

**ENVIRONMENTAL SITE ASSESSMENT
(PHASE I)**

**NEW COLUMBIA FORREST HEIGHTS APARTMENTS
1048 SOUTH COLUMBIA DRIVE
DECATUR, DEKALB COUNTY, GEORGIA 30030**

ONE GROUP PROJECT #A1069.04
JUNE 14, 2012

PREPARED FOR:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
60 EXECUTIVE PARK SOUTH, NE
ATLANTA, GEORGIA 30329-2231

AND

NEW COLUMBIA FORREST HEIGHTS, LP
1718 PEACHTREE STREET NW; SUITE 684
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**ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR
PHASE I REPORTS**

June 14, 2012

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

Ladies/Gentlemen:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 C.F.R. 312.

I have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.



June 14, 2012

Date

Environmental Professional

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E1527-05 of New Columbia Forrest Heights Apartments at 1048 South Columbia Drive, Decatur, DeKalb County, Georgia, 30030, the Site. Any exceptions or deletions from this practice are described in Section 2.6 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. §312.10(b).



June 14, 2012

Date

Principal of Consultant

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APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 LOCATION AND LEGAL DESCRIPTION OF THE PROPERTY

The subject property, herein referred to as the “Site”, is a 5.119 acre parcel located at 1048 South Columbia Drive, Decatur, DeKalb County, Georgia, 30030. Currently vacant, it is owned by the New Columbia Forrest Heights, LP. The applicant, New Columbia Forrest Heights, LP, intends to operate the Site and redevelop it as a multi-family (senior living) facility.

The Site was first developed from vacant land in approximately 1949 as a part of a larger multi-family development, which was completed in 1951. The apartment buildings were completely vacated in 2008.

Legal Description of the Site follows:

TRACT ONE

All that tract or parcel of land lying and being in Land Lot 216 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the western right-of-way line of Forrest Boulevard (same having a 60-foot right-of-way) with the northeastern right-of-way line of Columbia Drive (same having a 60-foot right-of-way); thence running northwesterly along said northeastern right-of-way line of Columbia Drive a distance of 427.4 feet to an iron pin located at the intersection of said right-of-way with the southeasterly right-of-way line of Walker Drive (same having a 60-foot right-of-way); thence running northeasterly along the curvature of the right-of-way line of Walker Drive a distance of 267.6 feet to an iron pin thence South 89 degrees 30 minutes 00 seconds East a distance of 348.95 feet to an iron pin located on the western right-of-way line of Forrest Boulevard; thence running southerly and southeasterly along the Forrest Boulevard right-of-way line and following the curvature thereof a distance of 525 feet to an iron pin found at the intersection of said western right-of-way line of Forrest Boulevard and the northeastern right-of-way line of Columbia Drive, said point being the POINT OF BEGINNING. Said property is more accurately reflected on Plat of Survey prepared for Columbia Heights Limited Partnership, dated August 8, 1987 by Joseph C. King, Registered Land Surveyor.

TRACT TWO

All that tract or parcel of land lying and being in Land Lot 216 of the 15th District of DeKalb County, Georgia, being known as Lots 1, 2, 3, 4, and 5, Block A, Second Addition, Forrest Hills, being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the northeastern right-of-way line of Columbia Drive (same having a 60-foot right-of-way) and the southeastern right-of-way line of Forrest Boulevard (same having a 60-foot right-of-way); thence running northeasterly and northerly and following the curvature thereof along the eastern right-of-way line of Forrest Boulevard a distance of 261.0 feet to an iron pin; thence running South 89 degrees 30 minutes 00 seconds East along the northern lot line of Lot 5 a distance of 175.0 feet to an iron pin located on the Land Lot line dividing Land Lots 216 and 217; thence running southerly along said common Land Lot line of Land Lot 216 and 217 a distance of 411.0 feet to an iron pin located on the northeastern right-of-way line of Columbia Drive; thence running northwesterly along the right-of-way line of Columbia Drive at an interior angle of 55 degrees 9 minutes 00 seconds with the preceding call a distance of 300.1 feet to an iron pin, said pin being the POINT OF BEGINNING. Said property is more accurately reflected on Plat of Survey prepared for Columbia Heights Limited Partnership, by Joseph C. King, Georgia Registered Land Surveyor, dated August 8, 1987.

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

One Group has performed a Phase I ESA in conformance with the scope and limitations of ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments for the Site. Any exceptions to, or deletions from, this practice are described in Section 2.7 of the report. This assessment has revealed no evidence of *RECOGNIZED ENVIRONMENTAL CONDITIONS* in connection with the Site.

1.2.1 On-Site

Lead in soil hazards associated with lead-based paint were identified surrounding the two-story, Site structures at depths between zero and six inches bgs. The identified lead in soil hazard at the Site will require either corrective action or reporting to the Georgia Environmental Protection Division for review.

1.2.2 Off-Site

No *recognized environmental conditions* were discovered associated with off-Site sources.

1.3 RECOMMENDATIONS

1.3.1 On-Site

It is recommended that soil containing lead concentrations equal to or exceeding the notification concentration of 400 parts per million be removed from the Site during its proposed development. Soil disposal should be performed in accordance with all applicable federal, state, and local rules and regulations.

Asbestos containing materials identified in the Site structures should be removed by a Georgia-licensed asbestos abatement contractor and disposed of properly in accordance with all laws, rules, and regulations.

New construction at the Site will require compliance with current USEPA requirements for radon resistant construction techniques, including, but not limited to, ASTM E1465-08 *Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings*. Confirmation Radon in Air Testing will be performed on all Site structures upon construction completion to verify compliance with DCA requirements.

1.3.2 Off-Site

One Group recommends no further investigation to determine the presence of *recognized environmental conditions* associated with off-site sources.

2.0 INTRODUCTION

2.1 BACKGROUND (INCLUDING PURPOSE OF THE PHASE I)

New Columbia Forrest Heights, LP (client) retained One Consulting Group, Inc. (One Group) for the purposes of conducting a Phase I Environmental Site Assessment (ESA) at New Columbia Forrest Heights Apartments (Site) located at 1048 South Columbia Drive, Decatur, DeKalb County, Georgia. The Site plan and location is presented on Figures 1 and 5 of Appendix A, respectively. Copies of available Site surveys are provided in Appendix A.

The purpose of this ESA is to allow its *user* to satisfy one of the qualifying requirements for *Landowner Liability Protections* under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as currently amended and according to the American Society for Testing and Materials (ASTM) “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation: E 1527-05 (standard practice). This ASTM standard is intended to define good commercial and customary practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the Site” with respect to hazardous substances regulated by CERCLA, and petroleum products. One Group performed this ESA in accordance with the standard practice to identify “*recognized environmental conditions*” which exist in connection with the Site.

This ESA was also performed in accordance with additional non-scope issues as required by the Georgia Department of Community Affairs (DCA) in the most current DCA Affordable Housing Environmental Manual E. This ESA and its additional scope items were performed to ascertain whether the Site is environmentally suitable for construction of multi-family and/or seniors housing.

It is not the purpose of the ESA to determine the presence, degree, or extent of contamination, if any, but rather the potential for contamination. Performance of this ESA is intended to reduce, but not completely eliminate, uncertainty while performing *all appropriate inquiry*.

2.2 PROCEDURES (INCLUDING A DETAILED SCOPE OF SERVICES)

The scope of work for this ESA consisted of, but was not limited to, the following:

- SITE RECONNAISSANCE AND PHYSICAL INSPECTION;
- SITE BACKGROUND AND OPERATING HISTORY REVIEW;
- HISTORICAL RECORDS REVIEW INCLUDING HISTORICAL CITY DIRECTORIES, SANBORN FIRE INSURANCE MAPS, AERIAL PHOTOGRAPHS, ETC.;
- INTERVIEWS WITH INDIVIDUALS KNOWLEDGEABLE ABOUT THE SITE;
- REVIEW OF THE LOCAL GEOLOGY, SOILS, AND HYDROGEOLOGY;
- REVIEW OF THE LOCAL DRAINAGE, TOPOGRAPHY AND FLOOD ZONE;
- IDENTIFICATION OF POLY-CHLORINATED BIPHENYL (PCB) ELECTRICAL EQUIPMENT AND TRANSFORMERS;
- ENVIRONMENTAL DATABASE REVIEW UTILIZING A CONTRACTED SOURCE;
- CONTACT WITH REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO THE APPLICABLE STATE ENVIRONMENTAL AGENCY;
- UNDERGROUND STORAGE TANK (UST) AND PETROLEUM PRODUCT SEARCH;
- HAZARDOUS SUBSTANCE, MATERIALS, AND/OR WASTE SEARCH INCLUDING IDENTIFICATION OF LARGE QUANTITY GENERATORS (LQGs), SMALL QUANTITY GENERATORS (SQGs), AND CONDITIONALLY EXEMPT SQGs (CESQGs).

Using readily ascertainable information, One Group performed to the best of our ability, the following items in completion of this ESA:

- Inspected the Site through a walking tour to identify direct evidence (USTs, hazardous waste generation, stained soils, drums, unauthorized dumping, etc.) and indirect evidence (distressed vegetation, barren areas, foul odors, etc.) of environmental issues or concerns.
- Interviewed the Site owner, as well as available tenants, site representatives, neighbors, and local officials, to establish a prior-use history of the subject, adjacent, and adjoining properties.
- Reviewed available maps, photographs, and historical records to establish a prior-use history of the subject, adjacent and adjoining properties.
- Determined the presence and ownership of electrical transformers or other electrical equipment on the Site that could contain PCBs.

- Identified aboveground, underground and/or leaking storage tanks on, adjacent to, and/or within applicable radii of the Site. These efforts included site reconnaissance and reviews of state and local records, described below.
- Identified past and/or present hazardous waste generation on, adjacent to, and/or within applicable radii of the Site. These efforts included site reconnaissance and reviews of state and local records, described below.
- Conducted a review of applicable and accessible environmental databases to identify potential environmental hazards on, or near, the Site. This review complied with the protocol of the standard practice.

Many terms contained in this report are specialized terms with special meanings and significance, as defined in the standard practice. Terms not so defined are to be construed by their common usage and meaning.

