BOOK 1335
PAGE 59

CONTOUR INTERVAL- ONE FOOT
ELEVATIONS BASED ON BUILDING
BENCH MARK- TOP OF FIRE HYDRANT
ELEVATION = 804.13
LEGEND

FIRE HYDRANT
UNDERGROUND TEL.
OVERHEAD TEL.
UNDERGROUND POWER
SANITARY SEWER
GAS LINE
WATER LINE
WATER VALVE
TREES
SEWER MANHOLE
TELEPHONE SERVICE BOX
LIGHT STANDARD
POWER POLE
POWER TRANSFORMER
WOOD LINE

0 50 100 150
GRAPHIC SCALE: 1 IN. = 50 FT.

ZONING: R-3

Side Yard
Each dwelling of at least two (2) and no small side of any non-residential structure of at least 25 feet.

ACCORDING TO FLOOD INSURANCE RATE MAP PANEL, COMMUNITY PANEL NUMBER 130038 0025D REVISED JULY 5, 1984, SUBJECT SITE IS IN ZONE C.

UTILITY OWNERS
WATER AND SEWER
CATOOSA COUNTY UTILITIES

POWER
NORTH GA ELECTRIC
706-866-2231
TELEPHONE
RINGGOLD TELEPHONE CO.
706-935-1234
GAS
GA. NATURAL GAS
866-448-7468
FALCON CABLE TV
706-935-3888

MORRISON & ASSOCIATES
SURVEYORS
28 EAST WASHINGTON STREET
SUMMERVILLE, GEORGIA 30747
TEL - 706-857-4631

DATE OF SURVEY 03/31/11
DATE OF PLAT 03/31/11
SCALE ONE INCH = 50 FEET

NORTH BASED- GA GRID-NAD83
EQUIPMENT - 5" LEICA TS
DATA- RING2.ASC
DRAWING- LOMD.DWG

APPENDIX E
Current Phase II Scope of Work &/or Previous Phase II Reports

Other Testing Results

(Lead paint, Lead in soil, Lead in water, Asbestos, Radon, Vapor Encroachment)

GEC

Not Applicable – No previous Phase II Environmental Report/s was/were provided or reviewed and no current Phase II scope of work was needed for this DCA Phase I ESA.

GEC

Not Applicable – Testing results were not needed for this DCA Phase I ESA.

GEC

EDR Vapor Encroachment

GEC

Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.7s
June 4, 2011

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

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Executive Summary	ES1
Primary Map	2
Secondary Map	3
Aerial Photography	4
Map Findings	5
Record Sources and Currency	GR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Maximum Search Distance*	Summary: property	1/10	1/10 - 1/3
Federal NPL	1.0	0	0	0
Federal CERCLIS	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	1.0	0	0	0
State and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill / solid waste disposal	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0
Other Standard Environmental Records	1.0	0	0	0

HISTORICAL USE RECORDS				
Former manufactured Gas Plants	1.0	0	0	0
Historical Gas Stations	not searched	-	-	-
Historical Dry Cleaners	not searched	-	-	-

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

LONE MOUNTAIN VILLAGE PHASE II
335 CHAPMAN ROAD
RINGGOLD, GA 30736

COORDINATES

Latitude (North):	34.9272 - 34° 55′ 37.921143″
Longitude (West):	85.1262 - 85° 7′ 34.312134″
Elevation:	814 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone:	Not Available
NWI Wetlands:	YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name:	Bodine
Soil Surface Texture:	stony silt loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Somewhat excessively drained
Hydric Status:	Not hydric
Corrosion Potential - Uncoated Steel:	Low
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	stony silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	11 inches	29 inches	very gravelly silty clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6
3	29 inches	64 inches	very gravelly silty clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Shack

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	40 inches	59 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	20 inches	40 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Lyerly

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	20 inches	24 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
3	24 inches	59 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
4	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: Water

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

EXECUTIVE SUMMARY

Soil Map ID: 8

Soil Component Name: Rome

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	9 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	42 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: Chenneby

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

EXECUTIVE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 53 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	44 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
3	44 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5

Soil Map ID: 10

Soil Component Name: Decatur

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	14 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	14 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 11

Soil Component Name:	Ennis
Soil Surface Texture:	gravelly silt loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Well drained
Hydric Status:	Not hydric
Corrosion Potential - Uncoated Steel:	Low
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	62 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 6 Min: 4.5

Soil Map ID: 12

Soil Component Name: Etowah

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	35 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	35 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 13

Soil Component Name: Decatur

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	12 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	12 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 14

Soil Component Name: Holston

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	37 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	37 inches	61 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 15

Soil Component Name: Fullerton

Soil Surface Texture: gravelly silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	18 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	18 inches	98 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 16

Soil Component Name: Rome

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	9 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	42 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

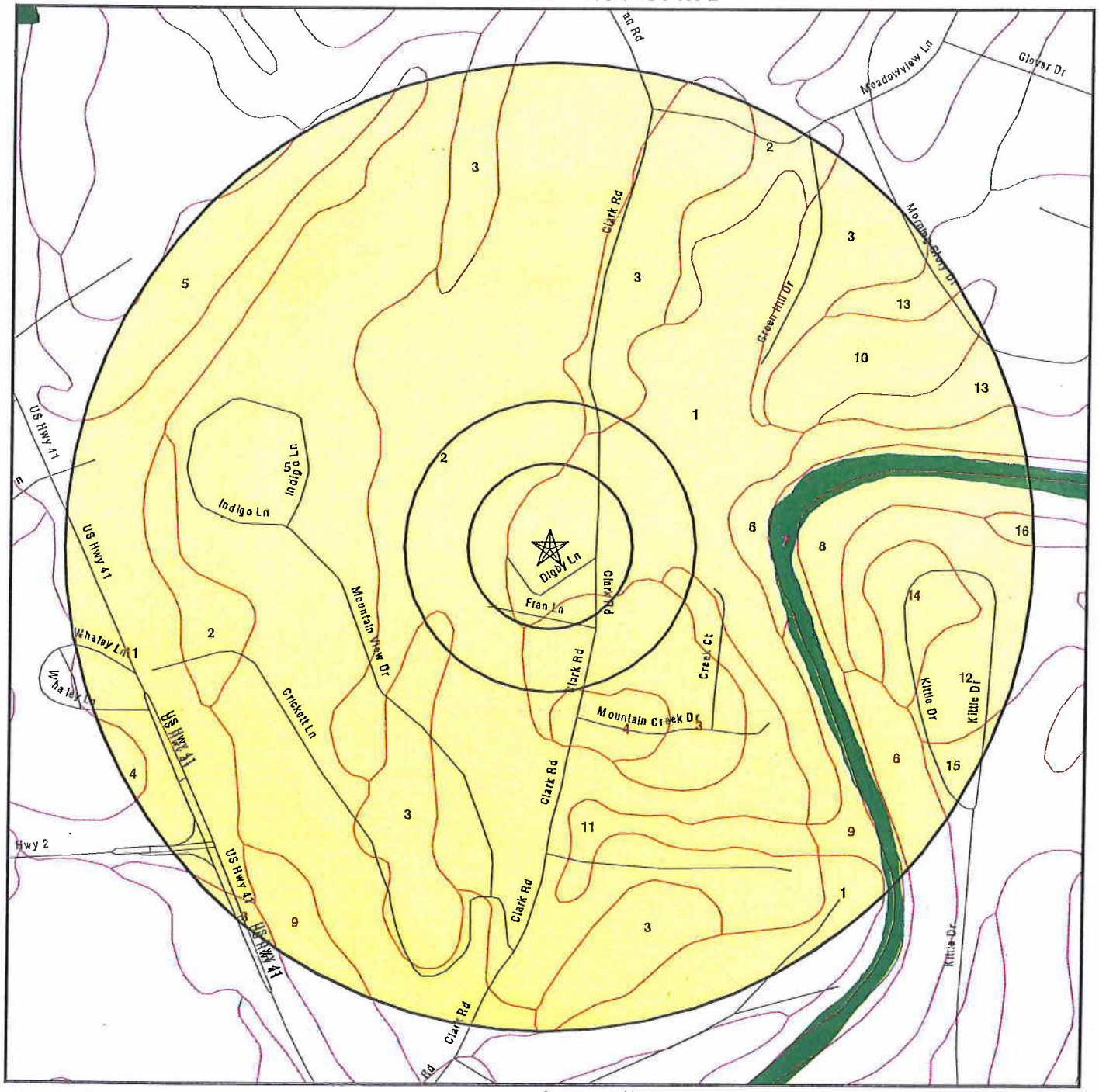
Not Reported

HISTORICAL USE RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

PRIMARY MAP - 3062814.7s



★ Target Property
▲ Sites at elevations higher than or equal to the target property
▼ Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

Indian Reservations BIA
Oil & Gas pipelines
National Wetland Inventory

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
SSURGO Soil

SITE NAME: Lone Mountain Village Phase II	CLIENT: Geotechnical & Envtl. Cons.
ADDRESS: 335 Chapman Road Ringgold GA 30736	CONTACT: Andrew Wohlrabe
LAT/LONG: 34.9272 / 85.1262	INQUIRY #: 3062814.7s DATE: May 09, 2011 11:50 am

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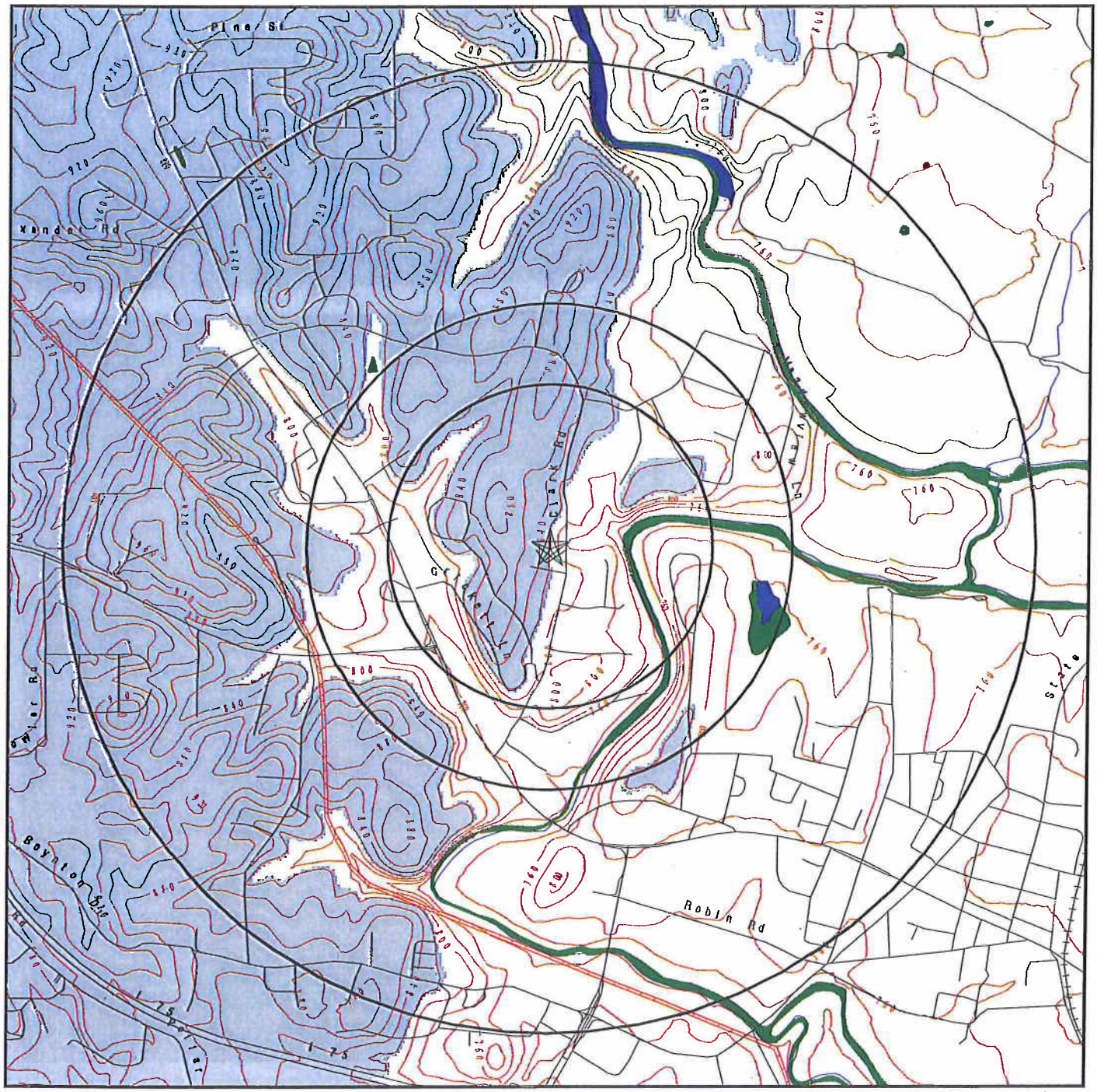
SECONDARY MAP - 3062814.7s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Contour Lines
- Oil & Gas pipelines
- National Wetland Inventory
- Upgradient Area

SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
		INQUIRY #:	3062814.7s
LAT/LONG:	34.9272 / 85.1262	DATE:	May 09, 2011 11:49 am

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AERIAL PHOTOGRAPHY - 3062814.7s

SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
		INQUIRY #:	3062814.7s
LAT/LONG:	34.9272 / 85.1262	DATE:	May 09, 2011 11:51 am

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**		EDR SITE ID NUMBER
▼ MAP ID#	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
Worksheet: **Comments:** Comments may be added on the online Vapor Encroachment Worksheet.		

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

RECORD SOURCES AND CURRENCY

To maintain currency of the following databases, EDR contacts the appropriate agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

AIRS: Permitted Facility & Emissions Lising
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2008
Number of Days to Update: 15
Last EDR Contact :02/28/2011

Source: Department of Natural Resources
Telephone: 404-363-7000

AST: Above Ground Storage Tanks
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.25 Mile

A listing of LP gas tank site locations.

Date of Government Version: 03/03/2011
Number of Days to Update: 7
Last EDR Contact :02/28/2011

Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875

BROWNFIELDS: Brownfields Public Record List
Standard Environmental Record Source: State and tribal Brownfields sites
Search Distance: 0.5 Mile

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 12/30/2010
Number of Days to Update: 26
Last EDR Contact :02/14/2011

Source: Department of Natural Resources
Telephone: 404-657-8600

COAL ASH: Coal Ash Disposal Site Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

A listing of coal ash landfills.

Date of Government Version: 08/30/2010
Number of Days to Update: 10
Last EDR Contact :05/09/2011

Source: Department of Natural Resources
Telephone: 404-362-2537

DEL SHWS: Delisted Hazardous Site Inventory Listing
Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 1 Mile

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2010
Number of Days to Update: 45

Source: Department of Natural Resources
Telephone: 404-657-8636

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/07/2011

DRYCLEANERS: Drycleaner Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 09/18/2009
Number of Days to Update: 21
Last EDR Contact :03/18/2011

Source: Department of Natural Resources
Telephone: 404-363-7000

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 09/14/2010
Number of Days to Update: 64
Last EDR Contact :03/25/2011

Source: Department of Natural Resources
Telephone: 404-362-4892

HIST LF: Historical Landfills

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.5 Mile

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
Number of Days to Update: 17
Last EDR Contact :01/20/2004

Source: Department of Natural Resources
Telephone: 404-362-2696

INST CONTROL: Public Record List

Standard Environmental Record Source: State and tribal institutional control / engineering control registries

Search Distance: 0.5 Mile

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 12/30/2010
Number of Days to Update: 26
Last EDR Contact :02/14/2011

Source: Department of Natural Resources
Telephone: 404-657-8600

LUST: List of Leaking Underground Storage Tanks

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.5 Mile

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/04/2011
Number of Days to Update: 8
Last EDR Contact :03/23/2011

Source: Environmental Protection Division
Telephone: 404-362-2687

NON HSI: Non-Hazardous Site Inventory

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 1 Mile

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 12/31/2010
Number of Days to Update: 13
Last EDR Contact :03/14/2011

Source: Rindt-McDuff Associates, Inc.
Telephone: Not Reported

NPDES: NPDES Wastewater Permit List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 01/27/2011
Number of Days to Update: 8
Last EDR Contact :02/15/2011

Source: Department of Natural Resoruces
Telephone: 404-362-2680

SHWS: Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 1 Mile

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2010
Number of Days to Update: 45
Last EDR Contact :04/07/2011

Source: Department of Environmental Protection
Telephone: 404-657-8600

SPILLS: Spills Information

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2010
Number of Days to Update: 33
Last EDR Contact :04/18/2011

Source: Department of Natural Resources
Telephone: 404-656-6905

SWF/LF: Solid Waste Disposal Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.5 Mile

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/15/2010
Number of Days to Update: 58

Source: Department of Natural Resources
Telephone: 404-362-2696

RECORD SOURCES AND CURRENCY

Last EDR Contact :02/11/2011

TIER 2: Tier 2 Data Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2009
Number of Days to Update: 61
Last EDR Contact :03/07/2011

Source: Department of Natural Resources
Telephone: 404-656-4852

UST: Underground Storage Tank Database

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: 0.25 Mile

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/14/2010
Number of Days to Update: 69
Last EDR Contact :03/25/2011

Source: Environmental Protection Division
Telephone: 404-362-2687

VCP: Voluntary Cleanup Program site

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.5 Mile

Georgias Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

Date of Government Version: 03/07/2011
Number of Days to Update: 7
Last EDR Contact :03/08/2011

Source: DNR
Telephone: 404-657-8600

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Standard Environmental Record Source: Federal CERCLIS

Search Distance: 0.5 Mile

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011
Number of Days to Update: 62
Last EDR Contact :04/29/2011

Source: EPA
Telephone: 703-412-9810

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RECORD SOURCES AND CURRENCY

Date of Government Version: 02/25/2011
Number of Days to Update: 62
Last EDR Contact :04/29/2011

Source: EPA
Telephone: 703-412-9810

COAL ASH DOE: Sleam-Electric Plan Operation Data
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Number of Days to Update: 76
Last EDR Contact :04/19/2011

Source: Department of Energy
Telephone: 202-586-8719

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Number of Days to Update: 77
Last EDR Contact :03/18/2011

Source: Environmental Protection Agency
Telephone: Not Reported

CONSENT: Superfund (CERCLA) Consent Decrees
Standard Environmental Record Source: Federal NPL
Search Distance: 1 Mile

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010
Number of Days to Update: 91
Last EDR Contact :04/04/2011

Source: Department of Justice, Consent Decree Library
Telephone: Varies

CORRACTS: Corrective Action Report
Standard Environmental Record Source: Federal RCRA CORRACTS facilities list
Search Distance: 1 Mile

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/25/2010
Number of Days to Update: 124
Last EDR Contact :02/14/2011

Source: EPA
Telephone: 800-424-9346

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.5 Mile

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Number of Days to Update: 137
Last EDR Contact :03/28/2011

Source: EPA, Region 9
Telephone: 415-947-4219

DELISTED NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 1 Mile

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010
Number of Days to Update: 15
Last EDR Contact :04/13/2011

Source: EPA
Telephone: Not Reported

DOT OPS: Incident and Accident Data
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Number of Days to Update: 80
Last EDR Contact :02/11/2011

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595

ERNS: Emergency Response Notification System
Standard Environmental Record Source: Federal ERNS list
Search Distance: Property

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010
Number of Days to Update: 73
Last EDR Contact :04/05/2011

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180

FEMA UST: Underground Storage Tank Listing
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.25 Mile

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Number of Days to Update: 55
Last EDR Contact :04/18/2011

Source: FEMA
Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Number of Days to Update: 41
Last EDR Contact :03/14/2011

Source: EPA
Telephone: Not Reported

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Number of Days to Update: 25
Last EDR Contact :02/28/2011

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Standard Environmental Record Source: Other Standard Environmental Records
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Number of Days to Update: 25
Last EDR Contact :02/28/2011

Source: EPA
Telephone: 202-566-1667

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 1 Mile

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Number of Days to Update: 112
Last EDR Contact :03/15/2011

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Number of Days to Update: 40
Last EDR Contact :12/17/2007

Source: Environmental Protection Agency
Telephone: 202-564-2501

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010
Number of Days to Update: 51
Last EDR Contact :04/05/2011

Source: U.S. Department of Transportation
Telephone: 202-366-4555

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Number of Days to Update: 59
Last EDR Contact :03/28/2011

Source: Environmental Protection Agency
Telephone: 202-564-5088

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.5 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010
Number of Days to Update: 84
Last EDR Contact :05/03/2011

Source: EPA Region 1
Telephone: 617-918-1313

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 4
Telephone: 404-562-8677

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 6
Telephone: 214-665-6597

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Number of Days to Update: 64
Last EDR Contact :05/04/2010

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

RECORD SOURCES AND CURRENCY

Date of Government Version: 02/04/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 8
Telephone: 303-312-6271

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Number of Days to Update: 48
Last EDR Contact :05/02/2011

Source: Environmental Protection Agency
Telephone: 415-972-3372

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Number of Days to Update: 52
Last EDR Contact :05/09/2011

Source: Environmental Protection Agency
Telephone: 703-308-8245

INDIAN UST R1: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.25 Mile

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010
Number of Days to Update: 84
Last EDR Contact :05/03/2011

Source: EPA, Region 1
Telephone: 617-918-1313

INDIAN UST R10: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN UST R4: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 4
Telephone: 404-562-9424

INDIAN UST R5: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists

RECORD SOURCES AND CURRENCY

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011
Number of Days to Update: 68
Last EDR Contact :05/02/2011

Source: EPA Region 5
Telephone: 312-886-6136

INDIAN UST R6: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 6
Telephone: 214-665-7591

INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010
Number of Days to Update: 57
Last EDR Contact :02/03/2011

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 8
Telephone: 303-312-6137

INDIAN UST R9: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011
Number of Days to Update: 48
Last EDR Contact :05/02/2011

Source: EPA Region 9
Telephone: 415-972-3368

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.5 Mile

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010
Number of Days to Update: 75
Last EDR Contact :04/05/2011

Source: EPA, Region 1
Telephone: 617-918-1102

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

Standard Environmental Record Source: State and tribal voluntary cleanup sites

RECORD SOURCES AND CURRENCY

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Number of Days to Update: 27
Last EDR Contact :04/20/2009

Source: EPA, Region 7
Telephone: 913-551-7365

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS
Search Distance: Property

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011
Number of Days to Update: 87
Last EDR Contact :05/02/2011

Source: Environmental Protection Agency
Telephone: 202-564-6023

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Number of Days to Update: 31
Last EDR Contact :02/22/2011

Source: Department of the Navy
Telephone: 843-820-7326

MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011
Number of Days to Update: 54
Last EDR Contact :03/09/2011

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010
Number of Days to Update: 51
Last EDR Contact :03/14/2011

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

NPL: National Priority List

Standard Environmental Record Source: Federal NPL
Search Distance: 1 Mile

RECORD SOURCES AND CURRENCY

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010
Number of Days to Update: 15
Last EDR Contact :04/13/2011

Source: EPA
Telephone: Not Reported

NPL Site Boundaries

Sources:

EPA"s Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

Standard Environmental Record Source: Federal NPL

Search Distance: Property

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Number of Days to Update: 56
Last EDR Contact :02/14/2011

Source: EPA
Telephone: 202-564-4267

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010 — Source: EPA

Number of Days to Update: 98 — Telephone: 202-566-0500

Last EDR Contact :04/22/2011

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008 — Source: Environmental Protection Agency

Number of Days to Update: 100 — Telephone: 202-566-0517

Last EDR Contact :05/05/2011

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 1 Mile

A site that has been proposed for listing on the NationalPriorities List through the issuance of a proposed rule in the Federal Register.EPA then accepts public comments on the site, responds to the comments,and places on the NPL those sites that continue to meet therequirements for listing.

Date of Government Version: 12/31/2010 — Source: EPA

Number of Days to Update: 15 — Telephone: Not Reported

Last EDR Contact :04/13/2011

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 — Source: EPA

Number of Days to Update: 35 — Telephone: 202-564-4104

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011 — Source: Environmental Protection Agency

Number of Days to Update: 34 — Telephone: 202-343-9775

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/13/2011

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Number of Days to Update: 27
Last EDR Contact :04/05/2011

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Number of Days to Update: 27
Last EDR Contact :04/05/2011

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRA-NonGen: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011
Number of Days to Update: 27
Last EDR Contact :04/05/2011

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011
Number of Days to Update: 27
Last EDR Contact :04/05/2011

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.5 Mile

RECORD SOURCES AND CURRENCY

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011
Number of Days to Update: 27
Last EDR Contact :04/05/2011

Source: Environmental Protection Agency
Telephone: 703-308-0035

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL
Search Distance: 1 Mile

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011
Number of Days to Update: 5
Last EDR Contact :03/16/2011

Source: EPA
Telephone: 703-416-0223

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Number of Days to Update: 54
Last EDR Contact :04/25/2011

Source: Environmental Protection Agency
Telephone: 615-532-8599

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Number of Days to Update: 77
Last EDR Contact :05/02/2011

Source: EPA
Telephone: 202-564-4203

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Number of Days to Update: 94
Last EDR Contact :03/01/2011

Source: EPA
Telephone: 202-566-0250

RECORD SOURCES AND CURRENCY

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Number of Days to Update: 64
Last EDR Contact :03/29/2011

Source: EPA
Telephone: 202-260-5521

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Number of Days to Update: 99
Last EDR Contact :03/04/2011

Source: Department of Energy
Telephone: 505-845-0011

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010
Number of Days to Update: 81
Last EDR Contact :03/29/2011

Source: Environmental Protection Agency
Telephone: 202-566-2777

US CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011
Number of Days to Update: 46
Last EDR Contact :03/08/2011

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: 0.5 Mile

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011
Number of Days to Update: 14
Last EDR Contact :03/14/2011

Source: Environmental Protection Agency
Telephone: 703-603-0695

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Number of Days to Update: 131
Last EDR Contact :03/23/2009

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: 0.5 Mile

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011
Number of Days to Update: 14
Last EDR Contact :03/14/2011

Source: Environmental Protection Agency
Telephone: 703-603-0695

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 1 Mile

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Number of Days to Update: 62
Last EDR Contact :04/21/2011

Source: USGS
Telephone: 703-692-8801

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 1 Mile

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Number of Days to Update: 34
Last EDR Contact :04/21/2011

Source: USGS
Telephone: 202-208-3710

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 04/12/2007
Number of Days to Update: N/A
Last EDR Contact :03/14/2011

Source: EPA
Telephone: Not Reported

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 1 Mile

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: 08/28/2009
Number of Days to Update: 55
Last EDR Contact :01/14/2011

Source: EDR, Inc.
Telephone: Not Reported

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5' minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW® Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

STREET AND ADDRESS INFORMATION

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APPENDIX F:
Regulatory Environmental Search Information

GEC

Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.2s
May 09, 2011

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

335 CHAPMAN ROAD
RINGGOLD, GA 30736

COORDINATES

Latitude (North):	34.927200 - 34° 55' 37.9"
Longitude (West):	85.126200 - 85° 7' 34.3"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	671153.2
UTM Y (Meters):	3866375.2
Elevation:	814 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34085-H2 EAST RIDGE, GA
Most Recent Revision:	1982
East Map:	34085-H1 RINGGOLD, GA
Most Recent Revision:	1983

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2005, 2006, 2007, 2008
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Hazardous Site Inventory
GA NON-HSI..... Non-Hazardous Site Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Disposal Facilities

State and tribal leaking storage tank lists

LUST..... List of Leaking Underground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Underground Storage Tank Database

EXECUTIVE SUMMARY

AST..... Above Ground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

INST CONTROL..... Public Record List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VIC..... Voluntary Cleanup Program site

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
HIST LF..... Historical Landfills
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Hazardous Site Inventory Listing
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spills Information

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision

UMTRA	Uranium Mill Tailings Sites
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
NPDES	NPDES Wastewater Permit List
DRYCLEANERS	Drycleaner Database
AIRS	Permitted Facility and Emissions Listing
TIER 2	Tier 2 Data Listing
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
COAL ASH	Coal Ash Disposal Site Listing
COAL ASH DOE	Sleam-Electric Plan Operation Data
PCB TRANSFORMER	PCB Transformer Registration Database
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
FINANCIAL ASSURANCE	Financial Assurance Information Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

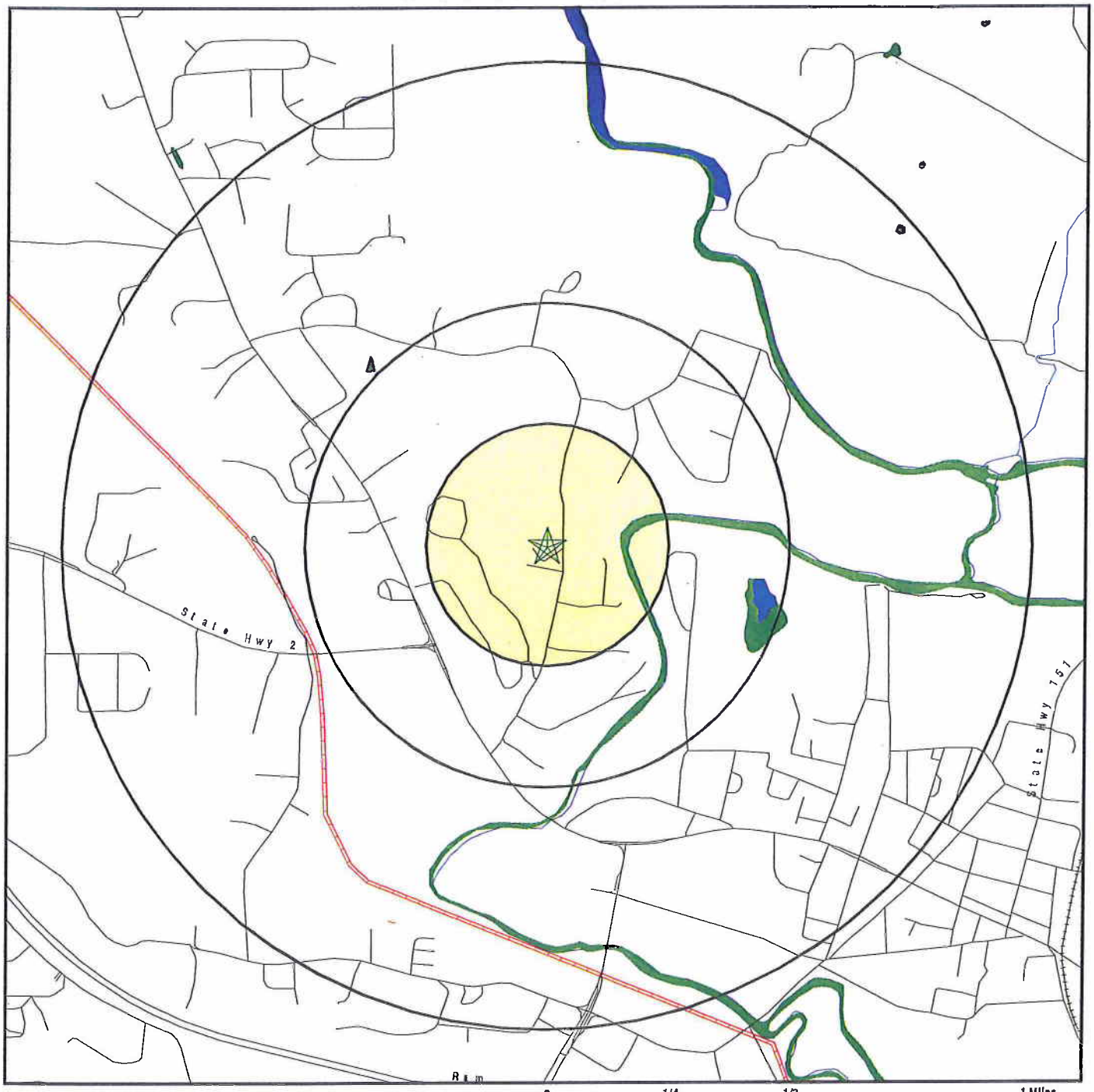
Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

Site Name	Database(s)
MAPCO EXPRESS INC #3502	UST, FINANCIAL ASSURANCE
HULLENDER SVC STA	LUST, UST, FINANCIAL ASSURANCE
CHARLES GURLEY INERT LANDFILL	SWF/LF
GOLDEN GALLON #62	AST
CHATTANOOGA SOUTH KOA	AST
A & W MINI MARKET(CLOSED)	AST
MAPCO MART #3634	AST
WELDON FARMS	AST
SEXTONS EXXON	RCRA-NonGen, FINDS
JEFFERSON RECYCLING LLC	RCRA-NonGen
W W AUTO PARTS SVC CTR INC	RCRA-NonGen, FINDS
GA DOT-VHP ENTERPRISES	RCRA-NonGen

OVERVIEW MAP - 3062814.2s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
		INQUIRY #:	3062814.2s
LAT/LONG:	34.9272 / 85.1262	DATE:	May 09, 2011 11:45 am

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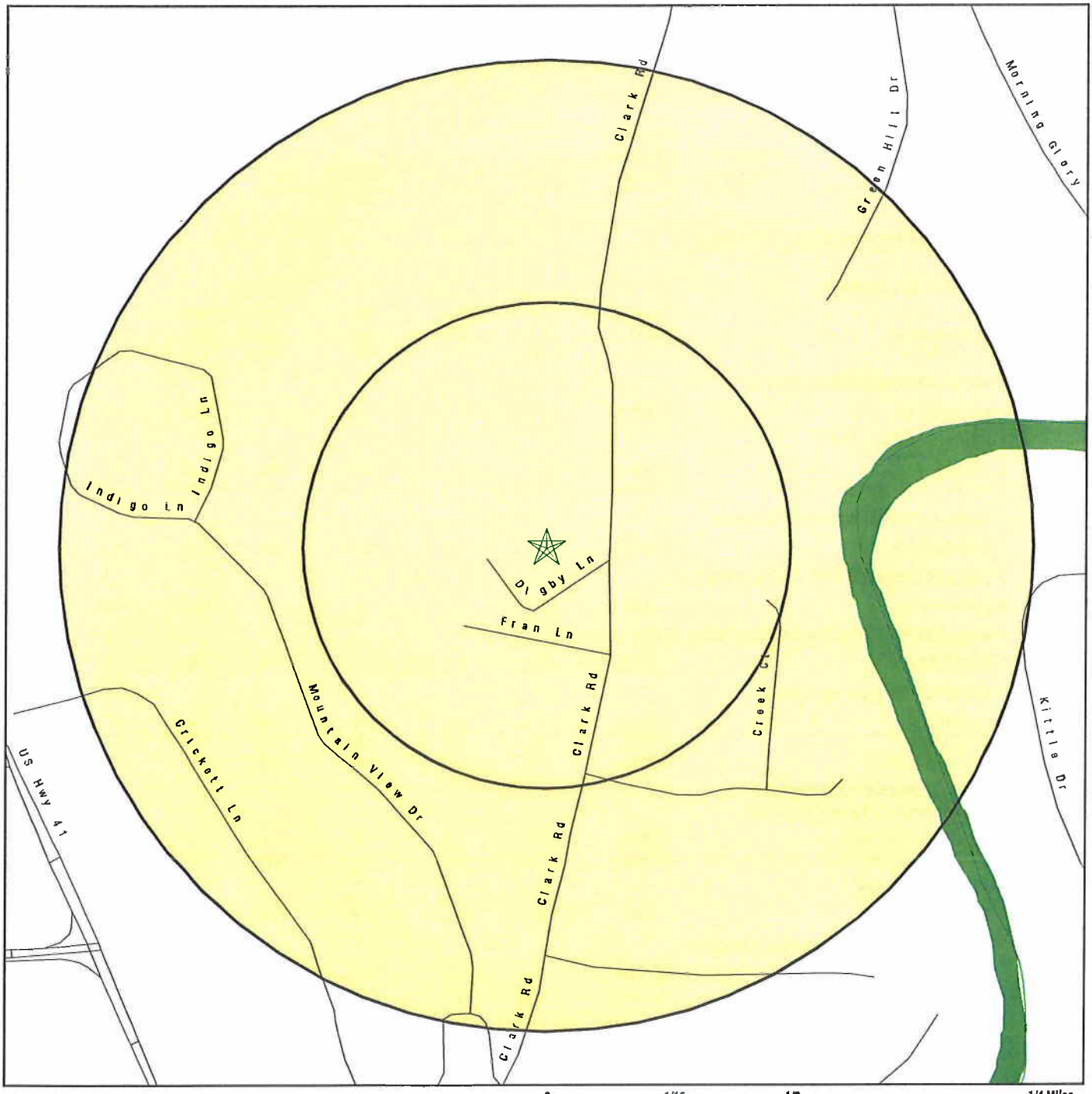
DETAIL MAP - 3062814.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Lone Mountain Village Phase II	CLIENT: Geotechnical & Envtl. Cons.
ADDRESS: 335 Chapman Road Ringgold GA 30736	CONTACT: Andrew Wohlrabe
LAT/LONG: 34.9272 / 85.1262	INQUIRY #: 3062814.2s DATE: May 09, 2011 11:45 am

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Federal ERNS list								
ERNS		TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS		1.000	0	0	0	0	NR	0
GA NON-HSI		1.000	0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL		0.500	0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VIC		0.500	0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
HIST LF		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
TIER 2		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
COAL ASH		0.500	0	0	0	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RINGGOLD	A100328541	GOLDEN GALLON #62	HWY 151 & I 75	30736	AST
RINGGOLD	1004686993	SEXTONS EXXON	HWY 2 & I-75	30736	RCRA-NonGen, FINDS
RINGGOLD	U004022691	MAPCO EXPRESS INC #3502	2532ND HOLCOLM RD & HWY 151	30736	UST, FINANCIAL ASSURANCE
RINGGOLD	U001487666	HULLENDER SVC STA	RT 3 & USHY 41	30736	LUST, UST, FINANCIAL ASSURANCE
RINGGOLD	1006930365	JEFFERSON RECYCLING LLC	8310 HWY 41 SOUTH	30736	RCRA-NonGen
RINGGOLD	A100328522	CHATTANOOGA SOUTH KOA	RT 5	30736	AST
RINGGOLD	1004686594	W W AUTO PARTS SVC CTR INC	RTE 5 PINEGROVE RD	30736	RCRA-NonGen, FINDS
RINGGOLD	A100328528	A & W MINI MARKET(CLOSED)	RT 8	30736	AST
RINGGOLD	A100328542	MAPCO MART #3634	5000 AL HWY	30736	AST
RINGGOLD	1011861894	GA DOT-VHP ENTERPRISES	I-75 OVER SR 2, CO 10, 3 NOTCH	30736	RCRA-NonGen
RINGGOLD	S107665915	CHARLES GURLEY INERT LANDFILL	SWANSON GRAYSVILLE RD		SWF/LF
YATESVILLE	A100335196	WELDON FARMS	HWY 74	30736	AST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites
A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens
Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 04/29/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPAa??s Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010
Date Data Arrived at EDR: 01/11/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/15/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 04/29/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/25/2010
Date Data Arrived at EDR: 06/02/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 124

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/14/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/14/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/07/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Hazardous Site Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2010
Date Data Arrived at EDR: 07/26/2010
Date Made Active in Reports: 09/09/2010
Number of Days to Update: 45

Source: Department of Environmental Protection
Telephone: 404-657-8600
Last EDR Contact: 04/07/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/04/2011
Date Made Active in Reports: 01/17/2011
Number of Days to Update: 13

Source: Rindt-McDuff Associates, Inc.
Telephone: N/A
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Disposal Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/15/2010
Date Data Arrived at EDR: 05/12/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 58

Source: Department of Natural Resources
Telephone: 404-362-2696
Source: Center for GIS, Georgia Institute of Technology
Telephone: 404-385-0900
Last EDR Contact: 02/11/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: List of Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/04/2011
Date Data Arrived at EDR: 03/23/2011
Date Made Active in Reports: 03/31/2011
Number of Days to Update: 8

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/04/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Date Data Arrived at EDR: 05/04/2010
Date Made Active in Reports: 07/07/2010
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/04/2010
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/05/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 11/29/2010
Number of Days to Update: 69

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/25/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

AST: Above Ground Storage Tanks
A listing of LP gas tank site locations.

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/04/2011
Date Made Active in Reports: 03/11/2011
Number of Days to Update: 7

Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/05/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 12/02/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 57

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/03/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Public Record List

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 12/30/2010
Date Data Arrived at EDR: 02/17/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 26

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 75

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program site

Georgia?s Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/08/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 7

Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 03/08/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Public Record List

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 12/30/2010
Date Data Arrived at EDR: 02/17/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 26

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010
Date Data Arrived at EDR: 12/30/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

HIST LF: Historical Landfills
Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
Date Data Arrived at EDR: 01/20/2004
Date Made Active in Reports: 02/06/2004
Number of Days to Update: 17

Source: Department of Natural Resources
Telephone: 404-362-2696
Last EDR Contact: 01/20/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011
Date Data Arrived at EDR: 03/17/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 46

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/08/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Quarterly

DEL SHWS: Delisted Hazardous Site Inventory Listing
A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2010
Date Data Arrived at EDR: 07/26/2010
Date Made Active in Reports: 09/09/2010
Number of Days to Update: 45

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 04/07/2011
Next Scheduled EDR Contact: 10/18/2010
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 51

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 02/23/2011
Number of Days to Update: 33

Source: Department of Natural Resources
Telephone: 404-656-6905
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Date Data Arrived at EDR: 02/11/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/11/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/15/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010
Date Data Arrived at EDR: 10/29/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 91

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 5

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/16/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 99

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/09/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 94

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/01/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/22/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010
Date Data Arrived at EDR: 04/06/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 51

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/01/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Biennially

NPDES: NPDES Wastewater Permit List

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 01/27/2011
Date Data Arrived at EDR: 02/15/2011
Date Made Active in Reports: 02/23/2011
Number of Days to Update: 8

Source: Department of Natural Resoruces
Telephone: 404-362-2680
Last EDR Contact: 02/15/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 09/18/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 10/09/2009
Number of Days to Update: 21

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 03/18/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Lising
A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 03/16/2011
Number of Days to Update: 15

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/24/2010
Date Made Active in Reports: 11/24/2010
Number of Days to Update: 61

Source: Department of Natural Resources
Telephone: 404-656-4852
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 04/25/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Varies

FINANCIAL ASSURANCE: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 11/24/2010
Number of Days to Update: 64

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 03/25/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/05/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/18/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash landfills.