2.3 SIGNIFICANT ASSUMPTIONS

The following assumptions were made in preparation of this report:

- Groundwater flow direction – the direction of groundwater flow for the Site is based on a review of the appropriate USGS topographic map and on-Site surface water directional flow observed during the site inspection.
- Regulatory Records – it is assumed that information provided by the subcontracted, commercial service, Environmental Data Resources, Inc., (EDR) to conduct required records searches regarding regulatory status of surrounding facilities is complete and accurate.
- Regulatory Records – it is assumed that public record information obtained from the applicable environmental regulatory agency, the Georgia Environmental Protection Division (EPD), regarding regulatory status of the Site and surrounding facilities is complete and accurate;
- Interviews – it is assumed that information from interviews is true and accurate.

2.4 QUALIFICATIONS OF PERSONNEL/DOCUMENTATION OF QUALIFICATIONS AS AN “ENVIRONMENTAL PROFESSIONAL”

One Group provides environmental consulting services to the real estate, development, legal, lending, and manufacturing industries. Among the firm’s staff and associate

professionals are Registered Professional Engineers and Geologists, Certified Hazardous Material Managers, Environmental Scientists, and Construction Specialists. Copies of client letters of reference are provided in Appendix M.

Mr. Robert Brawner, One Group Principal performed this ESA and his resume is provided in Appendix I.

2.5 ASSESSMENT OF SPECIALIZED KNOWLEDGE OR EXPERIENCE OF USER AND/OR “ENVIRONMENTAL PROFESSIONAL”

No user interviewed during this ESA had any specialized knowledge or experience regarding any recognized environmental conditions in connection with the Site. One Group performed initial due-diligence, asbestos testing, lead-based paint testing, and lead in soil hazard testing for the DeKalb County Housing Authority in 2010.

2.6 LIMITATIONS AND EXCEPTIONS

This report pertains only to the current environmental condition of the premises and relates only to areas readily accessible for inspection. Our compensation for preparing this report is not contingent upon our observations or conclusions. To the best of our knowledge, the statements of fact contained herein, on which we based our opinions, conclusions, and recommendations, are true and correct. Information obtained from third parties, and included in this report, is deemed reliable; however, One Group does not represent or warrant the accuracy of this information. This report is intended for use in its entirety.

New Columbia Forrest Heights, LP, The Georgia Department of Community Affairs, and the Georgia Housing and Finance Authority may rely on this report.

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS

No special or additional conditions or contract terms were applicable to the completion of this ESA. One Group, its employees, assigns, and/or subcontractors, are not affiliated with the owner/developer or buyer or seller of this project.

3.0. SITE SETTING

3.1. GENERAL DESCRIPTION OF THE SITE AND VICINITY

The Site is an approximately 5.119-acre, oddly-shaped parcel located in a predominantly residential area of southeast Decatur. A survey is provided in Appendix A that depicts the Site divided into two tracts. It is identified as tax parcel 15 216 07 030 by the DeKalb County Tax Assessor's office. A copy of available tax information is provided in Appendix D.

The Site was first developed from vacant land in approximately 1949 as a part of a larger multi-family development, which was completed in 1951. The apartment buildings were completely vacated in 2008.

The Site is at 1048 South Columbia Drive, Decatur, DeKalb County, Georgia. It is on the north side of South Columbia Drive, approximately 0.25 miles northwest of its intersection with Memorial Drive. Forest Drive splits the Site into two tracts, the smaller of the two being to the east. Interstate 20 is approximately three miles to the south and downtown Decatur is approximately three miles to north.

3.1.1. Current Site Use and Description

The Site is currently a vacant, multi-family housing facility.

3.1.2. Current Uses of Adjoining Properties

The Site is surrounded on three sides by a single-family neighborhood. The Site's eastern boundary is bordered by a Sherwin Williams paint store and a child-care facility. Commercial development and an athletic facility follow further to the east, significantly down-gradient of the Site.

These areas are discussed in detail in Section 5.6 of this ESA.

3.1.3. Description of Structures, Roads, and Other Improvements (including exterior and interior observations)

Twelve Site structures are two-story apartment buildings. Depending on topography, each rest on cast concrete foundations or wood joists supported by CMU block posts resting on concrete foundations in dirt-floor crawlspaces. They are wood-framed with pitched, asphalt-shingled, gable roofs. Exterior finishes consist of masonry, red-brick facades, finished with wooden windows and shutters. Interior stairwells and staircases exit from porches accessed by cast-concrete stairs.

The buildings comprise approximately 39,972 square feet (sf) of occupied space and are broken down into individual apartment units as follows: thirty-two 760 sf, two bedroom & one bath units; sixteen 607 sf, one bedroom & one bath units; and sixteen 360 sf

efficiency units. Interior finishes consist of: plaster walls and ceilings; carpet on wood sub-floors in bedrooms, hallways and living areas; linoleum sheet flooring on wood sub-floors in kitchens and bathrooms; and wood trim. Each unit has: wood kitchen cabinets; electric kitchen stoves with vent; refrigerator; shower, sink, and toilets with vent fan; closeted washer/dryer hook-ups; and HVAC system.

An electric heat pump and exterior, pad-mounted condenser provide heating and cooling sources, respectively. Air handlers, located in mechanical closets, distribute ventilation via fiberglass insulated, metal ducting installed behind the wall system.

The Site is modestly landscaped with cast concrete sidewalks accessing buildings from parking areas. Masonry retaining walls have been constructed along the northern and Site boundary. Several recreation areas were observed throughout the Site with playground furniture and picnic tables.

The Site is accessed from South Columbia Drive via Forrest Boulevard and Forrest Drive along paved roads throughout. Access roads and parking areas are surfaced with asphalt, lined by concrete curb and gutters that direct storm water.

3.2. HYDROGEOLOGY

According to the 1992 Georgia Groundwater Pollution Susceptibility Map, the Site lies in an area of low susceptibility for the migration of pollutants to drinking water supplies. This area is not considered a most significant groundwater recharge area for Georgia according to the Georgia Geologic Survey, Hydrologic Atlas 20.

3.2.1. Geologic Setting

The Site soils are considered Urban land. Urban land is defined as areas where 75% or more of the surface is covered with buildings and pavement, or where the native soil has been excavated or mixed with imported soil.

Underlying bedrock on the Site is classified as biotitic gneiss (fg2) according to the Geology Map of Georgia (1976). Depth to bedrock on the Site is not known; however, bedrock in this section of the Piedmont is usually less than fifty feet below ground surface (bgs).

3.2.2. Surface Drainage

According to the U.S. Geological Survey Topographic map, 7.5-Minute, Northeast Atlanta, Georgia Quadrangle, dated 1997; the elevation of the Site is approximately 1008 feet above mean sea level, based on the National Geodetic Vertical Datum of 1929. The Topographic Map is presented as Figure 1 of Appendix A.

The Site has a mild downward gradient to the north. Drainage for the Site is provided by infiltration and overland flow. The storm water throughout the Site is directed to the adjacent, northern surface water body.

3.2.3. Groundwater

Surficial, unconfined groundwater is usually less than fifty feet bgs in this area of the Piedmont.

Groundwater flow beneath the Site is predominantly controlled by fracture-flow in joints and openings of the underlying bedrock and/or pore spaces in the overlying residual soils. Groundwater flow direction generally follows surface topography down gradient. Unconfined, surficial groundwater likely flows north from the Site towards the nearby, unnamed tributary.

3.3. WETLANDS

No wetlands were observed on the Site. The eight-step wetland decision making process was concluded in the first step.

3.4. FLOODPLAIN/FLOODWAY

Floodplains were not observed on the Site. The eight-step floodplain decision making process was concluded in the first step.

Flood Zone information for the Site was reviewed online at the Federal Emergency Management Agency (FEMA) website: <http://store.msc.fema.gov/>. The FEMA Flood Insurance Rate Map for DeKalb County, Georgia depicts the Site in un-shaded Zone X, areas outside both the 100 and 500 year floods. The FEMA maps do not reflect potential local drainage problems or the ability of the local storm water management system to convey the surface water runoff created by storms or other occurrences.

During the inspection, there were no areas of significant ponding or erosion. Site drainage appears adequate for in its current developed state.

3.5. STATE WATERS

No state waters were observed on the Site.

3.6. ENDANGERED SPECIES

Both the US Fish and Wildlife list of protected species and the Georgia Natural Heritage Inventory Program occurrence lists were reviewed prior to the Site inspection. No on-Site habitats were encountered during this assessment, and due to the urbanized nature of the Site and surrounding area it is unlikely that endangered species would be encountered at the Site. Both government agencies agreed with the above determination.

Available regulatory information is provided in Appendix P.

4.0 REGULATORY INFORMATION

4.1 DATA REVIEW

A review of applicable and accessible federal, state, and local databases was performed to identify if the subject, adjacent, adjoining, and/or nearby properties within a 1-mile radius have had environmental concerns, hazardous substance releases, petroleum product releases, environmental compliance violations, etc.

4.1.1 Standard Environmental Record Sources

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

SOURCE	SEARCH DISTANCE	# OF SITES	SITE LISTED?
National Priorities List (NPL) – The USEPA’s database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program.	1.0 Mile	0	No
CERCLIS – The list of sites compiled by USEPA that USEPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the NPL.	0.5 Mile	0	No
NFRAP – Former CERCLIS sites where no further remedial action is planned under CERCLA.	1 Mile	0	No
CORRACTS – List of hazardous waste treatment, storage, or disposal facilities and other RCRIS facilities that have been notified by the USEPA to undertake corrective action under RCRA.	1.0 Mile	0	No
DOD – List of federally owned or administered lands that have any area equal to or greater than 640 acres, administered by the Department of Defense.	1 Mile	0	No
RCRA TSD – USEPA list of facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.	0.5 Mile	0	No
RCRA Generators – USEPA list of those persons or entities that generate hazardous wastes as defined and regulated by RCRA. RCRA large generators (LQGs) are facilities that generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. RCRA Small and Very Small generators (SQGs) are facilities that generate less than 1,000 kg/month of non-acutely hazardous waste.	0.25 Mile	2	No

US ENG / US INST CONTROLS – Sites with engineering and institutional controls in place to prevent exposure to onsite contaminants, or to eliminate pathways for regulated substance so enter environmental media or affect human health.	1.0 Mile	0	No
FINDS – This database contains both facility information and identifies other sources that contain more detail.	0.25 Mile	0	No
ERNS – USEPA’s emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.	Site	0	No
TRIS – This database identifies facilities that release toxic chemicals to air, water, and land in reportable quantities under SARA Title III Section 313.	Site	0	NO
SHWS - This database is a comprehensive list of sites that have had a release of hazardous substances and are listed as a State-equivalent CERCLIS site by the Georgia Department of Natural Resources, Environmental Protection Division (EPD).	1.0 Mile	0	No
SWF/LF - Solid Waste/Landfill Facilities database is a list of all permitted active, inactive, in-closure, and industrial solid waste facilities operating in the state provided by the EPD.	0.5 Mile	0	NO
HIST-LF - This database is an inventory of abandoned and/or closed solid waste disposal facilities and landfills in Georgia.	0.5 Mile	0	No
Non-HSI - This database is a comprehensive list of sites that have reportable concentrations of hazardous substances in their soil and/or groundwater. These conditions have been reviewed and given a conditional no further action status by EPD.	0.25 Mile	1	No
UST - The Georgia UST list is a comprehensive list of all registered active and inactive storage tanks in the state provided by the EPD.	0.25 Mile	4	No
LUST - The Georgia leaking UST list is a comprehensive list of all regulated and non-regulated confirmed/suspected releases in the state provided by the EPD.	0.5 Mile	10	No
BROWNFIELDS – This database is an inventory of sites where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing, or completed.	0.5 Mile	0	No

The Site was not listed on any of the environmental databases reviewed during this assessment. Hazards associated with petroleum hydrocarbons and hazardous materials were not discovered in association with the Site during the environmental database review.