Date of Government Version: 08/30/2010
Date Data Arrived at EDR: 08/30/2010
Date Made Active in Reports: 09/09/2010
Number of Days to Update: 10

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/25/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/22/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/09/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/06/2011
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/19/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 38

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Centers
Source: Department of Human Resources
Telephone: 404-651-5562

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LONE MOUNTAIN VILLAGE PHASE II
335 CHAPMAN ROAD
RINGGOLD, GA 30736

TARGET PROPERTY COORDINATES

Latitude (North):	34.92720 - 34° 55' 37.9"
Longitude (West):	85.1262 - 85° 7' 34.3"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	671153.2
UTM Y (Meters):	3866375.2
Elevation:	814 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	34085-H2 EAST RIDGE, GA
Most Recent Revision:	1982
East Map:	34085-H1 RINGGOLD, GA
Most Recent Revision:	1983

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

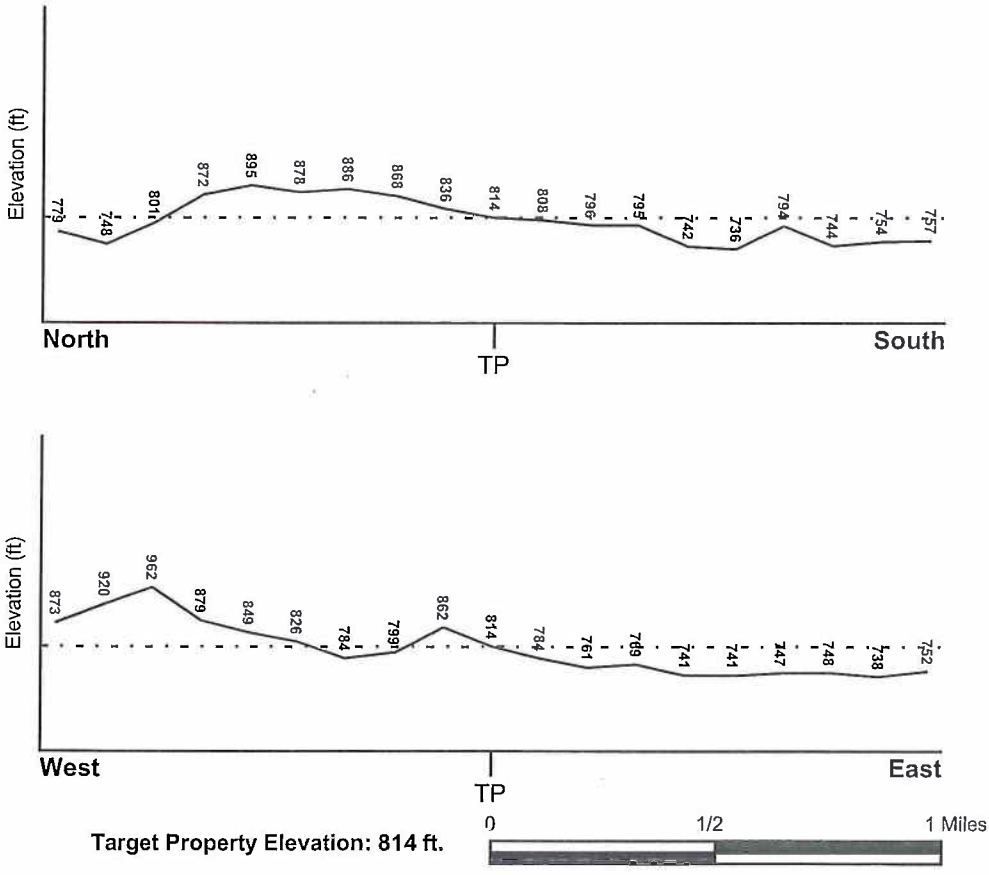
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
CATOOSA, GA	Not Available

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
EAST RIDGE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

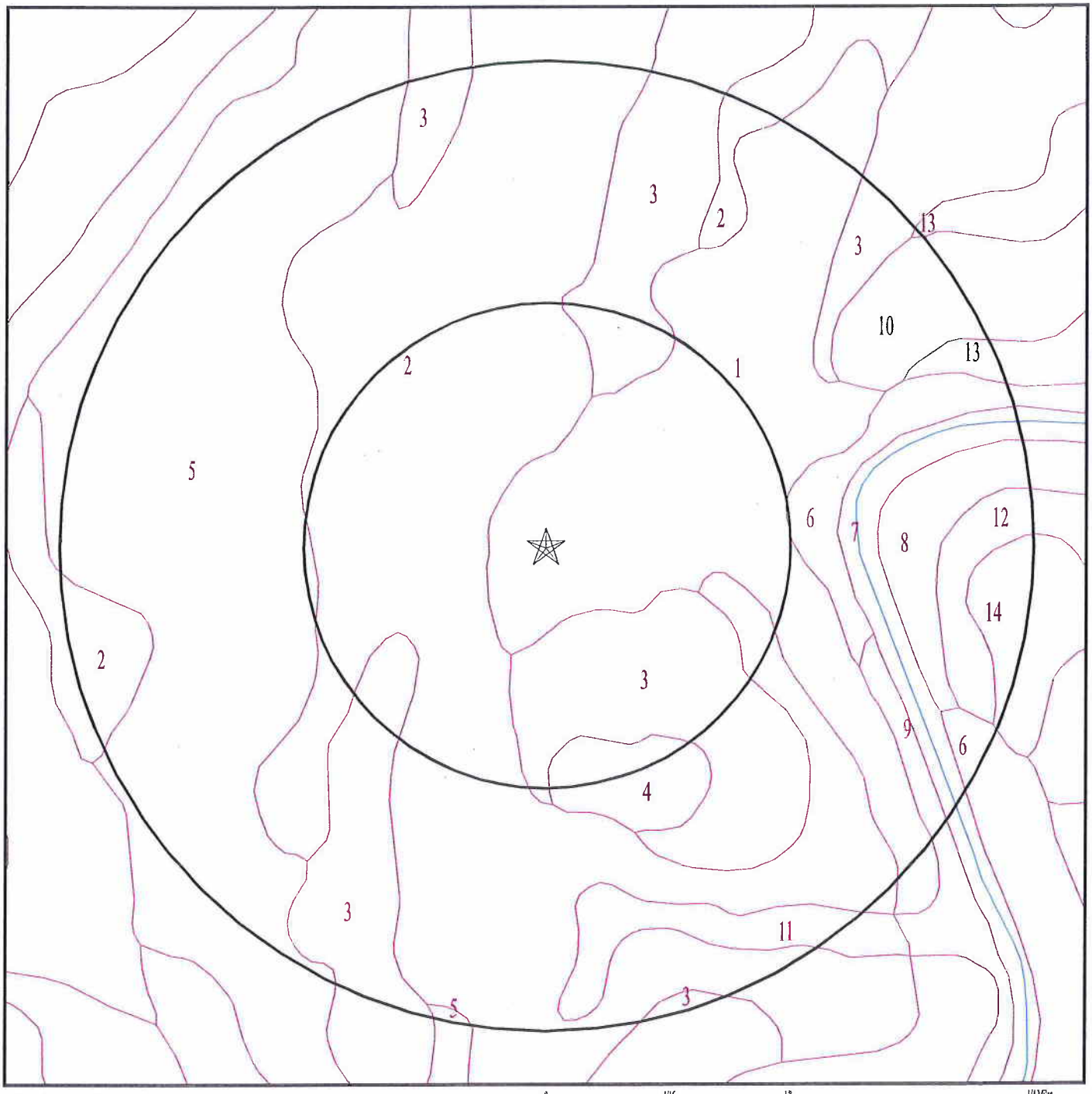
Era:	Paleozoic
System:	Devonian and Silurian
Series:	Devonian and Silurian
Code:	DS *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3062814.2s



★ Target Property
SSURGO Soil
Water

SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
		INQUIRY #:	3062814.2s
LAT/LONG:	34.9272 / 85.1262	DATE:	May 09, 2011 11:46 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Bodine

Soil Surface Texture: stony silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	stony silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6
2	11 inches	29 inches	very gravelly silty clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6
3	29 inches	64 inches	very gravelly silty clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Shack

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	40 inches	59 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	20 inches	40 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Lyerly

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
2	20 inches	24 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
3	24 inches	59 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
4	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: Water

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 8

Soil Component Name: Rome

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	9 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	42 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: Chenneby

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 53 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	44 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
3	44 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5

Soil Map ID: 10

Soil Component Name: Decatur

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	14 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	14 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 11

Soil Component Name: Ennis

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	62 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 6 Min: 4.5

Soil Map ID: 12

Soil Component Name: Etowah

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	35 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	35 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 13

Soil Component Name: Decatur

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	12 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	12 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 14

Soil Component Name: Holston

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	37 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	37 inches	61 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

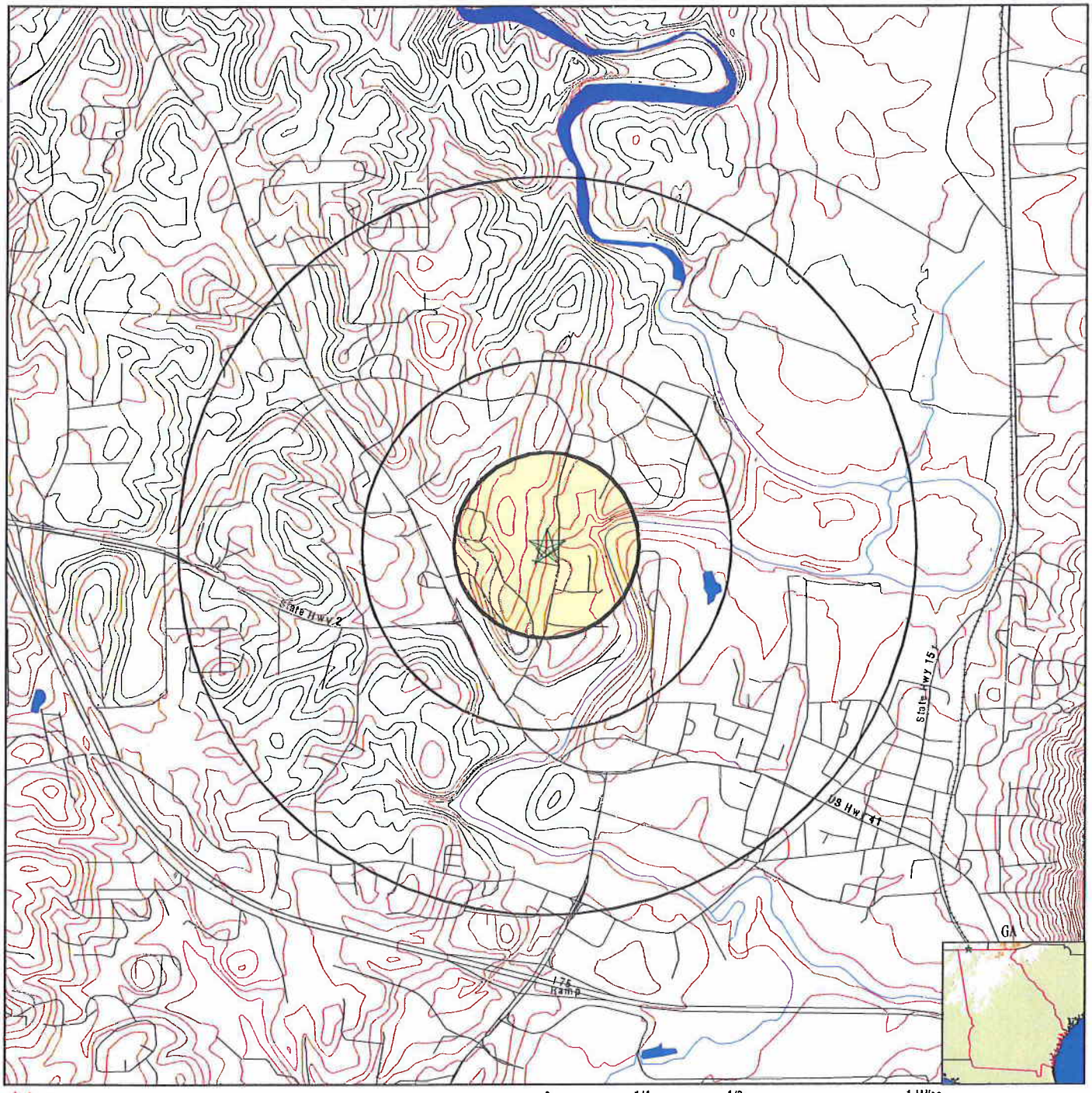
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 3062814.2s



0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Wildlife Areas

N

SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
LAT/LONG:	34.9272 / 85.1262	INQUIRY #:	3062814.2s
		DATE:	May 09, 2011 11:46 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for CATOOSA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 30736

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.150 pCi/L	50%	50%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Georgia Public Supply Wells
Source: Georgia Department of Community Affairs
Telephone: 404-894-0127

USGS Georgia Water Wells
Source: USGS, Georgia District Office
Telephone: 770-903-9100

DNR Managed Lands
Source: Department of Natural Resources
Telephone: 706-557-3032
This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX G:
Record of Communications & Interviews

GEC

Suggested Format for User Interview Questionnaire

Date: 5-20-11

Property Name: Lone Mountain Village, Phase II, Ringgold, Georgia

Name, Address, and Telephone Number of User:

Jerry W. Braden
P.O. Box 447
Summerville
Georgia 30747

Name of Interviewer: Jerry Braden

1. Does the user have in his/her possession or control any title records for the Property?

   x☐ No

   ☐ Yes

   If Yes, please provide information below and attach copies of title records to the User Interview Questionnaire.

2. Is the user aware of any environmental liens?

   x☐ No

   ☐ Yes

   If Yes, please provide information below and attach any copies of evidence of environmental liens to the User Interview Questionnaire.

3. Is the user aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the Property?

x☐ No

☐ Yes

If Yes, please provide information below and attach any copies of evidence of activity and use limitations to the User Interview Questionnaire.

4. Does the user possess any actual or specialized knowledge or experience that is material to any potential recognized environmental conditions in connection with the Property?

x☐ No

☐ Yes

If Yes, please provide information below.

5. Is the user aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the Property?

x☐ No

☐ Yes

If Yes, please provide information below.

6. What is the user's reason for having the Phase I site assessment performed?

☐ Purchase

☐ Lease

☐ Loan

☐ Pre-sale assessment

x☐ Tax credits

☐ Other (please explain below)

7. If the Property is being purchased, is the purchase price of the Property:

☐ Less than the fair market value

☐ More than the fair market value

x☐ The same as the fair market value

☐ Relationship to the fair market value is unknown

If the purchase price is *less than* the fair market value, is the user aware of any reason, environmental or otherwise, which would explain the differential?

☐ No

☐ Yes

If Yes, please provide information below

SAMPLE PRE-CONTRACT AGREEMENT

This Pre-Contract Agreement (Agreement) is executed for the property located at Chapman Road, Ringgold, Georgia (11 Acres) between the following parties:

Buyer: Jerry W. Braden Address: P.O. Box 447, Summerville, Georgia 30747

Seller: Brian D. White Address: P.O. Box 786, Ringgold, Georgia

AGREEMENT CONDITIONS:

The Buyer may use Federal funds obtained from the U.S. Department of Housing and Development to acquire property owned by the Seller. Therefore, please be informed of the following:

Voluntary Sale –

1) The Buyer does not have the right of eminent domain.
2) Because this is a voluntary transaction, the Buyer will not be able to acquire the property offered for sale if negotiations fail to result in an amicable agreement.
3) The Buyer estimates the fair market value of the property to be $715,000.
4) Even though Federal funds will be used in the acquisition of the property, the Seller WILL NOT be entitled to any relocation benefits.
5) Any tenant legally occupying the property is eligible to receive relocation assistance and benefits as identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended.

Timely Notices –

1) The Seller authorizes the Buyer, the funding buyer, or a designated representative, to provide to each resident the notices required by HUD's instructions found in HUD Handbook 1378.
2) The Seller authorizes the Buyer, the funding buyer, or a designated representative, to provide, or permit to be provided, a move-in notice to any person who wishes to make application to become a tenant.
3) Before signing a lease and commencing occupancy, the person must be informed of the following:
   a. If the application is funded, the new tenant may be displaced; and,
   b. The person would not qualify as a "displaced person" as a result of the project and, therefore, would not be eligible to receive any assistance or benefits.

Recordkeeping –

1) The Seller agrees to provide the Buyer, the funding buyer, or a designated representative, when requested, the names and addresses of the residents residing in the property.
2) The Seller authorizes the Buyer, the funding buyer, or a designated representative, to survey the residents to determine the relocation costs and housing needs.

AGREEMENT ACCEPTANCE:

The Buyer and Seller understand if the conditions of this Agreement are not complied with, either party may terminate the real property sales contract (Contract) by notifying the other party by certified mail, return-receipt requested, that the Contract is terminated. The Buyer and Seller voluntarily accept these Agreement conditions and agree to enter into a Contract for the property identified in this Agreement.

Signature of Seller — Date: May 7, 2011

Signature of Witness — Date: May 7,2011 — Witness Phone Number: 706-766-1095

Address of Witness: P.O. Box 447, Summerville, Georgia

Signature of Buyer — Date: May 7, 2011

Signature of Witness — Date: May 7, 2011 — Witness Phone Number: 706-857-1414

Address of Witness: P.O. Box 447, Summerville, Georgia 30747

Attachment to Pre-Contract Agreement

The value of the land is estimated by the buyer at $715,000 based on the following rational. The Catoosa County Tax Appraisal for land adjacent to the subject site is $245,000 for Woodland Manor for 4.9 acres ($50,000 per acre) and $500,000 for 10 acres for Lone Mountain Village ($50,000 per acre). The tax appraisals are attached herewith. Also, the contract price on the land for Lone Mountain was $500,000 (purchased in December, 2006, See attached warranty deed) prior to all utilities being on the site. The Catoosa County tax appraisal amounts to $50,000 per acre appraised value for each of these two tracts. However, Lone Mountain Village has only 170 feet of frontage on Chapman Road and Woodland Manor also has shorter road frontage. The subject property has 722 feet of frontage on Chapman Road with all utilities being on the site. The utilities being on the subject site actually costs $32,500 for an advantage of about $3,000 per acre and the long frontage on Chapman Road for the subject gives that tract an advantage of about $12,000 per acre. Therefore, it is the view of the buyer that the subject property has a value of $65,000 per acre for the 11 acre tract or $715,000.

The above is made a part of the Pre-Contract Agreement and is signed prior to the signing of the contract.

By

Buyer, Jerry W. Braden May 7, 2011 9:30 a.m.

Seller, Brian D. White May 7, 2011 9:30 a.m.

OPTION FOR PURCHASE OF REAL ESTATE

This agreement made and entered into this 7 th day of May, 2011, between Jerry W. Braden, hereinafter called buyer, and Brian D. White, hereinafter called seller, witnesseth:

For and in consideration of Two Thousand Five Hundred and no/100 Dollars($2,500.00) paid by buyer, the receipt and sufficiency of which is hereby acknowledged, seller does hereby agree to sell and the buyer agrees to purchase an option to purchase all that tract of land in Catoosa County, City of Ringgold, Georgia, located on Chapman Road, said tract of land contains 11 acres. Said tract is more fully described as a portion of LL 153, 28th Dist, 3rd Section of Catoosa County and also described by the attached plat and legal description which is attached herewith as Exhibit A. The purchase price of said property shall be as follows: Sixty Five Thousand DOLLARS ($65,000) per acre for the 11 acres or a total price of $715,000.

The Two Thousand Five Hundred and no/100 Dollars ($2,500.00) is to apply to the purchase price of this property at the time of purchase. Purchase of the property will be on or before October 25, 2011. However there is a provision for extension of the closing to February 28, 2012 upon payment of an additional $35,000 in earnest money which is due to be paid by October 25, 2011. All earnest money (the $2,500 and the $35,000 if paid) will be applied to the purchase price.

The right to purchase granted herein shall be irrevocable for the period described above and for any and all extensions of said period. Any other Extensions shall be in writing, signed by Seller, and attached hereto.

Buyer may exercise this contract at any time during the period above stated, or any extension thereof, by notice, in writing, delivered to Seller in person or mailed to Seller at the address stated below the signature of Seller. Seller agrees to furnish good and marketable title to said property. It is agreed that such papers that may be legally necessary to carry out the terms of this contract shall be executed and delivered by the parties at interest as soon as the validity of the title to the property has been established, or at closing, whichever is appropriate.

JWB
BDW

Said property is sold subject to (1) all valid restrictions of record and (2) Zoning Ordinances affecting the same. Real Estate taxes shall be prorated as of the date of closing. This contract constitutes the sole and entire agreement between the parties and no modification hereof shall be binding unless

attached hereto and signed by each, and no representations, promises or inducements shall be binding upon either party except as herein stated.

Special Stipulations

1. The property is zoned for the proposed apartment complex for seniors and zoning will not change during the period of the contract.
2. Seller warrants that property has not been subject to any hazardous or toxic waste disposal or effect and will identify through an environmental questionnaire any known environmental concerns.
3. The earnest money is non refundable.
4. It is understood that the use of this property will be for apartment rental for Senior Citizens age 55 and older under the Georgia Department of Community affairs definition of elderly. It is also understood that the Georgia Department of Community affairs will place long term deed restrictions on the property to require that the property be used for senior housing for at least 20 years.
5. This option is to Jerry W. Braden. There is a right to assign this contract to another entity without requiring the signature of the seller.
6. Seller will bear no expense of the sale other than the expense of drawing a warranty deed. All expenses, including and not limited to surveys, zoning fees, Phase I environmentals, market studies, and soil borings will be paid by the buyer. Any studies and or surveys produced will be shared with Brian White by delivering a copy upon request.

This agreement contains the entire agreement of the parties hereto and all terms and conditions of this contract shall survive closing. Effective the above date mentioned.

Jerry W. Braden
706-857-1414
P.O. Box 447
Summerville,GA 20747

706-857-1414

Brian D. White
P.O. Box 786
Ringgold, Georgia
706-965-4634

GEC
Geotechnical & Environmental Consultants

Telephone Memorandum

Job: Lone Mountain Village Phase II **Project #:** 110283.210

Date: June 15, 2011 **Time:** 10:00 am **Call (in) out**

Employee(s): Tameka Gordon

Other Party Name(s): Lt. Smith

Company: City of Riggold, GA Fire Department

City: Ringgold, GA **Telephone #: 706-935-2001**

Synopsis of Conversation/Notes

Lt. Smith indicated that the department did not have record of any environmentally related fire or haz-mat responses to this location.
He stated that the department was not aware of any storage tanks (above or underground) currently or formerly located on the subject property or adjacent to it.

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

May 16, 2011 **VIA FACSIMILE: 706-965-2369**

SUBJECT: Information Questionnaire – Environmental Health Responses
DCA Lone Mountain Village Phase II
335 Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210

Attention: **Mike Cannon**
Catoosa County Environmental Health Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a Phase I Environmental Site Assessment (ESA) on the above referenced site located just within Ringgold city limits, west of Chapman Road, and east of Highway 41. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at 478-757-1608 or email at *awohlrabe@geconsultants.com*.

1. Is there any record of environmental/health responses or other known environmental concerns at the subject property or in the immediate site vicinity?
   ( ) Yes; ( ) No If *Yes*, please elaborate.
   _____
   _____

2. Utilities serving the subject property. Mark all that apply.
   ( ) city water ( ) well water ( ) unknown/do not know
   ( ) city sewer ( ) septic system
   ( ) previous water well on site? ( ) previous septic system on site?

3. Please elaborate if you are aware of any site history such as past tenants and/or past property usage?
   _____
   _____

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Tameka Gordon
Environmental Specialist

Form Completed by: _____

Print: _____

Date: _____

514 Hillcrest Industrial Boulevard Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
5031 Milgen Court Columbus, GA 31907 Tel: (706) 569-0008 Fax: (706) 569-0940
P.O. Box 767637 Roswell, GA Tel: (770) 804-9055 Fax: (478) 757-1608

Send Result Report

MFP

TASKalfa 420i

Firmware Version 2KS_2F00.005.004 2010.04.13

05/16/2011 13:57
[2KS_1000.005.001] [2KS_1100.001.002] [2KS_7000.005.001]

Job No.: 028626 Total Time: 0°00'39" Page: 003

Complete

Document: doc02862620110516135454

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS

FAX NO. (478) 757-1608

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Environmental Health	Mark Harris
COMPANY:	DATE:
Catoosa County Department of Health	May 16, 2011
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER
706-965-2369	3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
706-935-6322	110283.210

RE: INFORMATION REQUEST FOR PROPOSED DCA LONE MOUNTAIN VILLAGE

No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
001	05/16/11 13:57	**17069652369**	0°00'39"	FAX	OK	200x100 Normal/On

[QWG0604587]

City of Ringgold

150 Tennessee Street
Ringgold, GA 30736
Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

June 3, 2011

Lone Mountain Village Phase II, L.P.
Mr. Jerry Braden
P.O. Box 447
Summerville, Georgia 30747

RE: 11 Acres, Chapman Road, Brian White Property

Dear Mr. Braden:

Please be advised that the tract described above has been rezoned to R-3 and that zoning will allow construction of your proposed senior apartments, age 55 and older under the Georgia Department of Community Affairs definition of housing for older people. This zoning allows up to 64 units on this tract.

Also, please be advised that his property is located within the City limits of Ringgold and is surrounded by development and is not considered prime farm land but rather development property.

Sincerely,

Dan Wright
City Manager

CATOOSA UTILITY DISTRICT AUTHORITY

(706) 937-4121 OFFICE -- (706) 937-6500 FAX

P O BOX 750
1058 OLD MILL RD
RINGGOLD GA 30736-0750

May 19, 2011

Annamarie Braden
The Braden Group
135 North Washington St
Summerville, GA 30747

RE: Availability of Water
Proposed 52-64 Units
Lone Mountain Village Phase II, L.P. – Senior Apartments

Dear Ms. Braden,

This letter serves to confirm that public water is available to your proposed site located on Chapman Road, a 11 acre portion of LL 153, 28th District, 3rd Section of Catoosa County, a portion of tract 47, Tax Map 38B.

Public water is available to the site and capacity is adequate for this proposed development.

Sincerely,

Randy L. Thomason
Maintenance Superintendent
Catoosa Utility District Authority

RLT/bh

City of Ringgold

150 Tennessee Street
Ringgold, GA 30736
Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

June 3, 2011

Lone Mountain Village Phase II, L.P.
Mr. Jerry Braden
P.O. Box 447
Summerville, Georgia 30747

RE: 11 Acres, Chapman Road, Brian White Property

Dear Mr. Braden:

Please be advised that the above described site location is served by the City of Ringgold sewer. The sewer is available to this site and is located at the property line of the Phase I and Phase II Lone Mountain Village properties.

Provided all tap fees are paid, and all sewer regulations and standards are met, Lone Mountain Village Phase II will be allowed to connect. The capacity of the city sewer system is adequate for your proposed 64 unit complex.

Sincerely,

Dan Wright
City Manager

North Georgia Electric Membership Corporation

1850 Cleveland Highway - PO Box 1407 - Dalton, GA 30722-1407

Dalton, (706) 259-9441 - Calhoun, (706) 629-3160 *Fort Oglethorpe, (706) 866-2231 - Trion, (706) 734-7341*

June 6, 2011

Lone Mountain Village Phase II, L.P.
Annamarie Braden
P.O. Box 447
Summerville, GA 30747

RE: Availability of Electric Service
Lone Mountain Village Phase II, L.P.
11 Acres, Chapman Road, Brian White Property

Ms. Braden,

It is our understanding that you propose to construct a 64 unit complex on an 11 acre site on Chapman Road. That location is within North Georgia EMC's service territory and North Georgia EMC's system has sufficient capacity to handle your proposed complex. Electric service is available at this location and would be provided to the complex per our line extension policies in our Service Rules and Regulations.

We look forward to working with you on your proposed complex.

Sincerely,

Nikki Townsend

Nikki Townsend
Manager of Engineering
North Georgia EMC
ntownsend@ngemc.com
706-259-3394 X 1271

APPENDIX H:
Author Credentials, Documentation of Qualification as an Environmental Professional

GEC

Jon A. Spaller, P.G.
Chief Geologist

Education

- B.A. Geology, West Georgia College, Carrollton, GA, 1978

Continuing Education

- Shallow Foundation Design Short Course, University of Missouri at Rolla, 1984
- Landfill Design Short Course, Clemson University, 1990
- IBM PC Applications to Groundwater Pollution and Hydrology, National Groundwater Association Short Course, Princeton, New Jersey, 1993
- Monitored Natural Attenuation Workshop, USEPA, Atlanta, Georgia, 1998
- Introduction to Fate & Transport Modeling – Bioscreen, Georgia Groundwater Association, Atlanta, Georgia, 1999.

Experience

Mr. Spaller graduated from the State University of West Georgia in 1978, with a Bachelor's Degree in Geology, and has over 30 years of experience in subsurface explorations and geotechnical engineering evaluations from commercial and industrial developments and dams. Jon has been heavily involved in solid waste disposal facility consulting for the past 20 years, directing numerous hydrogeologic site evaluations for municipal solid waste and industrial solid waste landfills. He has directed compliance monitoring programs and assessment of corrective measures studies and has served as Construction Quality Assurance Project Manager for a number of Subtitle D solid waste construction projects. He has performed and reviewed Phase I and Phase II Environmental Site Assessments for numerous projects throughout his career. He is a registered professional Geologist in Georgia, and a member of The Solid Waste Association of North America.

Professional Registrations

- Georgia # 710

Professional Memberships

- Solid Waste Association of North America
- National Groundwater Association
- Georgia Groundwater Association

GEC

Robert T. Hadden

Environmental Department Manager/Senior Environmental Specialist

Education

- Bachelor of Arts, University of South Alabama, 1981

Continuing Education

- ASTM – Phase I & Phase II ESA's for Commercial Real Estate, June 13-15, 2006
- Annual 8-Hour Update of HAZPOWER Training – 1991-2009
- Asbestos Inspector/Planner Certificate Last Update June 2009
- Hazardous Waste Management: The Complete Course, August 1-2, 2002, Certification No. 71499
- Georgia Institute of Technology – Understanding Environmental
- Compliance Workshop November 12, 2002
- OSHA Hazard Communications Standard Training for Trainers, July 31, 2000, Certification No. 71498
- ISO 14001 Environmental Management Systems Lead Auditing, Course and Exam, September 1999, Certificate No. ET091399-09.
- Environmental Regulations in Georgia Seminar, January, 1997
- Underground Storage Tank Seminar, Georgia EPD, 1992, 1995
- 40-Hour Hazardous Waste Site Training, Certification 1991
- 40-Hour Environmental Site Assessment and Certification, 1993
- 24-Hour AHERA Asbestos Inspector Course and Certification, 1992
- The Real Mold Issue: What's Your Facility's Risk? Audio Conference

Experience

Mr. Hadden has experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical & environmental consulting services. During the last 18 years, Mr. Hadden's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment and compliance auditing, field sampling and analysis by immunoassay, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, and asbestos surveys. He also has experience in underground storage tank removal, site assessment and remediation.

Professional Memberships

- American Society of Testing & Materials (ASTM)
- Environmental Information Association – National
- Environmental Information Association – Georgia
- Georgia Affordable Housing Coalition

GEC

Tameka Gordon
Environmental Specialist

Education

- Associate of Science in Business Administration, Macon State College, 2007
- Pursuing a Bachelor's of Science in Business & Information Technology, major track in Management, Macon State College, Macon, Georgia

Continuing Education

- Environmental Data Resources, Inc. Due Diligence at Dawn Workshop, Atlanta, 2005
- 40-Hour Hazardous Waste Site Training, Certification 2008
- 8-Hour Hazardous Waste Site Training, Updates (Yearly)
- Phase I Environmental Site Assessments, Certification 2009
- HUD – Environmental Review Procedures for Responsible Entities Training, 2010
- Environmental Due Diligence 101 (EDD 101), Certificate 2010
- Vapor Encroachment Screening on Property Involved in Real Estate Transactions, 2010

Experience

Tameka has six years experience and related education in general business, research, and writing techniques. For the past six years she has worked directly in the environmental field, providing project management and environmental consulting services. Her environmental field experience has included Phase I environmental site assessments, Georgia Department of Community Affairs (DCA) and Housing and Urban Development guided environmental assessments, and field sampling. She has performed a number of Georgia Board of Education school site assessments and hazard assessments utilizing the ALOHA (Areal Locations of Hazardous Atmospheres) computer program designed especially for the use by people responding to chemical releases, as well as for emergency planning and training. Tameka has performed numerous Board of Regent's GEPA (Georgia Environmental Policy Act) / NEPA (National Environmental Policy Act) site assessments for University and College projects in surrounding counties. Tameka is a member of the Women in Affordable Housing Network and Macon's Young Professional Network. She serves on the board for Leadership Macon with the Macon-Bibb County Chamber of Commerce.

Professional Memberships

- Leadership Macon
- Macon Chamber of Commerce Young Professional Network
- Women in Affordable Housing Network

GEC

APPENDIX I:
Previous Phase I Environmental Reports

GEC

Not Applicable – No previous Phase I Environmental Report/s was/were available, provided, or reviewed for this DCA Phase I ESA.

GEC

APPENDIX J:
Noise Assessment Documentation

GEC

Worksheet A
Site Evaluation

Noise Assessment Guidelines

Site Location

CHAPMAN ROAD

Program

Project Name

LONE MOUNTAIN VILLAGE

Locality

RINGGOLD, CATOOSA COUNTY

File Number

Sponsor's Name | Phone

Street Address | City, State

	Acceptability Category	DNL	Predicted for Operations in Year
1. Roadway Noise	ACCEPTABLE	52.3-56.0	2021 NASHVILLE ST. 960 FEET SW
2. Aircraft Noise	ACCEPTABLE	<55	2011 NO CIVIL AIRPORTS WITHIN 5 MILES NO MILITARY AIRFIELDS WITHIN 15 MILES
3. Railway Noise	ACCEPTABLE	<65	2011 NO RAILWAYS WITHIN 3000 FEET
		<65	

Value of DNL for all noise sources: (see page 3 for combination procedure)

Final Site Evaluation (circle one)

(Acceptable)

Normally Unacceptable

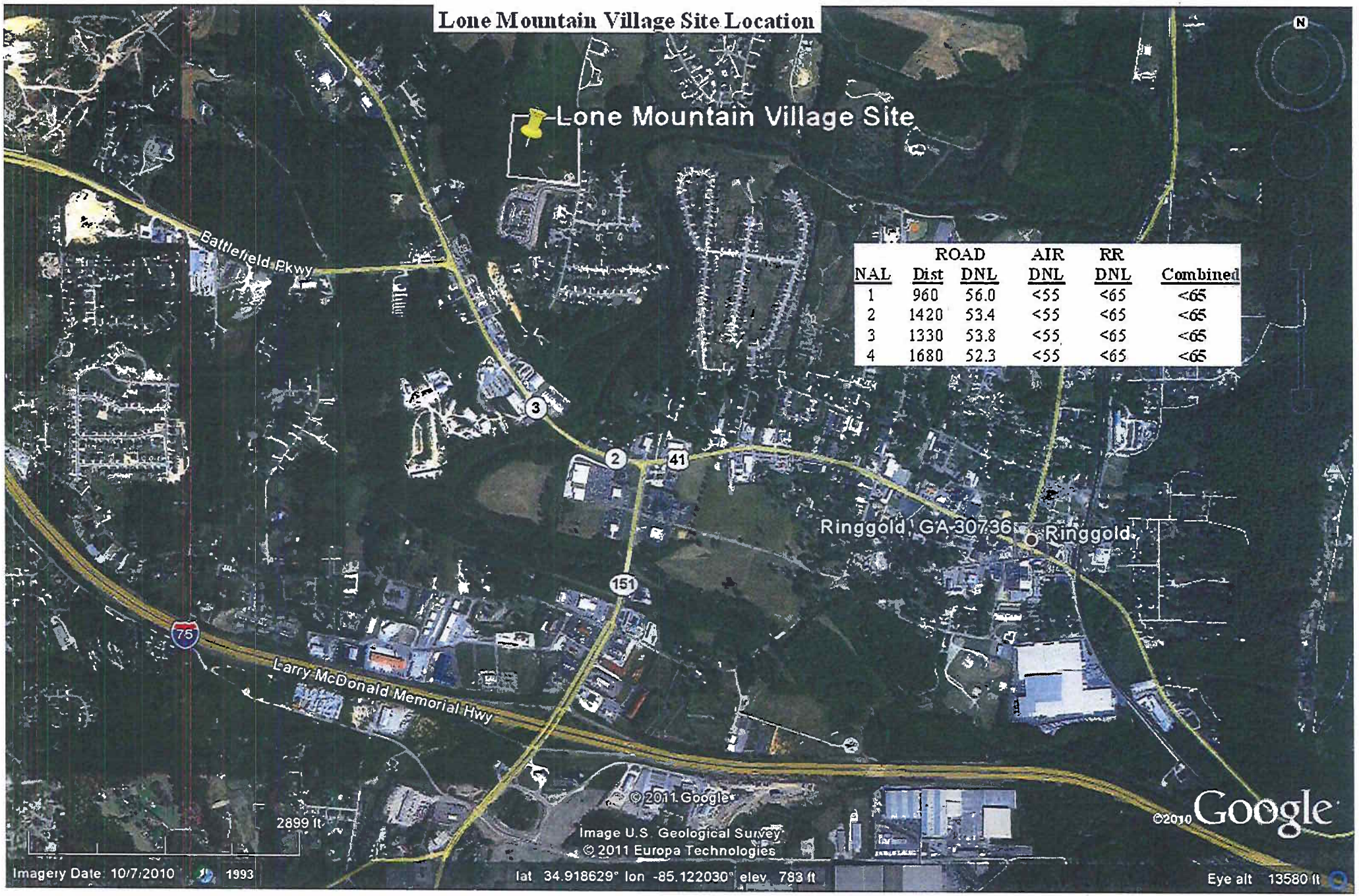
Unacceptable

ALL SITE LOCATIONS ARE LESS THAN 65 DNL, THEREFORE NO INTERIOR OR EXTERIOR NOISE MITIGATION IS REQUIRED PER HUD GUIDELINES (NAG).

Signature Cathell Slater Date 6/1/2011

Clip this worksheet to the top of a package containing Worksheets B-E and Worksheets 1-7 that are used in the site evaluations

Lone Mountain Village Site Location



NAL	ROAD Dist	ROAD DNL	AIR DNL	RR DNL	Combined
1	960	56.0	<55	<65	<65
2	1420	53.4	<55	<65	<65
3	1330	53.8	<55	<65	<65
4	1680	52.3	<55	<65	<65

ALL NALs

Worksheet C
Roadway Noise

Page 1

Noise Assessment Guidelines

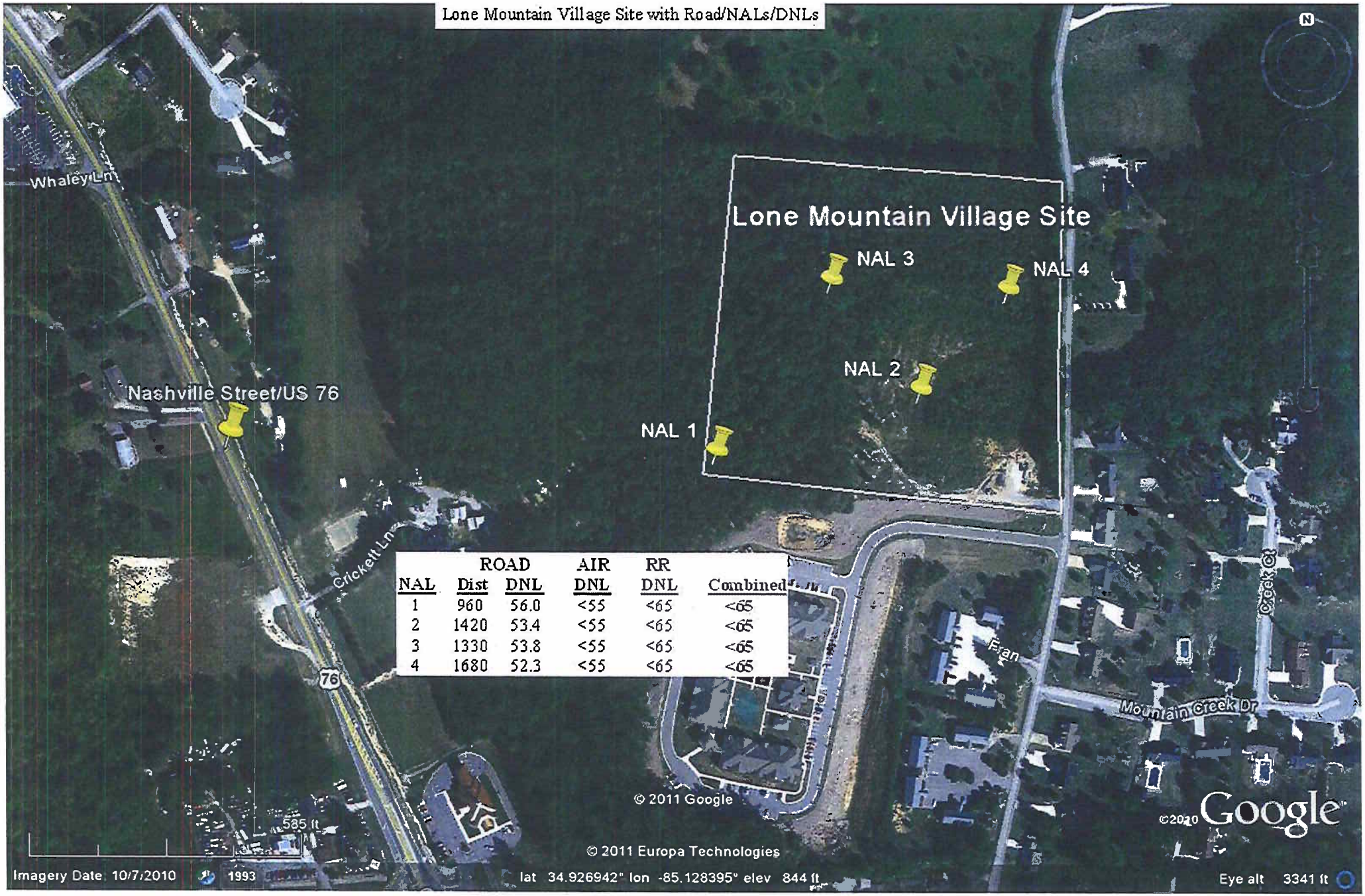
List all major roads within 1000 feet of the site:

1. NASHVILLE STREET / US 76
2. NO OTHER MAJOR ROADS WITHIN 1000 FEET PER MAPS
3.
4.

Necessary Information	Road 1	Road 2	Road 3	Road 4
1. Distance in feet from the NAL to the edge of the road				
a. nearest lane				
b. farthest lane				
c. average (effective distance)	VARIOUS			
2. Distance to stop sign	N/A			
3. Road gradient in percent	2			
4. Average speed in mph				
a. Automobiles	55			
b. heavy trucks - uphill	55			
c. heavy trucks - downhill	55			
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)				
a. automobiles	14379 PER GDOT WEBSITE			
b. medium trucks	711 *			
c. effective ADT (a + (10xb))	21489			
6. 24 hour average number of heavy trucks	* TRUCKS 9% PER GDOT WEBSITE			
a. uphill				
b. downhill				
c. total	711 *			
7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)	15			
8. Traffic projected for what year?	2021			

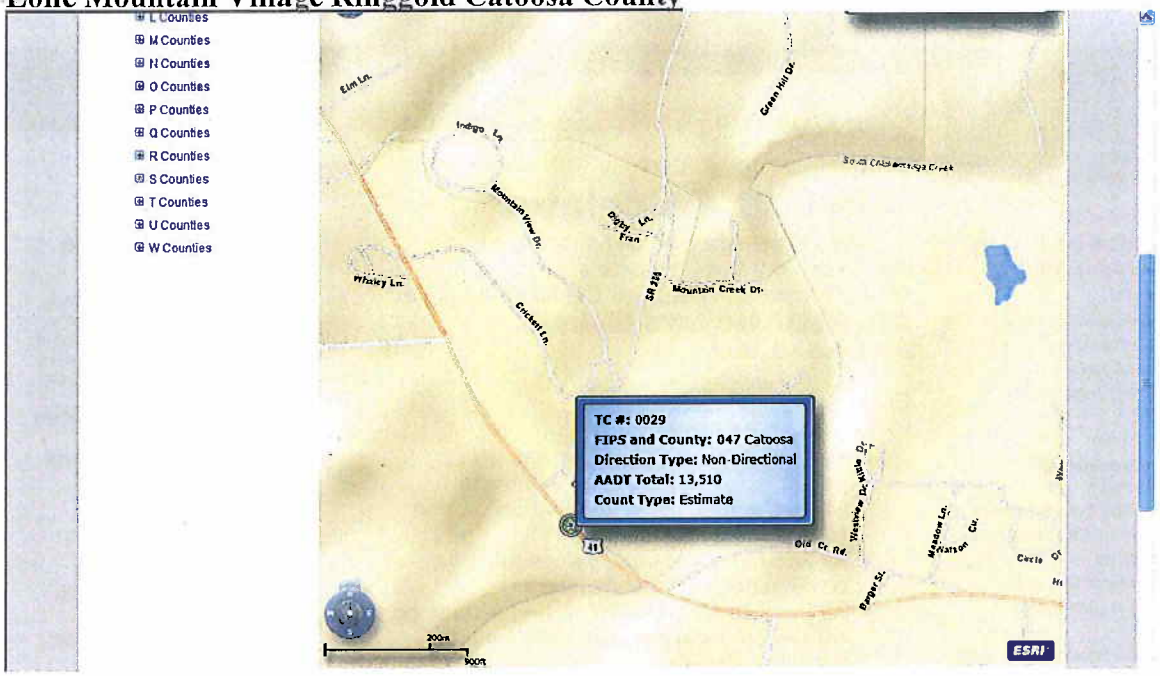
52.3-56.0

28 [signature] 76 6/1/2011



NAL	ROAD Dist	ROAD DNL	AIR DNL	RR DNL	Combined
1	960	56.0	<55	<65	<65
2	1420	53.4	<55	<65	<65
3	1330	53.8	<55	<65	<65
4	1680	52.3	<55	<65	<65

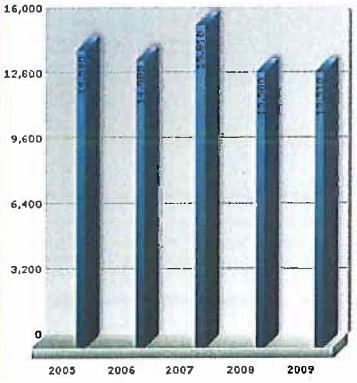
Lone Mountain Village Ringgold Catoosa County

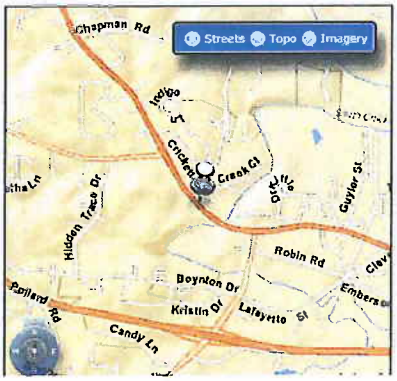


GASTARS Traffic Counters : 0029

Disclaimer: The Georgia Department of Transportation makes no representation or warranties, implied or expressed, concerning the accuracy, completeness, reliability, or suitability for any particular purpose of this information and data contained on this Web Site.