The listed facilities are not *recognized environmental conditions* based on their distance (>900 feet) from the Site, regulatory status, and/or topographically down-gradient location. Field reconnaissance verified this radius and inclusion of the remaining listed facilities would be unduly burdensome and would not change the determinations made during this inquiry.

4.1.1.2 Orphan/Unmappable Sites

Listed orphan facilities (unmappable due to insufficient data) were cross-referenced with area street names and determined to be outside the ASTM-designated radii of the Site during field reconnaissance. Therefore, orphan and unmappable facilities are not a *recognized environmental condition*. Inclusion of these listed orphan/unmappable listed sites would be unduly burdensome and would not change the determinations made during this inquiry.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

A local Brownfield Site list was reviewed at EPD Brownfield Program. No Brownfield listings were identified within a one-mile radius of the Site.

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

No local lists of landfill/solid waste disposal sites were identified during this ESA.

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

No local lists of Hazardous Waste/Contaminated sites were identified during this ESA.

4.1.2.4 Local Lists of Registered Storage Tanks

No local lists of registered storage tanks were identified during this ESA.

4.1.2.5 Local Land Records (for activity and use limitations)

According to the DeKalb County Planning and Development Department, the Site is currently zoned for multi-family residential use. No record of environmental hazards or land use restrictions was discovered during this assessment.

4.1.2.6 Records of Emergency Release Reports

No records of emergency release reports for the Site were identified during this ESA.

4.1.2.7 Records of Contaminated Public Wells

No record of contaminated public wells was discovered during this ESA.

4.1.2.8 Planning Department Records

According to information provided by the DeKalb County Planning and Development Department, there are currently no environmental liens or land use restrictions on the Site. No documentation of environmental hazards associated with the Site was discovered during this inquiry.

4.1.2.9 Local/Regional Pollution Control Agency Records

Not applicable.

4.1.2.10 Local/Regional Water Quality Agency Records

The DeKalb County Department of Watershed Management was contacted online and a copy of the 2011 Water Quality Report was reviewed. The water supply available to the Site is compliant both USEPA and EPD requirements.

4.1.2.11 Local Electric Utility Companies (for records related to PCBs)

Mr. Rick Finch, representative for Georgia Power, indicated via telephonic interview the pole-mounted electric transformers observed on the Site, along South Columbia Drive right of way, are owned by Georgia Power. Mr. Finch indicated these transformers were non-PCB containing based on recent improvements performed by Georgia Power along this section of South Columbia Drive.

4.1.2.12 Other

Not applicable.

4.2 AGENCY CONTACTS/RECORDS

4.2.1 Local Fire Department Official

Mrs. Chance, records clerk for DeKalb County Fire and Rescue, was contacted for recorded information regarding UST installation/removal, chemical hazards, leaks, or spills on or near the Site. According to Mrs. Chance, there have been no reported environmental hazards on or near the Site.

4.2.2 State, Local, or Regional Health or Environmental Agency

The DeKalb County Board of Health was contacted for information concerning current or past environmental concerns associated with the Site. There are no records indicating any releases or environmental concerns associated with the Site.

4.2.3 Local Building Permit Agency Official

According to information provided by the DeKalb County Planning and Development Department, there are currently no environmental liens or land use restrictions on the Site. No documentation of environmental hazards associated with the Site was discovered during this inquiry.

4.2.4 Local Groundwater Use Permit Agency Official

The DeKalb County Board of Health was contacted for information concerning groundwater withdrawal wells on the Site. No records concerning the Site were available for review. Further, a review of available USGS well data did not reveal any groundwater withdrawal wells on the Site.

4.3 INTERVIEWS

Interviews with a representative of the ESA user, Site owner, Site key site manager, and individuals knowledgeable about the Site were conducted to identify: the potential for recognized environmental conditions to exist as a result of identified Site usage; the presence, spills or releases of hazardous substances and petroleum products on and in the vicinity of the Site; and other known environmental concerns on and in the vicinity of the Site.

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

A DCA Owner Environmental Questionnaire was completed by Mr. Jim Grauley, representative of the current Site owner, the New Columbia Forrest Heights, LP. He was not able to answer several of the questions in this document. However, these items were resolved during this assessment from alternate sources of information discounting this condition as a data gap.

Mr. Grauley also filled out an additional, more specific property questionnaire for the Site provided by One Group. He was not aware of any issue of environmental concern associated with the Site. Mr. Grauley was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern.

4.3.2 Current Owners or Occupants of Neighboring Properties

Neighboring property owners were not available for interview during this ESA

4.3.3 past Owners, Occupants, or Operators of the Property

Past owners were not available for review during this ESA.

4.3.4 User(s)

Mr. Jim Grauley, agent for New Columbia Forrest Heights, LP, the user of this ESA, filled out a general property questionnaire to facilitate the completion of this sub-section. This questionnaire is attached in Appendix H.

4.3.4.1 Title Records

New Columbia Forrest Heights, LP contracted Hunter Maclean of Savannah, Georgia to perform a title search and commitment for the Site. These documents are discussed in detail in Section 5.5.

4.3.4.2 Environmental Liens

New Columbia Forrest Heights, LP is not aware of any environmental liens or land use restrictions associated with the Site.

4.3.4.3 Specialized Knowledge of the User

New Columbia Forrest Heights, LP has no specialized knowledge regarding the Site.

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

New Columbia Forrest Heights, LP, the user of this ESA, does not have any knowledge or experience related to the Site or nearby properties.

4.3.4.5 Reason for Performing the Phase I

This assessment was performed as a requirement to obtain financing for construction of improvements required for the development of the Site. This assessment was also performed for New Columbia Forrest Heights, LP in order to receive a new allocation of 9% tax credits from the Office of Affordable Housing 2012 Current Funding Round.

4.3.4.6 Relationship of Purchase Price to Fair Market Value (if Property being purchased)

The Site is not being purchased. Therefore this query is not applicable.

4.3.4.6.1 Purchase Price

Not applicable.

4.3.4.6.2 Differential between Purchase Price and Market Value

Not applicable.

4.3.4.6.3 Reasons for Any Differential

Not applicable.

5.0 SITE INFORMATION AND USE

5.1 SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS

The objective of the site reconnaissance is to obtain information indicating the likelihood of identified *recognized environmental conditions* in connection with the Site. The site reconnaissance was conducted in accord with the principles, requirements, and limitations of the standard practice. The Site reconnaissance was conducted to identify: the potential for recognized environmental conditions to exist as a result of identified Site usage; the presence, spills, or releases of hazardous substances and petroleum products on and in the vicinity of the Site.

Robert Brawner of One Group visited the Site on October 10, 2010, March 12, 2012, and May 30, 2012, and was unaccompanied during the inspections. The weather during the Site visits was sunny and warm (mid 60 to 80 degrees Fahrenheit), and did not impede the Site observations.

5.2 GENERAL SITE SETTING

The Site is in good condition and environmentally well-maintained. Photographic documentation of the Site is provided in Appendix B.

5.3 ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION

There is no commonly known or reasonably ascertainable information regarding potential *recognized environmental conditions* at the Site.

5.4 CURRENT SITE USE

The Site is currently a vacant multi-family apartment complex and this use is not considered environmentally significant as it does not represent a contaminant threat to the Site soil and/or groundwater. Therefore, the current Site use is not a *recognized environmental condition*.

5.4.1 Storage Tanks

No evidence of storage tanks was observed on the Site during the inspection.

5.4.2 Hazardous and Petroleum Products Containers/Drums

No evidence of petroleum use, transportation, generation and/or storage was observed during our inspection of the Site.

No evidence of hazardous substance use, transportation, generation and/or storage was observed during our inspection of the Site.

5.4.3 Heating and Cooling

Heating and cooling is provided by electric and gas supplied HVAC units in windows and mechanical closets.

5.4.4 Solid Waste

No solid wastes are present on the Site, as it is currently vacant.

No signs of illegal or open dumping of solid waste were visible during the Site inspection.

5.4.5 Sewage Disposal/Septic Tanks

No septic tanks were observed on-Site during the inspection.

5.4.6 Hydraulic Equipment

Hydraulic equipment was not observed on-Site during the inspection.

5.4.7 Contracted Maintenance Services

The Site is vacant; this section is not applicable.

5.4.8 Electrical Equipment/PCBs

PCBs are the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. Three pole-mounted transformers were observed on a power pole mounted on the right of way along South Columbia Drive. The transformers are owned and maintained by the Georgia Power Company and are identified by conventional markings. The transformers were not labeled as PCB containing.

The electrical equipment appeared in good condition and free of leakage. In any event, in accordance with Title 40—Protection of Environment, Chapter 1—Environmental Protection Agency, Subchapter R—Toxic Substance Control Act (TSCA), Part 761—Polychlorinated Biphenyls (PCBs), Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions, the owner of the transformers, Georgia Power is responsible for the transformers’ maintenance and remediation in the event of a leak. Therefore, considering transformer condition and ownership by the utility company, the risk associated with PCBs at the Site is not a *recognized environmental condition*.

5.4.9 Water Supply and Wells

No water supply wells were observed during the Site inspection.

The Site receives its water supply from the DeKalb County Department of Watershed.

5.4.10 Drains and Sumps

No sumps were observed during the Site inspection.