Year	RCLINK	Beginning Milepoint	Ending Milepoint	Directional	Actual/Estimate	Direction 1	Direction 2	Total AADT	Truck%
2009	0471000200	8.08	8.66	Non-Directional	Estimate			13510	
2008	0471000200	8.08	8.66	Non-Directional	Actual			13500	9%
2007	0471000200	8.08	8.66	Non-Directional	Actual			15810	
2006	0471000200	8.08	8.66	Non-Directional	Actual			14080	
2005	0471000200	8.08	8.66	Non-Directional	Actual			14590	





Road: Nashville St/US 78 960 feet SW;
Growth flat 2005-2009
AADT 15,801 (Selected highest from 2005-2007); 9% trucks (2008)
Autos-14,379; Medium trucks-711 (4.5%); Heavy trucks-711 (4.5%)

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Site DNL Calculator

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page: **Day/Night Noise Level Electronic Assessment Tool**

Guidelines:

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button (s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Providing Feedback & Corrections

After using the DNL Assessment Tool, following the directions in the User's Guide, users are encouraged to provide feedback on how the DNL Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.
Please send comments or other input to: ATEC@hud.gov

Related Information

- Day/Night Noise Level Assessment Tool User Guide
- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID	Lone Mntn NAL 1
Record Date	5/22/2011
User's Name	Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	960	960	960
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	50.5612	47.5026	53.5425
Calculate Road #1 DNL	55.9629	Reset	

Add Road Source | Add Rail Source

Airport Noise Level

Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

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- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID: Lone Mntn NAL 2
Record Date: 5/22/2011
User's Name: Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	1420	1420	1420
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	48.0109	44.9523	50.9925
Calculate Road #1 DNL	53.4128	Reset	

Add Road Source | Add Rail Source

Airport Noise Level:
Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

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Site DNL Calculator

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- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
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Related Information

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- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID	Lone Mntn NAL 3
Record Date	5/22/2011
User's Name	Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	1330	1330	1330
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	48.4374	45.3789	51.4185
Calculate Road #1 DNL	53.8391	Reset	

Add Road Source | Add Rail Source

Airport Noise Level

Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

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Site DNL Calculator

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page: **Day/Night Noise Level Electronic Assessment Tool**

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- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

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Please send comments or other input to: ATEC@hud.gov

Related Information

- Day/Night Noise Level Assessment Tool User Guide
- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID: Lone Mntn NAL 4
Record Date: 5/22/2011
User's Name: Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	1680	1680	1680
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	46.9156	43.857	49.8975
Calculate Road #1 DNL	52.3177	Reset	

Add Road Source | Add Rail Source

Airport Noise Level:
Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

ALL NALs

Worksheet B
Aircraft Noise

Noise Assessment Guidelines

List all airports within 15 miles of the site:

1. LOVELL FIELD 7.8 MILES NW } CIVIL AIRPORTS LESS THAN 5 MILES NOT CONSIDERED PER HUD GUIDELINES
2. COLLEGEDALE MUNICIPAL 10 MILES NE }
3. NO OTHER CIVIL OR MILITARY AIRPORTS WITHIN 15 MILES PER MAPS

Necessary Information:	Airport 1	Airport 2	Airport 3
1. Are DNL, NEF or CNR contours available? (yes/no)	N/A	N/A	
2. Any supersonic aircraft operations? (yes/no)			
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations			
b. number of daytime jet operations			
c. effective number of operations (10 times a + b)			
d. distance A for 65 dB			
70dB			
75 dB			
e. distance B for 65 dB			
70 dB			
75 dB			
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D^1			
b. distance from NAL to flight path, D^2			
c. D^2 divided by D^1			
d. DNL			
5. Operations projected for what year?	2011	2011	
6. Total DNL from all airports		<55	

Signed [signature] Date 6/1/2011

ALL NALs

Worksheet D
Railway Noise

List All Railways within 3000 feet of the site:

1. NO RAILWAYS WITHIN 3000 FEET PER MAPS
2. _____
3. _____

Necessary Information:	Railway No. 1	Railway No. 2	Railway No. 3
1. Distance in feet from the NAL to the railway track:	N/A		
2. Number of trains in 24 hours:			
a. diesel			
b. electrified			
3. Fraction of operations occuring at night (10 p.m. – 7 a.m.):			
4. Number of diesel locomotives per train:			
5. Number of rail cars per train:			
a. diesel trains			
b. electrified trains			
6. Average train speed:			
7. Is track welded or bolted?			
8. Are whistles or horns required for grade crossings?			

2011

< 65

6/1/2011

APPENDIX K:
Additional Home Requirements

GEC

HOME and HUD ENVIRONMENTAL QUESTIONNAIRE

Instructions: The following questionnaire must be completed and included as part of the Phase I Report at Application Submission for HOME/HUD funded Projects, including but not limited to PBRA and NSP. All appropriate documentation, including the Owner Environmental Questionnaire and Disclosure Statement, should be used in completing the questionnaire.

Part A of this form should be completed by the Applicant, while Part B of this form should be completed by the Environmental Professional and Part C should be completed jointly by the Applicant and the Environmental Professional.

Please note that, if this project is funded, the completion of this Questionnaire facilitates DCA's ability to quickly complete the Request for the Release of Funds Process, which must be submitted to the US Department of Housing and Urban Development for approval before DCA can release the HOME funds (See 2011 Qualified Allocation Plan, Threshold Criteria, Section 6, Subsection C (3)). The Comments and Source Documentation categories should be used to detail review findings and list the sources of such findings. Source documentation should clearly list the name of the reference document and the corresponding page number where the information can be located. N/A is not an acceptable response for Part C questions. **Tabbing of reference materials is strongly encouraged to expedite the review. Incomplete questionnaires may result in significant delays in the Request for the Release of Funds.**

PART A—TO BE COMPLETED BY THE APPLICANT

Project Name: **Lone Mountain Village Phase II**

Project Location Address: **335 Chapman Road**

City: **Ringgold**, County: **Catoosa**, State: **Georgia** Zip: **30736**

Contact person: **Jerry Braden** Telephone number: **(706) 857-1414**

Estimated Project Costs (from Application): **$8,885,000**

Has the project completed a federal environmental review and received a clearance (i.e. 4128)? **NO** If so, who performed the review? _____
*Make sure to attach it to this document

Project site is in a location described as (check all that applies):

Central city	____	Rehabilitation	____
Suburban	____	In developing rural area	X
Infill urban development	____	In undeveloped area	____
New construction	X		
Other_____			

Project Description-should provide location specific information and geographic boundaries, as well as a delineation of all activities included in the overall scope of the project. Also include funding sources.

Funding will include $1,825,000 HOME and Equity from the sale of Tax Credits. This will be a new construction project of 64 units consisting of 56 one bedrooms and 8 two bedrooms, restricted to HFOP residents. Also included is a 1949 Club House with site amenities. The location is on Chapman Road adjacent to the Lone Mountain Village Phase I. The phase I project has been very successful and at present has 38 on the waiting list. The site size is 11 acres and is directly north and adjacent to the Phase I site. The site is zoned R-3 which is the multi-family housing district and in this case limited to the type of senior housing being planned. The site has subdivisions on the northeast and east and multi family apartments on the south.

Planning/Zoning *(complete only if new construction)*

Yes	No	
(X)	( )	Is the project in compliance or conformance with the local zoning?

Comments: **According to the City Ringgold, the subject property has been rezoned to R-3 and that the zoning will allow construction of the proposed development.**

Source Documentation: **See attached zoning letter from the City of Ringgold**
Attach a zoning map with the project location(s) identified or a letter from the Local Unit of Government or Municipality

Water, Supply, Sanitary Sewers, and Solid Waste Disposal *(complete only if new construction)*

Yes	No	
(X)	( )	Is the site served by an adequate and acceptable water supply
(X)	( )	Municipal Private sanitary sewers and waste water disposal systems
(X)	( )	Municipal Private trash collection and solid waste disposal
( )	(X)	Municipal Private If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?
( )	(X)	If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Comments:

Source Documentation: **Attached letters from the Catoosa Utility District Authority and the City of Ringgold.**

Schools, Parks, Recreation, and Social Services *(complete only if new construction)*

Yes	No	
(X)	( )	Will the local school system have the capability to service the potential school age children from the project?
(X)	( )	Are parks and play spaces available on site or nearby?
(X)	( )	Will social services be available on site or nearby for residents of the proposed project?

Comments: **There will be no impact to the school system as this is a HFOP project.**

Source Documentation:

Emergency Health Care, Fire and Police Services *(complete only if new construction)*

Yes	No	
(X)	( )	Are emergency health care providers located within reasonable proximity to the proposed project?
(X)	( )	Are police services located within reasonable proximity to the proposed project?
(X)	( )	Is fire fighting protection municipal volunteer adequate and equipped to service the project?

Comments:

Police services are in the Downtown area of Ringgold, 1.0 miles from the site. The Catoosa County Fire Department (706) 935-2001 is located at 5282 Evitt Street, 1.4 miles from the site and there are two medical offices, located 1.4 miles from the site at 313 Boynton Drive and 32 Millienium Circle, Ringgold.

Source Documentation:
Google Maps

Commercial/Retail and Transportation *(complete only if new construction)*

Yes	No	
(X)	( )	Are commercial/retail shopping services nearby? Provide approximate distances
(X)	( )	Is the project accessible to employment, shopping and services by public transportation or private vehicle? Specify if whether it is public or private transportation.
(X)	( )	Is the project accessible to employment, shopping and services by public transportation or private vehicle? Specify if whether it is public or private transportation.
(X)	( )	Is adequate public transportation available from the project to these facilities?
(X)	( )	Are the approaches to the project convenient, safe and attractive?

Comments:

The site is located on Chapman Road, on the north side of Ringgold. All approaches are convenient and safe. Shopping is available on Highway 41 and Highway 151, all within one mile of the site. The town center is 1.3 miles by car or 1 mile by straight line and has at least 20 different businesses and or governmental headquarters.

Source Documentation:

See attached site map showing locations of services.

Nuisances and Hazards ***(complete only if new construction)***

Will the project be affected by natural hazards:

Yes	No		Yes	No	
( )	(X)	Faults, fracture	( )	(X)	Slope-failures from rains
( )	(X)	Wind/sand storm concerns	( )	(X)	Poisonous plants, insects, animals
( )	(X)	Fire hazard materials	( )	(X)	Unprotected water bodies
( )	(X)	Cliffs, bluffs, crevices	( )	(X)	Hazardous terrain features

Will the project be affected by built hazards and nuisances:

Yes	No				
( )	(X)	Hazardous street	( )	(X)	High-pressure gas or liquid petroleum transmission lines on site
( )	(X)	Inadequate screened drainage catchments	( )	(X)	Inadequate street lighting
( )	(X)	Dangerous intersection	( )	(X)	Overhead transmission lines
( )	(X)	Hazards in vacant lots	( )	(X)	Quarries or other excavations
( )	(X)	Through traffic	( )	(X)	Hazardous cargo transportation routes
( )	(X)	Chemical tank-car terminals	( )	(X)	Dumps/sanitary landfills or mining
( )	(X)	Inadequate separation of pedestrian / vehicle traffic	( )	(X)	Oil or gas wells
			( )	(X)	Railroad crossing
( )	(X)	Other hazardous chemical storage	( )	(X)	Industrial operations
( )	(X)	Children's play areas located next to freeway or other high traffic way	( )	(X)	Other (specify): _____

Will the project be affected by any of the following nuisances:

( )	(X)	Gas, smoke, fumes	( )	(X)	Glare from parking area
( )	(X)	Unsightly land uses	( )	(X)	Vermin infestation
( )	(X)	Odors	( )	(X)	Vacant/boarded-up buildings
( )	(X)	Front-lawn parking	( )	(X)	Industrial nuisances
( )	(X)	Vibration	( )	(X)	Other (specify):
( )	(X)	Abandoned vehicle			_____

Comments: **There are no nuisances and or hazards.**

Source Documentation: **Site Visit**

Newspaper Contact Information

Name of local newspaper: **Catoosa County News**

Address: **7513 Nashville Street**

City: **Ringgold** State: **Georgia**

Telephone number: **(706) 935-2621** Fax number: **(706) 965-5934**

Contact name for Classifieds/Legal/Public Notice: **Teresa Reeves**

Contact email address for Classifieds/Public Notice: **ccnlegals@cattoosanews.com**

PART B—TO BE COMPLETED BY THE **ENVIRONMENTAL** PROFESSIONAL

Environmental Laws and Authorities Resource Guide
Along with the 2009 Environmental Manual, the list that follows is to assist the Environmental Professional in the completion of this Questionnaire.

HUD and HOME Environmental Questionnaire Guidance
HUD website (www.hud.gov)
HUD Handbook 1390.2 (available at
http://www.hud.gov/offices/adm/hudclips/handbooks/cpdh/1390.2/index.cfm)
Floodplain Management (24 CFR Part 55)
Historic Preservation (36 CFR Part 800)
Noise Abatement (24 CFR Part 51 Subpart B)
Hazardous Operations (24 CFR Part 51 Subpart C)
Airport Hazards (24 CFR Part 51 Subpart D)
Protection of Wetlands and Floodplains (E.O. 11990 and E. O. 11988)
Toxic Chemicals & Radioactive Materials (§50.3(i))
Other § 50.4 authorities – see HUD website
(e.g., endangered species, farmlands protection, flood, insurance, environmental justice)

Unique Natural Features and Areas

Yes	No	
( )	(X)	Is the site near natural features (i.e., coastal bluffs, waterfalls or cliffs) or near public or private scenic areas?
( )	(X)	Are other natural resources visible on site or in vicinity?
( )	(X)	Will any such resources be adversely affected or will they adversely affect the project?

Comments:

Source Documentation: **Site Reconnaissance May 18, 2011**

Site Suitability, Access, and Compatibility with Surrounding Development

Yes	No	
( )	(X)	Has the site has been used as a dump, sanitary landfill or mine waste disposal area?
(X)	( )	Is there paved access to the site? If yes, please explain below
( )	(X)	Are there other unusual conditions on site? If yes, please explain below

Is there indication of:

			Yes	No	
( )	(X)	distressed vegetation	( )	(X)	soil staining, pools of liquid
( )	(X)	oil/chemical spills	( )	(X)	transformers, fill/vent pipes, pipelines
( )	(X)	waste material/containers:	( )	(X)	drainage structures
( )	(X)	abandoned machinery, cars, refrigerators	( )	(X)	loose/empty drums, barrels

Will the project be unduly influenced by:

( )	(X)	Building deterioration	( )	(X)	Power generating plants
( )	(X)	Transition of land uses	( )	(X)	Cement plants?
( )	(X)	Postponed maintenance	( )	(X)	Large parking facilities (1000 or more cars)?
( )	(X)	Incompatible land uses	( )	(X)	Heavy traveled highway (6 or more lanes)?
( )	(X)	Obsolete public facilities	( )	(X)	Oil refineries
( )	(X)	Inadequate off-street parking	( )	( )	Other(specify)?_____
( )	(X)	Are there air pollution generators nearby which would adversely affect the site?			
( )	(X)	Heavy industry Incinerators			

Comments:

The 11-acre property is currently wooded and has paved access from the adjacent Lone Mountain Village Phase I. There are no structures on the subject property. There were no environmental concerns noted during GEC's site reconnaissance on May 18, 2011.

Source Documentation: **Site Reconnaissance May 18, 2011**

Soil Stability, Erosion, and Drainage

Slopes: Not Applicable ____ Steep ____ Moderate X Slight ____

Yes	No	
( )	(X)	Is there evidence of slope erosion or unstable slope conditions on or near the site?
( )	(X)	Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?
( )	(X)	Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?
( )	(X)	Have soil studies or borings been made for the project site or the area?
( )	(X)	Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?
( )	(X)	Is there indication of cross-lot runoff, swales, drainage flows on the property?
( )	(X)	Are there visual indications of filled ground? If your answer is Yes, please attach a 79(g) report/analysis.
( )	(X)	Are there active rills and gullies on site?
( )	(X)	Is a soils report (other than structural) needed?
( )	(X)	Are structural borings or a dynamic soil analysis/geological study needed?

Comments:

Source Documentation: **Site Reconnaissance May 18, 2011**

Wetland Protection

Yes	No	
( )	(X)	Are there drainage ways, streams, rivers, or coastlines on or near the site? Please provide site map.
( )	(X)	Is the property located in a wetland?
( )	(X)	Is an incidental portion of the property within a wetland?
( )	(X)	Will disturbance of the wetland exceed 1/10th of one acre?
( )	(X)	Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?
( )	(X)	Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?
( )	(X)	Will proposed construction/landscaping activities disturb the wetland?

If your answer is "Yes" to any of the above listed questions, please attach the following:

1. Wetlands maps for the proposed site;
2. Statement from engineer or architect of record that the proposed construction and/or landscaping activities will not occupy or modify the wetland area; and
3. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the project on or near a wetland and proposed mitigation strategies and/or alternative designs.

In addition, if you answered "Yes" to the last question, please attach the following:

4. Required notices from the Wetlands Management Requirements (8 step process, see §55.20; not required to be submitted at pre-application, but must be submitted by September 30, 2009).

Comments: **The site is not located on the National Wetlands Inventory Map and wetlands were not found on the subject property.**

Source Documentation:

GEC's Site Reconnaisance May 18, 2011
National Wetland Inventory Map – http://www.fws.gov/wetlands/data/mapper
U.S.G.S Topographic Map

Coastal Barrier Resources

Yes	No	
( )	(X)	Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map?
( )	(X)	Is the project located within a coastal management zone (CZM)?

Georgia's six coastal counties and five "inland tier" counties include: Chatham, Effingham, Bryan, Liberty, McIntosh, Long, Glynn, Wayne, Brantley, Camden and Charlton counties.

Comments:

Source Documentation: **Georgia Coastal Program Brunswick, Georgia**
http://costalmanagement.noaa.gov/mystate/ga.html

Historic Preservation

Yes	No	
(X)	( )	Has the SHPO been notified of the project and requested to provide comments?
( )	(X)	Is the subject property/project structure more than 50 years old?
( )	(X)	Does the Application currently include Historic Tax Credits?
( )	(X)	Will Historic Tax Credits be applied for?
( )	(X)	Is the property listed on or eligible for listing on the National Register of Historic Places?
( )	(X)	Is the property located within or directly adjacent to an historic district?
( )	(X)	Does the property's area of potential effects include an historic district or property?
( )	(X)	If the proposed properties are affected, have you contracted with a Preservation Professional?
(X)	( )	Has the SHPO been or is being advised of HUD's finding?
( )	(X)	Is the project located in any of the following counties: Burke, Chatham, Effingham, Richmond and Screven? If so, Catawba Indian Nation must be consulted as required under Section 106 of the National Historic Preservation Act projects.

If your answer is "Yes" to any of the above questions, consult with the State Historic Preservation Officer (SHPO) and comply with 36 CFR Part 800.Review DCA's Environmental Manual for further instructions and provide the following at Application Submission by attaching to this Questionnaire:

1. Documentation from the local SHPO office to determine eligibility. (This may include evidence of the 106 process completion, or any other information pertinent to the property development.);
2. If it is determined that the proposed project will affect historic properties, you must employ a qualified professional or contract with a qualified professional(s) such as a Preservation Professional. Please provide the qualified professional's documentation.
3. Documentation from the local SHPO office and Preservation Professional that the proposed project development and work scope meets the requirements of the National Register of Historic Places; and
4. A statement from the architect or Preservation Professional of record regarding direct or indirect impacts associated with the property development on the neighborhood and existing buildings, giving the proposed mitigation and or alternatives.
5. Documentation from the local SHPO office and Preservation Professional that the Georgia Historic Preservation Division Environmental Review Form has been submitted.
6. As part of the supporting documentation to DCA, please include the following: Detail site location map of the area in which the development is to occur, one photo of each structure and/or site (house, building, etc.) to be impacted and information on the age of any structures located on the site.

Comments: **The Georgia State Historic Preservation Office (SHPO) was contacted on June 9, 2011 regarding a 36 CFR 800 SHPO consultation for this project. A response from SHPO has not been received at this time but will be forwarded to you upon receipt. Since there are no structures on the subject property there should be no negative affects from a historical standpoint from the construction of this project.**

A statement from Mr. Rory McKean with McKean & Associates Architects, LLC is included as an attachment to this submittal stating that the proposed site plan will not have an adverse affect on the surrounding neighborhood and is compatible with other developments in the area.

Historic Preservation Environmental Review Record – In compliance with 24 C.F.R. Part 58, Section 106 documentation is included showing a public resolution of support from the City of Ringgold.

Source Documentation: **Historic Letter – Mr. Rory McKean, McKean & Associates Architects, LLC**
City of Ringgold Resolution of Support Letter

Floodplain Management

Yes	No	
( )	(X)	Is an incidental portion of the property within a floodplain?
( )	(X)	Is the project located within a floodplain designated on a current FEMA flood map?

Identify FEMA flood map used to make this finding: 13047C0042E

Community Name and Number: Catoosa County, Georgia

Map Panel Number: Panel 42 of 175

Date of Map Panel: September 11, 2009

( ) (X) Will the proposed construction/landscaping activities occupy or modify the floodplain?

If your answer is "Yes" to any of above questions, please attach documentation below to Questionnaire:

1. Floodplain maps for the proposed site;
2. Statement from the engineer or architect of record that proposed construction and/or landscaping activities will not occupy or modify the floodplain;
3. A conditional LOMA or LOMR if it has been provided by FEMA; and
4. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the project on or near a floodplain and proposed mitigation strategies and/or alternative designs.

In addition, if you answered "Yes" to the last question, please attach the following:

5. Required notices from the Flood Plain Management Requirements (8 step process, see 42 C.F.R. § 55.20) (not required to be submitted at pre-application, but must be submitted by September 30, 2009).

Comments: **According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance floodplain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of this project.**

Source Documentation: **National Flood Insurance Program Flood Insurance Rate Map – Catoosa County, Georgia Panel 42 of 175. (http./msc.fema.gov/webapp/wcs/stores)**

Flood Insurance

Yes	No	
( )	(X)	Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

If your answer is "Yes", flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the floodplain management decision-making process (§ 55.20) is required (refer to floodplain management section above). Document the map used to determine Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number and date of map panel.

Comments:

Source Documentation: **National Flood Insurance Program Flood Insurance Rate Map – Catoosa County, Georgia Panel 42 of 175. (http./msc.fema.gov/webapp/wcs/stores)**

Endangered Species

Yes	No	
(X)	( )	Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?
( )	(X)	Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

If your answer is "Yes" to the second question, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments:

Source Documentation: **U.S. Fish & Wildlife Service Listed Species for Catoosa County www.fws.gov/athens/endangered/counties/catoosa_county.html**

Wild and Scenic Rivers/Unique Natural Features and Areas

Yes	No	
(X)	( )	**Is the project new construction? If so please answer the following questions.**
( )	(X)	Is the site near natural features (i.e., bluffs or cliffs) or public or private scenic areas?
( )	(X)	Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?
( )	(X)	Is the project site located within one mile of the Chattooga Wild and Scenic River? If so, please provide a map clearly delineating both the project site and the Wild and Scenic River.

Comments:

Source Documentation: **National Park Service Rivers, Trails & Conservation Assistance**

Clean Air Act

Yes	No	
(X)	( )	Is the project located in the Atlanta Metropolitan area or one of the below listed counties?
(X)	( )	Is the project in compliance with the air quality State Implementation Plan (SIP)?

If the answer is "Yes", please verify whether the project in compliance with the air quality State Implementation Plan (SIP). (Metro Atlanta (including Barrow, Bartow, Carrol, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Newton, Paulding, Putnam, Rockdale, Spalding, Walton), Macon (Bibb, Monroe), Others Catoosa, Walker, Floyd)

Comments: **Catoosa County is in the 8-Hour Non-Attainment Ozone Designation. Watering during dust producing activities throughout construction as needed should minimize dust. Exposed earthwork attributable to the project should be stabilized as soon as possible to reduce windblown particulate in the area.**

Source Documentation: **Environmental Protection Agency 8-Hour Ground level Ozone Designations updated September 18, 2009 (www.epa.gov/ozonedesignations/region4desig.htm)**

Farmlands Protection *(complete only if new construction)*

Yes	No	
(X)	( )	**Is the project new construction? If so please answer the following questions.**
( )	(X)	Is the site or the area where the site is located presently being farmed?

Comments: **The subject property has been rezoned to R-3; therefore, farmland protection is not applicable for this project. See attached zoning letter. The attached zoning letter from the City of Ringgold indicates that the subject property is surrounded by development and is not considered prime farmland but rather developed property.**

Source Documentation: **City of Ringgold Zoning Letter**
http://websoilsurvey.nrcs.usda.gov

Environmental Justice

Yes	No	
( )	(X)	**Does project require any mitigation plans or measures to be taken? If so please list below. Mitigation measures could include excessive noise, any abatement, toxic conditions etc.**
(X)	( )	**Is the project new construction? If so please answer the following questions.**
( )	(X)	Is the project located in a predominantly minority and low-income neighborhood? If so, please provide narrative in supporting documentation.
( )	(X)	Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to adverse environmental impact?
( )	(X)	Does the project site or neighborhood suffer from disproportionately adverse environmental effects on

minority and low-income populations relative to the community at-large?

If your answer is "Yes" to any of the above questions, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice. Attach documentation to show that the environmental review considered mitigation or avoidance of adverse impacts from the project to the extent practicable.
(See http://www.hud.gov/offices/cpd/energyenviron/environment/subjects/justice/index.cfm)

Comments: **The FFIEC report for Catoosa County Tract Code 0302 is attached with this application.**

Source Documentation: **www.ffeic.gov**

Noise Abatement

Yes	No	
(X)	(X)	Is the project within 1000 feet of a major road/highway/freeway (i.e. a roadway with an average daily traffic count of 10,000 or greater)?
( )	( )	Is the project within 3000 feet of a railroad?
( )	(X)	Is the project within 15 miles of a military airfield?
( )	(X)	Is the project within 5 miles of a civil airport?
( )	(X)	Is noise a problem on the site and/or is expected to be in the future? Noise is _<65_____dnl.

If any of the above are checked "Yes", please attach the following:

1. A noise assessment conforming to the HUD Noise Assessment Guidelines (NAG) and 24 C.F.R § 51.100 *et seq.* prepared by the Environmental Professional or other qualified engineering professional (for airports, use the adopted DNL contours). Please refer to the Department of Housing and Urban Development's Noise Guidebook, located at: http://www.hud.gov/offices/cpd/energyenviron/environment/resources/guidebooks/noise/index.cfm.
2. A noise attenuation plan produced by an engineering professional to describe the proposed mitigation to meet HUD sound guidelines.
3. Attach a map showing the project location and the locations of any relevant roads, railroads, or airports, along with their approximate distance from the project site; (2) If applicable, attach a copy of the Noise Assessment Guidelines worksheets.

Comments: During GEC's site reconnaissance on May 18, 2011, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found one major road to be a potential contributor to noise at the subject site. No other major roads were found within 1,000 feet, no railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Nashville Street/US 76 is situated approximately 960 feet southwest of the subject site. Completion of the Noise Assessment Guidelines (NAG) worksheets, using the Site DNL Calculator available on the HUD Website for road and railway calculations, indicates an Acceptable (per the NAG) exterior day night level (DNL) of less than 65 decibels as a result of this potential noise source.

GEC found that the HUD noise limitations for exterior locations at the subject site would not be exceeded by this listed source, therefore, GEC does not anticipate that noise issues will be a concern that would preclude the development of the subject property as a DCA-funded project.

Source Documentation: **GEC's NAG Worksheets**
U.S.G.S. Topographic Maps
Google Earth Web Site
Georgia Department of Transportation (GDOT) Web Site

Explosive and Flammable/Hazardous Industrial Operations

Yes	No	
( )	(X)	Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site? (attach ASD worksheets)

If your answer is "Yes", use the HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C (www.hudclips.org).

Comments:

Source Documentation: **GEC's Site Reconnaissance May 18, 2011**

If your answer is YES, use **HUD Hazards Guide** and comply with **24 CFR Part 51, Subpart C and attach Acceptable Separation Distance worksheets from the HUD Hazards Guide.**

Hazards and Toxic Chemicals

Yes	No	
( )	(X)	Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks visible from or near the project site?
( )	(X)	Is the project located near a dump or landfill site?
( )	(X)	Is the project near an industry disposing of chemicals or hazardous wastes?
( )	(X)	Are there issues that require a special/specific Phase II report before completing the environmental assessment?
( )	(X)	Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list?
( )	(X)	Is the site located within 3,000 feet of a toxic or solid waste landfill site?
( )	(X)	Does the site have an underground storage tank?
( )	(X)	Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)?

If your answer is "Yes" to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i). Attach Phase I (ASTM) Report) Documentation from the Environmental Professional, including any applicable mitigation measures, that the project will be located at an acceptable distance from the hazardous site.

Comments: **There are two portable diesel fuel tanks located on the subject property. The property appears to be used as a construction lay down yard. Construction equipment is being stored on the property and it is GEC's opinion that the tanks were placed on the site temporarily and will be moved off the property. There was no soil staining associated with the tanks and GEC does not anticipate an environmental concern at the present time.**

Source Documentation: **GEC's Site Reconnaissance May 18, 2011**

Airport Hazards

Yes	No	
( )	(X)	Is the project within 3,000 feet from the end of a runway at a civil airport?
( )	(X)	Is the project within 2-1/2 miles from the end of a runway at a military airfield?

If your answer is "Yes" to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments:

Source Documentation: **GEC's NAG Worksheets**
U.S.G.S. Topographic Maps
Google Earth Web Site
Georgia Department of Transportation (GDOT) Web Site

Vapor Encroachment

Yes No

( ) (X) Has a Tier I vapor intrusion assessment (VIA) revealed a vapor encroachment condition exists that may present a an unacceptable health risk to occupants?

If your answer is yes, then additional assessment must be performed according to ASTM E 2600-10 standards. For more guidance, please refer to ASTM E 2600.

Comments: **GEC's methodology for performing this vapor encroachment screening consisted of assessing all the information collected in the Phase I investigation, including information collected in site reconnaissance, interviews, and actual or probable chemical usage on the target property or nearby property.**

Tier 1 of the ASTM E 2600-10 Standard Practice for Assessment of Vapor Encroachment Screening on Property Involved in Real Estate Transactions in accordance with Sections 8.1.3.1 through 8.1.3.9 of the Practice was performed during this assessment.

The Vapor Encroachment (VE) Screen report did not identify any Federal, State, or Local databases within the ASTM E 2600 prescribed search radii of the subject property.

GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the subject property. See the attached Vapor Encroachment Screen report.

Source Documentation: **Environmental Data Resources, Inc. (EDR)**

PART C—TO BE COMPLETED BY APPLICANT & ENVIRONMENTAL PROFESSIONAL

COMPLETE ONLY IF PROJECT IS NEW CONSTRUCTION

Please answer the below questions. Attach additional sheets as necessary.

Alternatives and Project Modifications Considered: *Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.*

DCA is not looking for actual specific site locations but alternatives and/or project modifications considered, for example, closer to desirables or public transportation. Examples of project modifications may include smaller/larger density, zoning and high rise vs. garden style.

The site is located in a residential neighborhood and is adjacent to the Phase I project that has been very successful. The site is zoned R-3. We recently had this site zoned to its present designation, which is the only district that allows multi-family housing. There are no other zoned (that will allow Multi-family) sites in Ringgold at present except for sites that were destroyed by the EF-4 Tornado that hit the city on April 27, 2011. Several apartment complexes are not habitable as a result of that storm. Some will likely be rebuilt and some may not be rebuilt. However, none of these sites are available at this time because of pending insurance claims etc. and none would be suitable for the proposed senior complex because of their locations.

No Action Alternative: *Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.*

Discuss why the project site you chose benefits the human environment or discuss alternative would have been is a less desirable location or presented issues like minority concentration. In cases, where an alternative does not apply, list why.

There were no alternatives and the propsed site is adjacent to the existing Phase I of Lone Mountain Village which has been very successfully marketed as a senior's project. None of Catoosa County is in a minority concentration area and the percentage of minorities in the Census Tract of this Site is less than 5%. AS discussed above, on April 27, 2011 an EF-4 Tornado traveled through the City of Ringgold, entering on the southwest and exiting on the northeast. Eight people were killed and there was extreme property damage. At least 100 to 200 housing units are not habitable and many are totaled. The City of Ringgold was already in need of an affordable senior housing complex before the storm and that demand has now increased substantially. The city of Ringgold gave a resolution of support for this project on this site on April 25, 2011, forty-eight hours (almost to the minute) of when the EF-4 tornado struck.

Mitigation Measures Recommended: *Are there feasible ways in which the proposal or its extemal factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality?*

The site is fairly large. The site has long frontage on Chapman Road and across the street from the site is one of the best single-family neighborhoods in the City. For privacy for both neighborhoods, a greenbelt will be established along Chapman Road consisting of hardwoods and evergreens.

Additional Studies Performed: *Please identify any additional studies or work performed.*

Phase I Environmental Site Assessment – GEC
Noise Assessment – GEC

List of Sources, Agencies and Persons Consulted:

See attached List of Contacts

Environmental Data Resources Vapor Encroachment Screen
Georgia Department of Community Affairs Website
City of Ringgold Zoning Department – Dan Wright
Catoosa Utility District Authority – Randy Thomason
City of Ringgold – Dan Wright

McKean & Associates Architects
GEC Environmental Consultants
Georgia Historic Preservation Division
U.S.G.S. Topographic Maps
DeLorme Topo USA 8
Google
National Flood Insurance Program Flood Insurance Rate Map – Catoosa County
Federal Financial Institutions Examination Council – Catoosa County
GEC's Site Reconnaissance – May 18, 2011
Georgia Department of Transportation (GDOT) Webpage
U.S. Fish & Wildlife Service Listed Species for Catoosa County
U.S. Fish & Wildlife Service National Wetlands Inventory Map

CERTIFICATION

APPLICANT: I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this ___day of _____, 2011, in the Presence of:

By:

_____ Witness

_____ Applicant

_____ Notary Public

_____ Name

My commission Expires on:

_____ (Notary Seal)

ENVIRONMENTAL PROFESSIONAL: I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this 14th day of June, 2011, in the Presence of:

By:

Witness

Environmental Professional

Notary Public

Name

My commission Expires on: 4-30-2013

(Notary Seal)

ANNA MARIE DAVIS NOTARY PUBLIC BIBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 30, 2013

City of Ringgold

150 Tennessee Street
Ringgold, GA 30736

Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

June 3, 2011

Lone Mountain Village Phase II, L.P.
Mr. Jerry Braden
P.O. Box 447
Summerville, Georgia 30747

RE: 11 Acres, Chapman Road, Brian White Property

Dear Mr. Braden:

Please be advised that the tract described above has been rezoned to R-3 and that zoning will allow construction of your proposed senior apartments, age 55 and older under the Georgia Department of Community Affairs definition of housing for older people. This zoning allows up to 64 units on this tract.

Also, please be advised that his property is located within the City limits of Ringgold and is surrounded by development and is not considered prime farm land but rather development property.

Sincerely,

Dan Wright
City Manager

List of Contacts – Lone Mountain Village, Phase II, Ringgold, Georgia

1. HUD Websites
2. HUD Handbook 1390.2
3. Georgia Department of Community affairs Website
4. Joe Barger, Mayor, City of Ringgold, P.O. BOX 579, Ringgold, Ga 30736, 706-935-3061
5. Dan Wright, City Manager, City of Ringgold P.O. BOX 579, Ringgold, Ga 30736, 706-935-3061
6. Ms. Judy Pace, City Clerk, City of Ringgold P.O. BOX 579, Ringgold, Ga 30736, 706-935-3061
7. American Fact Finder Website
8. Bruce Taylor, McKean and Associates, 3815 Zelda Road, Montgomery, AL 334-272-4044
9. Teresa Reeves, Catoosa County News, 706-935-2621, 7513 Nashville St, Ringgold, Georgia, 30736
10. Catoosa County Fire Department, 5282 Evitt St, Ringgold, Georgia, 30736, 706-935-2001
11. Wayne Rogers, USDA Rural Development, 355 N. Hancock St., Athens, Georgia 706-546-2164
12. Jerry Koontz, Koontz and Salinger, Raliegh, NC, Market Analyst, 919-362-9085

150 Tennessee Street
Ringgold, GA 30736
Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

City of Ringgold

June 3, 2011

Lone Mountain Village Phase II, L.P.
Mr. Jerry Braden
P.O. Box 447
Summerville, Georgia 30747

RE: 11 Acres, Chapman Road, Brian White Property

Dear Mr. Braden

Please be advised that the above described site, location, is served by the City of Ringgold sewer. The sewer is available to this site and is located at the property line of the Phase I and Phase II Lone Mountain Village properties.

Provided all tap fees are paid, and all sewer regulations and standards are met, Lone Mountain Village Phase II will be allowed to connect. The capacity of the city sewer system is adequate for your proposed 64 unit complex.

Sincerely,

Dan Wright
City Manager

CATOOSA UTILITY DISTRICT AUTHORITY

(706) 937-4121 OFFICE -- (706) 937-6500 FAX

P O BOX 750
1058 OLD MILL RD
RINGGOLD GA 30736-0750

May 19, 2011

Annamarie Braden
The Braden Group
135 North Washington St
Summerville, GA 30747

RE: Availability of Water
Proposed 52-64 Units
Lone Mountain Village Phase II, L.P. – Senior Apartments

Dear Ms. Braden,

This letter serves to confirm that public water is available to your proposed site located on Chapman Road, a 11 acre portion of LL 153, 28th District, 3rd Section of Catoosa County, a portion of tract 47, Tax Map 38B.

Public water is available to the site and capacity is adequate for this proposed development.

Sincerely,

Randy L. Thomason
Maintenance Superintendent
Catoosa Utility District Authority

RLT/bh

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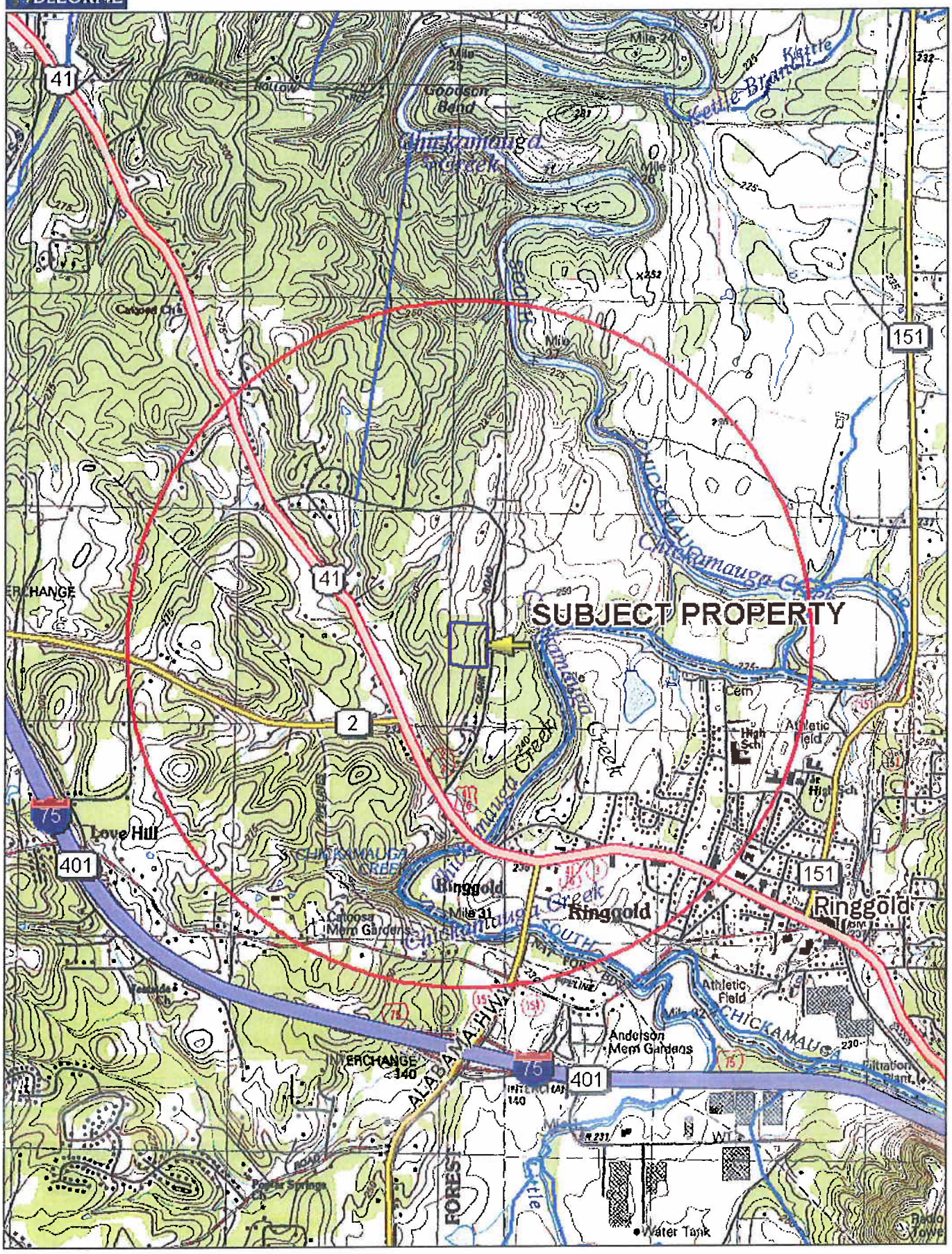

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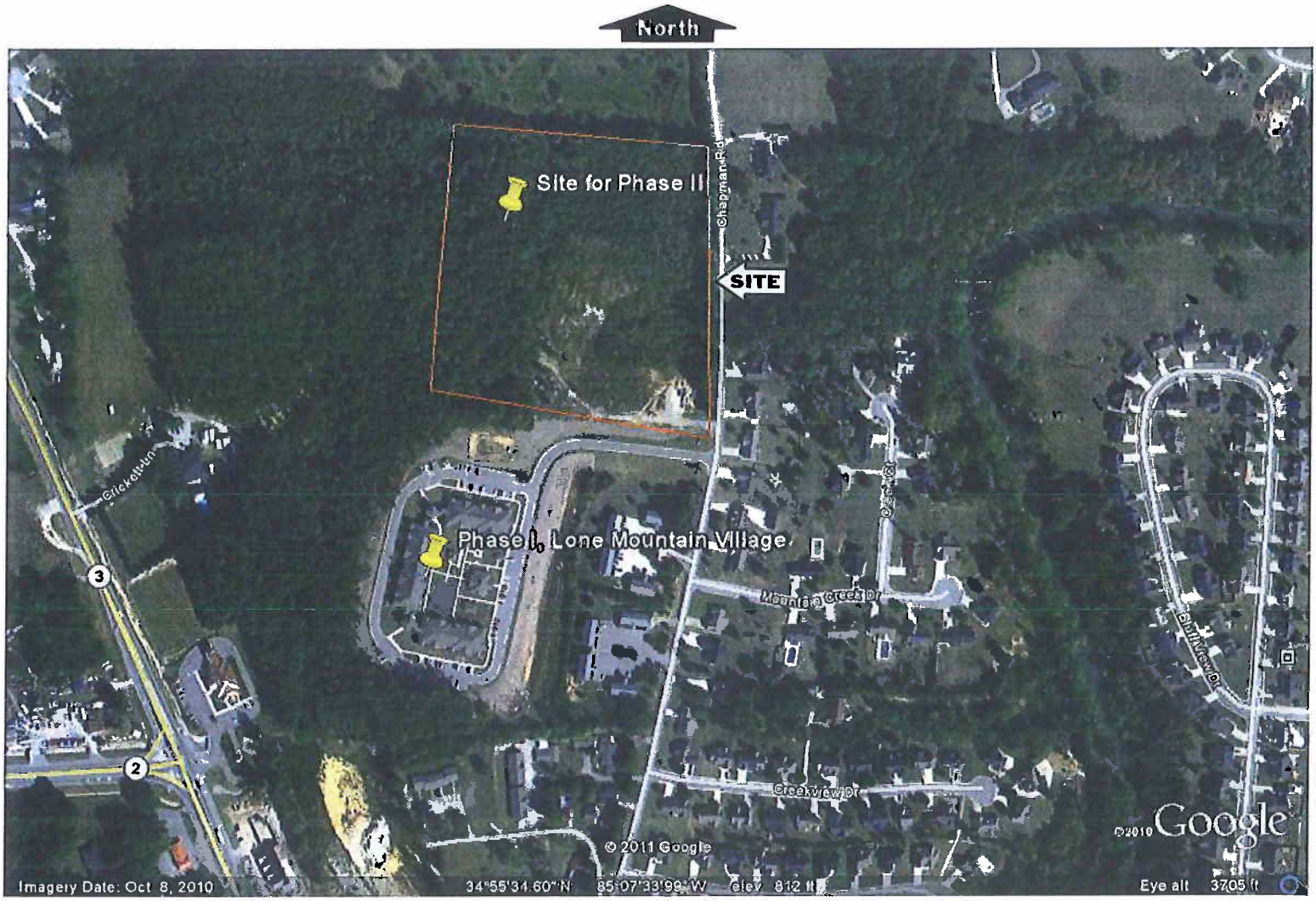
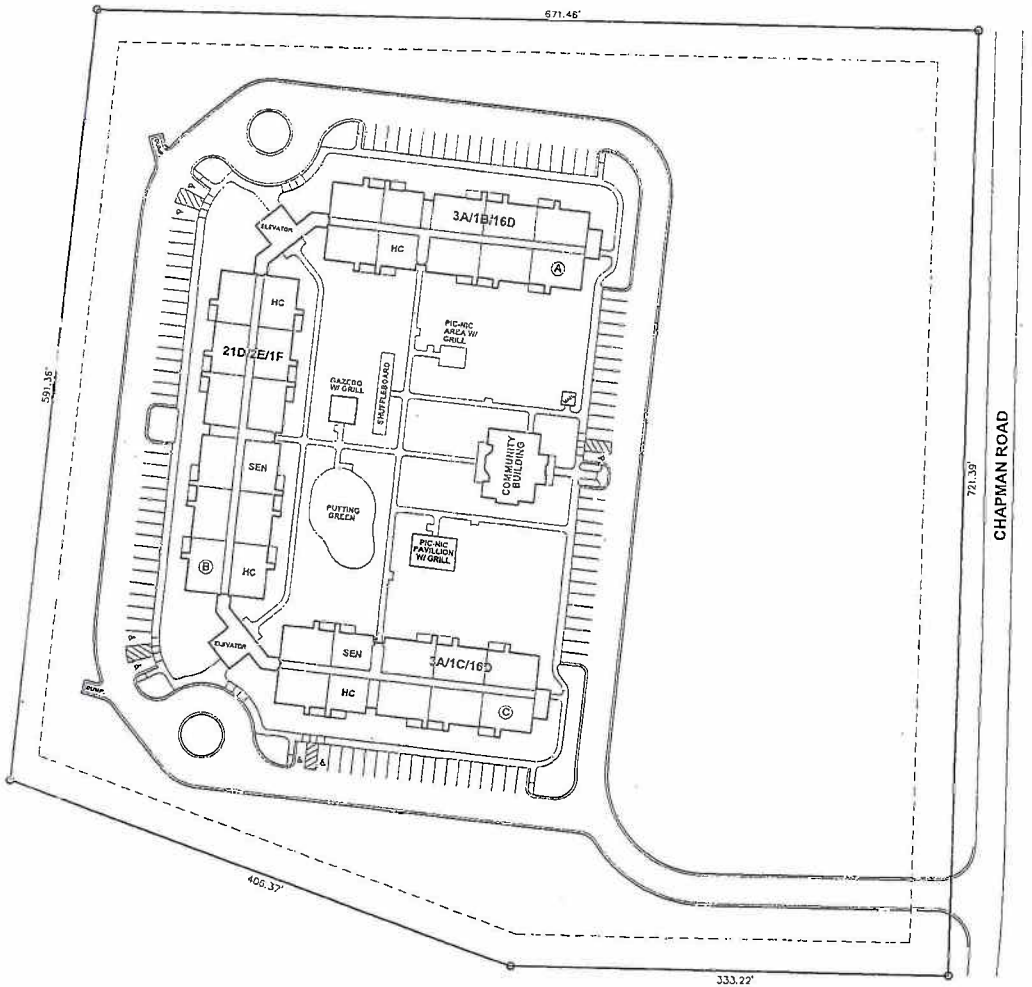
www.delorme.com

MN (4.2° W)

0 1500 3000 ft

Data Zoom 12-1


North
Site for Phase II
Chapman Rd
SITE
Phase I, Lone Mountain Village
Mountain Creek Dr
Creekview Dr
Cricket Ln
3
2
© 2011 Google
©2010 Google
Imagery Date: Oct 8, 2010
34°55'34.60" N 85°07'33.99" W elev 812 ft
Eye alt 3705 ft



SCHEMATIC SITE PLAN

SCALE: 1"=40'

ELDERLY APARTMENTS
RINGGOLD, GEORGIA

LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	5 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	2 UNITS
UNIT 'C' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM	53 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	2 UNITS
UNIT 'F' - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS:	64 UNITS

SITE DATA	
PARKING SPACES	104
SITE AREA	11.0 ACRES ±

OWNER/DEVELOPER
ELDERLY APARTMENTS, L.P.
P.O. BOX 442
SUMMERVILLE, GEORGIA 30747

ARCHITECT
McKEAN & ASSOCIATES, ARCHITECTS, LLC
2815 ZELDA ROAD
MONTGOMERY, ALABAMA 36106

N

McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

ELDERLY APARTMENTS
RINGGOLD, GEORGIA

STATE OF GEORGIA
Rory L. McKean
REGISTERED ARCHITECT

Sheet Title:
SCHEMATIC SITE PLAN

Project No:	11-XXX
Date:	04-04-11
Revised:	
Drawn By:	BTT
Checked By:	RLM

Sheet No:
S-1

Sequence 1 of 1

North

U.S. Fish and Wildlife Service
National Wetlands Inventory

Lone Mountain Village II

May 9, 2011

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

110283.210

Listed Species in Catoosa County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Mammal				
Gray bat *Myotis grisescens*	E	E	Colonies restricted to caves or cave-like habitats; forage primarily over water along rivers or lake shores	Human disturbance and vandalism in caves, pesticides, flooding of caves by impoundments, and loss of insect prey over streams degraded by siltation and pollution
Bird				
Bald eagle *Haliaeetus leucocephalus*	T	E	Inland waterways and estuarine areas in Georgia	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Fish				
Flame chub *Hemitremia flammea*	No Federal Status	E	Springs and springfed streams	
Mountain madtom *Noturus eleutherus*	No Federal Status	T	Gravelly or rocky streams	
Popeye shiner *Notropis ariommus*	No Federal Status	T	Mountain stream; gravelly streams	
Snail darter *Percina tanasi*	T	T	Adults live and spawn in gravel shoal habitat in the South Chickamauga Creek (population found 1980); larvae drift downstream to nursery areas	
Stargazing minnow *Phenacobius uranops*	No Federal Status	T	Clear, moderate-gradient streams and small rivers. Inhabits riffles and, more commonly, runs 15-50 cm deep. Adults and juveniles found over clean or slightly silted gravel and small to medium rubble.	
Plant				
Large-flowered skullcap	E	T	Mature oak-pine forests with sparse understory	Logging, wildfires, livestock grazing, residential development, and small populations coupled with

Scutellaria montana				limited distribution
Glade-cress *Leavenworthia exigua exigua*	No Federal Status	T	Open areas on limestone cedar glades where soil is gravelly and usually <5cm deep; associated with a blue green alga (*Nostoc sp.*) in wet months	
Great Plains ladies-tresses *Spiranthes magnicamporum*	No Federal Status	E	Grassy areas in open or partial shade on flat, limestone outcrops (cedar glades) where the soil is a heavy, sticky clay	

Gray Bat

Bald Eagle

Large-flowered Skullcap

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC

June 9, 2011

Dr. David Crass
Division Director
Deputy State Historic Preservation Officer
Georgia Department of Natural Resources
Historic Preservation Division
254 Washington Street, SW, Ground Floor
Atlanta, GA 30334

SUBJECT: 36 CFR 800 SHPO Consultation for a Department of Community Affairs Phase I Environmental Site Assessment
Lone Mountain Village Phase II
335 Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210

Dear Dr. Crass:

Geotechnical & Environmental Consultants, Inc. (GEC) is conducting a Phase I Environmental Site Assessment (ESA) for the Department of Community Affairs on the proposed Lone Mountain Village Apartments located at 335 Chapman Road in Ringgold, Georgia. This letter is a request for consultation regarding the proposed project in accordance with 36 CFR 800. The subject site is approximately 11-acres and is predominantly wooded. Based on historical aerials it appears that the property has always been wooded since 1938 if not before. The adjacent properties appear to have been historically used as farmland. The property is currently bordered by residential properties. A 64-unit senior apartment complex is proposed for this site. Details of the project include:

Applicant: Lone Mountain Village, LP
Mr. Jerry Braden
P.O. Box 447
Summerville, Georgia 30747
jerry@thebradengroup.com
(706) 857-1414

Contact: Geotechnical & Environmental Consultants, Inc.
Mary Brooks
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204
mbrooks@geconsultants.com
(478) 757-1606

Enclosed are copies of an U.S.G.S. Topographic Quadrangle Map, an aerial photograph, street map, site plan, City of Ringgold Resolution of support, historical aerial photographs, photograph-key map, and photographs of the subject property and vicinity taken during site reconnaissance on May 18, 2011. The goal of this inquiry is to determine whether or not the purchase of this property and construction of the senior living apartment complex, will disturb or affect any historical property/ies and/or cultural resources.

Due to the expediency in which DCA needs this information to complete the Home/HUD application, we would appreciate it if you could respond as quickly as possible. If you have any questions or need any further information, please contact our office at 478 757-1606, or email at mbrooks@geconsultants.com. Thanks for your assistance in this matter.

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

Mary Brooks
Senior Environmental Specialist

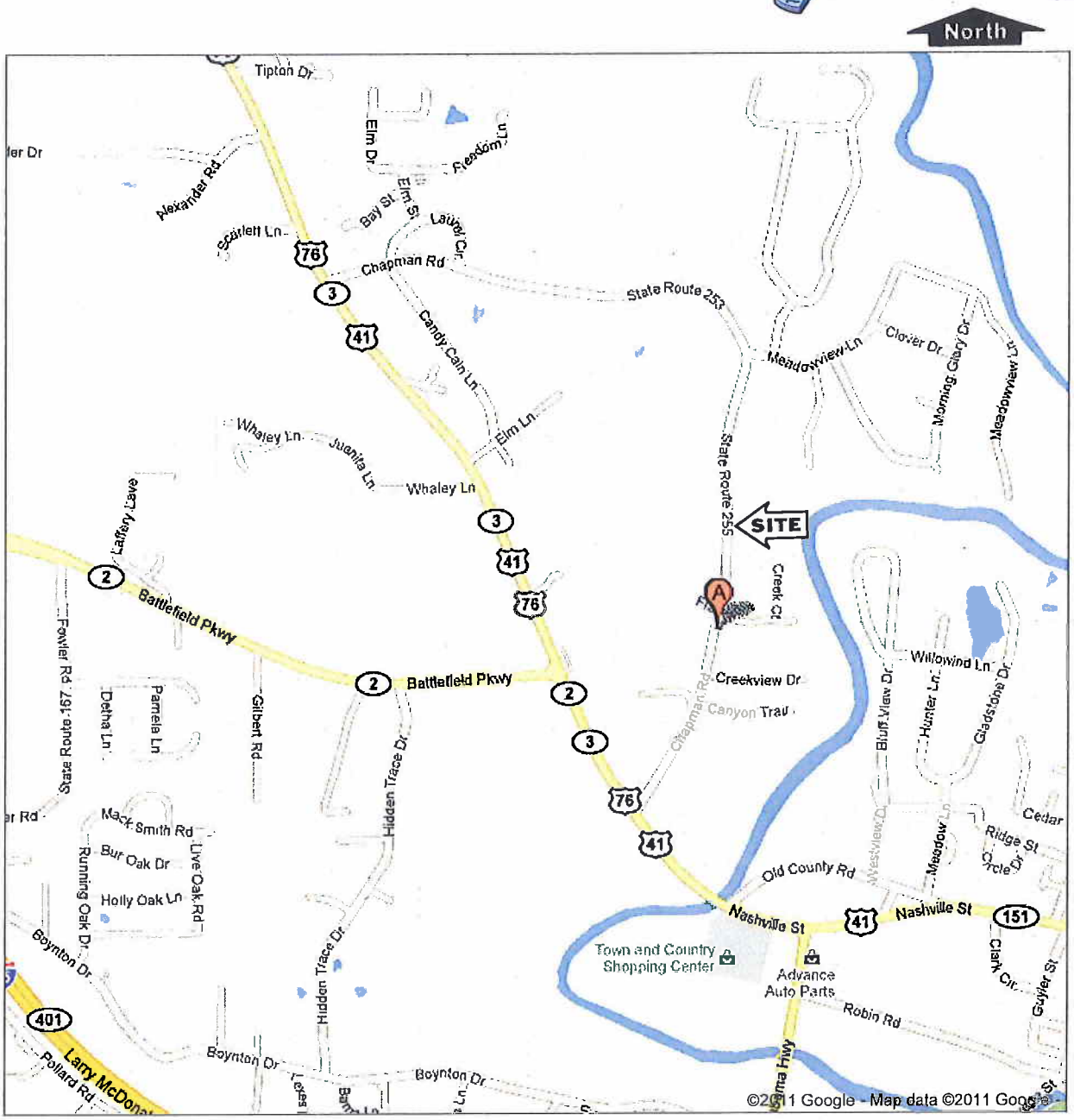
Attachments

cc: Mr. Jerry Braden, The Braden Group

GEC

Google maps Address 335 Chapman Rd
Ringgold, GA 30736

Get Google Maps on your phone
Text the word "GMAPS" to 466453



Recent floods and tornadoes

Maps related to the Mississippi River floods
Maps related to the recent tornadoes

DeLORME

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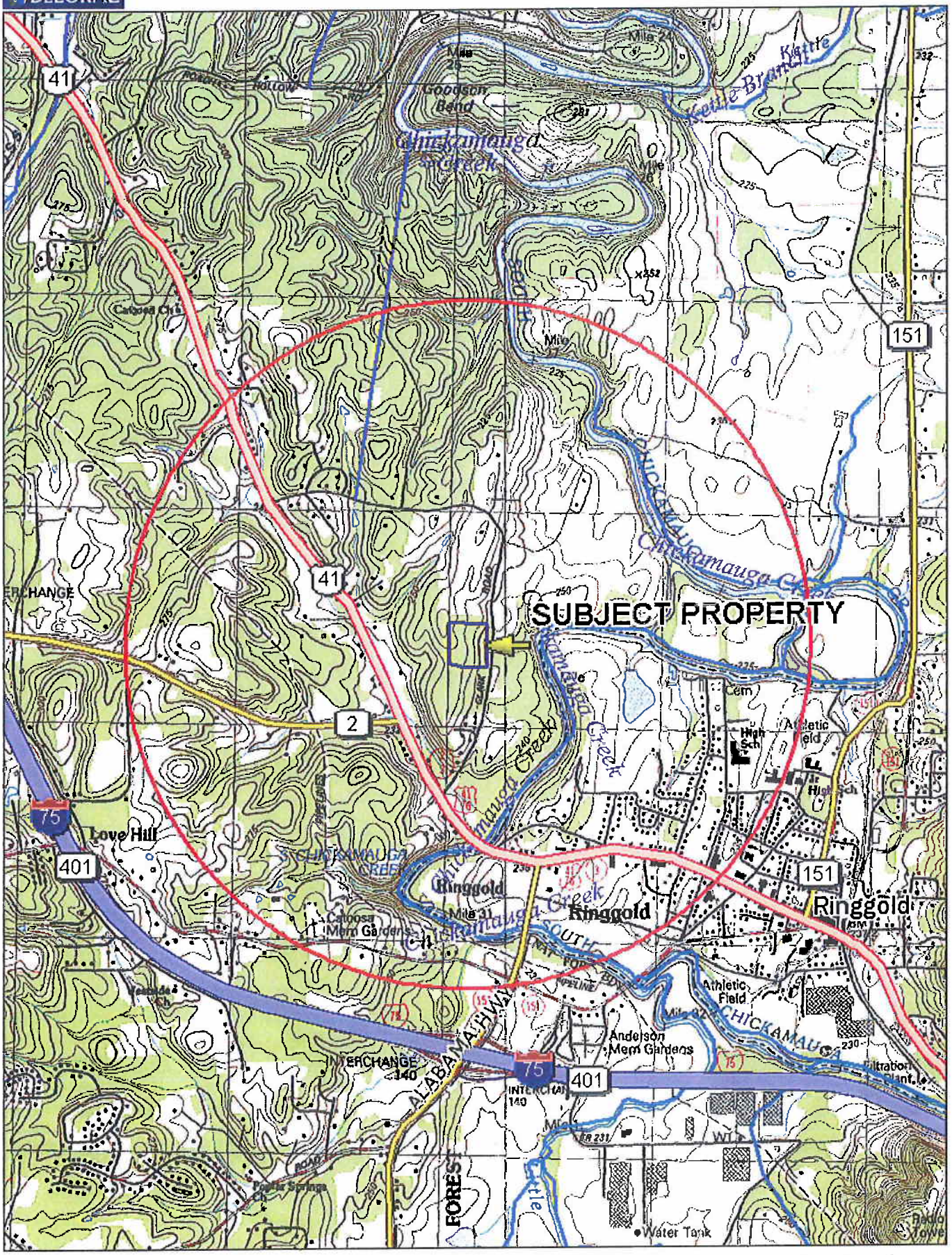

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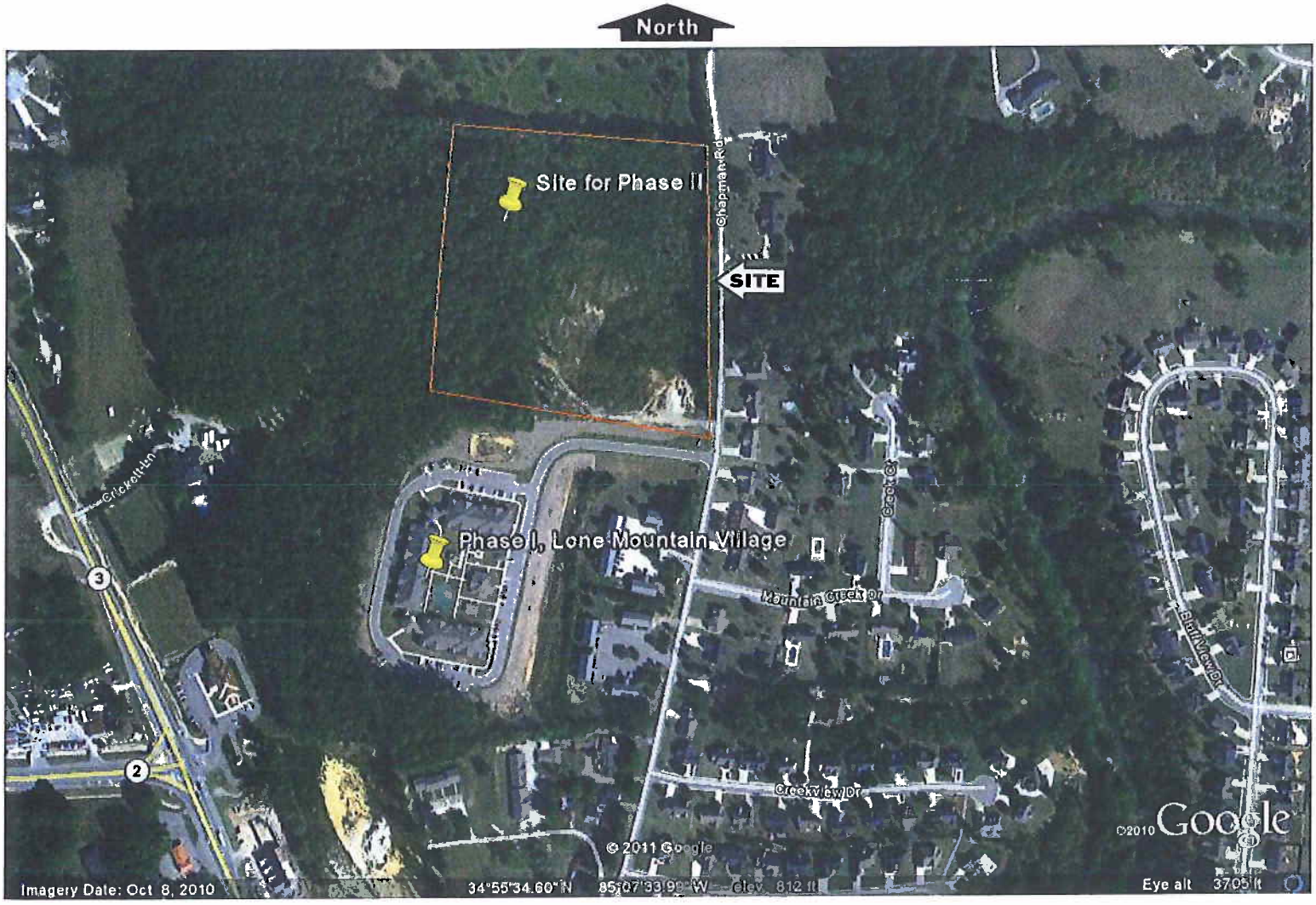
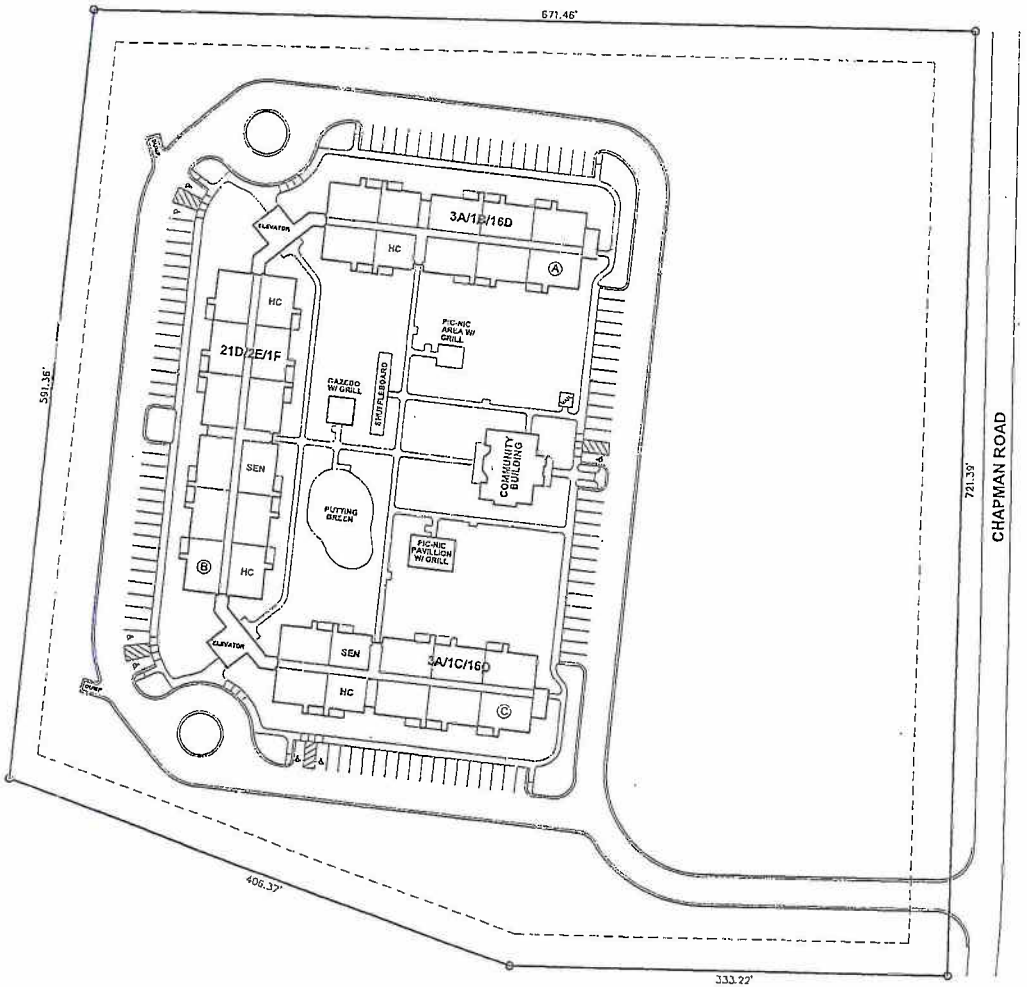
www.delorme.com

MN (4.2° W)

0 1500 3000 ft

Data Zoom 12-1


North
Site for Phase II
SITE
Chapman Rd
Phase I, Lone Mountain Village
Cricket Hill
Creek Cir
Mountain Creek Dr
Bluff View Dr
Creekview Dr
3
2
©2010 Google
© 2011 Google
Imagery Date: Oct 8, 2010
34°55'34.60" N
85°07'33.9" W
elev 812 ft
Eye alt 3705 ft



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UNIT "C" - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
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OWNER/DEVELOPER

ELDERLY APARTMENTS, L.P.
P.O. BOX 447
SUMMERVILLE, GEORGIA 30747

ARCHITECT

McKEAN & ASSOCIATES, ARCHITECTS, LLC
2915 ZELDA ROAD
MONTGOMERY, ALABAMA 36106

SCHEMATIC SITE PLAN

SCALE: 1"=40'

ELDERLY APARTMENTS
RINGGOLD, GEORGIA

McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

ELDERLY APARTMENTS
RINGGOLD, GEORGIA

STATE OF GEORGIA
Rory L. McKean
REGISTERED ARCHITECT

Sheet Title:
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Project No:	11-XXX
Date:	04-04-11
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Drawn By:	BTT
Checked By:	RLM

Sheet No:
S-1

Sequence 1 of 1

City of Ringgold

150 Tennessee Street
Ringgold, GA 30736

Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

May 10, 2011

Ms Laurel Hart
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

RE: Application for HOME Consent

Dear Ms Hart:

On Wednesday, April 27, 2011, a F4 tornado hit the City of Ringgold on the northwest side and traveled across the city, exiting on the southeast side, leaving a trail of destruction. Eight people were killed and many injured. The physical destruction was widespread and included commercial and residential properties, and public facilities including two schools. The residential neighborhoods having the most damage would be termed low and moderate income homes, including mobile homes, single-family homes, and apartments. Governor Deal has visited our city, as well as Homeland Security Secretary Napolitano, Senator Isakson, GEMA Director English, Representative Graves, as well as many other state and local officials.

Jerry and Annamarie Braden have planned a Phase II of their Lone Mountain Village for seniors. Prior to this storm, the City of Ringgold City Council approved their zoning request, as well as a Resolution of Support. I understand Mr. and Mrs. Braden intend to submit a pre-application on Thursday of this week for a HOME Consent from the Georgia Department of Community Affairs to build up to sixty-four (64) apartments for senior citizens. At this point, the City of Ringgold has a critical housing shortage. I also understand that the award of this HOME Consent is critical to the economic viability of this project. As Mayor of the City of Ringgold, I ask that you give special consideration to this project in view of the harsh reality of the devastation that has occurred as this will help us with our long-term recovery effort.

Sincerely,

Joe Barger

Joe Barger
Mayor, City of Ringgold

STATE OF GEORGIA
COUNTY OF CATOOSA

A RESOLUTION OF THE RINGGOLD CITY COUNCIL OUTLINING SUPPORT FOR SENIOR HOUSING (AGE 55 AND OLDER) AFFORDABLE TO LOCAL CITIZENS THROUGH PUBLIC-PRIVATE PARTNERSHIP FUNDING

WHEREAS, at the regular meeting of the City Council of Ringgold, Georgia held on the 25th day of April, 2011, a motion was made and duly seconded that the City of Ringgold shall support the building of Senior Housing (age 55 and older) affordable to local citizens through public-private partnership funding; and

WHEREAS, Lone Mountain Village Phase II L.P. proposes to build 60 to 64 apartment units reserved for seniors (age 55 and older) consisting of one and two bedrooms and a community building, on Chapman Road (as a Phase II of the existing Lone Mountain Village) in the City of Ringgold, Catoosa County, Georgia with financing that consists of a public-private partnership and;

WHEREAS, Lone Mountain Village Phase II L.P. will apply for loans and tax credits through the Georgia Department of Community affairs, and will invest approximately $5,000,000 in private funds; and

WHEREAS, there are limited funds available and the support of the elected body of the local government is important to a successful application process and,

NOW, THEREFORE, BE IT RESOLVED that the City of Ringgold Mayor and City Council do hereby support the application of Lone Mountain Village Phase II L.P. in its endeavor to build the proposed complex.

So resolved this 25th day of April, 2011.

CITY OF RINGGOLD, GEORGIA

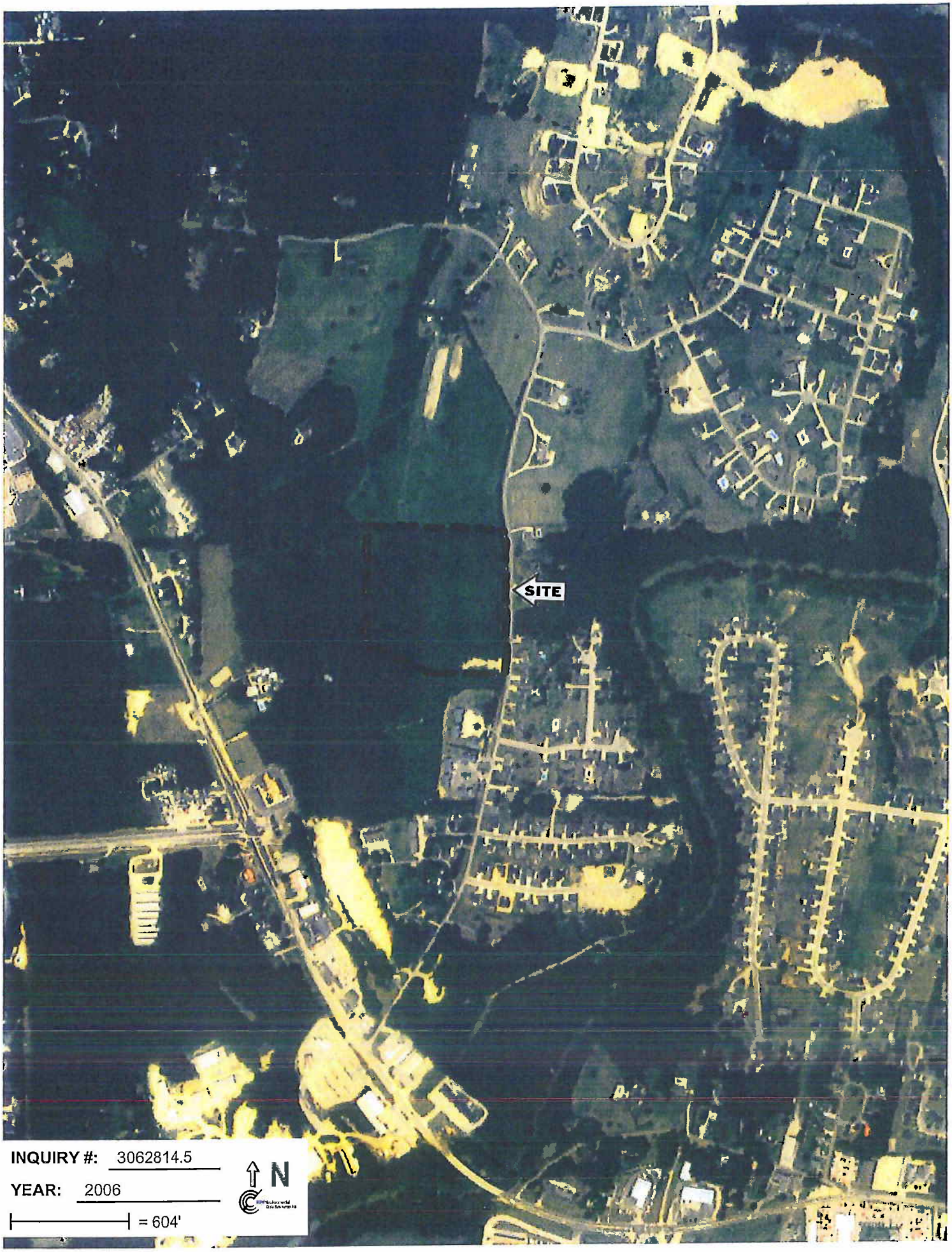
BY: _____
Joe Barger, Mayor

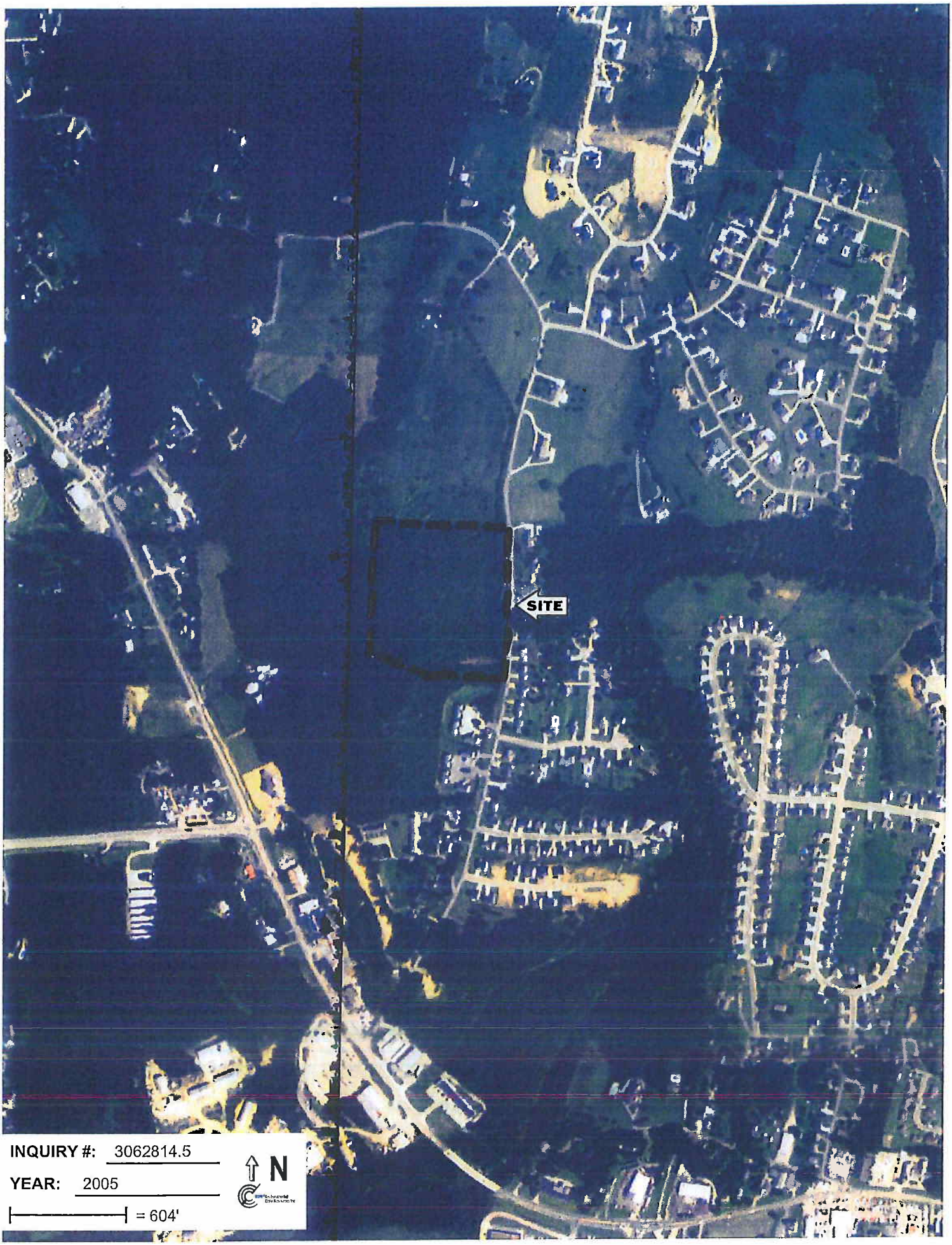
ATTEST:

_____
Judy Pace, City Clerk

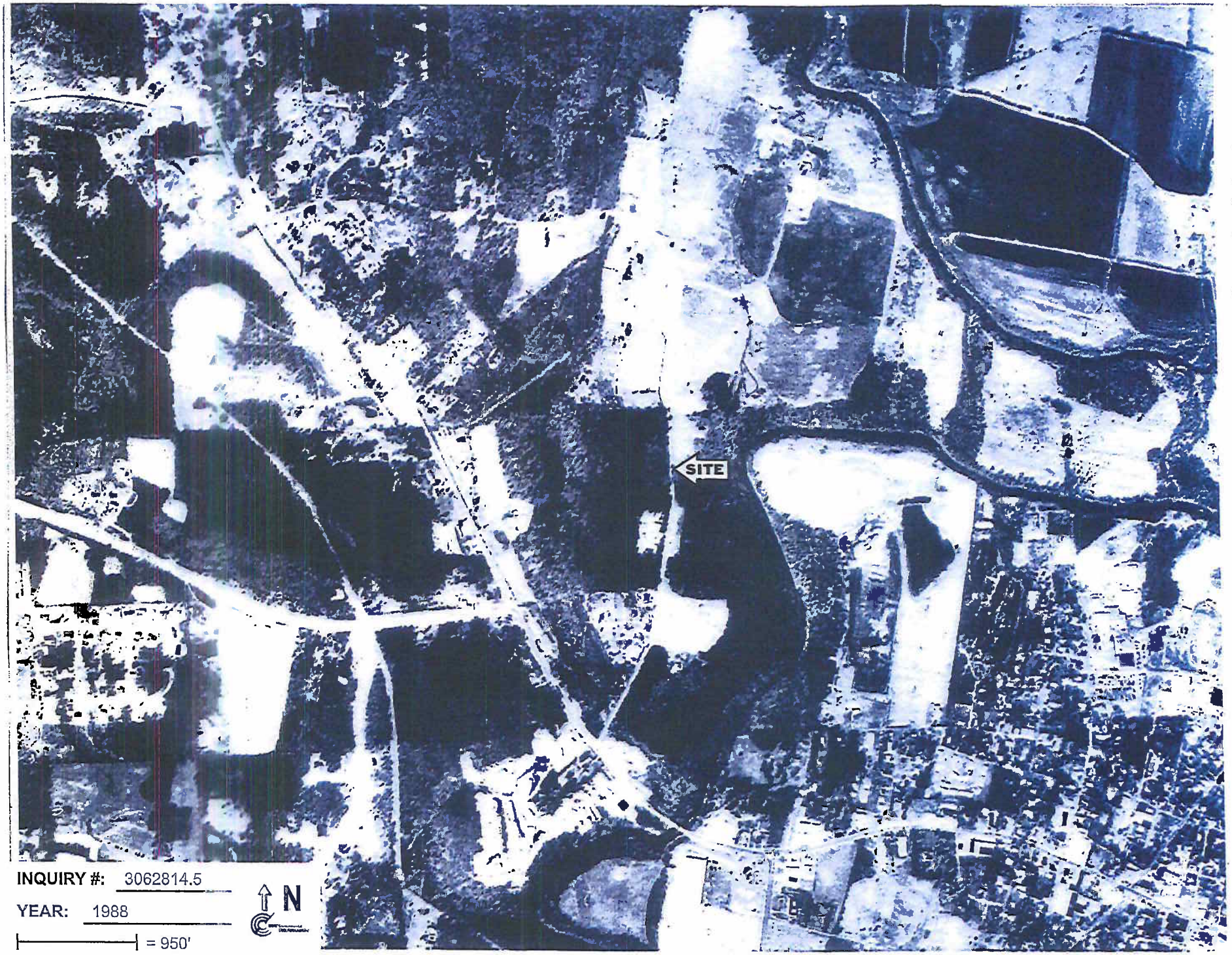
STATE OF GEORGIA NOTARY PUBLIC
JUDY ANN PACE
Notary Public, Georgia
Catoosa County
My Commission Expires
September 17, 2011

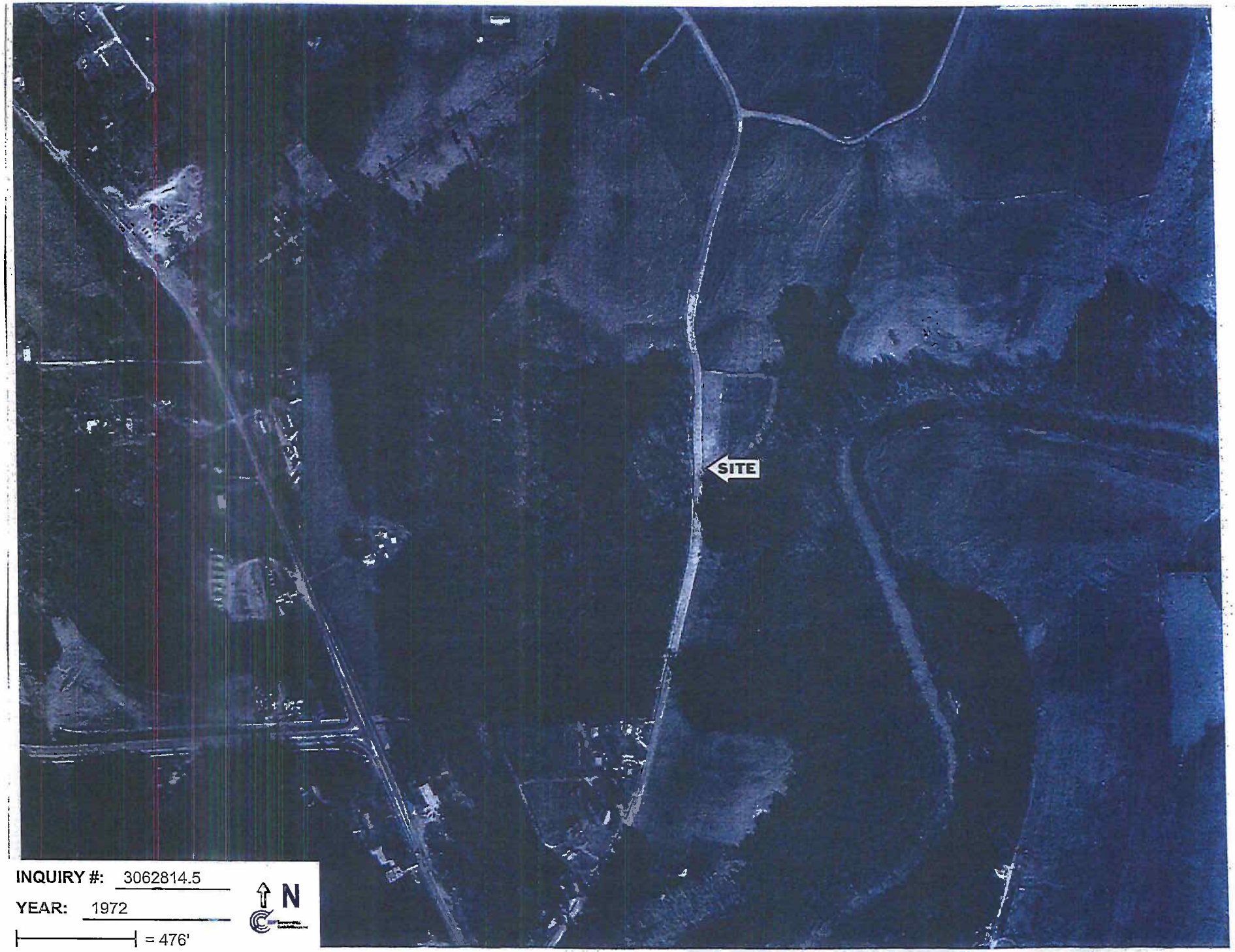
_____


SITE
INQUIRY #: 3062814.5
YEAR: 2006
= 604'
N


SITE
INQUIRY #: 3062814.5
YEAR: 2005
= 604'
N

SITE
INQUIRY #: 3062814.5
YEAR: 1993
= 950'
N


SITE
INQUIRY #: 3062814.5
YEAR: 1988
= 950'
N



INQUIRY #: 3062814.5

YEAR: 1972

= 476'