5.4.11 Pits, Ponds, Lagoons, and Surface Waters

Storm water runoff from the Site flows down gradient overland to the north where it is received by a nearby stream. No surface waters were observed on-Site during the inspection. No pits, ponds, or lagoons were observed on-Site during the inspection.

5.4.12 Stressed Vegetation

Stressed or stained vegetation was not observed during the Site inspection.

5.4.13 Stained Soil or Pavement

Stained soil and pavement was not observed during the Site inspection.

5.4.14 Odors

Odors were not observed during the Site inspection.

5.4.15 Utilities/Roadway Easements

The Site receives utility services from the following sources:

Electricity:	—	Georgia Power
Natural Gas:	—	Vacant, but connections evident
Water/Sewer:	—	DeKalb County
Solid Waste:	—	DeKalb County

Roadway easements appear to be approximately fifty feet wide.

Evidence of a septic field was not identified on-Site during the inspection.

5.4.16 Chemical Use

Cleaning supplies, chemicals, pesticides, herbicides, fuels, or other hazardous or waste materials were not observed on the Site. The Site is vacant and does not involve the use of hazardous substances.

No evidence of hazardous substance use, transportation, generation and/or storage was observed during our inspection of the Site.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

Site structures are scheduled for demolition; this section is not applicable.

5.4.18 Asbestos

Site structures are scheduled for demolition. Asbestos containing materials identified in the Site structures should be removed by a Georgia-licensed asbestos abatement contractor and disposed of properly in accordance with all laws, rules, and regulations. A copy of the demolition asbestos survey performed for the Site is provided in Appendix E.

5.4.19 Lead-Based Paint

The former Site structures were constructed prior to 1978 and there is no record of lead-based paint testing or compliance documentation associated with these former improvements. The lead hazards in soil associated with this condition is considered a potential recognized environmental condition that requires further assessment.

One Group personnel mobilized to the Site on December 12, and May 30, 2010, discrete soil samples were obtained around the building footprints from surficial soils, zero to six inches below ground surface. Soil samples were obtained using a hand auger and were field-screened for volatile organic vapors utilizing a photo-ionization detector. Organic vapors readings exceeding background concentrations, greater than five parts per million, were not observed in any of the field-screened soil samples.

Lead in soil hazards were identified surrounding the two-story, Site structures at depths between zero and six inches bgs. The identified lead in soil hazard at the Site will either require corrective action or reporting to the EPD for review. It is recommended that soil containing lead concentrations equal to or exceeding the notification concentration of 400 parts per million be removed from the Site during its proposed development. Soil disposal should be performed in accordance with all applicable federal, state, and local rules and regulations.

A copy of the Lead in Soil Hazard Assessment is provided in Appendix E.

5.4.20 Lead in Drinking Water

The Site receives its water supply from the DeKalb County Department of Watershed Management. Documentation of its compliance with USEPA and EPD requirements is provided in Appendix O.

Site structures are scheduled for demolition; this section is not applicable.

5.4.21 Radon

The Site is located in Fulton County, Georgia which was assigned a Radon Zone 1 (red) highest potential designation as per the Georgia Radon Zones Map published by the USEPA. Zone 1 counties have a predicted average indoor radon screening level greater than 4 pico curies per Liter.

New construction at the Site will require compliance with current USEPA requirements for radon resistant construction techniques, including, but not limited to, ASTM E1465-08 *Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings*. Confirmation Radon In Air Testing will be performed on all Site structures upon construction completion to verify compliance with DCA requirements.

5.4.22 Noise

Noise sources were evaluated as per the most current DCA Environmental Manual E and included rail, road vehicle noise, and air traffic sources. It was determined if the Site (or any part thereof as measured from the property line) was within radius of the following facility types. Available information follows each facility type.

- (i) five (5) miles of a civil airport
 - Not applicable.
- (ii) fifteen (15) miles of a military airfield
 - Not applicable.
- (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count
 - Not applicable.
- (iv) 3000 feet of a railroad or rail line
 - Not applicable.

Based on the above, Site noise is not anticipated to exceed 65 decibels, and is considered a low environmental concern. The Site's Initial Noise Assessment is provided in Appendix F.

5.4.23 Vapor Encroachment Screening

No recognized environmental conditions associated with vapor encroachment were identified on the Site. No suspect or known contaminated sites were identified

surrounding the Target Property within the approximate minimum search distances, as per the Standard Practice Section 8.3.2. A Vapor Encroachment Condition can be ruled out because a Vapor Encroachment Condition does not or is not likely to exist. Vapor intrusion is unlikely to be an issue of concern in connection with existing or planned structures on the Target Property.

5.4.24 Other Site Reconnaissance Issues

Site structures are scheduled for demolition; this section is not applicable.

No further Site reconnaissance issues were observed.

5.5 PAST SITE USE

5.5.1 Recorded Land Title Records

A chain of title search for the Site was prepared by Hunter Maclean Company of Savannah, Georgia. The chain-of-title goes back to 1946, and includes several deed exchanges. No information obtained during the title search indicated the presence of hazardous substances stored or generated at the Site. The chain of title documents the Site's history as a multi-family residential facility developed from vacant land.

5.5.2 Environmental Liens

No record of environmental liens placed on the Site deed and/or title was discovered during this assessment.

5.5.3 Activity and Use Limitations (a.k.a. Engineering and/or Institutional Controls)

No record of activity and use limitations filed on the Site deed or chain of title was discovered during a review of the available title information. The EPD Brownfield Program was contacted and verified that no engineering and/or institutional controls have been proposed or implemented at the Site.

5.5.4 Aerial Photographs and Topographic Maps

Based on the review of aerial photographs alone, no *recognized environmental conditions* were discovered associated with the Site and/or the surrounding area.

5.5.5 Sanborn Fire Insurance Maps

EDR performed a search of Sanborn Fire Insurance Maps for the Site. According to EDR, there is no Sanborn coverage for the Site and surrounding area. In most instances, the lack of map preparation indicates the Site was not incorporated into a city, was in an area for which maps were never prepared, or was undeveloped land prior to construction of the current improvements.

5.5.6 City Directories

Historical directories for the Site and surrounding area were available dating back to the early 1940s. No environmental hazards were identified in association with the Site from the historical directory review. Historical property addresses were reviewed within a ¼-mile radius of the Site; however, no *recognized environmental conditions* were identified on the adjacent and nearby properties within this radius.

5.5.7 Previous Environmental Studies

A previous ESA performed by Epic Consulting, Inc. dated March 16, 2006, did not find any *recognized environmental conditions* associated with the Site. A copy of this document is provided in Appendix T.

5.5.8 Other

Not applicable.

5.6 CURRENT SURROUNDING LAND USE

Based on the reconnaissance, the current uses of the area surrounding the Site are not a recognized environmental condition.

5.6.1 North

Undeveloped, vacant land associated with a small unnamed tributary directly adjacent followed by single-family residential development.

5.6.2 East

A retail paint store and a child care facility are directly to the east, followed by light commercial development and an athletic complex. The Memorial Drive corridor is located over 900 feet to the east.

5.6.3 South

A single-family residential neighborhood follows directly adjacent, South Columbia Drive.

5.6.4 West

A single-family residential neighborhood follows directly adjacent, Forrest Drive.

5.7 PAST SURROUNDING LAND USE

Based on the historical research, the past uses of the area surrounding the Site are not a *recognized environmental condition*.

5.7.1 North

Prior to 1949, this area has been undeveloped, vacant land associated with a small unnamed tributary. After 1949, this area is developed with single-family residential development.

5.7.2 East

Prior to 1993, the adjacent parcel and nearby area is undeveloped land. After 1933, it is developed with the current improvements, light retail and commercial development.

5.7.3 South

This area was developed from presumably, vacant land as single-family residences prior to 1949.

5.7.4 West

Prior to 1949, the area west of the Site was predominantly undeveloped, vacant land or single-family residences. Walker Drive was developed in 1949 along with the adjacent, single-family residences.

5.8 HISTORIC PRESERVATION

The Site owner and applicant, New Columbia Forrest Heights, LP, submitted documentation to SHPO on February 27, 2012 detailing the current condition of the Site and their intent to Minimize Adverse Effects on the historical fabric of the neighborhood as required by Section 106. It was made clear that the intent is to move forward with demolition and new construction. An historic preservation consultant has been engaged to assist the applicant with the SHPO process. The applicant has received a formal response from SHPO requesting additional documentation supporting the proposed project and compliance with Section 106. The applicant is currently assembling the requested additional documentation and expects to begin negotiations of an Memorandum of Understanding with SHPO in June 2012. (See Appendix Q)

6.1 IDENTIFICATION OF DATA GAPS

Data gaps represent a lack of, or inability to obtain, information required by this practice, despite *good faith* efforts by the *environmental professional* to gather such information. *Data gaps* may result from incompleteness in any of the activities required by ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments.

Data gaps were not encountered during this assessment.

6.2 SOURCES OF INFORMATION CONSULTED TO ADDRESS DATA GAPS

Not applicable.

6.3 SIGNIFICANCE OF DATA GAPS

A *data gap* is only significant if other information and/or professional experience raises reasonable concerns involving the data gap. No significant data gaps were encountered during this assessment.

7.0 ENVIRONMENTAL CONCERNS

7.1 ON-SITE

Site structures were constructed prior to 1978 and there is no record of lead-based paint testing or compliance documentation associated with these improvements. Lead hazards in soil associated with this condition are considered a potential, *recognized environmental condition* that required further assessment.

7.2 OFF-SITE

No *recognized environmental conditions* were discovered associated with off-Site sources.

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 ON-SITE

Lead in soil hazards were identified surrounding the two-story, Site structures at depths between zero and six inches bgs. The identified lead in soil hazard at the Site will either require corrective action or reporting to the EPD for review. It is recommended that soil containing lead concentrations equal to or exceeding the notification concentration of 400 parts per million be removed from the Site during its proposed development. Soil disposal should be performed in accordance with all applicable federal, state, and local rules and regulations.

Site structures are scheduled for demolition. Asbestos containing materials identified in the Site structures should be removed by a Georgia-licensed asbestos abatement contractor and disposed of properly in accordance with all laws, rules, and regulations.

New construction at the Site will require compliance with current USEPA requirements for radon resistant construction techniques, including, but not limited to, ASTM E1465-08 *Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings*. Confirmation Radon in Air Testing will be performed on all Site structures upon construction completion to verify compliance with DCA requirements.

8.2 OFF-SITE

One Group recommends no further investigation to determine the presence of *recognized environmental conditions* associated with off-Site sources.

9.0 DATA REFERENCES

Standard Practice

American Society for Testing and Materials
“Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation: E 1527-05 dated 2007

Georgia Department of Community Affairs
“Environmental Manual” dated 2012

Georgia Department of Community Affairs
“Quality Assurance Program” dated 2012

Site overview

Technical Survey Services
Master Site survey dated February 15, 2012

DeKalb County Tax Assessors Office online (www.dekalbassessor.com)
Tax parcel information

Google Earth (www.google.earth.com)
General property location map and current aerial

MapQuest (www.mapquest.com)
General property location

Municipal Government Information

DeKalb County Tax Assessors Office
Telephonic interview/facsimile/electronic mail on February 12, 2012
FOIA request: tax parcel information; zoning; land use restrictions; environmental liens

DeKalb County Planning, Zoning, Code, Building, and Development Department
Telephonic interview/facsimile/electronic mail on February 12, 2012
FOIA request: outstanding code violations; zoning; land use restrictions; environmental hazards

DeKalb County Fire Department
Telephonic interview/facsimile/electronic mail on February 12, 2012
FOIA request: petroleum hydrocarbon and /or hazardous materials; spills or releases; onsite and nearby fire events; and environmental hazards

DeKalb County Environmental and/or Health Department
Telephonic interview/facsimile/electronic mail on February 12, 2012
FOIA request: septic system, water wells, and environmental hazards

Physical Setting Review

Environmental Data Resources, Inc
EDR Geochekc® Report dated February 10, 2012

Federal Register Volume 67, No. 10 dated Tuesday January 15, 2002
Surface Water Definitions

Federal Emergency Management Agency (www.fema.gov)
Flood Insurance Rate Map for DeKalb County, Georgia
Community Panel Number 13089C0069H, dated May 7, 2001

Georgia Geologic Survey
Geologic Map of Georgia, 1976 reprinted 1997

Georgia Natural Heritage Inventory Program (<http://www.gadnr.org/>)
Endangered Species List and Habitat Search

National Register of Historic Places (www.nps.gov)
Historic Preservation Documentation

Trent, Victoria B., Groundwater Pollution Susceptibility Map of Georgia, Hydrogeologic
Atlas No. 20, 1992

United States Environmental Protection Agency, (www.epa.gov)
Current Georgia Radon Zone Map

United States Fish and Wildlife Service (www.fws.gov)
Endangered Species List
National Wetlands Inventory

United States Geologic Survey
Topographic map, 7.5-Minute, Northeast, Georgia Quadrangle, dated 1997

User Information and Interviews

Jim Grauley (Site agent), New Columbia Forrest Heights, LP
Telephonic interview/facsimile/electronic mail on February 23, 2012
User Questionnaire completed on February 23, 2012
General Property Questionnaire completed on February 23, 2012

Rick Finch, Southern Company
Telephonic interview on February 15, 2012, (404.506.6526)
PCB Transformer inquiry

Historical research

Atlanta History Center
Historical city directory search performed on February 15, 2012

Environmental Data Resources, Inc. (www.edrnet.com)
Aerial photograph decade package dated February 10, 2012

Environmental Data Resources, Inc. (www.edrnet.com)
Sanborn fire insurance map package dated February 10, 2012

Environmental Database Review

Environmental Data Resources, Inc
EDR Radius Map™ Report dated February 10, 2012

Georgia Environmental Protection Division, Underground Storage Tank Management Program
Office visit on February 10, 2012
File review: owner registration; compliance files; corrective action files

Georgia Environmental Protection Division, Hazardous Waste Branch
Office visit on February 10, 2012
File review: owner registration; compliance files; corrective action files

10.0 VALUATION REDUCTION

(Unless the specific information is previously provided by User in the User Interview)

10.1 PURCHASE PRICE

Not applicable as no pending sale or transfer of title is documented by this assessment.

10.2 INTERVIEW OF BROKER REGARDING MARKET VALUE

Not applicable as no pending sale or transfer of title is documented by this assessment.

10.3 DIFFERENTIAL BETWEEN PURCHASE PRICE AND MARKET VALUE

Not applicable as no pending sale or transfer of title is documented by this assessment.

10.4 ENVIRONMENTAL REASONS FOR ANY DIFFERENTIAL

Not applicable as no pending sale or transfer of title is documented by this assessment.

APPENDIX A
FIGURES AND MAPS

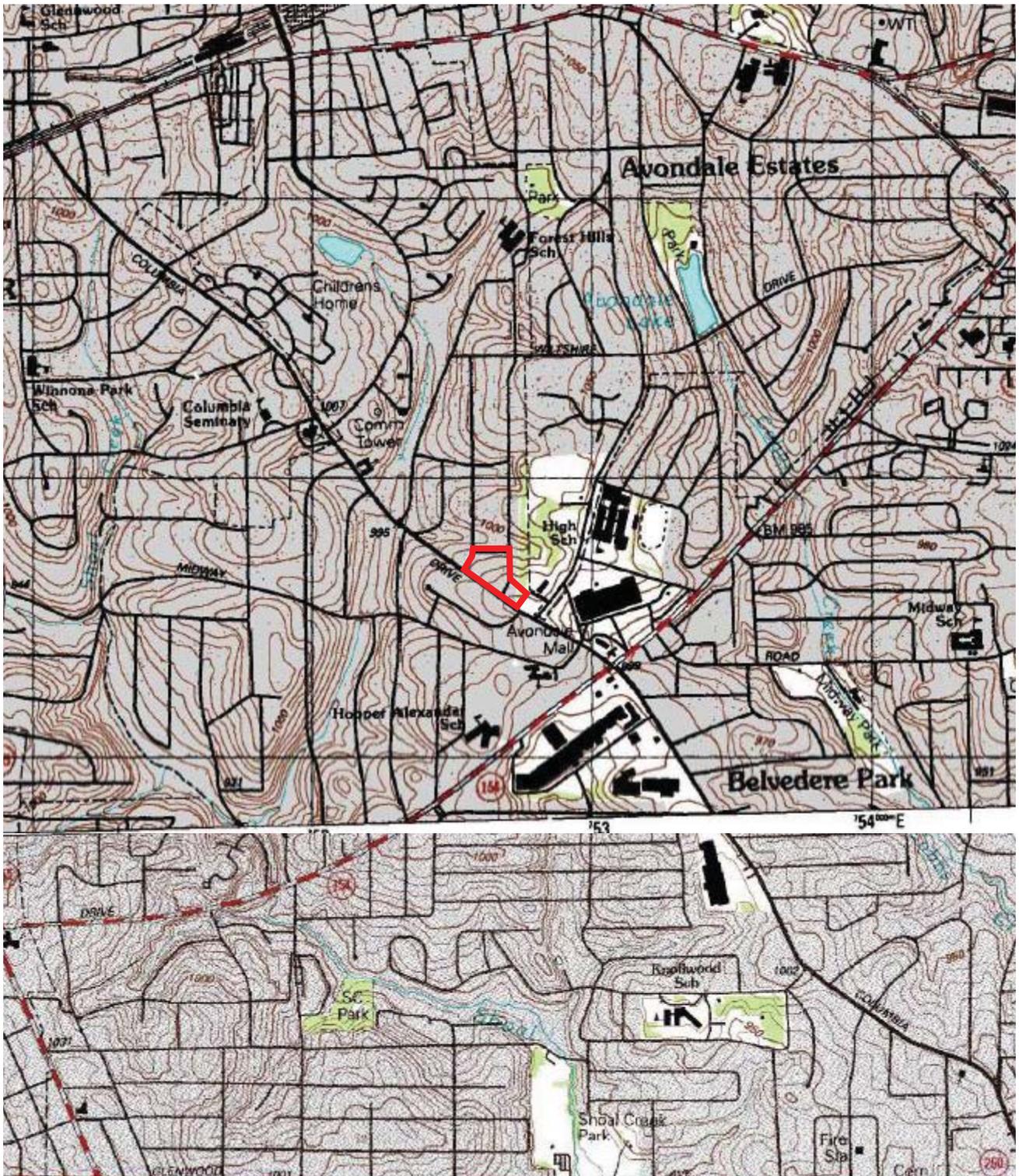
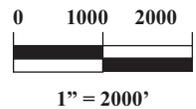


Figure 1 – Topographic Map

Map Date: 1997

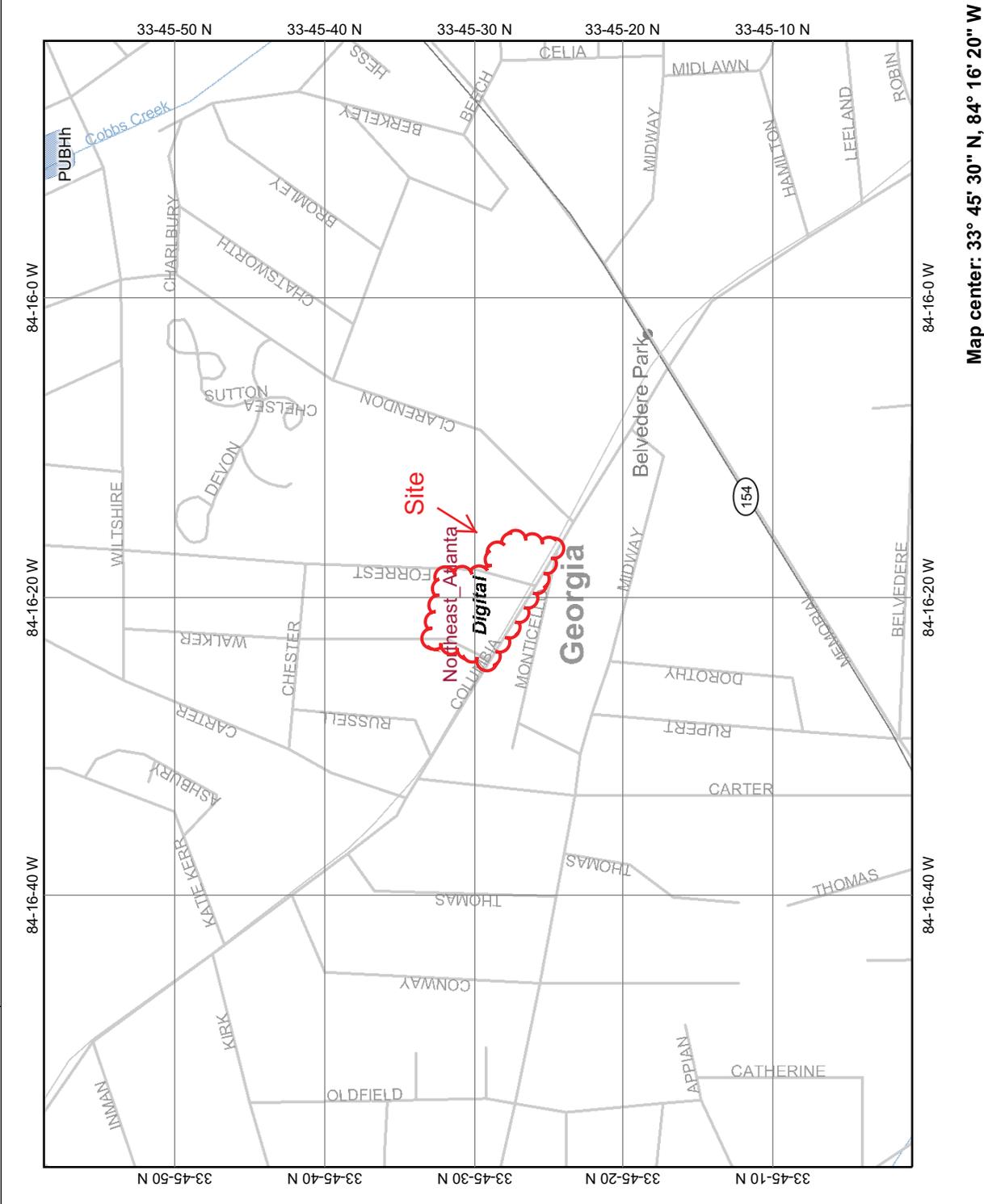
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030