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SITE
INQUIRY #: 3062814.5
YEAR: 1966
= 476'
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INQUIRY #: 3062814.5

YEAR: 1960

= 476'

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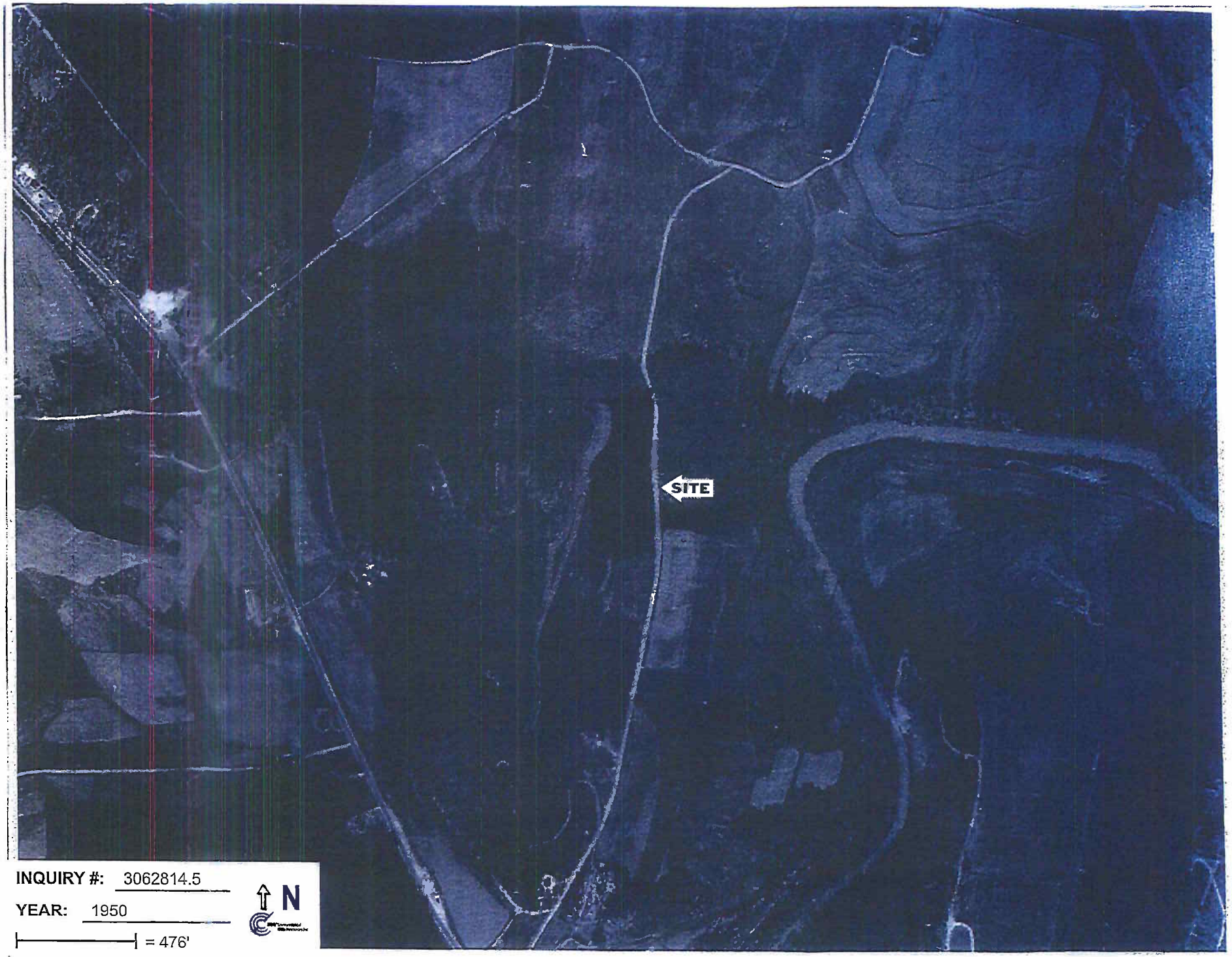
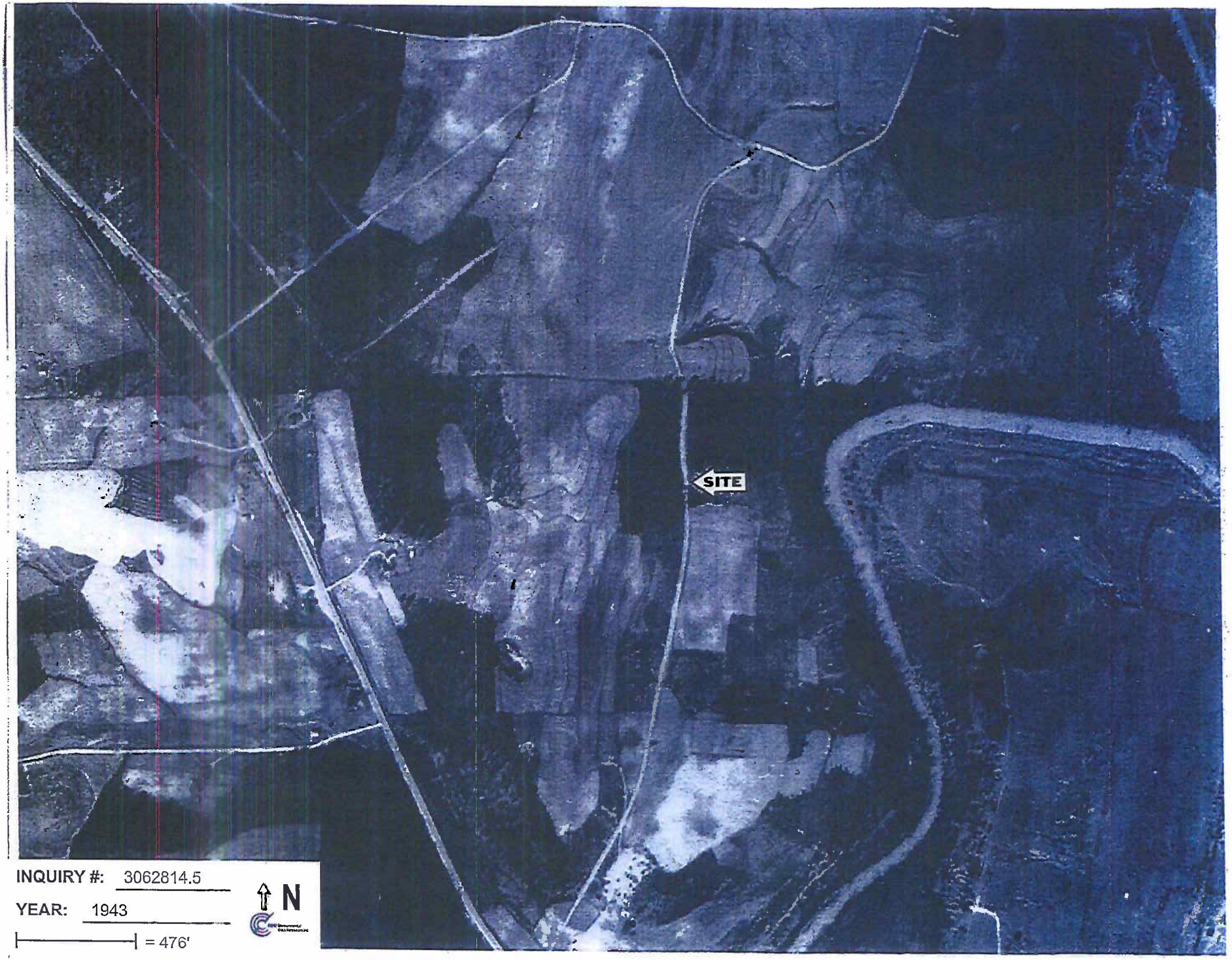


INQUIRY #: 3062814.5

YEAR: 1950

= 476'

N



INQUIRY #: 3062814.5

YEAR: 1943

= 476'

N

INQUIRY #: 3062814.5

YEAR: 1938

= 476'

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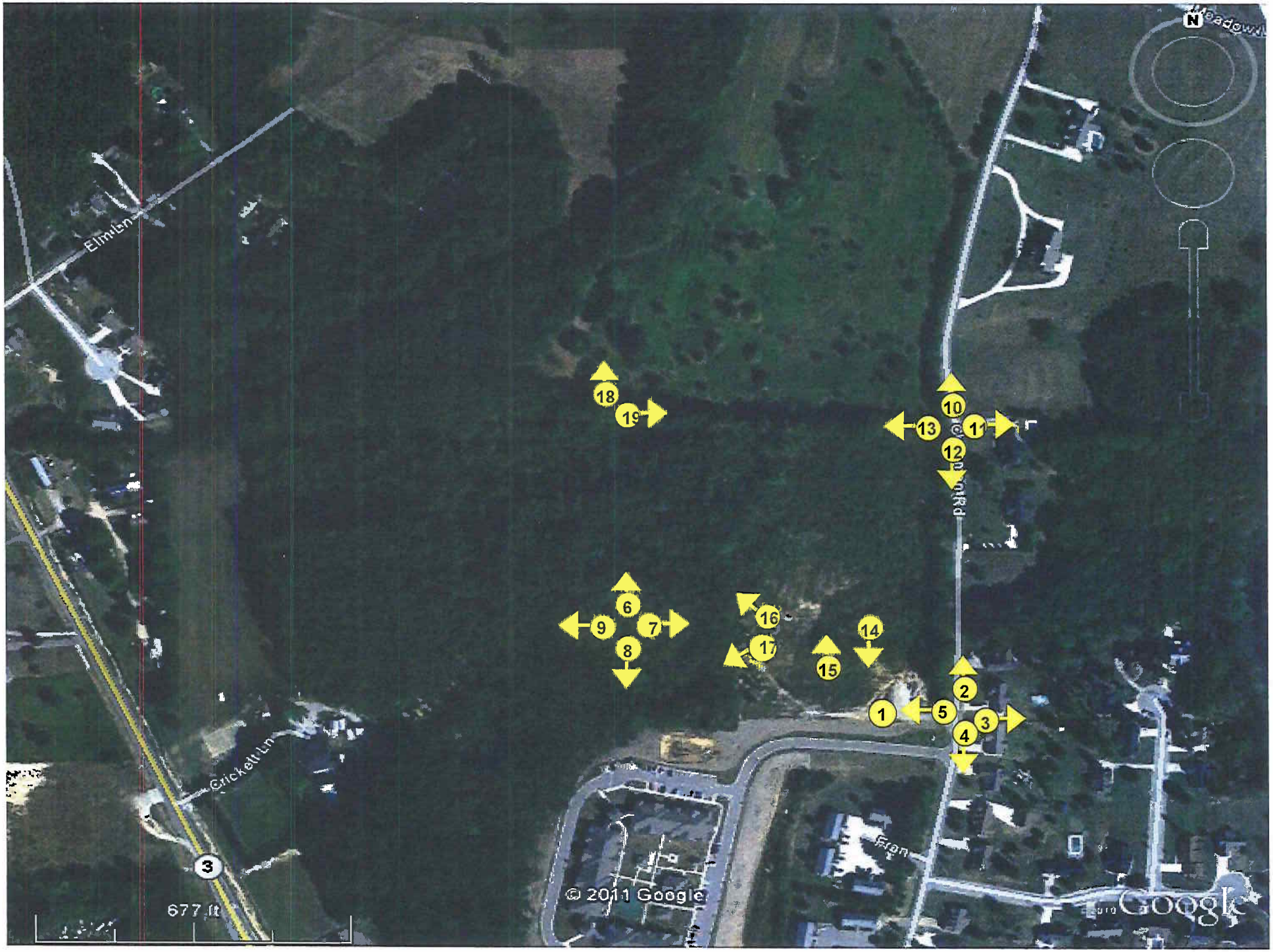
Elm Ln
Cricket Ln
677 ft
© 2011 Google
Google
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Photo 1. Entrance to Lone Mountain Village located at the southern border of the subject property

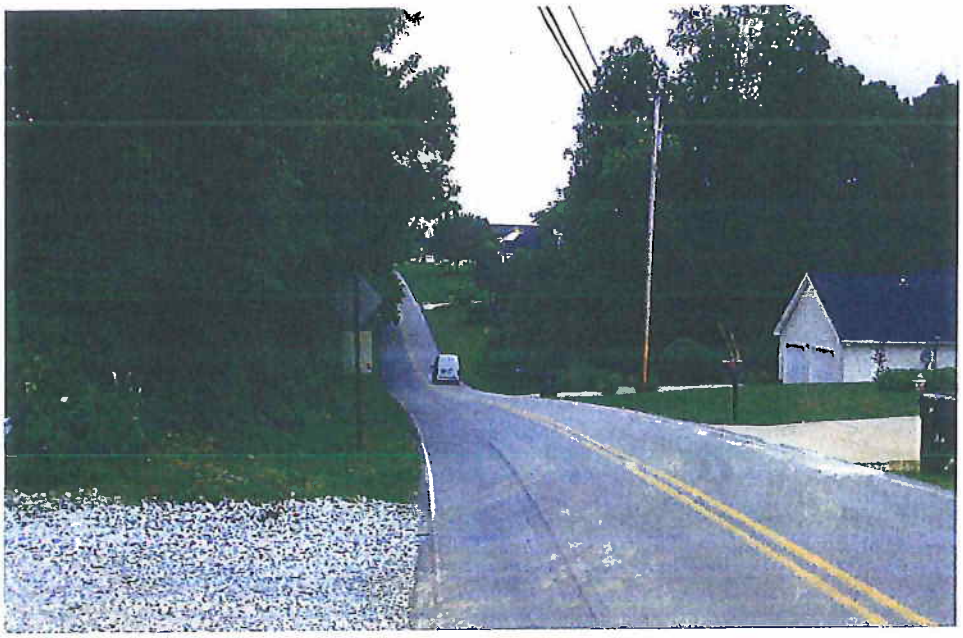


Photo 2. View looking north along the eastern border; property on left side of the photo.

Photo 3. Adjacent property located east of the subject property

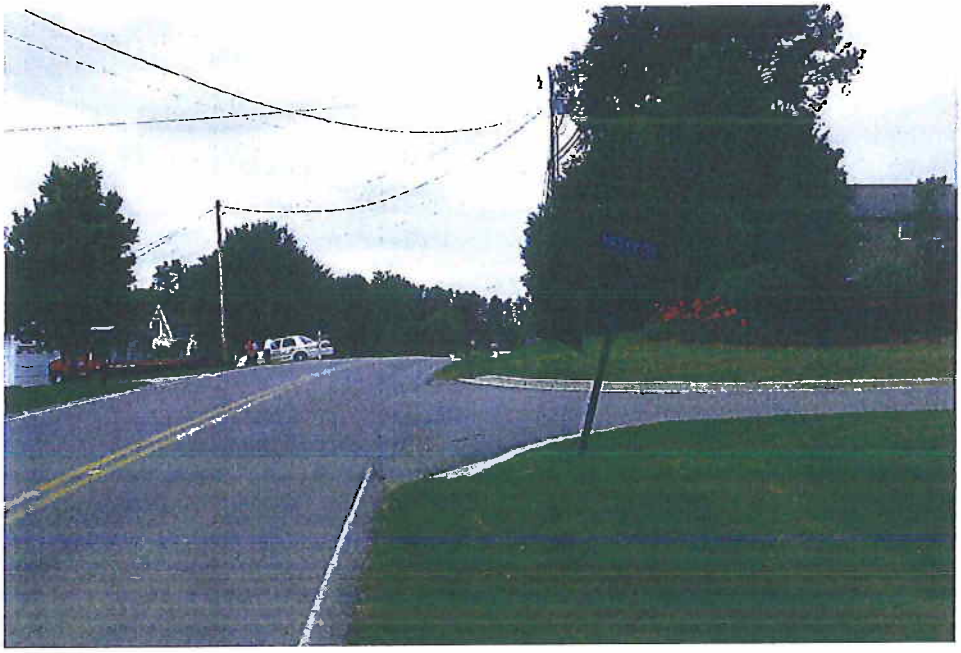


Photo 4. View of adjacent properties looking south along the eastern border; property on right side of the photo

Photo 5. View looking west along the southern border; property on the right side of the photo

Photo 6. View looking north along the western border; property is on the right portion of the photo

Photo 7. View looking east along the southern border; property is on the left side of the photo

Photo 8. View looking south from the southwestern corner of the property

Photo 9. View looking west from the southwestern corner of the property

Photo 10. View looking north from the northeastern corner along Chapman Road

Photo 11. View looking east from the northeastern corner of the property; adjacent property also shown across Chapman Road

Photo 12. View looking south along Chapman Road from the northeastern corner of the property; property is on the right side of the photo

Photo 13. View looking west from the northeastern corner of the property; property is on the left portion of the photo

Photo 14. Interior view looking south showing some construction debris and equipment

Photo 15. Interior view of property; construction debris and equipment, as well as minor erosion is also shown

Photo 16. Interior view showing two AST's

Photo 17. Interior view showing debris leftover from clearing

Photo 18. View looking north from the northwestern corner of the property

Photo 19. View looking east from the northwestern corner of the property; property is on the right side of the photo

McKEAN & ASSOCIATES
ARCHITECTS LLC

June 20, 2011

Ms. Jennifer Adams
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, Georgia 30329-2231

Re: Lone Mountain Village Phase II
Ringgold, Georgia

Dear Ms. Adams:

To the best of my knowledge and judgment the design of this proposed development should not detract from, should be compatible with, and should have no adverse effect on the surrounding neighborhood.

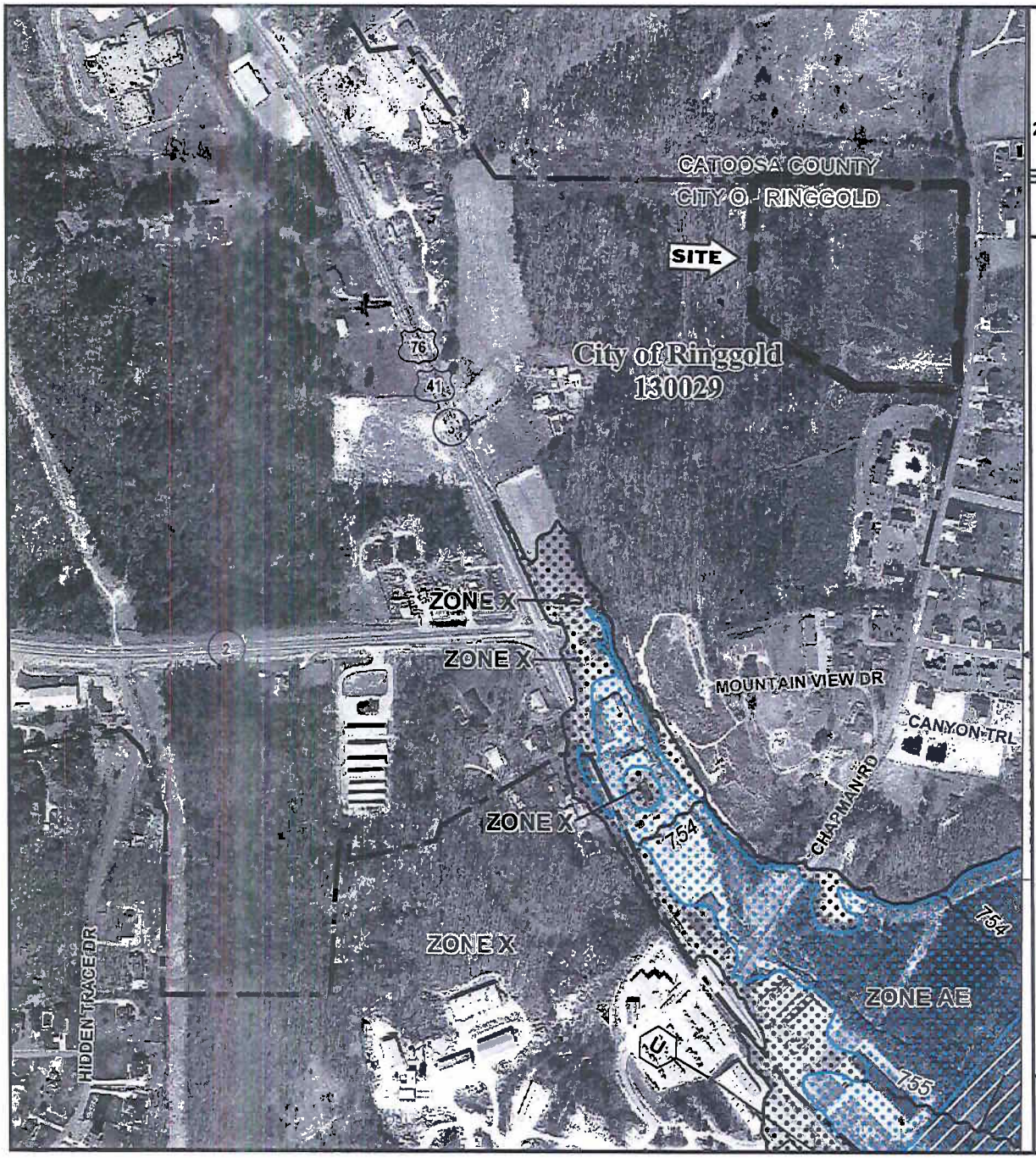
Sincerely,

McKEAN & ASSOCIATES, ARCHITECTS, LLC

Rory L. McKean, AIA

RLM/cp

2815-B Zelda Road, Montgomery, Alabama 36106, Telephone (334) 272-4044, Facsimilie (334) 244-0347



North

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METE

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0042E

FIRM

FLOOD INSURANCE RATE MAP

CATOOSA COUNTY, GEORGIA AND INCORPORATED AREAS

PANEL 42 OF 175

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CATOOSA COUNTY	130028	0042	E
RINGGOLD, CITY OF	130029	0042	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13047C0042E

EFFECTIVE DATE
SEPTEMBER 11, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METE

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 - - - - - 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000FT	5000-foot grid ticks: Georgia State Plane coordinate system, west zone (FIPS Zone 1002), Transverse Mercator
4989000m N	1000-meter Universal Transverse Mercator grid values, zone 16
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
FT1,000	River Station

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
SEPTEMBER 11, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map Histo table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call t National Flood Insurance Program at 1-800-638-6620.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

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Geocoding System

MSA Code: 16860	State Code: 13	County Code: 047	Tract Code: 0302.00

Summary Census Demographic Information

Tract Income Level	Middle	Tract Population	8607
Underserved or Distressed Tract	No	Tract Minority %	5.17
2010 HUD Estimated MSA/MD/non-MSA/MD Median Family Income	$55,900	Minority Population	445
2010 Est. Tract Median Family Income	$62,675	Owner-Occupied Units	2429
2000 Tract Median Family Income	$50,217	1- to 4-Family Units	3289
Tract Median Family Income %	112.12		

CENSUS DATA | INCOME DATA | POPULATION DATA | HOUSING DATA

Last update: 08/04/2010 07:30 AM

Maintained by the FFIEC. For suggestions regarding this site, Contact Us.

Worksheet A
Site Evaluation

Noise Assessment Guidelines

Site Location

CHAPMAN ROAD
Program

Project Name

LONE MOUNTAIN VILLAGE
Locality

RINGGOLD, CATOOSA COUNTY
File Number

Sponsor's Name | Phone

Street Address | City, State

	Acceptability Category	DNL	Predicted for Operations in Year
1. Roadway Noise	ACCEPTABLE	52.3-56.0	2021 NASHVILLE ST. 960 FEET SW
2. Aircraft Noise	ACCEPTABLE	<55	2011 NO CIVIL AIRPORTS WITHIN 5 MILES NO MILITARY AIRFIELDS WITHIN 15 MILES
3. Railway Noise	ACCEPTABLE	<65	2011 NO RAILWAYS WITHIN 3000 FEET
		<65	

Value of DNL for all noise sources: (see page 3 for combination procedure)

Final Site Evaluation (circle one)

(Acceptable)

Normally Unacceptable

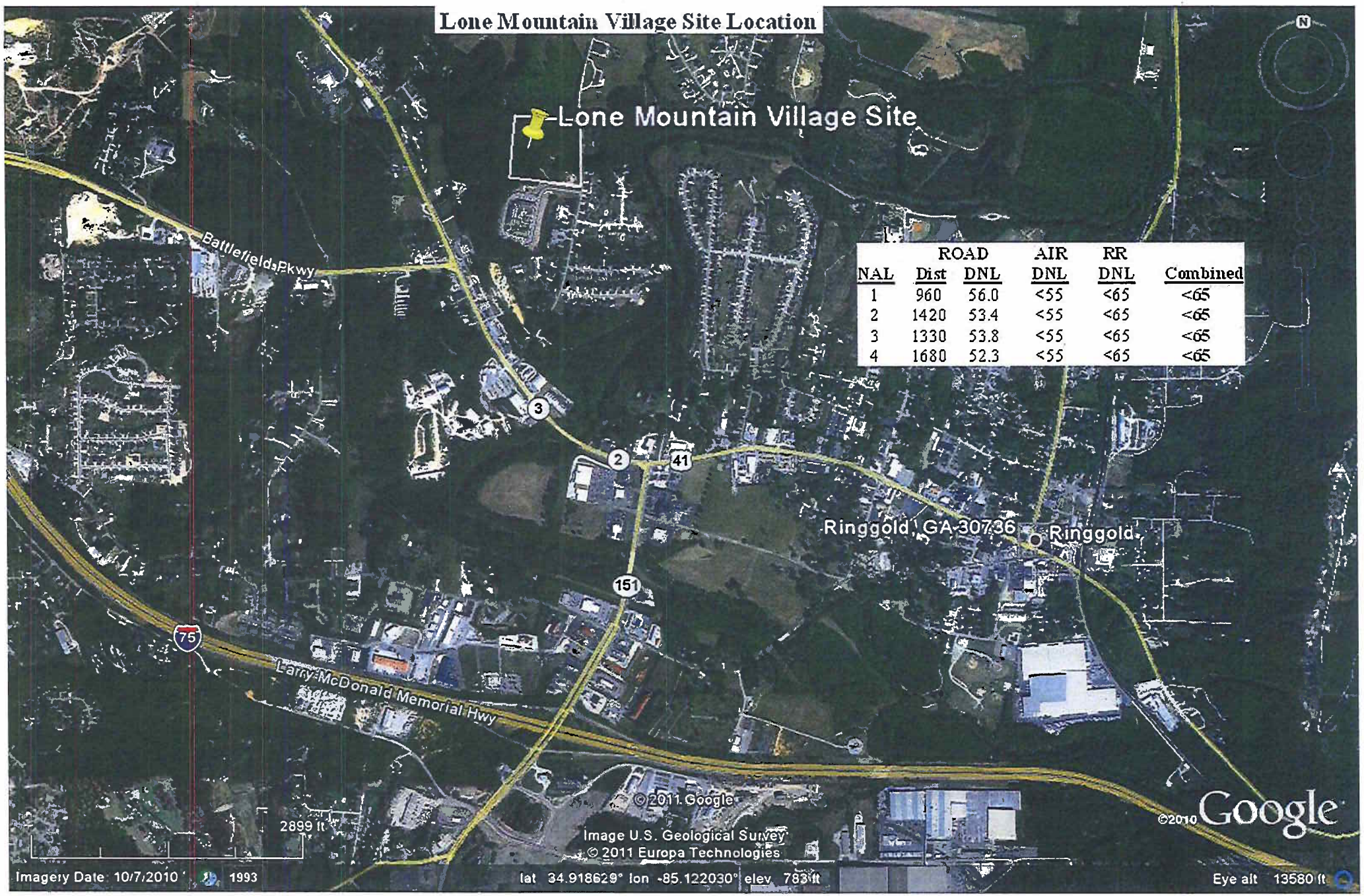
Unacceptable

ALL SITE LOCATIONS ARE LESS THAN 65 DNL, THEREFORE NO INTERIOR OR EXTERIOR NOISE MITIGATION IS REQUIRED PER HUD GUIDELINES (CNAG).

Signature [signature] Date 6/1/2011

Clip this worksheet to the top of a package containing Worksheets B-E and Worksheets 1-7 that are used in the site evaluations

Lone Mountain Village Site Location



NAL	ROAD Dist	ROAD DNL	AIR DNL	RR DNL	Combined
1	960	56.0	<55	<65	<65
2	1420	53.4	<55	<65	<65
3	1330	53.8	<55	<65	<65
4	1680	52.3	<55	<65	<65

ALL NALs

Worksheet C
Roadway Noise

Page 1

Noise Assessment Guidelines

List all major roads within 1000 feet of the site:

1. NASHVILLE STREET / US 76
2. NO OTHER MAJOR ROADS WITHIN 1000 FEET PER MAPS
3.
4.

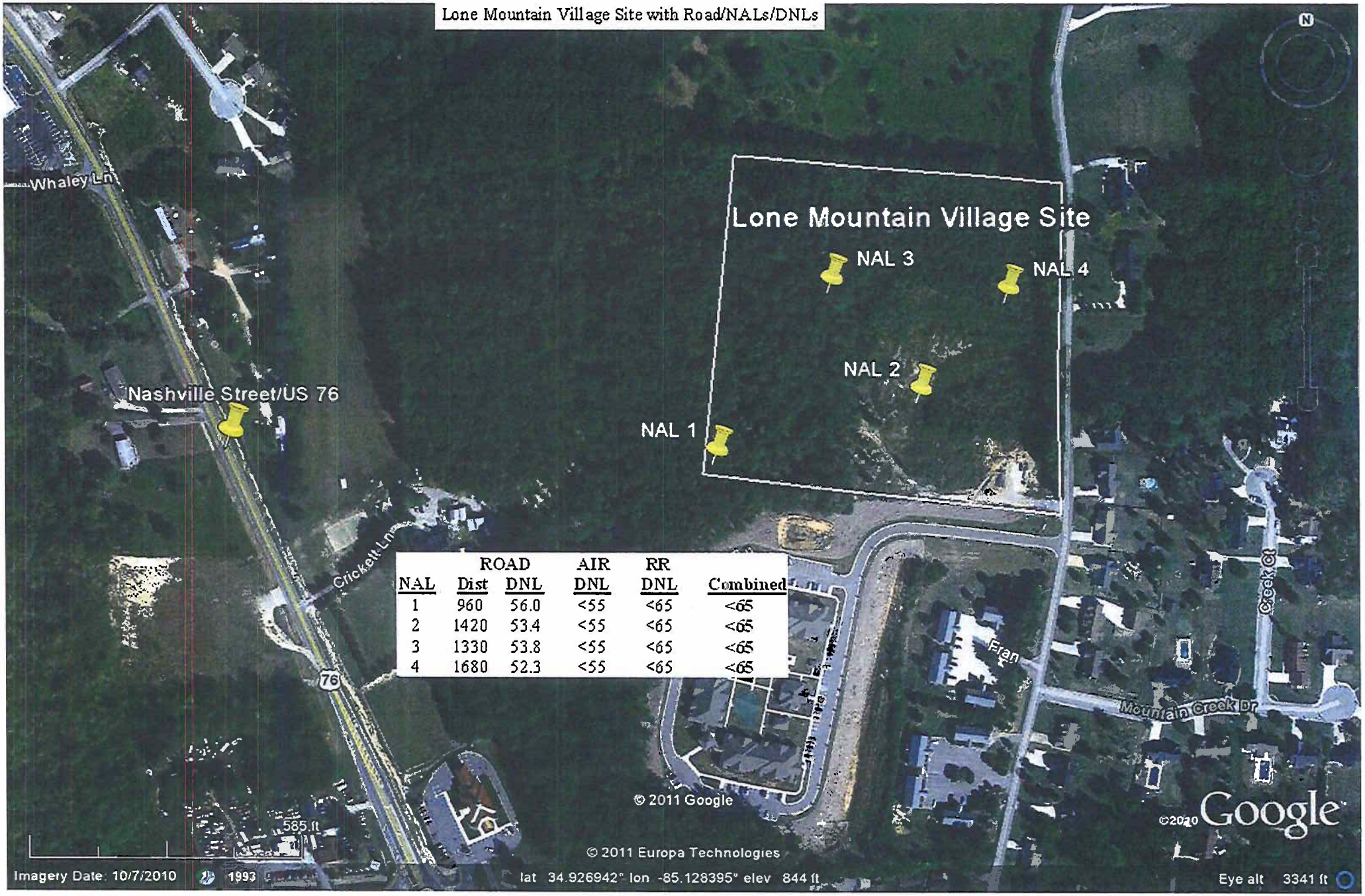
Necessary Information	Road 1	Road 2	Road 3	Road 4
1. Distance in feet from the NAL to the edge of the road				
a. nearest lane				
b. farthest lane				
c. average (effective distance)	VARIOUS			
2. Distance to stop sign	N/A			
3. Road gradient in percent	2			
4. Average speed in mph				
a. Automobiles	55			
b. heavy trucks - uphill	55			
c. heavy trucks - downhill	55			
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)				
a. automobiles	14379 PER GDOT WEBSITE			
b. medium trucks	711 *			
c. effective ADT (a + (10xb))	21489			
6. 24 hour average number of heavy trucks	* TRUCKS 9% PER GDOT WEBSITE			
a. uphill				
b. downhill				
c. total	711 *			
7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)	15			
8. Traffic projected for what year?	2021			

52.3-56.0

[signature]

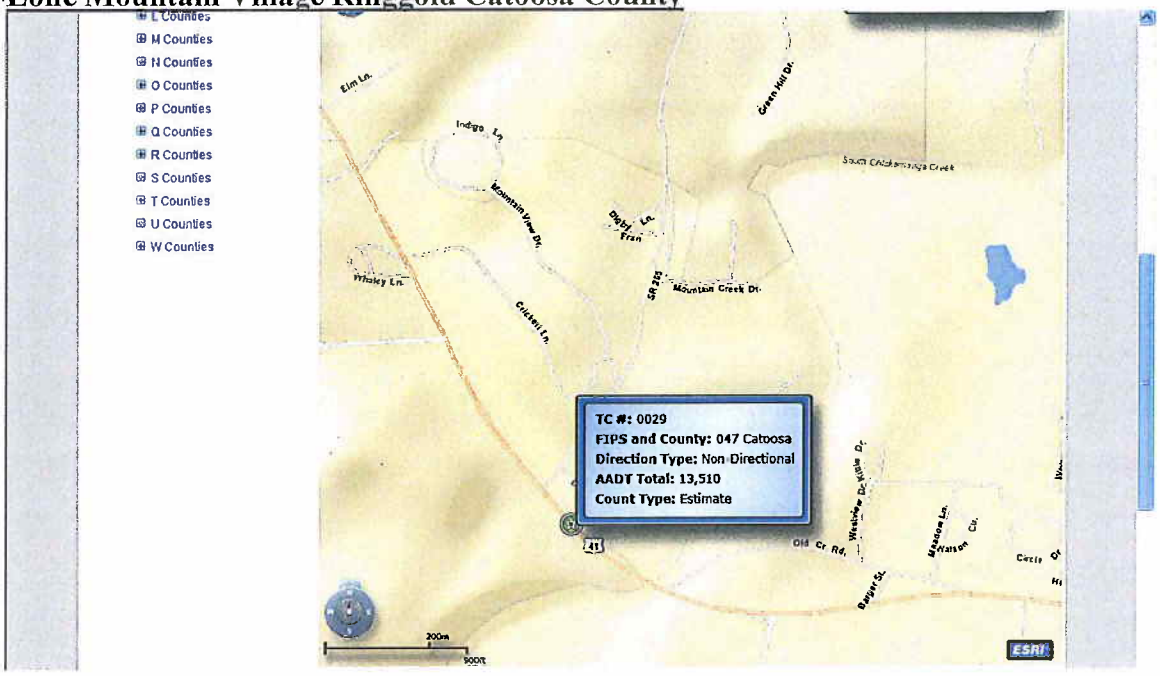
6/1/2011

Lone Mountain Village Site with Road/NALs/DNLs



NAL	ROAD Dist	ROAD DNL	AIR DNL	RR DNL	Combined
1	960	56.0	<55	<65	<65
2	1420	53.4	<55	<65	<65
3	1330	53.8	<55	<65	<65
4	1680	52.3	<55	<65	<65

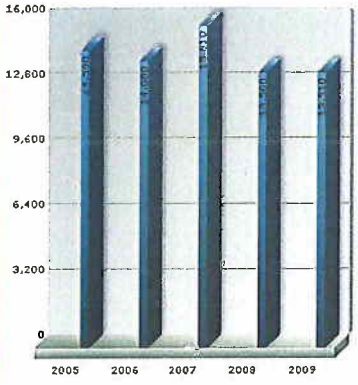
Lone Mountain Village Ringgold Catoosa County

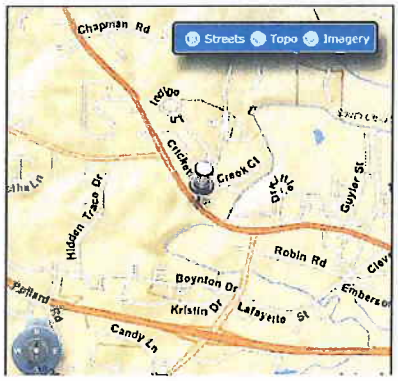


GASTARS Traffic Counters : 0029

Disclaimer: The Georgia Department of Transportation makes no representation or warranties, implied or expressed, concerning the accuracy, completeness, reliability, or suitability for any particular purpose of this information and data contained on this Web Site.

Year	RCLINK	Beginning Milepoint	Ending Milepoint	Directional	Actual/Estimate	Direction 1	Direction 2	Total AADT	Truck%
2009	0471000200	8.08	8.66	Non-Directional	Estimate			13510	
2008	0471000200	8.08	8.66	Non-Directional	Actual			13500	9%
2007	0471000200	8.08	8.66	Non-Directional	Actual			15810	
2006	0471000200	8.08	8.66	Non-Directional	Actual			14080	
2005	0471000200	8.08	8.66	Non-Directional	Actual			14590	





Road: Nashville St/US 78 960 feet SW;
Growth flat 2005-2009
AADT 15,801 (Selected highest from 2005-2007); 9% trucks (2008)
Autos-14,379; Medium trucks-711 (4.5%); Heavy trucks-711 (4.5%)

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Site DNL Calculator

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page: **Day/Night Noise Level Electronic Assessment Tool**

Guidelines:

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button (s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Providing Feedback & Corrections

After using the DNL Assessment Tool, following the directions in the User's Guide, users are encouraged to provide feedback on how the DNL Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.
Please send comments or other input to: ATEC@hud.gov

Related Information

- Day/Night Noise Level Assessment Tool User Guide
- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID: Lone Mntn NAL 1
Record Date: 5/22/2011
User's Name: Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	960	960	960
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	50.5612	47.5026	53.5425
Calculate Road #1 DNL	55.9629	Reset	

Add Road Source | Add Rail Source

Airport Noise Level:
Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

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- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID	Lone Mntn NAL 2
Record Date	5/22/2011
User's Name	Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	1420	1420	1420
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	48.0109	44.9523	50.9925
Calculate Road #1 DNL	53.4128	Reset	

Add Road Source | Add Rail Source

Airport Noise Level

Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

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- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
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- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID: Lone Mntn NAL 3
Record Date: 5/22/2011
User's Name: Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	1330	1330	1330
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	48.4374	45.3789	51.4185
Calculate Road #1 DNL	53.8391	Reset	

Add Road Source | Add Rail Source

Airport Noise Level:
Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

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- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
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Related Information

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- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

Site ID	Lone Mntn NAL 4
Record Date	5/22/2011
User's Name	Chris Herrick

Road # 1 Name: Nashville Street / US 76

Road #1			
Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	1680	1680	1680
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	14379	711	711
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	46.9156	43.857	49.8975
Calculate Road #1 DNL	52.3177	Reset	

Add Road Source | Add Rail Source

Airport Noise Level

Loud Impulse Sounds? ○ Yes ○ No

Combined DNL for all Road and Rail sources: 0

ALL NALs

Worksheet B
Aircraft Noise

Noise Assessment Guidelines

List all airports within 15 miles of the site:

1. LOVELL FIELD 7.8 MILES NW } CIVIL AIRPORTS LESS THAN 5 MILES NOT CONSIDERED PER HUD GUIDELINES
2. COLLEGEDALE MUNICIPAL 10 MILES NE }
3. NO OTHER CIVIL OR MILITARY AIRPORTS WITHIN 15 MILES PER MAPS

Necessary information:	Airport 1	Airport 2	Airport 3
1. Are DNL, NEF or CNR contours available? (yes/no)	N/A	N/A	
2. Any supersonic aircraft oporations? (yes/no)			
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations			
b. number of daytime jet operations			
c. effective number of operations (10 times a + b)			
d. distance A for 65 dB			
70dB			
75 dB			
e. distance B for 65 dB			
70 dB			
75 dB			
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D^1			
b. distance from NAL to flight path, D^2			
c. D^2 divided by D^1			
d. DNL			
5. Operations projected for what year?	2011	2011	
6. Total DNL from all airports		<55	

Signed [signature] Date 6/1/2011

All NALs

Worksheet D
Railway Noise

List All Railways within 3000 feet of the site:

1. NO RAILWAYS WITHIN 3000 FEET PER MAPS
2. _____
3. _____

Necessary Information:	Railway No. 1	Railway No. 2	Railway No. 3
1. Distance in feet from the NAL to the railway track:	N/A		
2. Number of trains in 24 hours:			
a. diesel			
b. electrified			
3. Fraction of operations occuring at night (10 p.m. – 7 a.m.):			
4. Number of diesel locomotives per train:			
5. Number of rail cars per train:			
a. diesel trains			
b. electrified trains			
6. Average train speed:			
7. Is track welded or bolted?			
8. Are whistles or horns required for grade crossings?			

2011
< 65

6/1/2011

Lone Mountain Village Phase II
335 Chapman Road
Ringgold, GA 30736

Inquiry Number: 3062814.7s
June 4, 2011

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Executive Summary	ES1
Primary Map	2
Secondary Map	3
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Record Sources and Currency	GR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Maximum Search Distance*	Summary: property	1/10	1/10 - 1/3
Federal NPL	1.0	0	0	0
Federal CERCLIS	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	1.0	0	0	0
State and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill / solid waste disposal	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0
Other Standard Environmental Records	1.0	0	0	0

HISTORICAL USE RECORDS				
Former manufactured Gas Plants	1.0	0	0	0
Historical Gas Stations	not searched	-	-	-
Historical Dry Cleaners	not searched	-	-	-

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

LONE MOUNTAIN VILLAGE PHASE II
335 CHAPMAN ROAD
RINGGOLD, GA 30736

COORDINATES

Latitude (North):	34.9272 - 34° 55′ 37.921143″
Longitude (West):	85.1262 - 85° 7′ 34.312134″
Elevation:	814 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone:	Not Available
NWI Wetlands:	YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name:	Bodine
Soil Surface Texture:	stony silt loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Somewhat excessively drained
Hydric Status:	Not hydric
Corrosion Potential - Uncoated Steel:	Low
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	stony silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	11 inches	29 inches	very gravelly silty clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6
3	29 inches	64 inches	very gravelly silty clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Shack

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	40 inches	59 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	20 inches	40 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: Minvale

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 91 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	48 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	64 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Lyerly

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	20 inches	24 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
3	24 inches	59 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5
4	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 1.4	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: Water

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

EXECUTIVE SUMMARY

Soil Map ID: 8

Soil Component Name: Rome

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	9 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	42 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: Chenneby

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

EXECUTIVE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 53 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	44 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
3	44 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42 Min: 14	Max: 6 Min: 4.5

Soil Map ID: 10

Soil Component Name: Decatur

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	14 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	14 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 11

Soil Component Name:	Ennis
Soil Surface Texture:	gravelly silt loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Well drained
Hydric Status:	Not hydric
Corrosion Potential - Uncoated Steel:	Low
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	62 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 14	Max: 6 Min: 4.5

Soil Map ID: 12

Soil Component Name: Etowah

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	35 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	35 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 13

Soil Component Name: Decatur

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	12 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	12 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 14

Soil Component Name: Holston

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	37 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	37 inches	61 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 15

Soil Component Name: Fullerton

Soil Surface Texture: gravelly silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	18 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	18 inches	98 inches	gravelly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 16

Soil Component Name: Rome

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	9 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	42 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

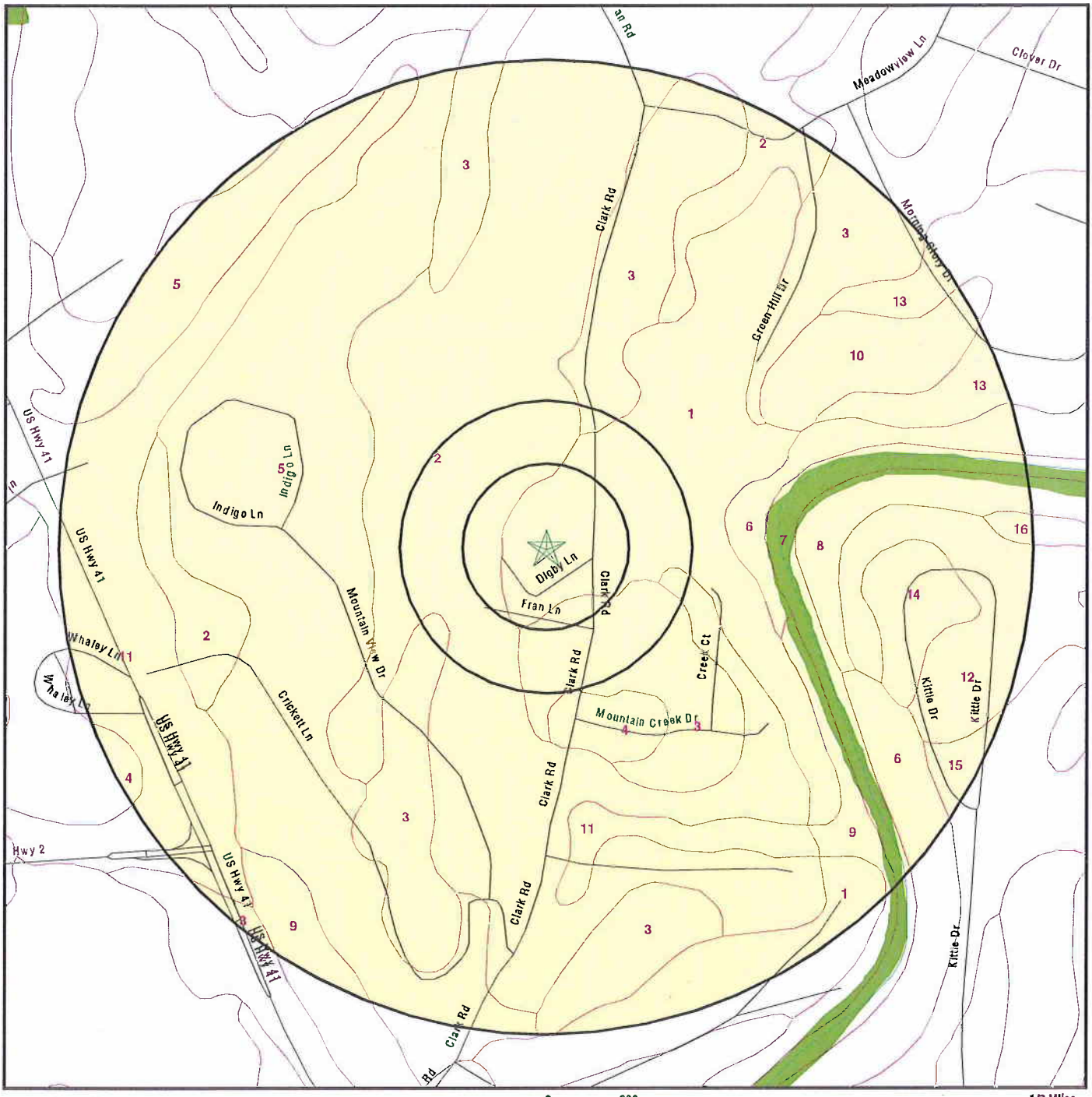
STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

HISTORICAL USE RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

PRIMARY MAP - 3062814.7s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- National Wetland Inventory
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- SSURGO Soil

SITE NAME: Lone Mountain Village Phase II	CLIENT: Geotechnical & Envtl. Cons.
ADDRESS: 335 Chapman Road Ringgold GA 30736	CONTACT: Andrew Wohlrabe
LAT/LONG: 34.9272 / 85.1262	INQUIRY #: 3062814.7s DATE: May 09, 2011 11:50 am

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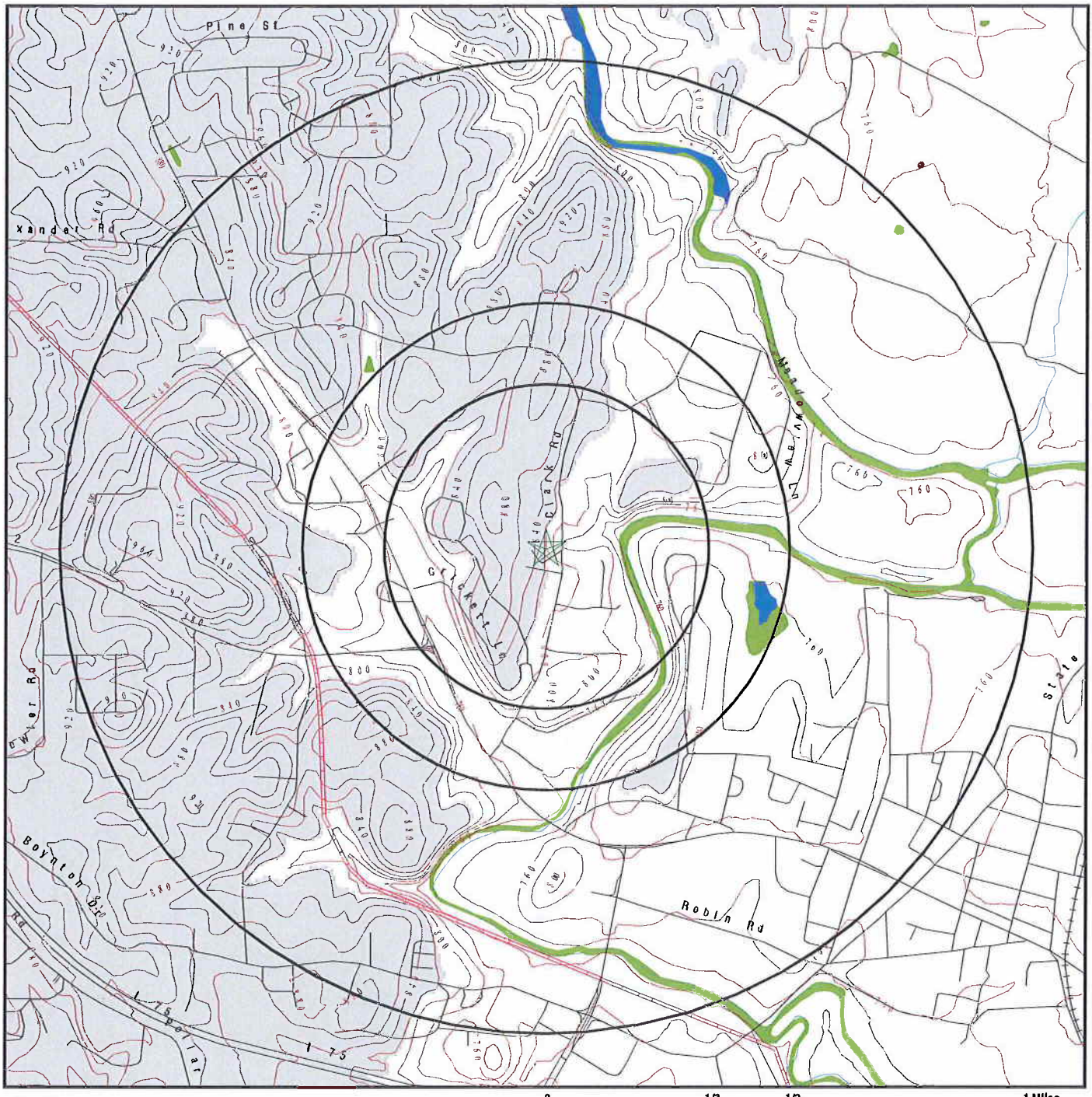
SECONDARY MAP - 3062814.7s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Contour Lines
- Oil & Gas pipelines
- National Wetland Inventory
- Upgradient Area

SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
LAT/LONG:	34.9272 / 85.1262	INQUIRY #:	3062814.7s
		DATE:	May 09, 2011 11:49 am

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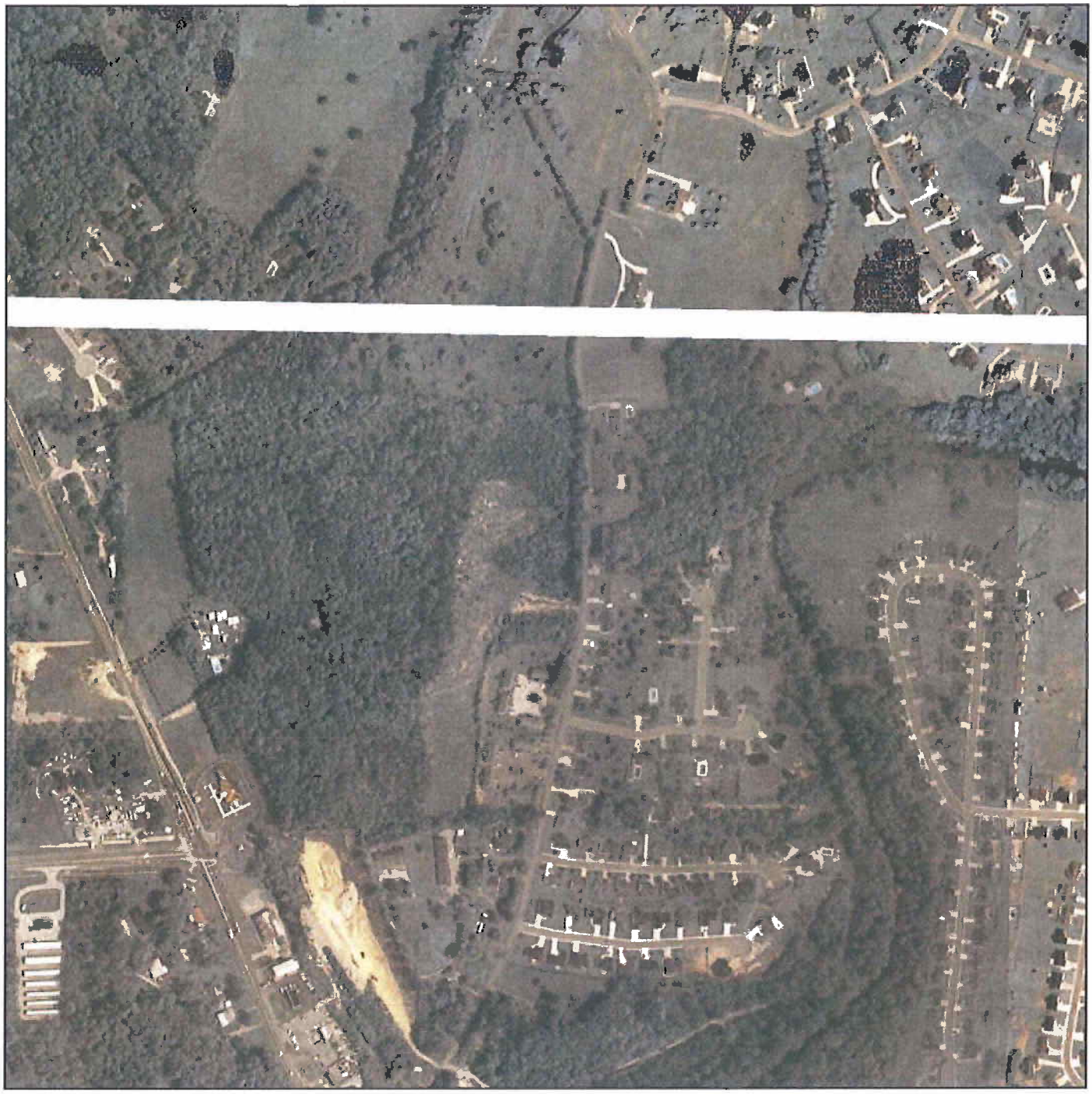
AERIAL PHOTOGRAPHY - 3062814.7s



SITE NAME:	Lone Mountain Village Phase II	CLIENT:	Geotechnical & Envtl. Cons.
ADDRESS:	335 Chapman Road Ringgold GA 30736	CONTACT:	Andrew Wohlrabe
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LAT/LONG:	34.9272 / 85.1262	DATE:	May 09, 2011 11:51 am

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**			EDR SITE ID NUMBER
▼ MAP ID#	Direction Distance Range Relative Elevation	(Distance feet / miles) Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
Worksheet:			
Comments: Comments may be added on the online Vapor Encroachment Worksheet.			

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

RECORD SOURCES AND CURRENCY

To maintain currency of the following databases, EDR contacts the appropriate agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

AIRS: Permitted Facility & Emissions Lising
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2008
Number of Days to Update: 15
Last EDR Contact :02/28/2011

Source: Department of Natural Resources
Telephone: 404-363-7000

AST: Above Ground Storage Tanks
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.25 Mile

A listing of LP gas tank site locations.

Date of Government Version: 03/03/2011
Number of Days to Update: 7
Last EDR Contact :02/28/2011

Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875

BROWNFIELDS: Brownfields Public Record List
Standard Environmental Record Source: State and tribal Brownfields sites
Search Distance: 0.5 Mile

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 12/30/2010
Number of Days to Update: 26
Last EDR Contact :02/14/2011

Source: Department of Natural Resources
Telephone: 404-657-8600

COAL ASH: Coal Ash Disposal Site Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

A listing of coal ash landfills.

Date of Government Version: 08/30/2010
Number of Days to Update: 10
Last EDR Contact :05/09/2011

Source: Department of Natural Resources
Telephone: 404-362-2537

DEL SHWS: Delisted Hazardous Site Inventory Listing
Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 1 Mile

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2010
Number of Days to Update: 45

Source: Department of Natural Resources
Telephone: 404-657-8636

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/07/2011

DRYCLEANERS: Drycleaner Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 09/18/2009
Number of Days to Update: 21
Last EDR Contact :03/18/2011

Source: Department of Natural Resources
Telephone: 404-363-7000

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 09/14/2010
Number of Days to Update: 64
Last EDR Contact :03/25/2011

Source: Department of Natural Resources
Telephone: 404-362-4892

HIST LF: Historical Landfills

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.5 Mile

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
Number of Days to Update: 17
Last EDR Contact :01/20/2004

Source: Department of Natural Resources
Telephone: 404-362-2696

INST CONTROL: Public Record List

Standard Environmental Record Source: State and tribal institutional control / engineering control registries

Search Distance: 0.5 Mile

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 12/30/2010
Number of Days to Update: 26
Last EDR Contact :02/14/2011

Source: Department of Natural Resources
Telephone: 404-657-8600

LUST: List of Leaking Underground Storage Tanks

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.5 Mile

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/04/2011
Number of Days to Update: 8
Last EDR Contact :03/23/2011

Source: Environmental Protection Division
Telephone: 404-362-2687

NON HSI: Non-Hazardous Site Inventory

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 1 Mile

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 12/31/2010
Number of Days to Update: 13
Last EDR Contact :03/14/2011

Source: Rindt-McDuff Associates, Inc.
Telephone: Not Reported

NPDES: NPDES Wastewater Permit List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 01/27/2011
Number of Days to Update: 8
Last EDR Contact :02/15/2011

Source: Department of Natural Resoruces
Telephone: 404-362-2680

SHWS: Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 1 Mile

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2010
Number of Days to Update: 45
Last EDR Contact :04/07/2011

Source: Department of Environmental Protection
Telephone: 404-657-8600

SPILLS: Spills Information

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2010
Number of Days to Update: 33
Last EDR Contact :04/18/2011

Source: Department of Natural Resources
Telephone: 404-656-6905

SWF/LF: Solid Waste Disposal Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.5 Mile

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/15/2010
Number of Days to Update: 58

Source: Department of Natural Resources
Telephone: 404-362-2696

RECORD SOURCES AND CURRENCY

Last EDR Contact :02/11/2011

TIER 2: Tier 2 Data Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2009
Number of Days to Update: 61
Last EDR Contact :03/07/2011

Source: Department of Natural Resources
Telephone: 404-656-4852

UST: Underground Storage Tank Database

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: 0.25 Mile

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/14/2010
Number of Days to Update: 69
Last EDR Contact :03/25/2011

Source: Environmental Protection Division
Telephone: 404-362-2687

VCP: Voluntary Cleanup Program site

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.5 Mile

Georgias Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

Date of Government Version: 03/07/2011
Number of Days to Update: 7
Last EDR Contact :03/08/2011

Source: DNR
Telephone: 404-657-8600

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Standard Environmental Record Source: Federal CERCLIS

Search Distance: 0.5 Mile

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011
Number of Days to Update: 62
Last EDR Contact :04/29/2011

Source: EPA
Telephone: 703-412-9810

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RECORD SOURCES AND CURRENCY

Date of Government Version: 02/25/2011
Number of Days to Update: 62
Last EDR Contact :04/29/2011

Source: EPA
Telephone: 703-412-9810

COAL ASH DOE: Sleam-Electric Plan Operation Data
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Number of Days to Update: 76
Last EDR Contact :04/19/2011

Source: Department of Energy
Telephone: 202-586-8719

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Number of Days to Update: 77
Last EDR Contact :03/18/2011

Source: Environmental Protection Agency
Telephone: Not Reported

CONSENT: Superfund (CERCLA) Consent Decrees
Standard Environmental Record Source: Federal NPL
Search Distance: 1 Mile

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010
Number of Days to Update: 91
Last EDR Contact :04/04/2011

Source: Department of Justice, Consent Decree Library
Telephone: Varies

CORRACTS: Corrective Action Report
Standard Environmental Record Source: Federal RCRA CORRACTS facilities list
Search Distance: 1 Mile

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/25/2010
Number of Days to Update: 124
Last EDR Contact :02/14/2011

Source: EPA
Telephone: 800-424-9346

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.5 Mile

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Number of Days to Update: 137
Last EDR Contact :03/28/2011

Source: EPA, Region 9
Telephone: 415-947-4219

DELISTED NPL: National Priority List Deletions

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 1 Mile

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010
Number of Days to Update: 15
Last EDR Contact :04/13/2011

Source: EPA
Telephone: Not Reported

DOT OPS: Incident and Accident Data
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Number of Days to Update: 80
Last EDR Contact :02/11/2011

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595

ERNS: Emergency Response Notification System
Standard Environmental Record Source: Federal ERNS list
Search Distance: Property

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010
Number of Days to Update: 73
Last EDR Contact :04/05/2011

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180

FEMA UST: Underground Storage Tank Listing
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.25 Mile

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Number of Days to Update: 55
Last EDR Contact :04/18/2011

Source: FEMA
Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Number of Days to Update: 41
Last EDR Contact :03/14/2011

Source: EPA
Telephone: Not Reported

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Number of Days to Update: 25
Last EDR Contact :02/28/2011

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Standard Environmental Record Source: Other Standard Environmental Records

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Number of Days to Update: 25
Last EDR Contact :02/28/2011

Source: EPA
Telephone: 202-566-1667

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 1 Mile

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Number of Days to Update: 112
Last EDR Contact :03/15/2011

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Number of Days to Update: 40
Last EDR Contact :12/17/2007

Source: Environmental Protection Agency
Telephone: 202-564-2501

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010
Number of Days to Update: 51
Last EDR Contact :04/05/2011

Source: U.S. Department of Transportation
Telephone: 202-366-4555

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Number of Days to Update: 59
Last EDR Contact :03/28/2011

Source: Environmental Protection Agency
Telephone: 202-564-5088

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.5 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010
Number of Days to Update: 84
Last EDR Contact :05/03/2011

Source: EPA Region 1
Telephone: 617-918-1313

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 4
Telephone: 404-562-8677

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 6
Telephone: 214-665-6597

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Number of Days to Update: 64
Last EDR Contact :05/04/2010

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

RECORD SOURCES AND CURRENCY

Date of Government Version: 02/04/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 8
Telephone: 303-312-6271

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Number of Days to Update: 48
Last EDR Contact :05/02/2011

Source: Environmental Protection Agency
Telephone: 415-972-3372

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.5 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Number of Days to Update: 52
Last EDR Contact :05/09/2011

Source: Environmental Protection Agency
Telephone: 703-308-8245

INDIAN UST R1: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.25 Mile

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010
Number of Days to Update: 84
Last EDR Contact :05/03/2011

Source: EPA, Region 1
Telephone: 617-918-1313

INDIAN UST R10: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN UST R4: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 4
Telephone: 404-562-9424

INDIAN UST R5: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists

RECORD SOURCES AND CURRENCY

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011
Number of Days to Update: 68
Last EDR Contact :05/02/2011

Source: EPA Region 5
Telephone: 312-886-6136

INDIAN UST R6: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 02/03/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 6
Telephone: 214-665-7591

INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010
Number of Days to Update: 57
Last EDR Contact :02/03/2011

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011
Number of Days to Update: 45
Last EDR Contact :05/02/2011

Source: EPA Region 8
Telephone: 303-312-6137

INDIAN UST R9: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011
Number of Days to Update: 48
Last EDR Contact :05/02/2011

Source: EPA Region 9
Telephone: 415-972-3368

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.5 Mile

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010
Number of Days to Update: 75
Last EDR Contact :04/05/2011

Source: EPA, Region 1
Telephone: 617-918-1102

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

Standard Environmental Record Source: State and tribal voluntary cleanup sites

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Number of Days to Update: 27
Last EDR Contact :04/20/2009

Source: EPA, Region 7
Telephone: 913-551-7365

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011
Number of Days to Update: 87
Last EDR Contact :05/02/2011

Source: Environmental Protection Agency
Telephone: 202-564-6023

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Number of Days to Update: 31
Last EDR Contact :02/22/2011

Source: Department of the Navy
Telephone: 843-820-7326

MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011
Number of Days to Update: 54
Last EDR Contact :03/09/2011

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010
Number of Days to Update: 51
Last EDR Contact :03/14/2011

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 1 Mile

RECORD SOURCES AND CURRENCY

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010
Number of Days to Update: 15
Last EDR Contact :04/13/2011

Source: EPA
Telephone: Not Reported

NPL Site Boundaries

Sources:

EPA"s Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

Standard Environmental Record Source: Federal NPL

Search Distance: Property

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Number of Days to Update: 56
Last EDR Contact :02/14/2011

Source: EPA
Telephone: 202-564-4267

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010
Source: EPA
Number of Days to Update: 98
Telephone: 202-566-0500
Last EDR Contact :04/22/2011

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Source: Environmental Protection Agency
Number of Days to Update: 100
Telephone: 202-566-0517
Last EDR Contact :05/05/2011

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 1 Mile

A site that has been proposed for listing on the NationalPriorities List through the issuance of a proposed rule in the Federal Register.EPA then accepts public comments on the site, responds to the comments,and places on the NPL those sites that continue to meet therequirements for listing.

Date of Government Version: 12/31/2010
Source: EPA
Number of Days to Update: 15
Telephone: Not Reported
Last EDR Contact :04/13/2011

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Source: EPA
Number of Days to Update: 35
Telephone: 202-564-4104
Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Source: Environmental Protection Agency
Number of Days to Update: 34
Telephone: 202-343-9775

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/13/2011

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Source: Environmental Protection Agency
Number of Days to Update: 27
Telephone: 703-308-0035
Last EDR Contact :04/05/2011

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Source: Environmental Protection Agency
Number of Days to Update: 27
Telephone: 703-308-0035
Last EDR Contact :04/05/2011

RCRA-NonGen: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011
Source: Environmental Protection Agency
Number of Days to Update: 27
Telephone: 703-308-0035
Last EDR Contact :04/05/2011

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: 0.25 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011
Source: Environmental Protection Agency
Number of Days to Update: 27
Telephone: 703-308-0035
Last EDR Contact :04/05/2011

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.5 Mile

RECORD SOURCES AND CURRENCY

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011
Number of Days to Update: 27
Last EDR Contact :04/05/2011

Source: Environmental Protection Agency
Telephone: 703-308-0035

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 1 Mile

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011
Number of Days to Update: 5
Last EDR Contact :03/16/2011

Source: EPA
Telephone: 703-416-0223

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Number of Days to Update: 54
Last EDR Contact :04/25/2011

Source: Environmental Protection Agency
Telephone: 615-532-8599

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Number of Days to Update: 77
Last EDR Contact :05/02/2011

Source: EPA
Telephone: 202-564-4203

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Number of Days to Update: 94
Last EDR Contact :03/01/2011

Source: EPA
Telephone: 202-566-0250

RECORD SOURCES AND CURRENCY

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Number of Days to Update: 64
Last EDR Contact :03/29/2011

Source: EPA
Telephone: 202-260-5521

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Number of Days to Update: 99
Last EDR Contact :03/04/2011

Source: Department of Energy
Telephone: 505-845-0011

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010
Number of Days to Update: 81
Last EDR Contact :03/29/2011

Source: Environmental Protection Agency
Telephone: 202-566-2777

US CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011
Number of Days to Update: 46
Last EDR Contact :03/08/2011

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

RECORD SOURCES AND CURRENCY

Search Distance: 0.5 Mile

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011
Number of Days to Update: 14
Last EDR Contact :03/14/2011

Source: Environmental Protection Agency
Telephone: 703-603-0695

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Number of Days to Update: 131
Last EDR Contact :03/23/2009

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: 0.5 Mile

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011
Number of Days to Update: 14
Last EDR Contact :03/14/2011

Source: Environmental Protection Agency
Telephone: 703-603-0695

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 1 Mile

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Number of Days to Update: 62
Last EDR Contact :04/21/2011

Source: USGS
Telephone: 703-692-8801

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 1 Mile

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Number of Days to Update: 34
Last EDR Contact :04/21/2011

Source: USGS
Telephone: 202-208-3710

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 04/12/2007
Number of Days to Update: N/A
Last EDR Contact :03/14/2011

Source: EPA
Telephone: Not Reported

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 1 Mile

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: 08/28/2009
Number of Days to Update: 55
Last EDR Contact :01/14/2011

Source: EDR, Inc.
Telephone: Not Reported

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5' minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW® Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

STREET AND ADDRESS INFORMATION

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APPENDIX L:
Owner Environmental Questionnaire

GEC

OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

The checklist **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e., a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. Care should be taken to check the answers against whatever records are in the owner's possession. If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the checklist below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser: Lone Mountain Village Phase II L.P

(Phone) 706-857-1414

Owner/seller: Brian White

(Phone) 706-965-4634

Subject property: 335 Chapman Rd. Ringgold GA 30736

(Phone) 706-965-4634

QUESTIONNAIRE - PART A:

1. Land use: Is the property, or any adjacent property, used for commercial, industrial or manufacturing purposes including, but not limited to. dry cleaners and gas stations? Adjacent properties include those that border the site and include properties across the street from the site.

__Yes ✓No __Don't Know Please describe:

Provide the name and describe the type of business operating at the property:

Name and type of business operating at the adjacent property to the **north:**

south:

east:

west:

2. Has the property or any adjacent property been used in the past for commercial, industrial or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

__Yes ✓No __Don't Know Please describe:

Owner: Date(s)

Current Use of property:

Previous use of property:

Previous use of property to **north:** Empty

south: CALLAWAY

east: CHAPMAN Rd. & HOUSES

west: LORN MT.

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?

__Yes ✓ No __Don't Know (If yes, please describe)

4. Are there currently any plastics or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility, or were there in the past?

__Yes ✓ No __Don't Know (If yes, please describe)

5. How and where were items identified in Questions #3 & #4 disposed of (and if you do not know all the specifics, provide names and present employers of people who might be able to provide additional information)?

6. Has fill dirt ever been brought onto the site?

__Yes ✓ No __Don't Know (If yes, please describe)

7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site (where and what disposal took place)?

__Yes ✓ No __Don't Know (If yes, please describe)

8. Is there any obviously stained soil, or other evidence of past waste disposal on the property (where)?

__Yes ✓ No __Don't Know (If yes, please describe)

9. a) Are there any above or underground storage tanks located on the property now (Identify location)?

__Yes ✓No __Don't Know (If yes, please describe)

b) Are the existing storage tanks empty, out of service, or closed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

__Yes ✓No __Don't Know (If yes, please describe)

c) Have any tanks been removed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

__Yes ✓No __Don't Know (If yes, please describe)

10. Provide names and addresses and telephone numbers of any prospective buyers in the past that may have conducted an environmental assessment of the subject property. Provide the name, address and telephone number of **your** Lender on this property. Attach any past environmental reports you have, or provide information on how to locate a copy of the report(s) if you do not have them.

NONE

11. Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?

__Yes ✓No __Don't Know (If yes, please describe)

12. Is the property located near or in an area where conventional fuels (e.g., petroleum products) hazardous gases, (e.g. propane) or chemicals (e.g. benzene or hexane) of a flammable nature are stored?

__Yes ✓No __Don't Know (If yes, please describe)

13. Have there been any health complaints related to the indoor or outdoor air at the property or any building located on the property?

__Yes ✓No __Don't Know (If yes, please describe)

14. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?

__Yes ✓No __Don't Know (If yes, please describe)

15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?

__Yes ✓No __Don't Know (If yes, please describe)

16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the site?

__Yes ✓No __Don't Know (If yes, please describe)

17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?

__Yes ✓No __Don't Know (If yes, please describe)

18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?

__Yes ✓No __Don't Know (If yes, please describe)

19. Have pesticides, herbicides or other agricultural chemicals ever been stored, mixed on or applied to the property?

__Yes ✓No __Don't Know (If yes, please describe)

QUESTIONNAIRE - PART B:

1. Are there any structures on the site more than fifty (50) years old, or located in a designated historic district? If yes, please describe & submit photographs of all interior rooms and exterior facades. Include a copy of the proposed rehabilitation work scope and a location map.

__Yes ✓No __Don't Know

2. Is the site located in a 100-year floodplain?

Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

__Yes ✓No __Don't Know (If yes, please describe below.)

3. Does the site have the potential to affect or be affected by?

		Yes	No
a.	Coastal Areas Protection and Management	___	✓
b.	Runway Clear Zones & Accident Potential Zones	___	✓
c.	Endangered Species	___	✓
d.	Farmland Protection	___	✓
e.	Compatibility with Local Codes, Plans and Zoning	___	✓
f.	Wetlands Designated land	___	✓
g.	Thermal & Explosive Hazards	___	✓
h.	Toxic Chemicals & Radioactive Materials	___	✓
i.	Solid Waste Management	___	✓
j.	Local Zoning Plans Compatibility	___	✓

(If yes, please describe.)

4. Is the site within 1000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?
__Yes ✓No __Don't Know (If yes, the following information must be completed. Much of it can be obtained through the City/County Highway or Transportation Department)

- What is the name of the major road/highway/freeway? _____
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site _____
- What is the average speed of travel on this major road/highway/freeway? _____
- List the average number of automobiles for both directions during a 24-hour day _____
- List the average number of trucks for both directions during a 24-hour day _____

5. Is the site within 3000 feet of a railroad?
__Yes ✓No __Don't Know (If yes, the following information must be completed. Much of it can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway)

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day _____
- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? __Yes ✓No

- If yes, how far from the grade crossing are the whistle posts located?

  _____

6. Is the site within 15 miles of a military airport?

__Yes ✓No __Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all military airports and can be obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

  _____

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

  _____

- List the flight paths of the major runways

  _____

7. Is the site within 5 miles of a private/commercial airport or airfield?

__Yes ✓No __Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

  _____

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

  _____

- List the flight paths of the major runways

  _____

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market values of the property if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional? NO

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? yes

- If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer/owner Name: _____

Relationship to Site: BRIAN White

Address: P. O. Box 286
Ringgold GA. 30736

E-mail Address: bWhite@catt.com

Phone Number: 706-965-4634

Date: 4/21/2011

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this 21 day of April, 2011, in the Presence of:

By:

Carl Sexton
Witness

Brian D. White
Property Owner

Mark Sexton
Notary Public

_____
Name

My commission Expires on:
5-11-11

_____
Title

(Notarial Seal)

APPENDIX M:
Property Log & Information Checklist

GEC

PROPERTY LOG AND INFORMATION CHECKLIST

This form **MUST** be completed by the Qualified Environmental Professional who performed the Phase I and/or Phase II. All entries must be fully documented and explained in the environmental reports. This form, together with all supporting documentation relating to the Phase I, must be submitted to DCA before any application can be accepted for processing.

PROPERTY LOG

Property Address: **Proposed Lone Mountain Village Phase II**
335 Chapman Road
Ringgold, Georgia 30736

Developer's Name and Address: **Lone Mountain Village Phase II, L.P.**
Braden Catoosa, LLC
c/o The Braden Group
135 North Washington Street
Summerville, Georgia 30747
Attn: Mr. Jerry Braden

Developer's e-mail Address: jerry@thebradengroup.com

Developer's Telephone Number: **(706) 857-1414**

Qualified Environmental Professional's' Name: **Mary A. Brooks**

Qualified Environmental Professional's' Telephone Number and e-mail address:
(478) 757-1606 & mbrooks@geconsultants.com

Environmental Consulting Firm's Name and Address:
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Boulevard
Macon, Georgia 31204-3472

Date Phase I Environmental Site Assessment Completed: **May 18, 2011**

Summary of Phase I Results:

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property; therefore, we recommend no further study of the site at this time. **See full report for details.**

INFORMATION CHECKLIST

Check [√] any information sources used to perform the Phase I Review.

1. Overall Property Description

- __ Building Specifications
- √ Zoning or Land Use Maps
- √ Aerial Photos (e.g., Sanborn)
- __ List of Commercial Tenants On-Site
- √ Title History
- √ Site Survey
- √ Verification of Public Water and Sewer
- √ Interviews with Local Fire, Health, Land Use or Environmental Officials
- __ Interviews with Builder, and/or Property Manager
- √ Review of records of local, state and federal regulatory agencies
- √ Review of adjacent properties
- √ Other (Specify): Schematic Site Plan

2. Asbestos

- __ Dated Building Construction Or Rehabilitation Specifications
- __ Engineer's/Consultant's Asbestos Report
- √ Other (Specify): N/A – No structures exist on the property

3. Polychlorinated Biphenyls

- __ Utility Transformer Records
- √ Site Survey of Transformers: N/A – None observed on the subject property
- __ Site Soil and Groundwater PCB Test Results
- __ Other (Specify)

4. Radon

__ Water Utility Records

__ Gas Utility Records

__ On-Site Radon Test Results

√ Other (**EPA Publication 402-R-93-030: EPA's Radon Zones Map for Georgia, September, 1993 & EDR environmental database report)**

5. Underground Storage Tanks

√ Oil, Motor Fuel and Waste Oil Systems Reports, EPD, LUST & ERNS Records

√ CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)

__ Site Soil and Groundwater Tests

__ Site Tank Survey

__ Other (Specify)

6. Waste Sites

√ CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)

√ State EPD site lists for neighborhoods (within radius of one mile)

√ Federal Facilities Docket

__ Site Soil and Groundwater Test Results

__ Other (Specify)

7. Lead Based Paint

__ Lead Paint Survey

__ Certification/Compliance Records

__ Site Soil Test Results

√ Other (Specify): N/A – No structures exist on the property

8. Additional Hazards

__ Urea Formaldehyde Foam Insulation Survey

__ Interior Air Test Results

√ Lead in Drinking Water Test Results (no structures exist; reviewed annual water quality report)

__ Mold Inspection Results

__ Other (Specify)

Checklist completed by: Mary Brooks

Name (Type or Print): **Mary A. Brooks**

Date: **May 18, 2011**

APPENDIX N:
Proof of Insurance

GEC

OP ID: MD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/05/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Insurance Service Inc. 2945 Horizon Park Drive Ste C Suwanee, GA 30024 770-831-5669 770-831-3363	CONTACT NAME: Gayle Holcomb PHONE (A/C, No, Ext): 770-831-5669 FAX (A/C, No): 770-831-3363 E-MAIL ADDRESS: GHolcomb@Paragon-Ins.com PRODUCER CUSTOMER ID #: GEOTE-1
INSURED Geotechnical & Environmental Consultants, Inc. 514 Hillcrest Industrial Blvd Macon, GA 31204	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Endurance American Specialty — 41718 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	☐ POLICY ☐ PRO-JECT ☐ LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident)	$
	☐ SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	$
	☐ HIRED AUTOS							$
	☐ NON-OWNED AUTOS							$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DEDUCTIBLE							$
	☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Cont Pollution	X		ECC101004342-02	12/01/10	12/01/11	Claim/Agg	2,000,000
A	Professional Liab			ECC101004342-02	12/01/10	12/01/11	Claim/Agg	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Pollution & Professional Claims Made Retro Date 12/1/99, $50,000 Deds apply.
Pollution & Professional are subject to the $2,000,000 policy aggregate, these are not separate limits.

SEE ATTACHED HOLDER NOTES PAGE

GEC Job: Lone Mountain Village (No. 110238.210)

CERTIFICATE HOLDER

GEORG90

The Georgia Housing & Finance Authority/Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329-2231

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Deborah Gayle Holcomb

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Certificate holder is additional insured regarding Contractors Pollution when required by written contract per form FEI-319-ECC-0708 Automatic Additional Insured - Owners, Lessees or Contractors attached to the policy and per all terms and conditions in the policy, but only for the project referenced in the contract for which this certificate is being issued. This only applies to the certificate holder's vicarious liability arising out of ongoing operations performed by the insured.

Notwithstanding the appropriate provision of the policy, in the event cancellation of the policy is instigated by the Company for any reason except nonpayment of premium, the Company will provide 30 days advance notice of such cancellation to the certificate holder when required by written contract per form FEI-511-ECC-0708 Amendment of Cancellation Notice Endorsement attached to the policy and per all terms and conditions in the policy.

OP ID: FN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/05/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER W. S. Pharr and Company P.O. Box 725269 Atlanta, GA 31139 Teddy Gillen 770-434-8440 770-434-0146	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: GEOTE-1
INSURED Geotechnical & Environmental Consultants, Inc. Tom Driver 514 Hillcrest Industrial Blvd Macon, GA 31204-3472	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Westfield Companies — 24112 INSURER B : Accident Fund Insurance Compan — 10166 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC	X		TRA5561980	12/01/10	12/01/11	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Pollution	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ EXCLUDED
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS			TRA5561980	12/13/10	12/01/11	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE DEDUCTIBLE [X] RETENTION $			TRA5561980	12/01/10	12/01/11	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WCV6070335	12/01/10	12/01/11	[X] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Property Section			TRA5561980	12/01/10	12/01/11	Schedule	On File
A	Equipment Floate			TRA5561980	12/01/10	12/01/11	Schedule	On File

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Certificate issued 3/31/11 has been revised to show written 30 day notice.
The Georgia Housing & Finance Authority & Department of Community Affairs is listed as additional insured..... See Next Page

GEC Job: Lone Mountain Village (No. 110238.210)

CERTIFICATE HOLDER

GEORG42

The Georgia Housing & Finance Authority
Dept of Community Affairs
60 Executive Park South
Atlanta, GA 30329

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

W S Pharr

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Certificate holder is additional insured regarding general liability when required by written contract per form CG2033 0704 - Additional Insued, Owners, Lessees or Contractors attached to policy and per all term and conditions in the policy, but only for the projects refereńced in the contract for which this certificate is being issued. This only applies to ongoing operations. Policy is endorsed to give Thirty (30) days prior written notice of cancellation/termination/material change per form IL 7035 (attached)

APPENDIX O:
Letters of Reference

GEC

WALTHALL

OIL COMPANY

March 30, 2011

To Whom It May Concern:

I am writing to recommend Geotechnical and Environmental Consultants, Inc. for your environmental projects. As the President of Walthall Oil Company, I am charged with the responsibility for engaging environmental work to be performed. We have found that Tom Driver and his firm, Geotechnical and Environmental Consultants are the best in the field.

We often require Phase I and Phase II Environmental Site Assessments in connection with real estate transactions of the petroleum properties we are involved with. Tom and his staff have numerous years experience in environmental work. Some of our projects require quick turnaround. Tom has the manpower necessary to provide us with this level of service.

Our projects, when needed for a quick deadline, have been on time. His work product is of the utmost quality and professionalism. GEC has offices in Macon and Columbus. This allows them to provide quick, efficient and localized customer service throughout the state.

Please call me directly at (478) 781-1234 if I can answer any specific questions you may have.

Sincerely,

Frank W. Walthall, III
President of Walthall Oil Company

P. O. BOX 1203 • MACON, GEORGIA 31202-1203 • 478-781-1234
www.walthall-oil.com

JONES CORK & MILLER LLP

ATTORNEYS AT LAW

Established 1872

Fifth Floor SunTrust Bank Building
435 Second Street
Post Office Box 6437
Macon, Georgia 31208-6437
Telephone (478) 745-2821
Facsimile (478) 743-9609
www.jonescork.com

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TIMOTHY K. ADAMS
H. JEROME STRICKLAND
HUBERT C. LOVEIN, JR.
W. WARREN PLOWDEN, JR.
RUFUS D. SAMS III
STEVE L. WILSON
THOMAS C. ALEXANDER
ROBERT C. NORMAN, JR.
H. J. STRICKLAND, JR.
CATER C. THOMPSON
THOMAS W. JOYCE
BRANDON A. OREN
SHARON HURT REEVES
MATTHEW T. STRICKLAND
SHERRY HALL CULVES
JEFFERY O. MONROE
CALLIE DICKSON BRYAN
EUGENE S. HATCHER, JR.

J. PATRICK GOFF
C. BRIAN JARRARD
BLAKE C. SHARPTON
CANON B. HILL
CHRISTOPHER J. ARNOLD
KATHERINE SAMS RUSSELL
HAYS B. MCQUEEN
S. RENEE' SHERRIN

OF COUNSEL
FRANK C. JONES
CHARLES M. CORK, JR.

C. BAXTER JONES
1895-1968
CHARLES M. CORK
1908-1982
WALLACE MILLER, JR.
1915-2000

March 31, 2011

To Whom It May Concern
c/o Thomas E. Driver, P.E., President,
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204

Gentlemen:

This letter is written as a letter of recommendation for Tom Driver and his company, Geotechnical & Environmental Consultants, Inc. I have worked with Tom and other professionals at GEC for a number of years in connection with environmental and real estate projects for which I have provided legal counsel. The work by GEC that I have observed has included environmental assessments of land, soil and groundwater sampling and analysis for various purposes, geotechnical work, contaminated properties assessment and remediation, and other environmental work and advice provided by GEC to our common clients, such as developers, property owners, and lenders. Both my clients and I have found the work of Tom Driver and the other professionals with whom we have worked at GEC to be of high quality in every respect. For this reason, Tom Driver and GEC are the primary environmental consultant I recommend to my clients for the types of environmental work in which GEC is engaged.

If you have any further questions concerning my experience with Tom and GEC, please contact me.

Yours very truly,

ROBERT C. NORMAN, JR.

RCN:fib

Capital City Bank

March 30, 2011

To Whom It May Concern:

Please allow this letter to serve as a reference for Geotechnical and Environmental Consultants, Inc. (GEC) with whom we enjoy an excellent relationship. We have the highest level of confidence in the work prepared by GEC. Not only do we engage GEC for various bank jobs (including our new office sites) but they are the only provider of geotechnical and environmental services that we recommend here in the Middle Georgia area.

The company always handles its affairs in a professional and timely manner. We are happy to have partnered with GEC on prior and current jobs and look forward to doing so again in the future. If I can be of any assistance answering any questions, please contact me at your convenience.