One Group Project#A1069

Source: USGS Northeast and Southeast Atlanta Quads, 7.5-Minute, Topo

Figure 2 - Wetlands Inventory Map



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- Ohio_wet_scan
 - 0
 - 1
 - Out of range
- Interstate
- Major Roads
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- USGS Quad Index 24K
- Lower 48 Wetland Polygons
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- Lower 48 Available Wetland Data
 - Non-Digital
 - Digital
 - No Data
 - Scan
- NHD Streams
- Counties 100K
- States 100K
- South America
- North America

Scale: 1:12,582

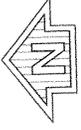
Map center: 33° 45' 30" N, 84° 16' 20" W

Soil Map—DeKalb County, Georgia
(Figure 3 - Soil Survey Map)



Map Scale: 1:1,730 if printed on A size (8.5" x 11") sheet.





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**
DeKALB COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 69 OF 201

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:	
COMMUNITY	SUFFIX
DEKALB, CITY OF	0088 H
DEKALB COUNTY	0088 H

Notes to User: The MAP NUMBER shown below should be used when placing map orders. The COMMUNITY NUMBER shown below should be used on insurance applications for the subject community.

**MAP NUMBER
13089C0069 H**



**EFFECTIVE DATE:
MAY 7, 2001**

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

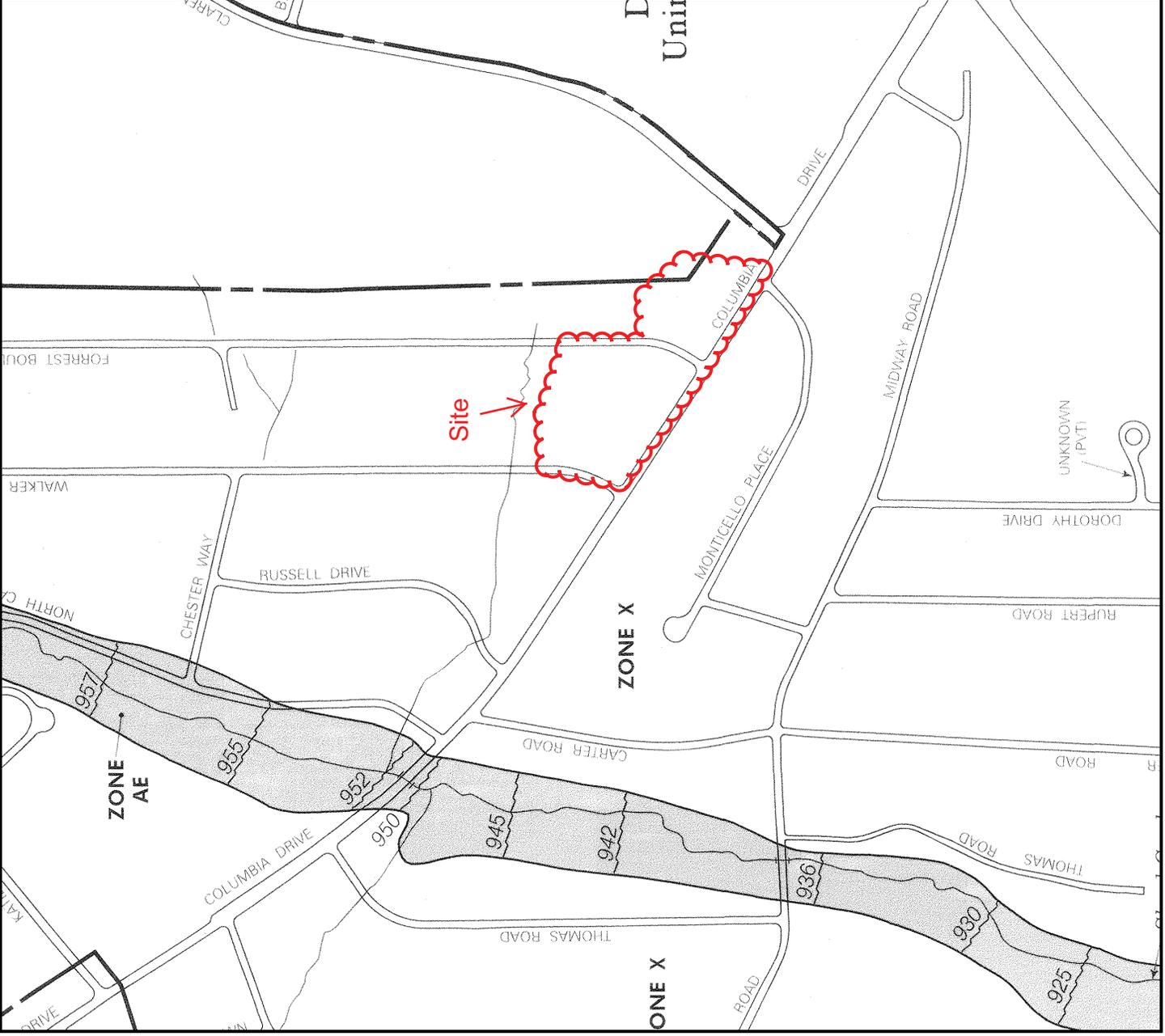
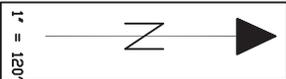


Figure 5
Site Map

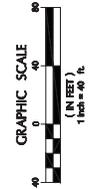
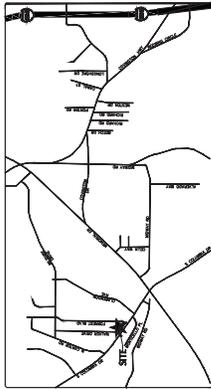
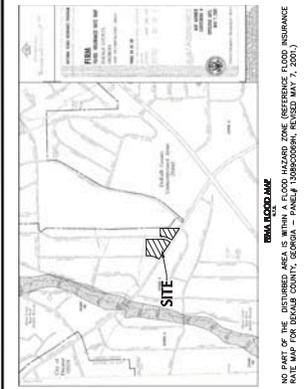
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, DeKalb County, Georgia
Project #A1069
Source: TSS survey (2012) and field notes



Presumed Groundwater
Flow Direction



REVISIONS	DESCRIPTION	DATE



UTILITY DISCLAIMER
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND RELOCATED WHEN NECESSARY OR ADAPTED FOR THE PLANS.



UTILITY INFORMATION

- POWER - CONTACT: BULLY COLE
- WATER - CONTACT: JEFFERY WINSTON
- SEWER - CONTACT: JEFFERY WINSTON

COMMUNITY AMENITIES

- 1. COMMUNITY ROOM
- 2. COMMUNITY CENTER
- 3. COMMUNITY FITNESS CENTER
- 4. COMMUNITY COMPUTER CENTER
- 5. COMMUNITY PARKING AREAS
- 6. COMMUNITY TRAIL

REFERENCES

1. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED FOR COLUMBIA RESIDENTIAL, INC., 734 WEST CIRCLE SW, CONVERSE, GA 30012, 770-522-8231.
2. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED FOR COLUMBIA RESIDENTIAL, INC., 734 WEST CIRCLE SW, CONVERSE, GA 30012, 770-522-8231.