Sincerely,

CAPITAL CITY BANK

Heather P. Turnbull
Assistant Vice President

HPT/ms

Capital City Bank | 325 Fifth Street | Macon, GA 31201 | Phone 478.749.6701 | Fax 478.749.8076 | www.ccbg.com

APPENDIX P:
Environmental Certification

GEC

ENVIRONMENTAL CERTIFICATION

Project Name: **Proposed Lone Mountain Village Phase II**

Project Location: **Chapman Road, Catoosa County, Ringgold, Georgia**

The undersigned being first duly sworn on oath do certify to the Georgia Department of Community Affairs (DCA)/Georgia Housing and Finance Authority (GHFA) that the statements contained in this certification are true and correct. The undersigned also acknowledge that deviations from the requirements contained in the certification and checklist could result in scoring deductions (Page, Section and/or Appendix numbers must be included for each item).

1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format. Page/Sec./App. **1-30/A-U**

2. The Phase I report and/or update was performed under the supervision of an "Environmental Professional" as defined in 40 C.F.R. § 312.10(b) (hereinafter referred to as a Environmental Professional). Résumés, describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included. Page/Sec./App. **5/2.4/H**

3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project. Page/Sec./App. **1-2/1.0**

4. The Phase I report and/or update was prepared less than 180 days prior to Application submission and within 30 days of the site reconnaissance. In addition, the date of the Report appears on the cover page of the Report. Page/Sec./App. **15/5.0/B**

5. The Georgia Housing and Finance Authority and DCA have the right to rely upon the Phase I and/or Phase II Report prepared for the property in the same way as the Owner, client and any other authorized users of the Report(s). Page/Sec./App. **6/2.6**

6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. Page/Sec./App. **1-2&4-5/1.0&2.2**

7. The Environmental Professional employed by the consulting firm has supervised the performance of the Phase I, reviewed, signed and stamped both the Phase I and Phase II Reports (if applicable) and any amendments, addenda and updates thereto. Page/Sec./App. **P**

8. The Environmental Professional has included a comprehensive historical review of the subject property back to 1940 or the property's first developed use, whichever is earlier. Page/Sec./App. **21/5.5/D**

9. The Phase I includes the professional opinion of the Environmental Professional as to any potential environmental risks and as to any recognized environmental conditions identified during the comprehensive historical review. Page/Sec./App. **25/6.0&7.0**

10. The Environmental Professional has:

* Commercial General Liability insurance, total combined single limits of $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate; ***and*** Page/Sec./App. **N**

* Professional Errors and Omissions Insurance with limits of $2,000,000.00 each claim and $2,000,000.00 in the aggregate with coverage extended to include third party liability for death, bodily injury, diminution of value of property and property damage. Page/Sec./App. **N**

*Pollution Liability Insurance with limits of $2,000,000.00 each claim and $2,000,000.00 in the aggregate. Page/Sec./App. **N**

11. The Georgia Housing and Finance Authority and DCA have been named as 1) an additional insureds and 2) certificate holders on the Accord 25 form (the required insurance certificate) for the commercial liability insurance policy. Page/Sec./App. **N**

12. A 30 day cancellation period is included on the insurance certificate. Page/Sec./App. **N**

13. The Owner Environmental Questionnaire & Disclosure Statement has been completed by the current Owner of the property and included in the Phase I Report. Page/Sec./App. **L**

14. The completed Phase I Documentation: DCA Property Log and Information Checklist has been completed by the Environmental Professional and included in the Phase I Report. Page/Sec./App. **M**

15. If required, the HOME and HUD Environmental Questionnaire is completed and included in the Phase I (includes projects applying for HOME funds and projects with other HUD funding sources listed, including PBRA). Page/Sec./App. **K**

16. If, in accordance with Section II B.5.b. of the DCA standards, a noise assessment is required, the Report includes a noise assessment which was completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R. § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). Page/Sec./App. **19/5.4.22/J**

17. In cases of elevated noise levels, the Report includes a noise attenuation plan completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R. § 51.100 *et seq.* (applied to all projects, whether or not HUD funds are included in the financial structure). Page/Sec./App. **N/A**

18. The Environmental Consultant Signature page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature page is included in the Phase I and/or Phase II Report. Page/Sec./App. **Second Page of Report**

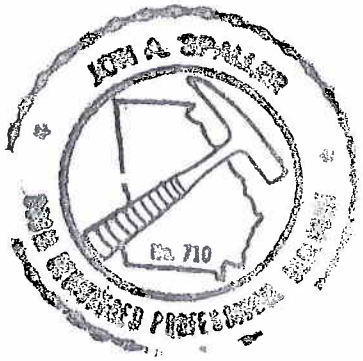
Applicant Signature

Date

Environmental Consultant Signature & Stamp

6/16/11

Date



APPENDIX Q:
Consumer Confidence Report on Water Quality

GEC

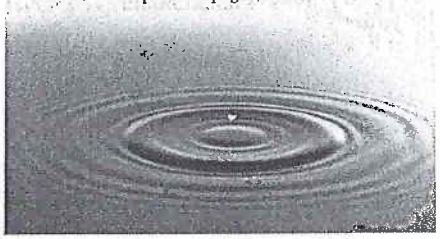
Maintaining High Standards

Once again we are proud to present our annual water quality report covering all testing performed between January 1 and December 31, 2010. Over the years, we have dedicated ourselves to producing drinking water that meets all state and federal drinking water standards. We continually strive to adopt new and better methods for delivering the best quality drinking water to you. There may be other hurdles in the future, but know that we will always stand behind you and the drinking water we work diligently to provide.

We encourage you to share your thoughts with us on the information contained in this report. Should you ever have any questions or concerns, we are always available to assist you.

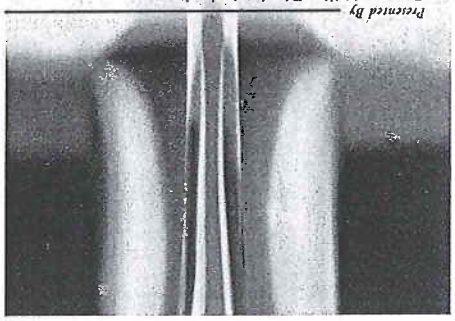
Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as people with cancer undergoing chemotherapy, people who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The U.S. EPA/CDC (Centers for Disease Control and Prevention) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or http://water.epa.gov/drink/



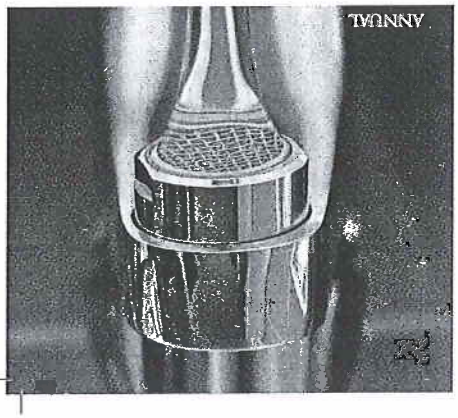
PWS ID#: 0470000

Presented by
Catoosa Utility District Authority



WATER QUALITY REPORT

Water testing performed in 2010



Where Does My Water Come From?

The Catoosa Utility District Authority (CUDA) provides water to its customers from Yates Spring. Our customers are very fortunate to have a clean and pure supply of drinking water. Our water supply is a groundwater source, which means it is not exposed to air and is not subject to direct pollution and contamination like a river or reservoir. In fact, because groundwater is the safest and highest quality water available to meet the public demand of water intended for human consumption, we are proud to be able to provide you with water directly from the source.

Throughout the distribution system we add, only as required, chlorine at 1.0 ppm and fluoride at about 0.85 ppm. Chlorine is added as a precaution against any bacteria that may be present, and fluoride is added to help our teeth be strong. Demand for good, clean water is high: on average, we provide approximately 5 to 6.5 million gallons of water a day to our customers.

A natural spring like Yates Spring could be vulnerable to underground contaminants and changes that may occur underground. The CUDA is well aware of the importance of high-quality drinking water and the risks associated with our drinking water source. Consequently, the CUDA takes every precaution to protect our water from being contaminated. On occasions such as extremely high demand, drought, or emergencies, CUDA purchases water from Tennessee American Water Company (TAWC) and Eastside Utility District (EUD). Both TAWC and EUD draw surface water from the Tennessee River. We assure you that these companies also meet or exceed the same strict quality regulations and requirements as we do. If you have any questions or concerns about their water, we have their water quality reports on file at the main CUDA office.

"THOUSANDS HAVE LIVED WITHOUT LOVE, NOT ONE WITHOUT WATER."
-W.H. Auden

Information on the Internet

The U.S. EPA Office of Water (www.epa.gov/watrhome) and the Centers for Disease Control and Prevention (www.cdc.gov) Web sites provide a substantial amount of information on many issues relating to water resources, water conservation and public health.

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GA0008685-1

Catoosa Utility District Authority
P.O. Box 750
Ringgold, GA 30736

Community Participation

You are invited to participate in our public forum and voice your concerns about your drinking water. We meet the second and fourth Tuesday of each month beginning at 9 a.m. at the Catoosa Utility District Authority Office at 1058 Old Mill Road, Ringgold, Georgia. Call the office at (706) 937-4121 for information.

Lead and Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead.

Questions?

For more information about this report, or for any questions relating to your drinking water, please call Matthew Shoemaker, Water Plant Manager and Laboratory Analyst, Dennis Faulkenberry, Water Plant Operator and Laboratory Analyst, or Randy Thomason, Superintendent, at (706) 937-4121.

Substances That Could Be in Water

To ensure that tap water is safe to drink, the U.S. EPA prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of these contaminants does not necessarily indicate that the water poses a health risk.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it can acquire naturally occurring minerals, in some cases, radioactive material, and substances resulting from the presence of animals or from human activity. Substances that may be present in source water include: Microbial Contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, or wildlife; Inorganic Contaminants, such as salts and metals, which can be naturally occurring or may result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming; Pesticides and Herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses; Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and may also come from gas stations, urban stormwater runoff, and septic systems; and Radioactive Contaminants, which can be naturally occurring or may be the result of oil and gas production and mining activities.

For more information about contaminants and potential health effects, call the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

Sampling Results

During the past year we have taken hundreds of water samples in order to determine the presence of any radioactive, volatile organic, or synthetic organic contaminants. The tables below show only those contaminants that were detected in the water. Although all of the substances listed here are under the Maximum Contaminant Level (MCL), we feel it is important that you know exactly what was detected and how much of the substance was present in the water. The Georgia Environmental Protection Division requires us to monitor for certain substances less often than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken.

REGULATED SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	MCLG [MRDLG]	Catoosa Utility District Authority AMOUNT DETECTED	Catoosa Utility District Authority RANGE LOW-HIGH	Tennessee American Water Company AMOUNT DETECTED	Tennessee American Water Company RANGE LOW-HIGH	Eastside Utility District AMOUNT DETECTED	Eastside Utility District RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Alpha Emitters (pCi/L)	2010	15	0	NA	NA	0.5	ND–0.5	NA	NA	No	Erosion of natural deposits
Barium (ppm)	2010	2	2	0.063	0.063–0.063	0.025	0.022–0.025	NA	NA	No	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Beta/Photon Emitters[1] (pCi/L)	2010	50	0	NA	NA	2.04	ND–2.04	NA	NA	No	Decay of natural and man-made deposits
Chlorine (ppm)	2010	[4]	[4]	1.22	1.19–1.27	2.02	ND–2.02	1.5	0.5–2.1	No	Water additive used to control microbes
Fluoride (ppm)	2010	4	4	0.77	0.72–0.83	1.13	0.65–1.13	1.3	0.90–1.3	No	Erosion of natural deposits; Water additive that promotes strong teeth; Discharge from fertilizer and aluminum factories
Haloacetic Acids [HAAs] (ppb)	2010	60	NA	1.26	0.32–4.2	21.1	13.4–30.3	22.0	19.0–26.0	No	By-product of drinking water disinfection
Nitrate (ppm)	2010	10	10	0.84	0.84–0.84	0.46	0.14–0.46	NA	NA	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
TTHMs [Total Trihalomethanes] (ppb)	2010	80	NA	6.68	1.45–17.63	54.9	30.2–63.2	40.0	38.0–42.0	No	By-product of drinking water disinfection
Total Coliform Bacteria (% positive samples)	2010	5% of monthly samples are positive	0	ND	NA	0.8	NA	ND	NA	No	Naturally present in the environment
Total Organic Carbon (ppm)	2010	TT	NA	NA	NA	1.20	0.68–1.20	1.2	0.93–1.50	No	Naturally present in the environment
Turbidity[2] (NTU)	2010	TT	NA	0.16	0.04–0.16	0.13	0.03–0.13	0.28	0.03–0.28	No	Soil runoff
Turbidity (Lowest monthly percent of samples meeting limit)	2010	TT	NA	NA	NA	100%	NA	99%	NA	No	Soil runoff

Tap water samples were collected for lead and copper analyses from sample sites throughout the community

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AL	MCLG	Catoosa Utility District Authority AMOUNT DETECTED (90TH%TILE)	Catoosa Utility District Authority SITES ABOVE AL/ TOTAL SITES	Tennessee American Water Company AMOUNT DETECTED (90TH%TILE)	Tennessee American Water Company SITES ABOVE AL/ TOTAL SITES	Eastside Utility District AMOUNT DETECTED (90TH%TILE)	Eastside Utility District SITES ABOVE AL/ TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2010	1.3	1.3	0.18	0/30	0.119	0/54	0.13[3]	0/30[3]	No	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives
Lead (ppb)	2010	15	0	4.2	1/30	3	1/54	3[3]	0/30[3]	No	Corrosion of household plumbing systems; Erosion of natural deposits

OTHER SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	MCLG [MRDLG]	Catoosa Utility District Authority AMOUNT DETECTED	Catoosa Utility District Authority RANGE LOW-HIGH	Tennessee American Water Company AMOUNT DETECTED	Tennessee American Water Company RANGE LOW-HIGH	Eastside Utility District AMOUNT DETECTED	Eastside Utility District RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Haloacetic Acids [HAA]–IDSE Results[4] (ppb)	2009	60	NA	1.0	ND–2.0	NA	NA	NA	NA	No	By-product of drinking water disinfection
Nickel (ppb)	2010	100	100	NA	NA	1.0	0.8–1.0	NA	NA	No	Erosion of natural deposits; Leaching of household plumbing
Sodium (ppm)	2010	NA	NA	NA	NA	8.7	4.9–8.7	5.2	5.2–5.2	No	Erosion of natural deposits; Used in water treatment
TTHMs [Total Trihalomethanes]–IDSE Results[4] (ppb)	2009	80	NA	3.7	ND–8.0	NA	NA	NA	NA	No	By-product of drinking water disinfection

[1] The MCL for beta particles is 4 mrem/year. The U.S. EPA considers 50 pCi/L to be the level of concern for beta particles.
[2] Turbidity is a measure of the cloudiness of the water. It is monitored because it is a good indicator of water quality and the effectiveness of disinfectants.
[3] Sampled in 2008.
[4] We were required by the U.S. EPA to conduct an evaluation of our distribution system. This is known as an Initial Distribution System Evaluation (IDSE) and is intended to identify locations in our distribution system that have elevated disinfection by-product concentrations. Disinfection by-products (e.g., HAAs and TTHMs) result from continuous disinfection of drinking water and form when disinfectants combine with organic matter that naturally occurs in the source water.

Definitions

AL (Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

pCi/L (picocuries per liter): A measure of radioactivity.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

TT (Treatment Technique): A required process intended to reduce the level of a contaminant in drinking water.

Source Water Assessment

Catoosa Utility District Authority (CUDA) draws water from the Yates Spring. CUDA's goal is to ensure that our water is protected from contamination. CUDA has developed a source water assessment plan, which looks at different sources of pollution that could affect the Yates Spring. Some sources of pollution are electrical poles, transformers, stormwater runoff, agricultural fields, and petroleum pipelines. The source water assessment document is available for viewing at the Catoosa Utility District's main office at 1058 Old Mill Road, Ringgold, Georgia. If you would like to view this document, please call our main office at (706) 937-4121 before you visit so that a member of our staff will be available to view the document with you and answer any questions you may have. Catoosa Utility Disrtict Authority takes all precautions to ensure your source water remains free of pollution. Both TAWC and EUD have each also developed a source water assessment plan.

GA0000865-1

APPENDIX R:
Endangered Species Documentation

GEC

Listed Species in Catoosa County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Mammal				
Gray bat *Myotis grisescens*	E	E	Colonies restricted to caves or cave-like habitats; forage primarily over water along rivers or lake shores	Human disturbance and vandalism in caves, pesticides, flooding of caves by impoundments, and loss of insect prey over streams degraded by siltation and pollution
Bird				
Bald eagle *Haliaeetus leucocephalus*	T	E	Inland waterways and estuarine areas in Georgia	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Fish				
Flame chub *Hemitremia flammea*	No Federal Status	E	Springs and springfed streams	
Mountain madtom *Noturus eleutherus*	No Federal Status	T	Gravelly or rocky streams	
Popeye shiner *Notropis ariommus*	No Federal Status	T	Mountain stream; gravelly streams	
Snail darter *Percina tanasi*	T	T	Adults live and spawn in gravel shoal habitat in the South Chickamauga Creek (population found 1980); larvae drift downstream to nursery areas	
Stargazing minnow *Phenacobius uranops*	No Federal Status	T	Clear, moderate-gradient streams and small rivers. Inhabits riffles and, more commonly, runs 15-50 cm deep. Adults and juveniles found over clean or slightly silted gravel and small to medium rubble.	
Plant				
Large-flowered skullcap	E	T	Mature oak-pine forests with sparse understory	Logging, wildfires, livestock grazing, residential development, and small populations coupled with

Scutellaria montana				limited distribution
Glade-cress *Leavenworthia exigua exigua*	No Federal Status	T	Open areas on limestone cedar glades where soil is gravelly and usually <5cm deep; associated with a blue green alga (*Nostoc sp.*) in wet months	
Great Plains ladies-tresses *Spiranthes magnicamporum*	No Federal Status	E	Grassy areas in open or partial shade on flat, limestone outcrops (cedar glades) where the soil is a heavy, sticky clay	

Gray Bat

Bald Eagle

Large-flowered Skullcap

APPENDIX S:
SHPO Review Documentation

GEC

Not Applicable – SHPO Review was not needed for this DCA Phase I ESA.

GEC

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC

June 9, 2011

Dr. David Crass
Division Director
Deputy State Historic Preservation Officer
Georgia Department of Natural Resources
Historic Preservation Division
254 Washington Street, SW, Ground Floor
Atlanta, GA 30334

SUBJECT: 36 CFR 800 SHPO Consultation for a Department of Community Affairs Phase I Environmental Site Assessment
Lone Mountain Village Phase II
335 Chapman Road
Ringgold, Catoosa County, Georgia
GEC Job #110283.210

Dear Dr. Crass:

Geotechnical & Environmental Consultants, Inc. (GEC) is conducting a Phase I Environmental Site Assessment (ESA) for the Department of Community Affairs on the proposed Lone Mountain Village Apartments located at 335 Chapman Road in Ringgold, Georgia. This letter is a request for consultation regarding the proposed project in accordance with 36 CFR 800. The subject site is approximately 11-acres and is predominantly wooded. Based on historical aerials it appears that the property has always been wooded since 1938 if not before. The adjacent properties appear to have been historically used as farmland. The property is currently bordered by residential properties. A 64-unit senior apartment complex is proposed for this site. Details of the project include:

Applicant: Lone Mountain Village, LP
Mr. Jerry Braden
P.O. Box 447
Summerville, Georgia 30747
jerry@thebradengroup.com
(706) 857-1414

Contact: Geotechnical & Environmental Consultants, Inc.
Mary Brooks
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204
mbrooks@geconsultants.com
(478) 757-1606

Enclosed are copies of an U.S.G.S. Topographic Quadrangle Map, an aerial photograph, street map, site plan, City of Ringgold Resolution of support, historical aerial photographs, photograph-key map, and photographs of the subject property and vicinity taken during site reconnaissance on May 18, 2011. The goal of this inquiry is to determine whether or not the purchase of this property and construction of the senior living apartment complex, will disturb or affect any historical property/ies and/or cultural resources.

Due to the expediency in which DCA needs this information to complete the Home/HUD application, we would appreciate it if you could respond as quickly as possible. If you have any questions or need any further information, please contact our office at 478 757-1606, or email at mbrooks@geconsultants.com. Thanks for your assistance in this matter.

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

Mary Brooks
Senior Environmental Specialist

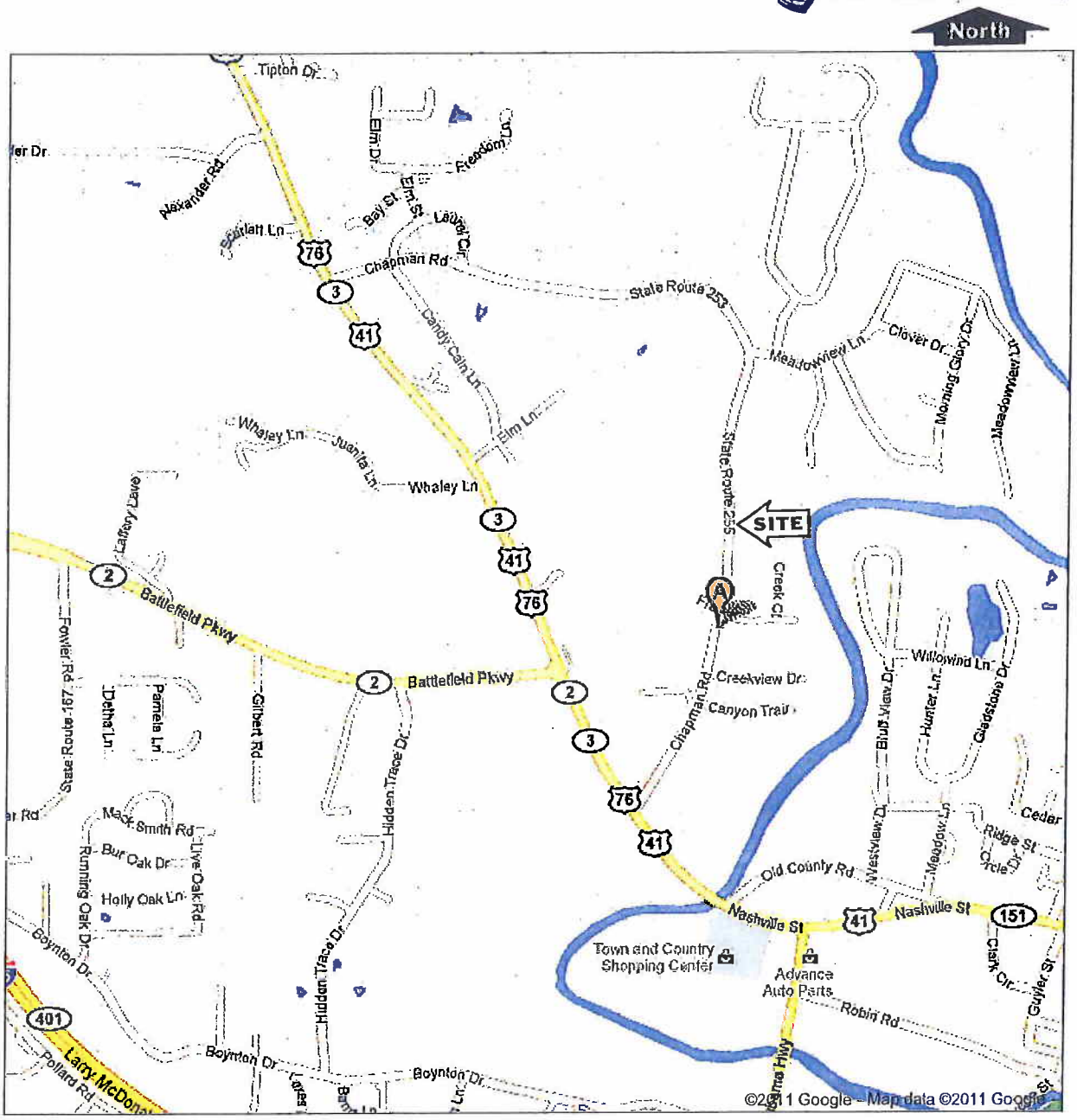
Attachments

cc: Mr. Jerry Braden, The Braden Group

GEC

Google maps Address 335 Chapman Rd
Ringgold, GA 30736

Get Google Maps on your phone
Text the word "GMAPS" to 466453



Recent floods and tornadoes

Maps related to the Mississippi River floods
Maps related to the recent tornadoes

DeLORME

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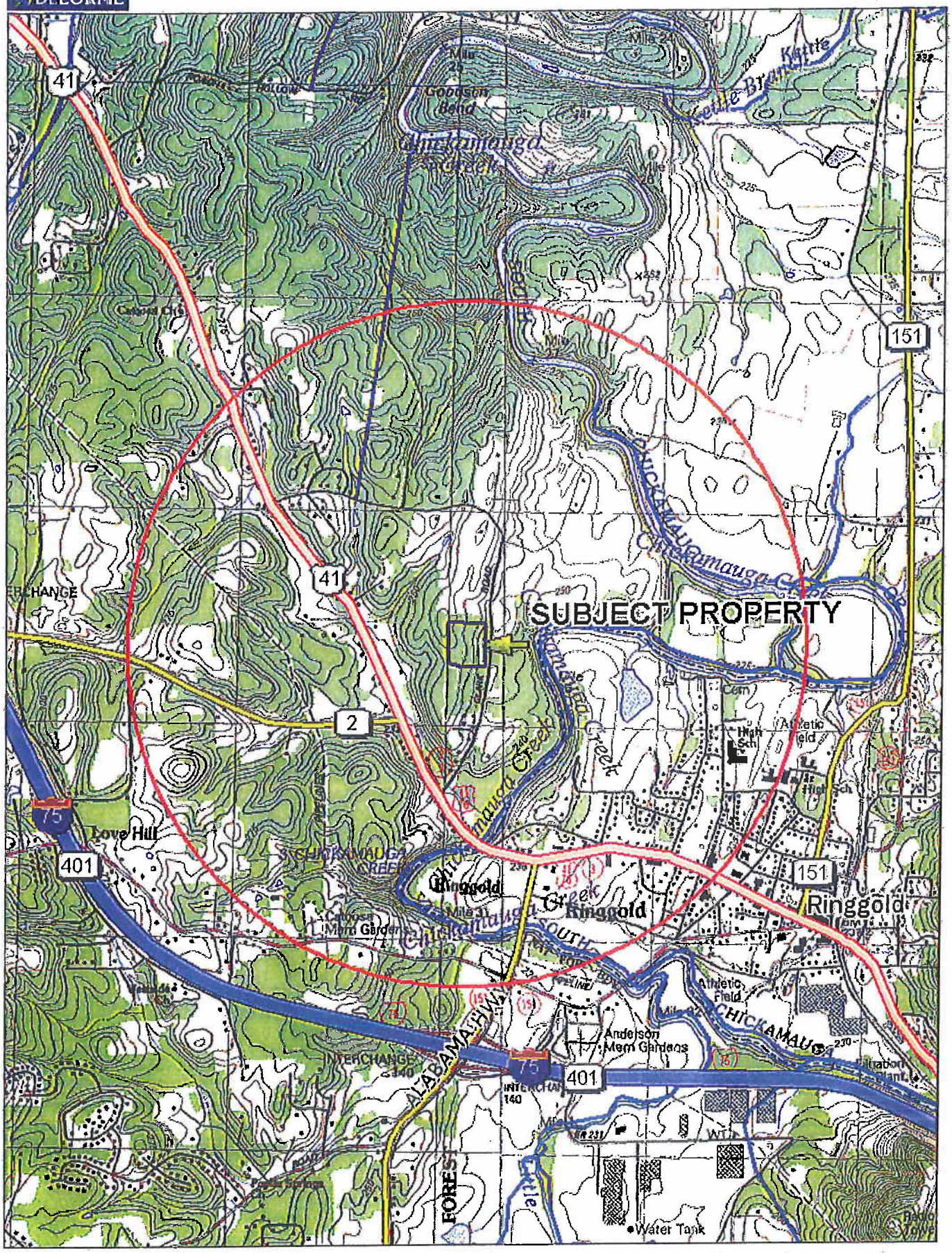

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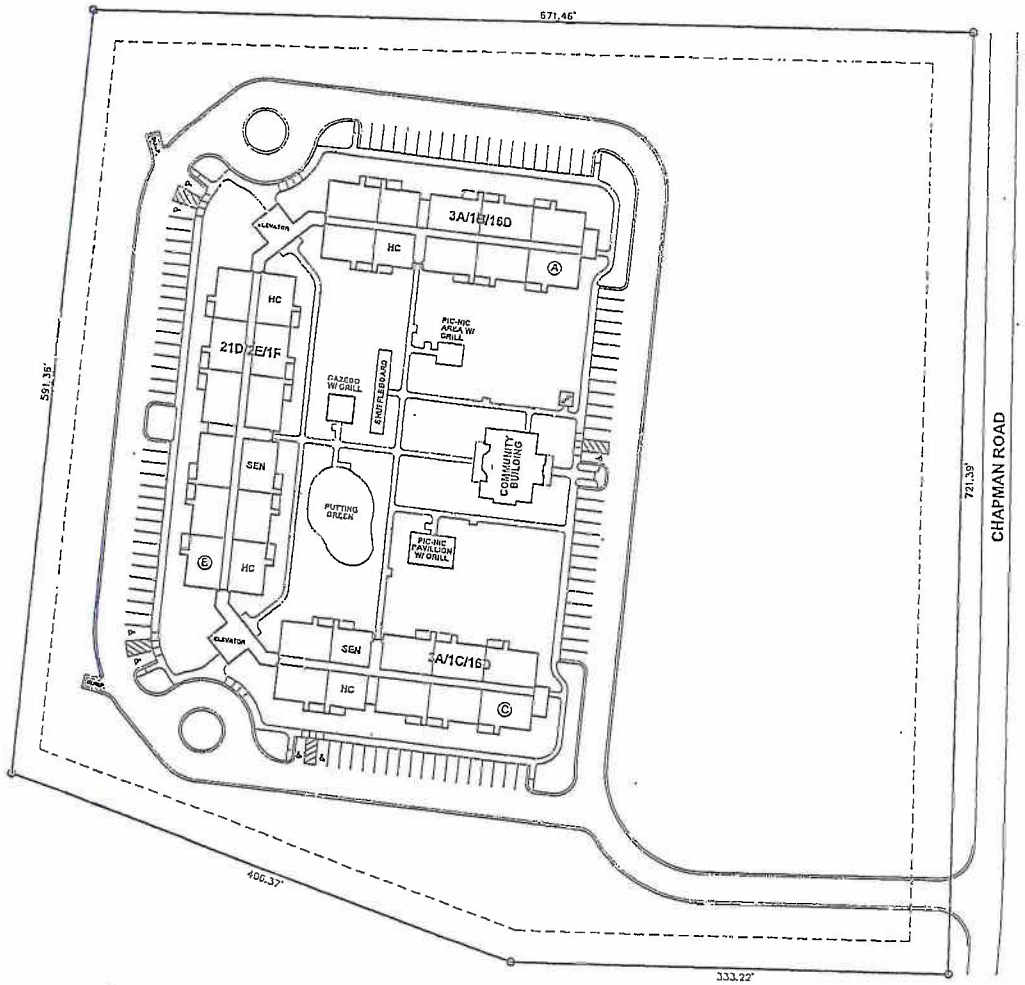
www.delorme.com

MN (4.2° W)

0 1500 3000 ft

Data Zoom 12-1

North
Site for Phase II
SITE
Chapman Rd
Cricket Ln
Phase II, Lone Mountain Village
Mountain Creek Dr
Creekview Dr
Bluff View Dr
3
2
© 2011 Google
©2010 Google
Imagery Date Oct 8, 2010
34°55'34.60" N
85°07'33.99" W
elev 812 ft
Eye alt 3705 ft



SCHEMATIC SITE PLAN

ELDERLY APARTMENTS
RINGGOLD, GEORGIA

SCALE: 1"=40'

LEGEND	
UNIT TYPE	COUNT
UNIT "A" - ONE BEDROOM	5 UNITS
UNIT "B" - ONE BEDROOM - HANDICAP	2 UNITS
UNIT "C" - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT "D" - TWO BEDROOM	53 UNITS
UNIT "E" - TWO BEDROOM - HANDICAP	2 UNITS
UNIT "F" - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS:	64 UNITS

SITE DATA	
PARKING SPACES	104
SITE AREA	11.0 ACRES ±

OWNER/DEVELOPER
ELDERLY APARTMENTS, LP.
P.O. BOX 447
SUMMERVILLE, GEORGIA 30747

ARCHITECT
McKEAN & ASSOCIATES, ARCHITECTS, LLC
3815 ZELDA ROAD
MONTGOMERY, ALABAMA 36106

McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

ELDERLY APARTMENTS
RINGGOLD, GEORGIA

STATE OF GEORGIA
Rory L. McKean
REGISTERED ARCHITECT

Sheet Title:
SCHEMATIC SITE PLAN

Project No:	11-XXX
Date:	04-04-11
Revised:	
Drawn By:	BTT
Checked By:	RLM

Sheet No:
S-1

Sequence 1 of 1

City of Ringgold

150 Tennessee Street
Ringgold, GA 30736

Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

May 10, 2011

Ms Laurel Hart
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

RE: Application for HOME Consent

Dear Ms Hart:

On Wednesday, April 27, 2011, a F4 tornado hit the City of Ringgold on the northwest side and traveled across the city, exiting on the southeast side, leaving a trail of destruction. Eight people were killed and many injured. The physical destruction was widespread and included commercial and residential properties, and public facilities including two schools. The residential neighborhoods having the most damage would be termed low and moderate income homes, including mobile homes, single-family homes, and apartments. Governor Deal has visited our city, as well as Homeland Security Secretary Napolitano, Senator Isakson, GEMA Director English, Representative Graves, as well as many other state and local officials.

Jerry and Annamarie Braden have planned a Phase II of their Lone Mountain Village for seniors. Prior to this storm, the City of Ringgold City Council approved their zoning request, as well as a Resolution of Support. I understand Mr. and Mrs. Braden intend to submit a pre-application on Thursday of this week for a HOME Consent from the Georgia Department of Community Affairs to build up to sixty-four (64) apartments for senior citizens. At this point, the City of Ringgold has a critical housing shortage. I also understand that the award of this HOME Consent is critical to the economic viability of this project. As Mayor of the City of Ringgold, I ask that you give special consideration to this project in view of the harsh reality of the devastation that has occurred as this will help us with our long-term recovery effort.

Sincerely,

Joe Barger

Joe Barger
Mayor, City of Ringgold

STATE OF GEORGIA
COUNTY OF CATOOSA

A RESOLUTION OF THE RINGGOLD CITY COUNCIL OUTLINING SUPPORT FOR SENIOR HOUSING (AGE 55 AND OLDER) AFFORDABLE TO LOCAL CITIZENS THROUGH PUBLIC-PRIVATE PARTNERSHIP FUNDING

WHEREAS, at the regular meeting of the City Council of Ringgold, Georgia held on the 25th day of April, 2011, a motion was made and duly seconded that the City of Ringgold shall support the building of Senior Housing (age 55 and older) affordable to local citizens through public-private partnership funding; and

WHEREAS, Lone Mountain Village Phase II L.P. proposes to build 60 to 64 apartment units reserved for seniors (age 55 and older) consisting of one and two bedrooms and a community building, on Chapman Road (as a Phase II of the existing Lone Mountain Village) in the City of Ringgold, Catoosa County, Georgia with financing that consists of a public-private partnership and;

WHEREAS, Lone Mountain Village Phase II L.P. will apply for loans and tax credits through the Georgia Department of Community affairs, and will invest approximately $5,000,000 in private funds; and

WHEREAS, there are limited funds available and the support of the elected body of the local government is important to a successful application process and,

NOW, THEREFORE, BE IT RESOLVED that the City of Ringgold Mayor and City Council do hereby support the application of Lone Mountain Village Phase II L.P. in its endeavor to build the proposed complex.

So resolved this 25th day of April, 2011.

CITY OF RINGGOLD, GEORGIA

BY: _____
Joe Barger, Mayor

ATTEST:

_____
Judy Pace, City Clerk

JUDY ANN PACE
Notary Public, Georgia
Catoosa County
My Commission Expires
September 17, 2011

_____

INQUIRY #: 3062814.5

YEAR: 2006

= 604'

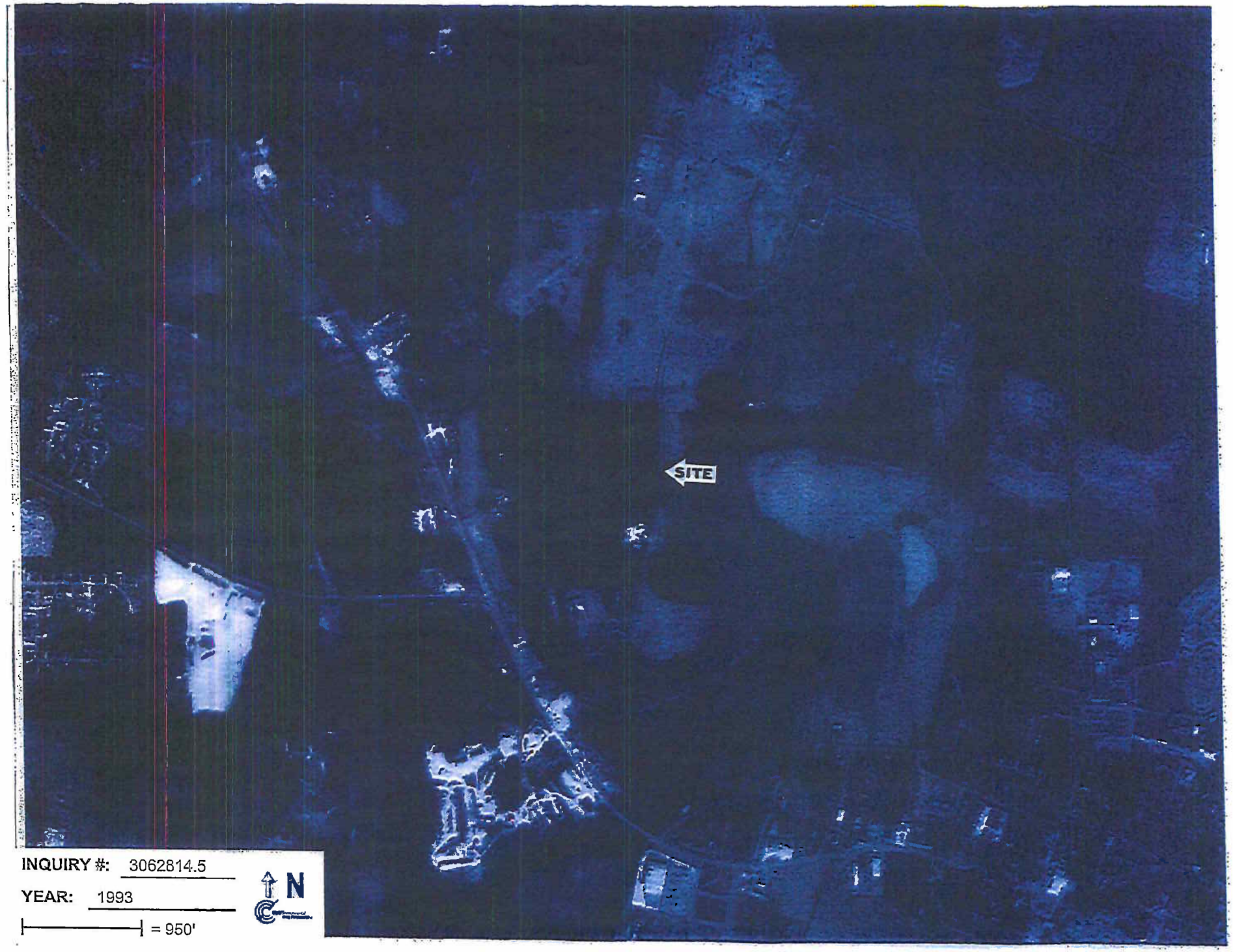
N

INQUIRY #: 3062814.5

YEAR: 2005

= 604'

N



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YEAR: 1993

= 950'

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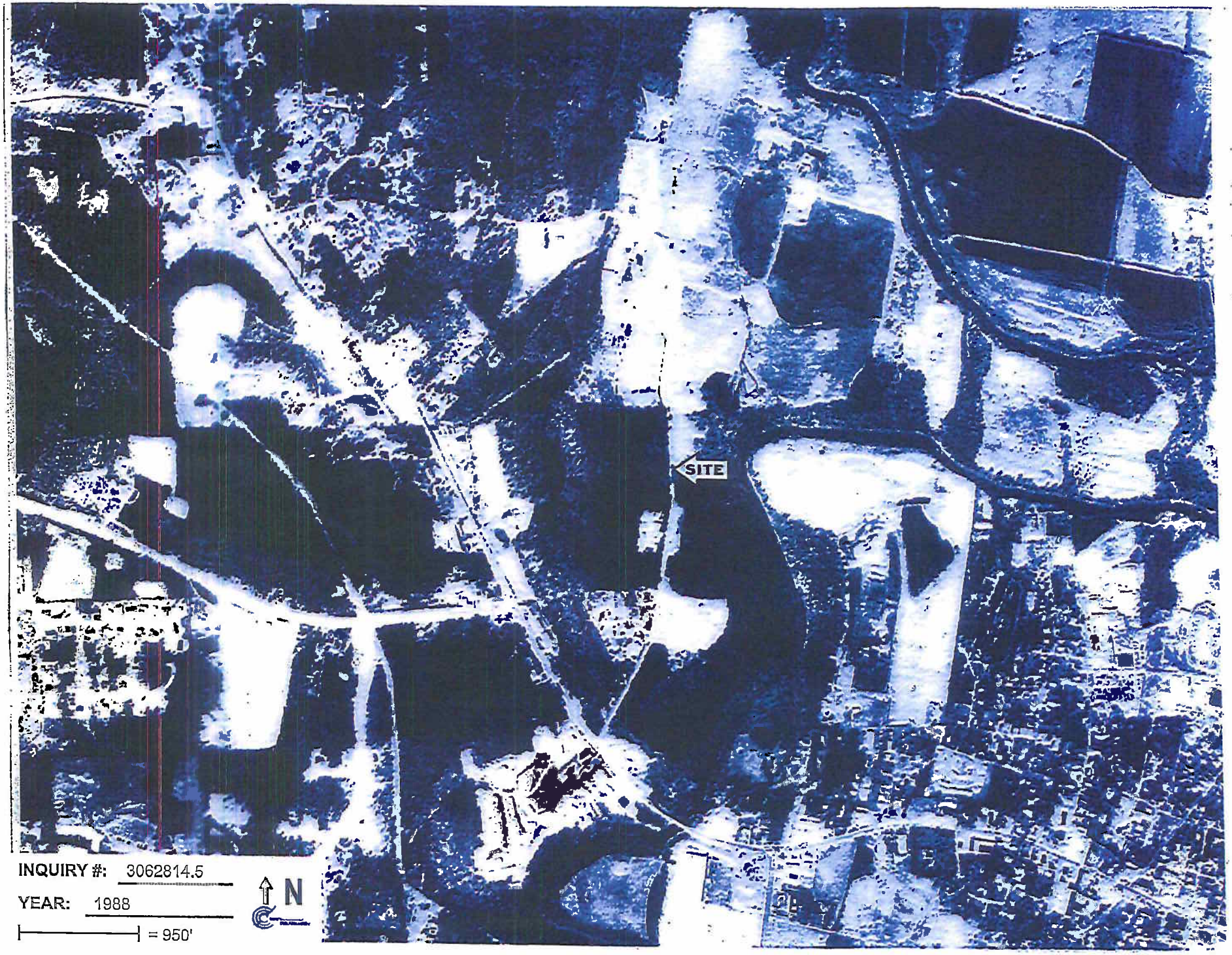
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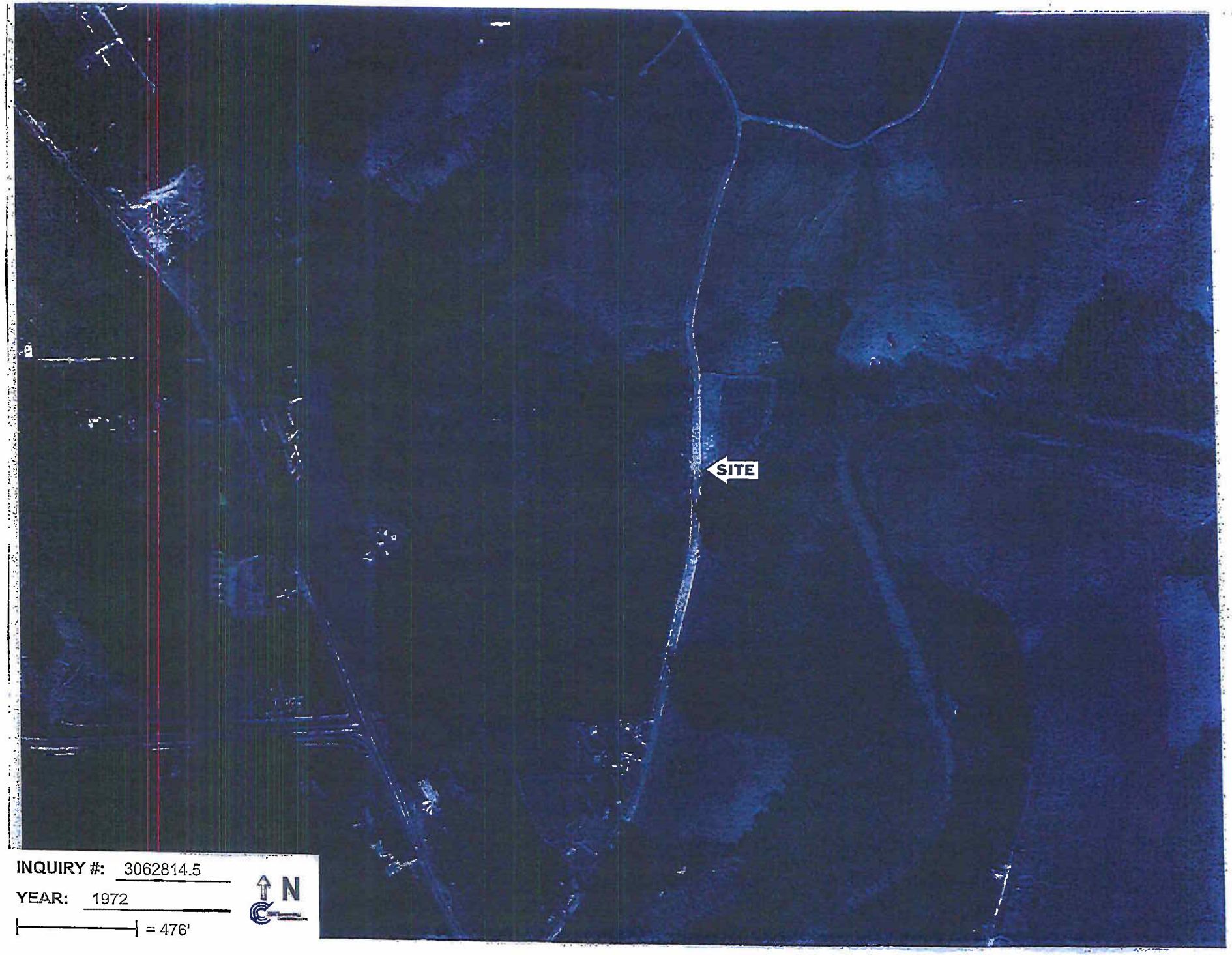