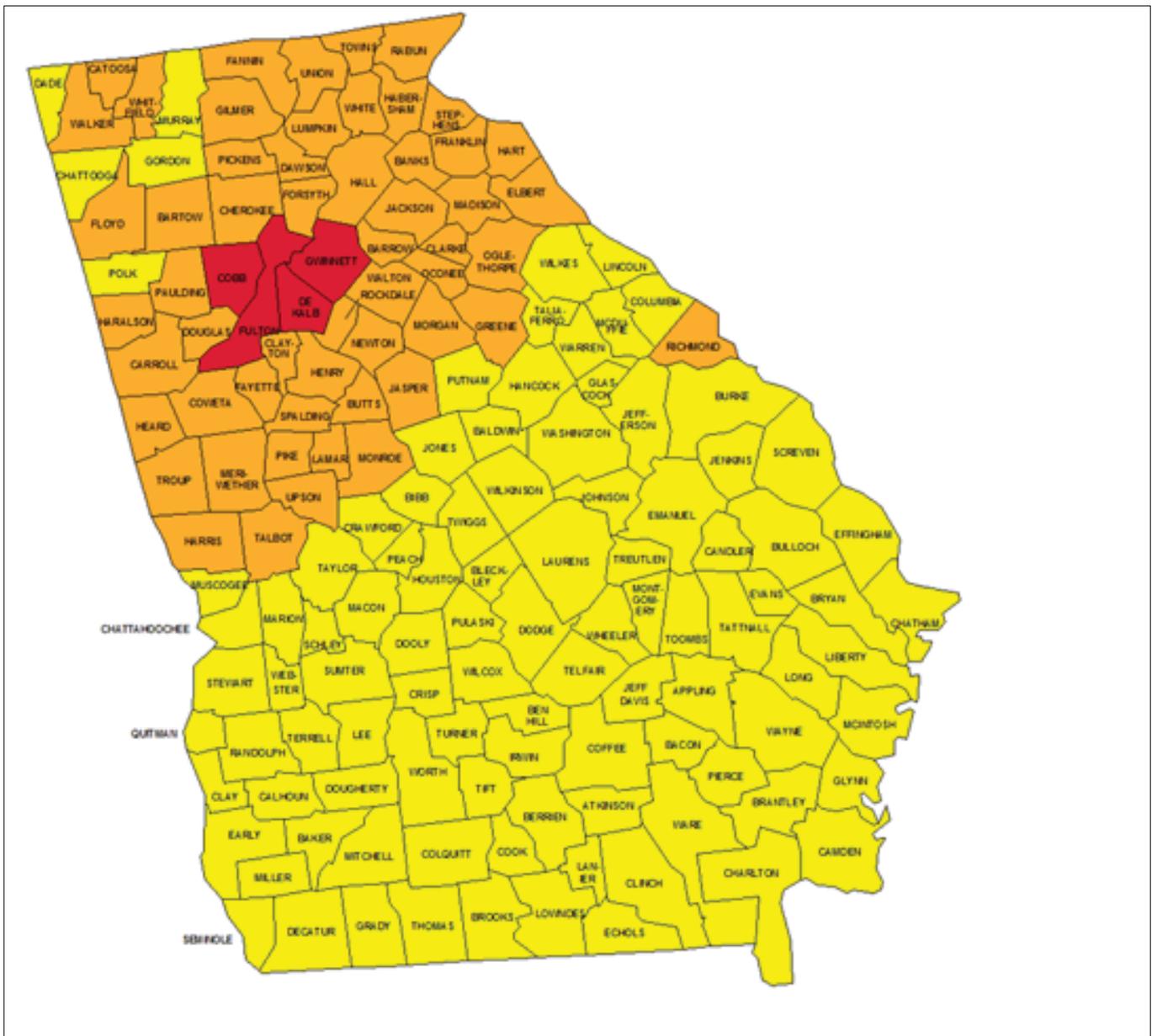
SITE DATA NOTES

PROJECT ADDRESS: 1648 COLUMBIA DRIVE, DEKALB COUNTY, GEORGIA 30008
OWNER: NEW COLUMBIA FOREST HEIGHTS, LP, 2550 HERITAGE COURT, SUITE 100, ATLANTA, GA 30339

ENGINEER: LONG ENGINEERING, INC., 2550 HERITAGE COURT, SUITE 100, ATLANTA, GA 30339
CONTACT: CHRISTINA DAVIS - 404-364-0550

24 HOUR PERSONAL: 770-951-2496
ZONING: RM-75
SETBACK LINES: FRONT 35', SIDE 20', REAR 20', TO UNITS 10' TO UNITS FAMILY RESIDENTIAL

THE APPROXIMATE SITE AREA IS 5.26 ACRES.
UNITS: 80 SENIOR LIVING UNITS
DENSITY: 15.2 UNITS/ACRE
PARKING REQUIRED: 175 SPACES/UNIT
PARKING PROVIDED: 140 SPACES/UNIT
ADA PARKING: 5 (TOTAL SPACES 10-110)
ADA PARKING PROVIDED: 30%
COVERAGE LOT: 23%
PROPOSED LOT COVERAGE: 23%



	Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies per liter) (red zones)	Highest Potential
	Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (orange zones)	Moderate Potential
	Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L (yellow zones)	Low Potential

Figure 7 – Georgia Radon Zones Map

Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030



One Group Project#A1069

Source: USEPA (<http://www.epa.gov/radon001/zonemap/georgia.htm>)

APPENDIX B

PHOTOGRAPHS

**(INCLUDING DATE AND DESCRIPTION OF VIEW
PRESENTED)**



Photo #1 – May 30, 2012

Typical building exterior and grounds

East to west view



Photo #2 – May 30, 2012

Typical building exterior and grounds

North to south view



Photo #3 – May 30, 2012

Typical building exterior and grounds

West to east view



Photo #4 – May 30, 2012

Typical building exterior and grounds

South to north view



Photo #5 – May 30, 2012

Typical building exterior and grounds

East to west view



Photo #6 – May 30, 2012

Adjacent stream corridor

South to north view



Photo #7 – May 30, 2012

Single-family residence across South Columbia Drive

East to west view



Photo #8 – May 30, 2012

Single family development along Walker Street

West to east view



Photo #9 – May 30, 2012

Adjacent single-family residential development

South to north view



Photo #10 – May 30, 2012

Commercial development to the south

North to south view



Photo #11 – May 30, 2012

Commercial development to the south

West to east view



Photo #1 – March 14, 2012

Typical building exterior and grounds

East to west view



Photo #2 – March 14, 2012

Typical building exterior and grounds

North to south view



Photo #3 – March 14, 2012

Typical building exterior and grounds

West to east view



Photo #4 – March 14, 2012

Typical building exterior and grounds

South to north view



Photo #5 – March 14, 2012

Typical building exterior and grounds

East to west view



Photo #6 – March 14, 2012

Typical building exterior and grounds

West to east view



Photo #7 – March 14, 2012

Typical building exterior and grounds

East to west view



Photo #8 – March 14, 2012

Typical building exterior and grounds

West to east view



Photo #9 – March 14, 2012

Typical building exterior and grounds

South to north view



Photo #10 – March 14, 2012
Typical building exterior and grounds
North to south view



Photo #11 – March 14, 2012
Surface water to the north (off-Site)



Photo #12 – March 14, 2012
Wooded area and residence to the north
South to north view



Photo #13 – March 14, 2012

Wooded area and residence to the north

East to west view



Photo #14 – March 14, 2012

Intersection of South Columbia and Walker Drive

MARTA stop visible

East to west view.



Photo #15 – March 14, 2012

Residential development along Walker Drive

East to west view



Photo #16 – March 14, 2012

Intersection of Walker Drive and South Columbia Road

East to west view



Photo #17 – March 14, 2012

Commercial development to the east

West to east view



Photo #18 – March 14, 2012

Commercial development to the east

West to east view



Photo #19 – March 14, 2012

Adjacent residential to the south

North to south view



Photo #20 – March 14, 2012

Residential development along Walker Drive

South to north view



Photo #21 – March 14, 2012

Residential development on Fowler Drive

South to north view



Photo #1 – October 10, 2010

Kitchen



Photo #2 – October 10, 2010

Kitchen



Photo #3 – October 10, 2010

Bathroom



Photo #4 – October 10, 2010

Living Room

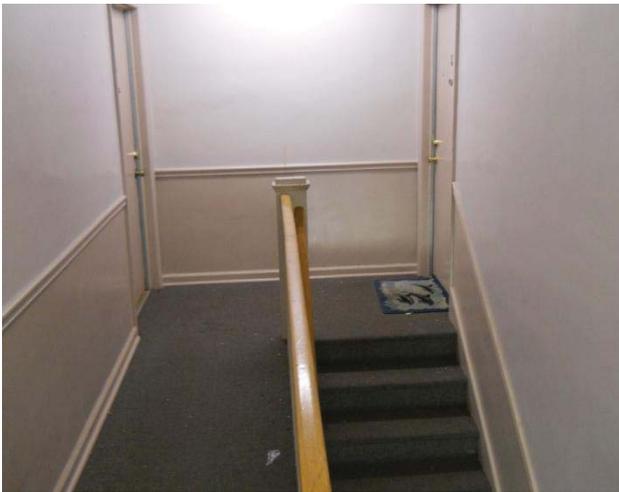


Photo #5 – October 10, 2010

Interior staircase



Photo #6 – October 10, 2010

Living room



Photo #7 – October 10, 2010

Kitchen



Photo #8 – October 10, 2010

Living room



Photo #9 – October 10, 2010

Bathroom



Photo #10 – October 10, 2010

Interior Staircase

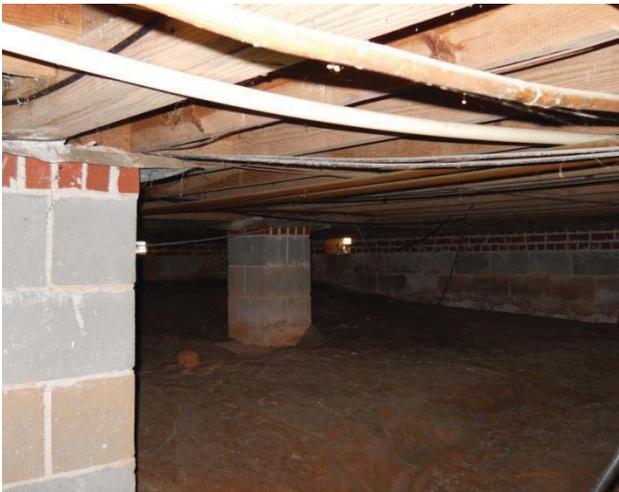


Photo #11 – October 10, 2010

Crawl space

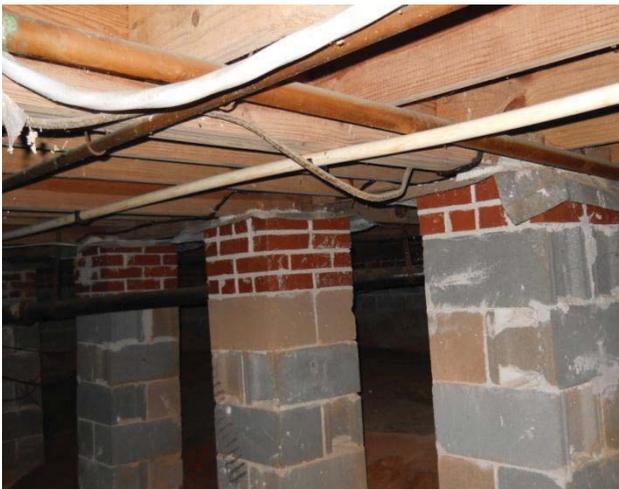


Photo #12 – October 10, 2010

Crawl space



Photo #13 – October 10, 2010

Crawl space



Photo #14 – October 10, 2010

Bedroom



Photo #15 – October 10, 2010

HVAC / Air Handler



Photo #16 – October 10, 2010

Bathroom



Photo #17 – October 10, 2010

Entry



Photo #18 – October 10, 2010

Bedroom A/C Unit



Photo #19 – October 10, 2010

Bathroom



Photo #20 – October 10, 2010

Mechanical room and water heater



Photo #21 – October 10, 2010

HVAC ducting

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

**(AERIAL MAPS, FIRE INSURANCE MAPS, HISTORICAL
TOPOGRAPHICAL MAPS)**



JUN 9 1940

INQUIRY #: 2849456.4

YEAR: 1940

Scale bar: = 476'