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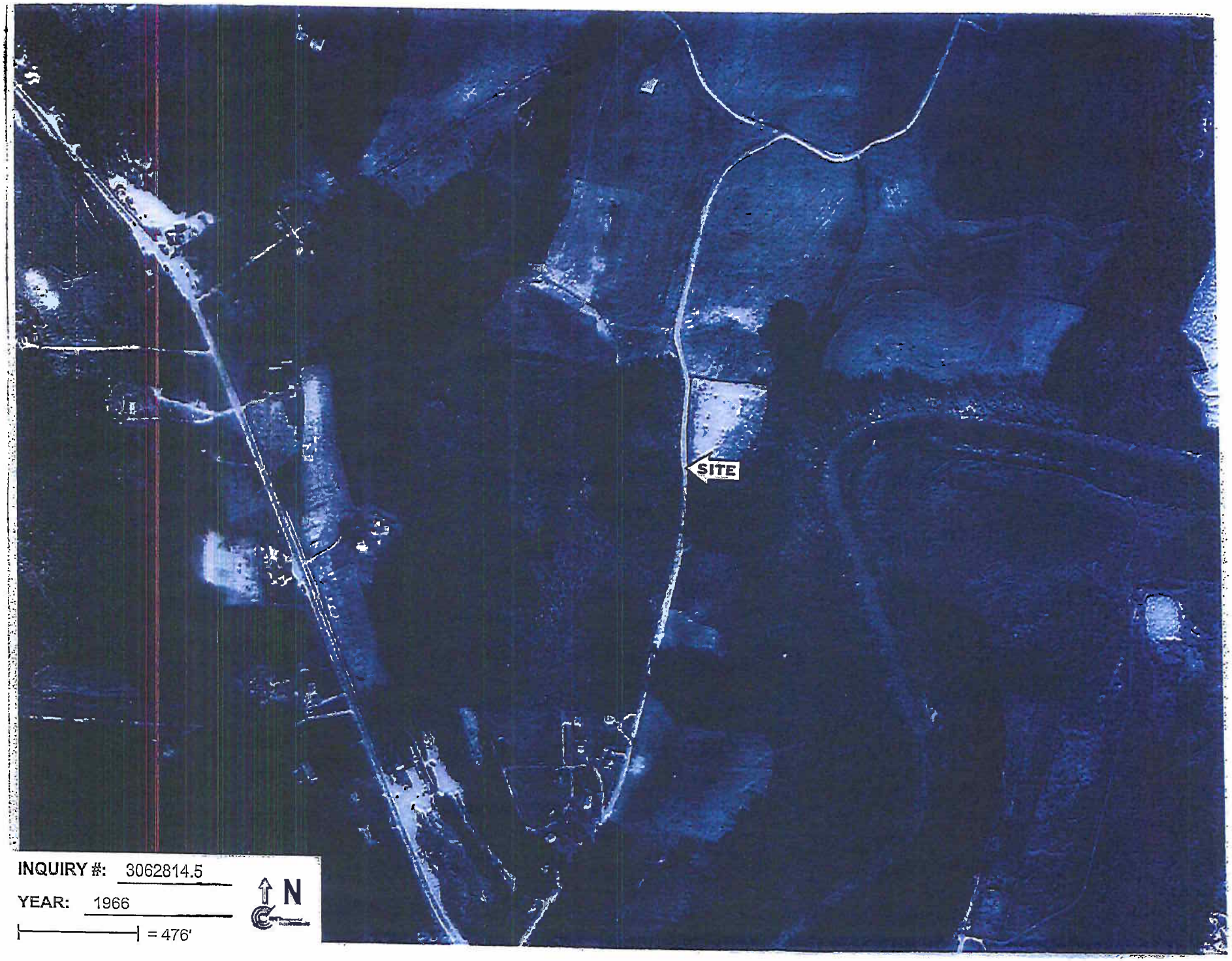
YEAR: 1972

= 476'

N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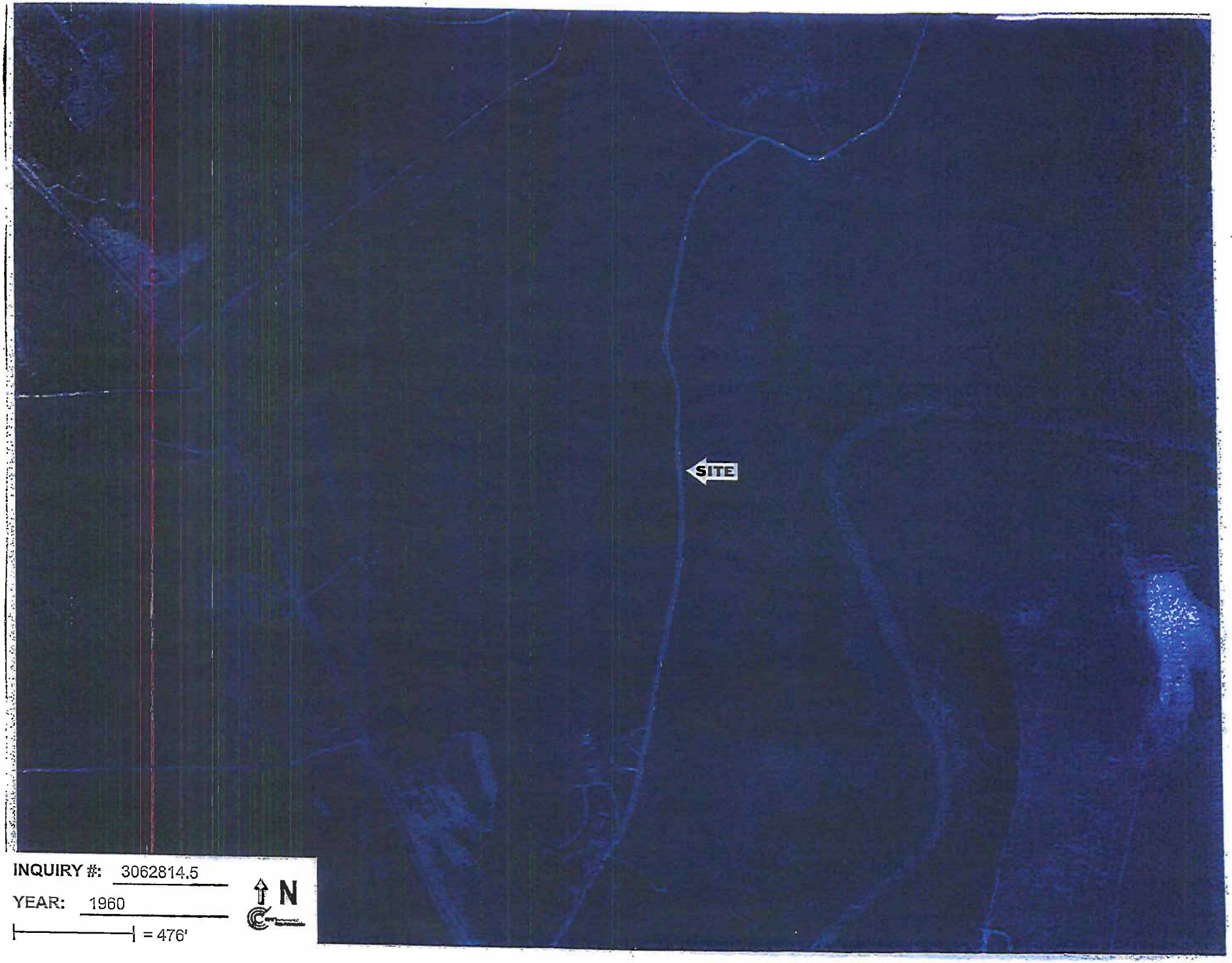

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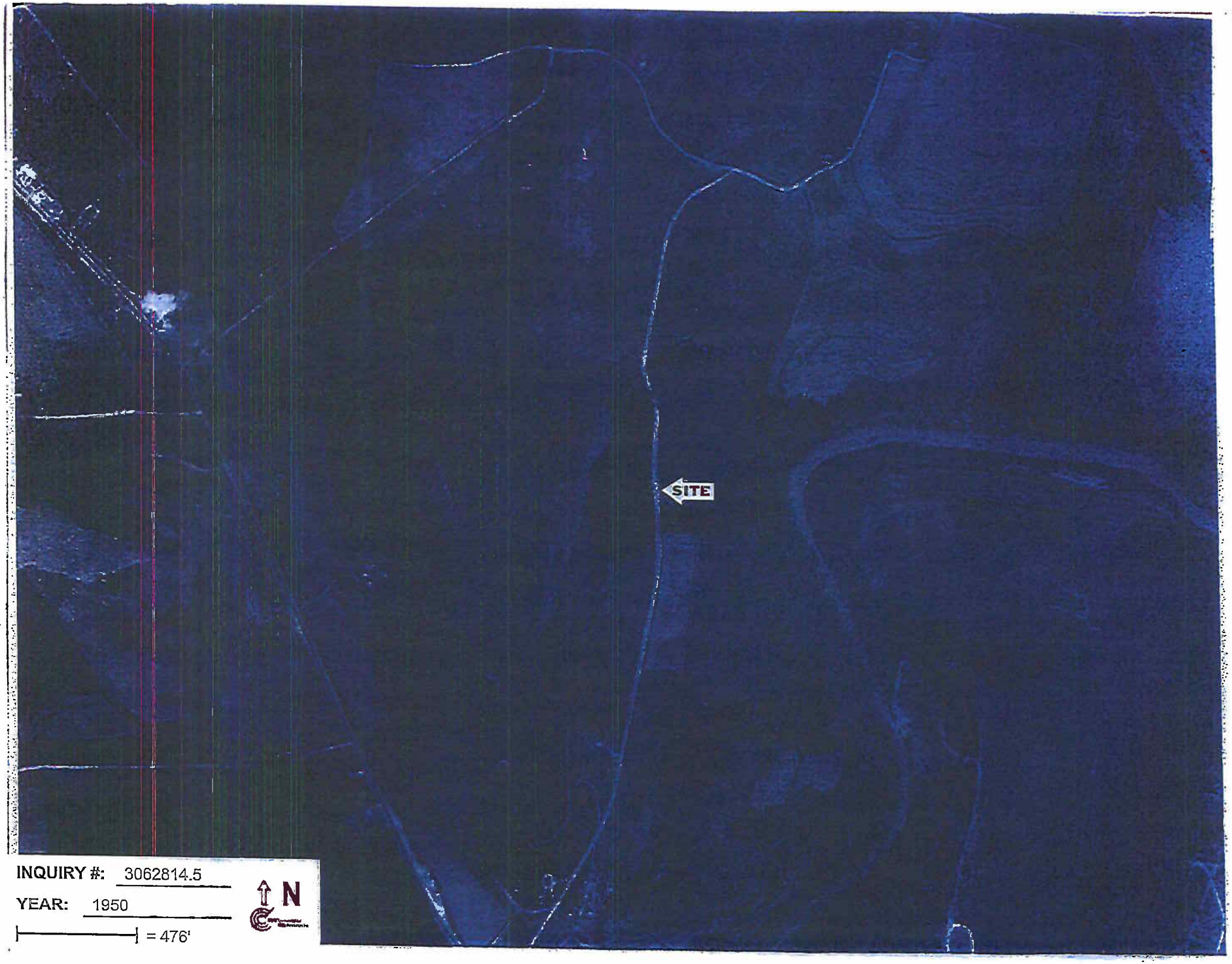
YEAR: 1960

= 476'

N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YEAR: 1950
= 476'
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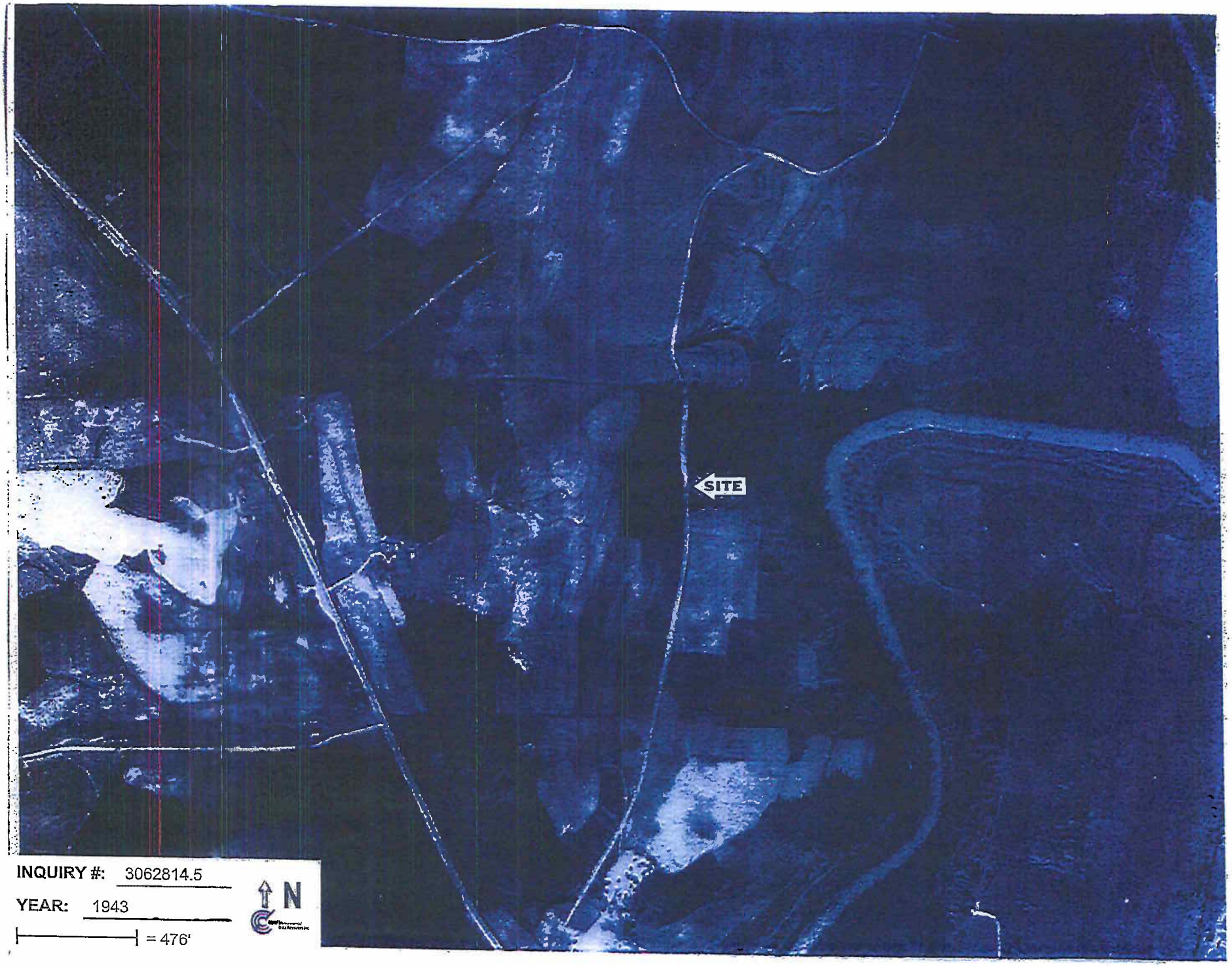
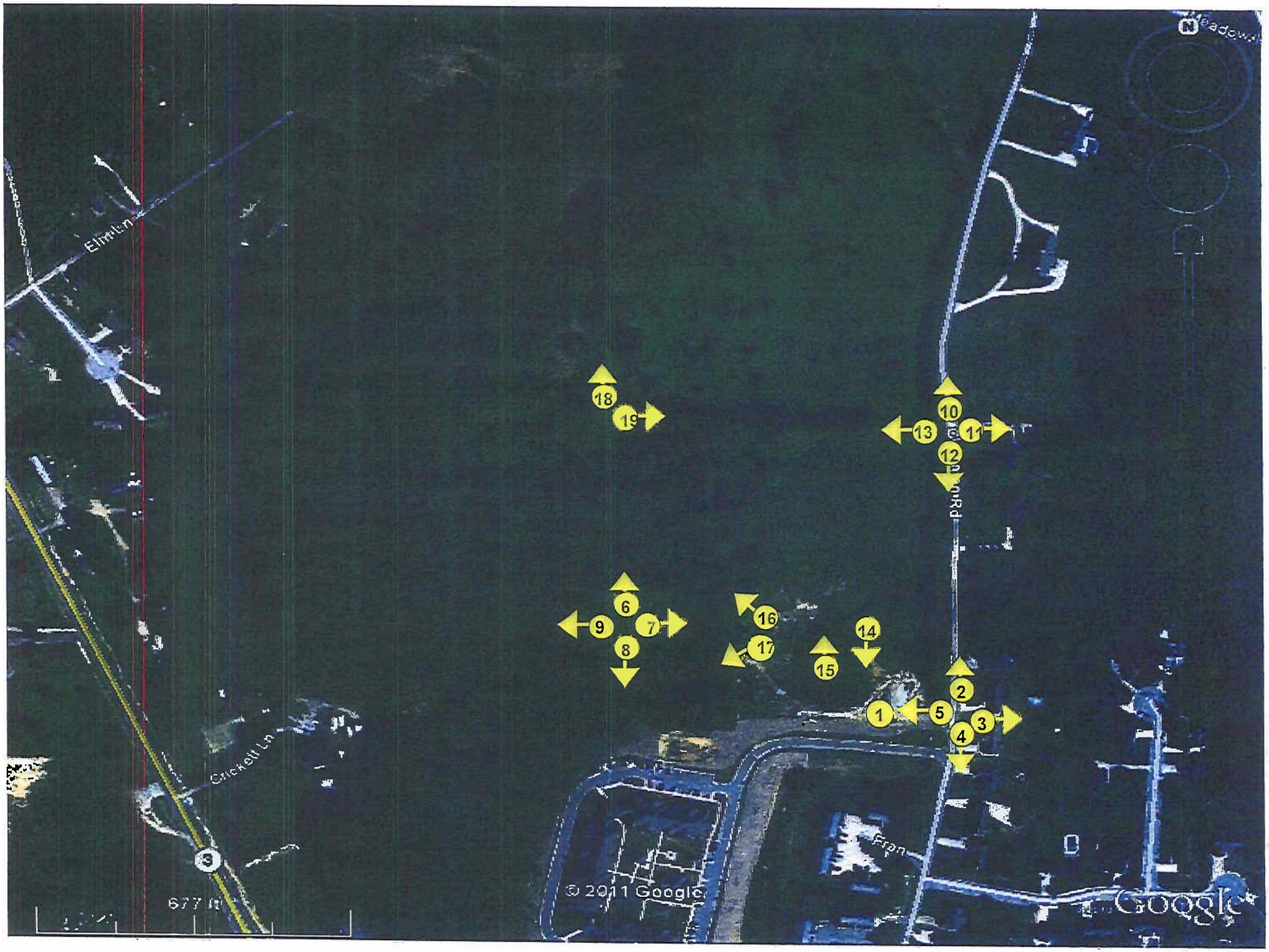

SITE
INQUIRY #: 3062814.5
YEAR: 1943
= 476'
N

INQUIRY #: 3062814.5

YEAR: 1938

= 476'

N



Elm Ln
Crickett Ln
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© 2011 Google
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Photo 1. Entrance to Lone Mountain Village located at the southern border of the subject property

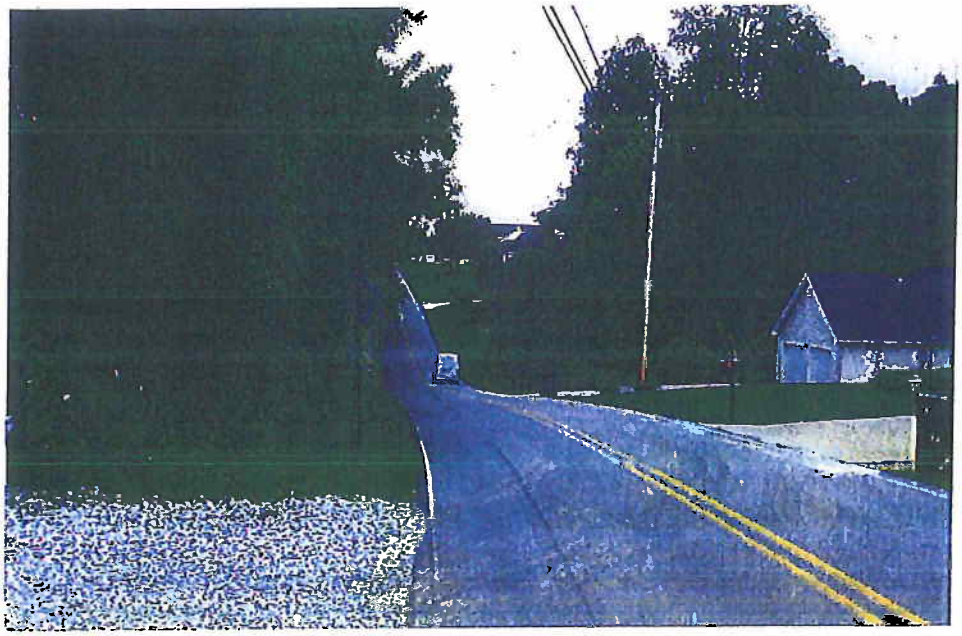


Photo 2. View looking north along the eastern border; property on left side of the photo.

Photo 3. Adjacent property located east of the subject property

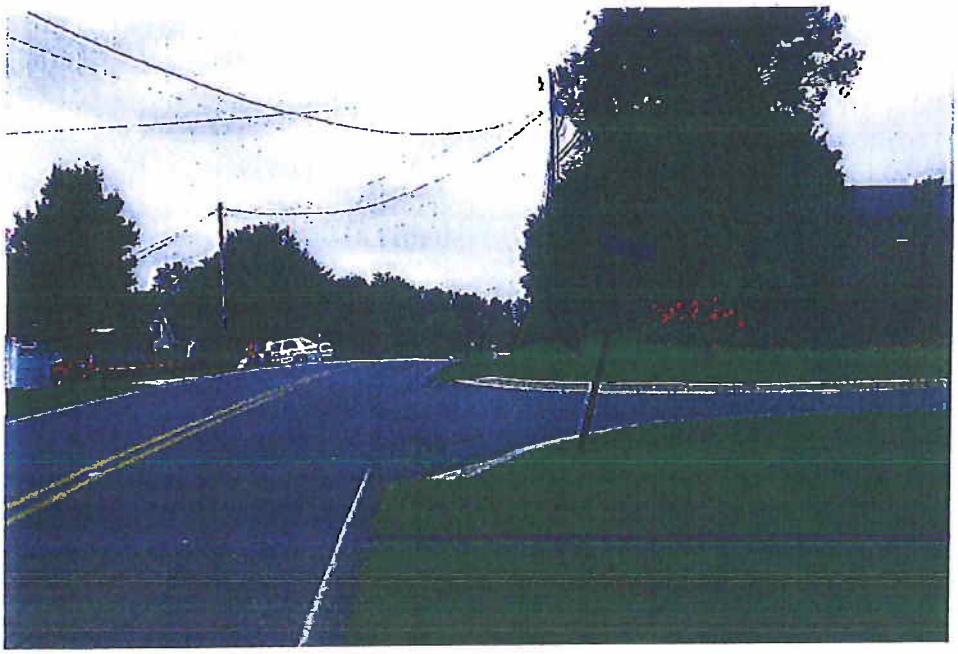


Photo 4. View of adjacent properties looking south along the eastern border; property on right side of the photo

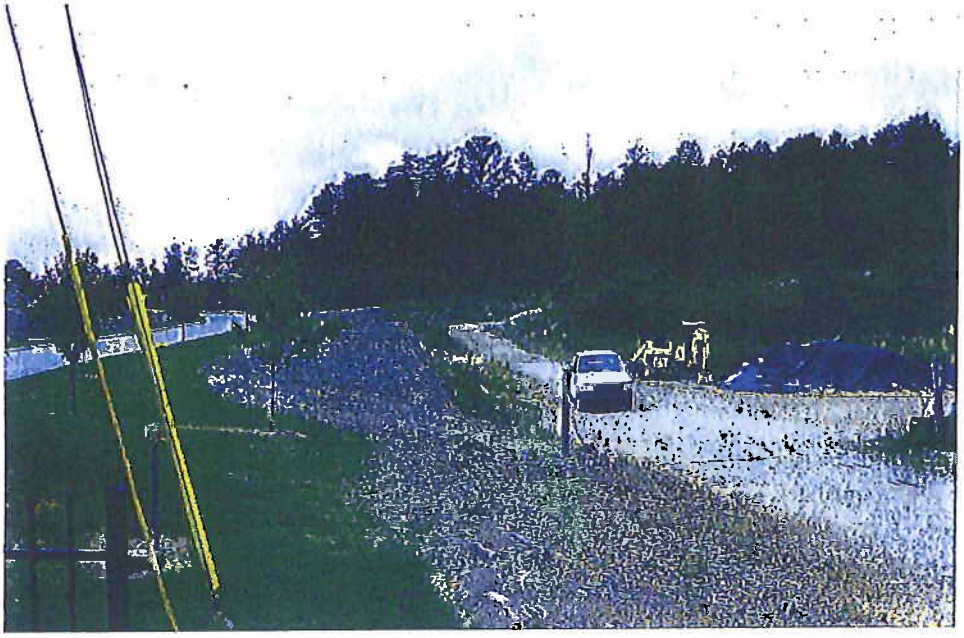


Photo 5. View looking west along the southern border; property on the right side of the photo

Photo 6. View looking north along the western border; property is on the right portion of the photo

Photo 7. View looking east along the southern border; property is on the left side of the photo

Photo 8. View looking south from the southwestern corner of the property

Photo 9. View looking west from the southwestern corner of the property

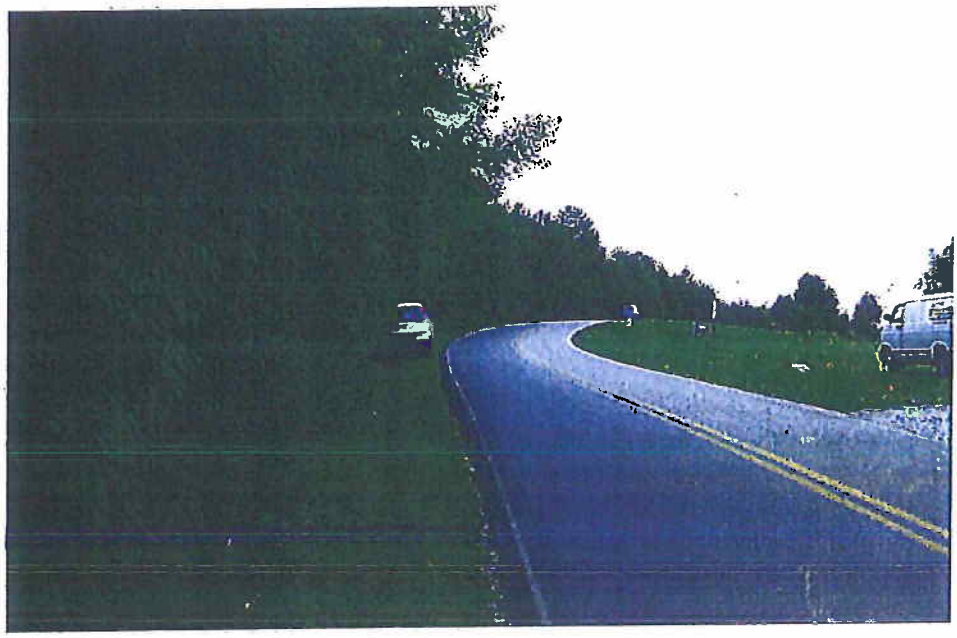


Photo 10. View looking north from the northeastern corner along Chapman Road

Photo 11. View looking east from the northeastern corner of the property; adjacent property also shown across Chapman Road

Photo 12. View looking south along Chapman Road from the northeastern corner of the property; property is on the right side of the photo

Photo 13. View looking west from the northeastern corner of the property; property is on the left portion of the photo

Photo 14. Interior view looking south showing some construction debris and equipment

Photo 15. Interior view of property; construction debris and equipment, as well as minor erosion is also shown

Photo 16. Interior view showing two AST's

Photo 17. Interior view showing debris leftover from clearing

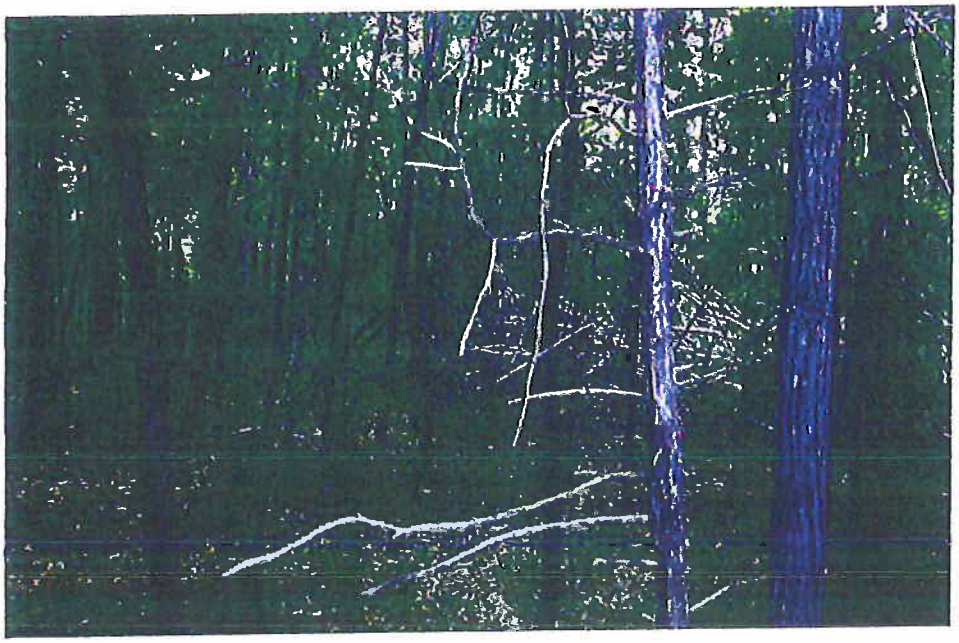


Photo 18. View looking north from the northwestern corner of the property

Photo 19. View looking east from the northwestern corner of the property; property is on the right side of the photo

City of Ringgold

150 Tennessee Street
Ringgold, GA 30736

Office (706) 935-3061
Fax (706) 965-7446
www.cityofringgold.com

May 10, 2011

Ms Laurel Hart
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

RE: Application for HOME Consent

Dear Ms Hart:

On Wednesday, April 27, 2011, a F4 tornado hit the City of Ringgold on the northwest side and traveled across the city, exiting on the southeast side, leaving a trail of destruction. Eight people were killed and many injured. The physical destruction was widespread and included commercial and residential properties, and public facilities including two schools. The residential neighborhoods having the most damage would be termed low and moderate income homes, including mobile homes, single-family homes, and apartments. Governor Deal has visited our city, as well as Homeland Security Secretary Napolitano, Senator Isakson, GEMA Director English, Representative Graves, as well as many other state and local officials.

Jerry and Annamarie Braden have planned a Phase II of their Lone Mountain Village for seniors. Prior to this storm, the City of Ringgold City Council approved their zoning request, as well as a Resolution of Support. I understand Mr. and Mrs. Braden intend to submit a pre-application on Thursday of this week for a HOME Consent from the Georgia Department of Community Affairs to build up to sixty-four (64) apartments for senior citizens. At this point, the City of Ringgold has a critical housing shortage. I also understand that the award of this HOME Consent is critical to the economic viability of this project. As Mayor of the City of Ringgold, I ask that you give special consideration to this project in view of the harsh reality of the devastation that has occurred as this will help us with our long-term recovery effort.

Sincerely,

Joe Barger

Joe Barger
Mayor, City of Ringgold

STATE OF GEORGIA
COUNTY OF CATOOSA

A RESOLUTION OF THE RINGGOLD CITY COUNCIL OUTLINING SUPPORT FOR SENIOR HOUSING (AGE 55 AND OLDER) AFFORDABLE TO LOCAL CITIZENS THROUGH PUBLIC-PRIVATE PARTNERSHIP FUNDING

WHEREAS, at the regular meeting of the City Council of Ringgold, Georgia held on the 25th day of April, 2011, a motion was made and duly seconded that the City of Ringgold shall support the building of Senior Housing (age 55 and older) affordable to local citizens through public-private partnership funding; and

WHEREAS, Lone Mountain Village Phase II L.P. proposes to build 60 to 64 apartment units reserved for seniors (age 55 and older) consisting of one and two bedrooms and a community building, on Chapman Road (as a Phase II of the existing Lone Mountain Village) in the City of Ringgold, Catoosa County, Georgia with financing that consists of a public-private partnership and;

WHEREAS, Lone Mountain Village Phase II L.P. will apply for loans and tax credits through the Georgia Department of Community affairs, and will invest approximately $5,000,000 in private funds; and

WHEREAS, there are limited funds available and the support of the elected body of the local government is important to a successful application process and,

NOW, THEREFORE, BE IT RESOLVED that the City of Ringgold Mayor and City Council do hereby support the application of Lone Mountain Village Phase II L.P. in its endeavor to build the proposed complex.

So resolved this 25th day of April, 2011.

CITY OF RINGGOLD, GEORGIA

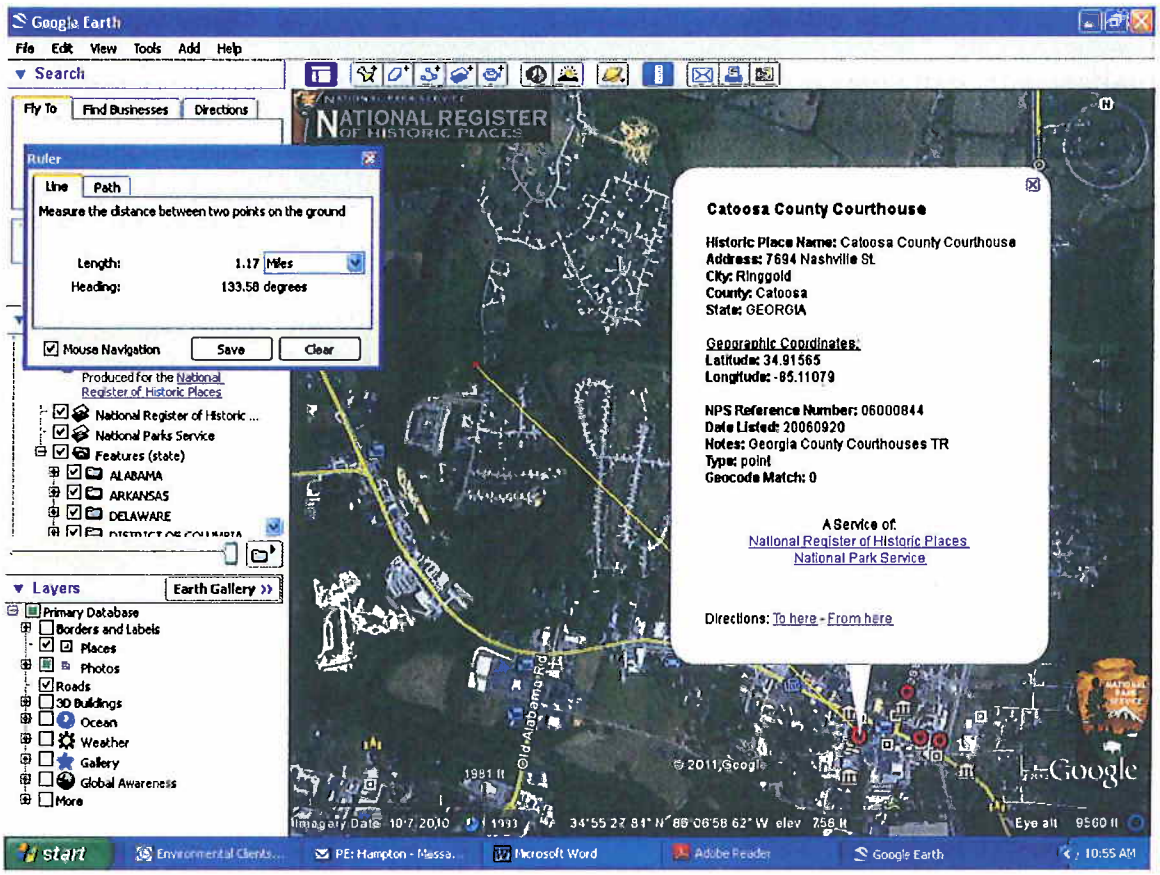
BY: _____
Joe Barger, Mayor

ATTEST:

_____
Judy Pace, City Clerk

JUDY ANN PACE
Notary Public, Georgia
Catoosa County
My Commission Expires
September 17, 2011

_____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Heading: 133.58 degrees
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National Register of Historic ...
National Parks Service
Features (state)
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ARKANSAS
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Primary Database
Borders and Labels
Places
Photos
Roads
3D Buildings
Ocean
Weather
Gallery
Global Awareness
More
Catoosa County Courthouse
Historic Place Name: Catoosa County Courthouse
Address: 7694 Nashville St
City: Ringgold
County: Catoosa
State: GEORGIA
Geographic Coordinates:
Latitude: 34.91565
Longitude: -85.11079
NPS Reference Number: 06000844
Date Listed: 20060920
Notes: Georgia County Courthouses TR
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Geocode Match: 0
A Service of:
National Register of Historic Places
National Park Service
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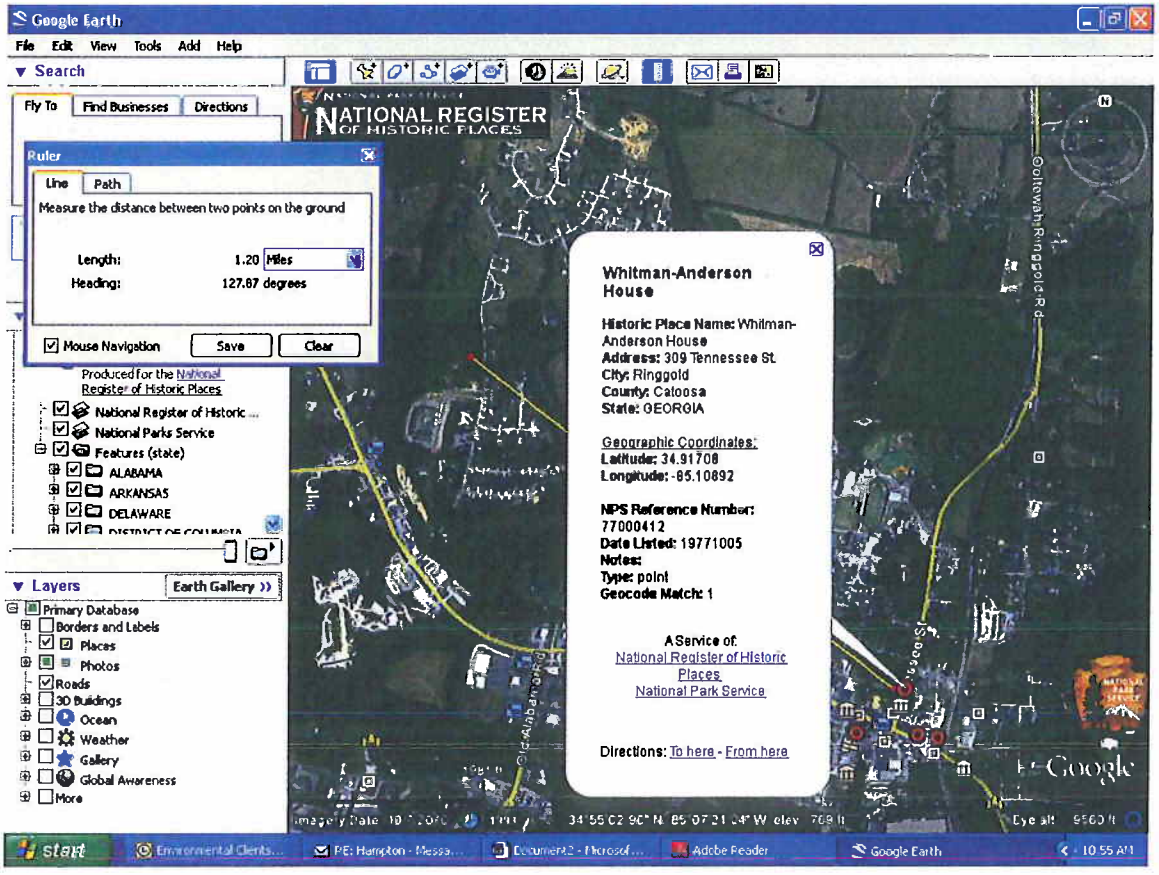
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Primary Database
Borders and Labels
Places
Photos
Roads
3D Buildings
Ocean
Weather
Gallery
Global Awareness
More
Whitman-Anderson House
Historic Place Name: Whitman-Anderson House
Address: 309 Tennessee St
City: Ringgold
County: Catoosa
State: GEORGIA
Geographic Coordinates:
Latitude: 34.91708
Longitude: -85.10892
NPS Reference Number: 77000412
Date Listed: 19771005
Notes:
Type: point
Geocode Match: 1
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National Register of Historic Places
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APPENDIX T:
Operation and Maintenance Manual

GEC

Not Applicable – Operation and Maintenance Manual was not needed for this DCA Phase I ESA.

GEC

APPENDIX U:
Other

GEC

Not Applicable – Other Documentation was not needed for this DCA Phase I ESA.

GEC