INQUIRY #: 2849456.4

YEAR: 1955

| = 476'



INQUIRY #: 2849456.4

YEAR: 1960

| = 476'



INQUIRY #: 2849456.4

YEAR: 1966

| = 476'



INQUIRY #: 2849456.4

YEAR: 1972

1" = 476'



INQUIRY #: 2849456.4

YEAR: 1986

| = 950'





INQUIRY #: 2849456.4

YEAR: 1989

| = 950'





INQUIRY #: 2849456.4

YEAR: 1993

_____ = 950'





INQUIRY #: 2849456.4

YEAR: 2005

 = 604'





INQUIRY #: 2849456.4

YEAR: 2006

 = 604'



Certified Sanborn® Map Report

8/19/10

Site Name:

Forrest Heights Apartments
1038 South Columbia Drive
Decatur, GA 30030

Client Name:

One Consulting Group, Inc.
P. O. Box 54382
Atlanta, GA 30308

EDR Inquiry # 2849456.3

Contact: Brawner



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by One Consulting Group, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Forrest Heights Apartments
Address: 1038 South Columbia Drive
City, State, Zip: Decatur, GA 30030
Cross Street:
P.O. # A1069
Project: A1069
Certification # B0D1-46FF-8F33



Sanborn® Library search results
Certification # B0D1-46FF-8F33

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX D

**DOCUMENTATION FROM TITLE COMPANY/TITLE
PROFESSIONAL**

**(RECORDED LAND TITLE RECORDS, RECORDS OF
ENVIRONMENTAL LIENS AND ACTIVITY AND USE
LIMITATIONS, AND LEGAL DESCRIPTION)**

EXHIBIT "A"

TRACT ONE

All that tract or parcel of land lying and being in Land Lot 216 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the western right-of-way line of Forrest Boulevard (same having a 60-foot right-of-way) with the northeastern right-of-way line of Columbia Drive (same having a 60-foot right-of-way); thence running northwesterly along said northeastern right-of-way line of Columbia Drive a distance of 427.4 feet to an iron pin located at the intersection of said right-of-way with the southeasterly right-of-way line of Walker Drive (same having a 60-foot right-of-way); thence running northeasterly along the curvature of the right-of-way line of Walker Drive a distance of 267.9 feet to an iron pin; thence South 89 degrees 30 minutes 00 seconds East a distance of 348.95 feet to an iron pin located on the western right-of-way line of Forrest Boulevard; thence running southerly and southeasterly along the Forrest Boulevard right-of-way line and following the curvature thereof a distance of 525 feet to an iron pin found at the intersection of said western right-of-way line of Forrest Boulevard and the northeastern right-of-way line of Columbia Drive; said point being the POINT OF BEGINNING. Said property is more accurately reflected on Plat of Survey prepared for Columbia Heights Limited Partnership, dated August 2, 1987 by Joseph C. King, Registered Land Surveyor.

TRACT TWO

All that tract or parcel of land lying and being in Land Lot 216 of the 15th District of DeKalb County, Georgia, being known as Lots 1, 2, 3, 4, and 5, Block A, Second Addition, Forrest Hills, being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the Northeastern right-of-way line of Columbia Drive (same having a 60-foot right-of-way) and the southeastern right-of-way line of Forrest Boulevard (same having a 60-foot right-of-way); thence running northeasterly and northerly and following the curvature thereof along the eastern right-of-way line of Forrest Boulevard a distance of 261.0 feet to an iron pin; thence running South 89 degrees 30 minutes 00 seconds East along the northern lot line of Lot 5 a distance of 175.0 feet to an iron pin located on the Land Lot line dividing Land Lots 216 and 217; thence running southerly along said common Land Lot line of Land Lot 216 and 217 a distance of 411.0 feet to an iron pin located on the northeastern right-of-way line of Columbia Drive; thence running northwesterly along the right-of-way line of Columbia Drive at an interior angle of 56 degrees 9 minutes 00 seconds with the preceding call a distance of 300.1 feet to an iron pin; said pin being the POINT OF BEGINNING. Said property is more accurately reflected on Plat of Survey prepared for Columbia Heights Limited Partnership, by Joseph C. King, Georgia Registered Land Surveyor, dated August 2, 1987.



HunterMaclean
Attorneys at Law
200 E. Saint Julian Street
Post Office Box 9848
Savannah, GA 31412-0048

MARY ANN BELL
Phone 912.236.0261
Fax 912.234.9296
www.huntermaclean.com
mbell@huntermaclean.com

February 29, 2012

Jakob von Trapp
Senior Project Manager
Columbia Residential
1718 Peachtree Street, NW
Suite 684
Atlanta, GA 30309

RE: New Columbia Forrest Heights, L.P.
Tracts in Land Lot 216 of the 15th District
Decatur, DeKalb County, Georgia

Dear Jakob:

Attached please find the full Chains of Title for the above referenced project.

We have caused a full search of the DeKalb County property records to be conducted in connection with the project, and we have also caused the title to the property to be updated through a current date of February 3, 2012 at 8:00 a.m. Based on our review of said search which contains the results of a full examination of the title to the project property and our review of the title update, no environmental liens or special use restrictions affecting the property were discovered during said title examination.

Please do not hesitate to call me if you have any questions or if you require anything further.

Very truly yours,

A handwritten signature in blue ink that reads 'Mary Ann Bell'.

Mary Ann Bell
Legal Assistant

/mab

**NEW COLUMBIA FORREST HEIGHTS LP
DEEDS IN CHAIN OF TITLE
1004 Columbia Drive
Tax Parcel No. 15-216-13-014
DECATUR, DEKALB COUNTY, GA
through February 3, 2012
at 8:00 a.m.**

1. Limited Warranty Deed from Progressive Columbia, Inc. to New Columbia Forrest heights, L.P. dated November 23, 2011 and recorded in Deed Book 22749, Page 604, DeKalb County records.
2. Limited Warranty Deed from Federal Home Loan Mortgage Corporation to Progressive Columbia, Inc. dated October 14, 1994 and recorded in Deed Book 8353, Page 98, DeKalb County records.
3. Deed Under Power of Sale from Federal Home Loan Mortgage Corporation as Transferee and as Attorney-in-Fact for Columbia Heights Limited Partnership to Federal Home Loan Mortgage Coporation dated October 9, 1992 and recorded in Deed Book 7426, Page 385, DeKalb County records.
4. Quitclaim Deed from Atlanta Investment Properties, Inc. to Columbia Heights Limited Partnership dated October 1, 1987 and recorded in Deed Book 5967, Page 670, DeKalb County records.
5. Warranty Deed from Southern Diversified Properties, Inc. and Frank J. Hanna, Jr. to Atlanta Investment Properties, Inc. dated August 10, 1984 and recorded in Deed Book 5044, Page 305, DeKalb County records.
6. Warranty Deed from Columbia Heights Development Company, Inc. to Southern Diversified Properties, Inc. and Frank J. Hanna, Jr. dated May 30, 1980 and recorded in Dee dBook 4275, Page 175, DeKalb County records.
7. Warranty Deed from L. W. Morris to Columbia Heights Development Company, Inc. dated February 27, 1948 and recorded in Deed Book 722, Page 80, DeKalb County records.
8. Warranty Deed from A. T. Langley to L. W. Morris dated January 8, 1948 and recorded in Deed Book 709, Page 495, DeKalb County records.
9. Warranty Deed from Columbai Realty Company of Atlanta, Incorporated to A. T. Langley dated August 26, 1947 and recorded in Deed Book 701, Page 304, DeKalb County records.
10. Warranty Deed from C. Z. Walker to Columbia Realty Company of Atlanta, Inc. dated June 1, 1946 and recorded in Deed Book 577, Page 277, DeKalb County records.

**NEW COLUMBIA FORREST HEIGHTS LP
DEEDS IN CHAIN OF TITLE**

**1048 Columbia Drive
Tax Parcel No. 15-216-07-030
DECATUR, DEKALB COUNTY, GA
through February 3, 2012
at 8:00 a.m.**

1. Limited Warranty Deed from Progressive Columbia, Inc. to New Columbia Forrest heights, L.P. dated November 23, 2011 and recorded in Deed Book 22749, Page 604, DeKalb County records.
2. Limited Warranty Deed from Federal Home Loan Mortgage Corporation to Progressive Columbia, Inc. dated October 14, 1994 and recorded in Deed Book 8353, Page 98, DeKalb County records.
3. Deed Under Power of Sale from Federal Home Loan Mortgage Corporation as Transferee and as Attorney-in-Fact for Columbia Heights Limited Partnership to Federal Home Loan Mortgage Coporation dated October 9, 1992 and recorded in Deed Book 7426, Page 385, DeKalb County records.
4. Quitclaim Deed from Atlanta Investment Properties, Inc. to Columbia Heights Limited Partnership dated October 1, 1987 and recorded in Deed Book 5967, Page 670, DeKalb County records.
5. Warranty Deed from Southern Diversified Properties, Inc. and Frank J. Hanna, Jr. to Atlanta Investment Properties, Inc. dated August 10, 1984 and recorded in Deed Book 5044, Page 305, DeKalb County records.
6. Warranty Deed from Forest Boulevard Apartments, Inc. to Southern Diversified Properties Inc. and Frank Hanna, Jr. dated May 30, 1980 and recorded in Deed Book 4275, Page 175, DeKalb County records.
7. Warranty Deed from J. A. Gresham to Forest Boulevard Apartments, Inc. dated April 6, 1950 and recorded in Deed Book 809, Page 594, DeKalb County records.
8. Warranty Deed from A. T. Langley to J. A. Gresham dated March 29, 1950 and recorded in Deed Book 809, Page 595, DeKalb County records.
9. Warranty Deed from Columbai Realty Company of Atlanta, Incorporated to A. T. Langley dated August 26, 1947 and recorded in Deed Book 701, Page 304, DeKalb County records.
10. Warranty Deed from C. Z. Walker to Columbia Realty Company of Atlanta, Inc. dated June 1, 1946 and recorded in Deed Book 577, Page 277, DeKalb County records.

 [Print](#) Print this page for your records

Property Tax Information Results

Online Payments are for 2011 Only

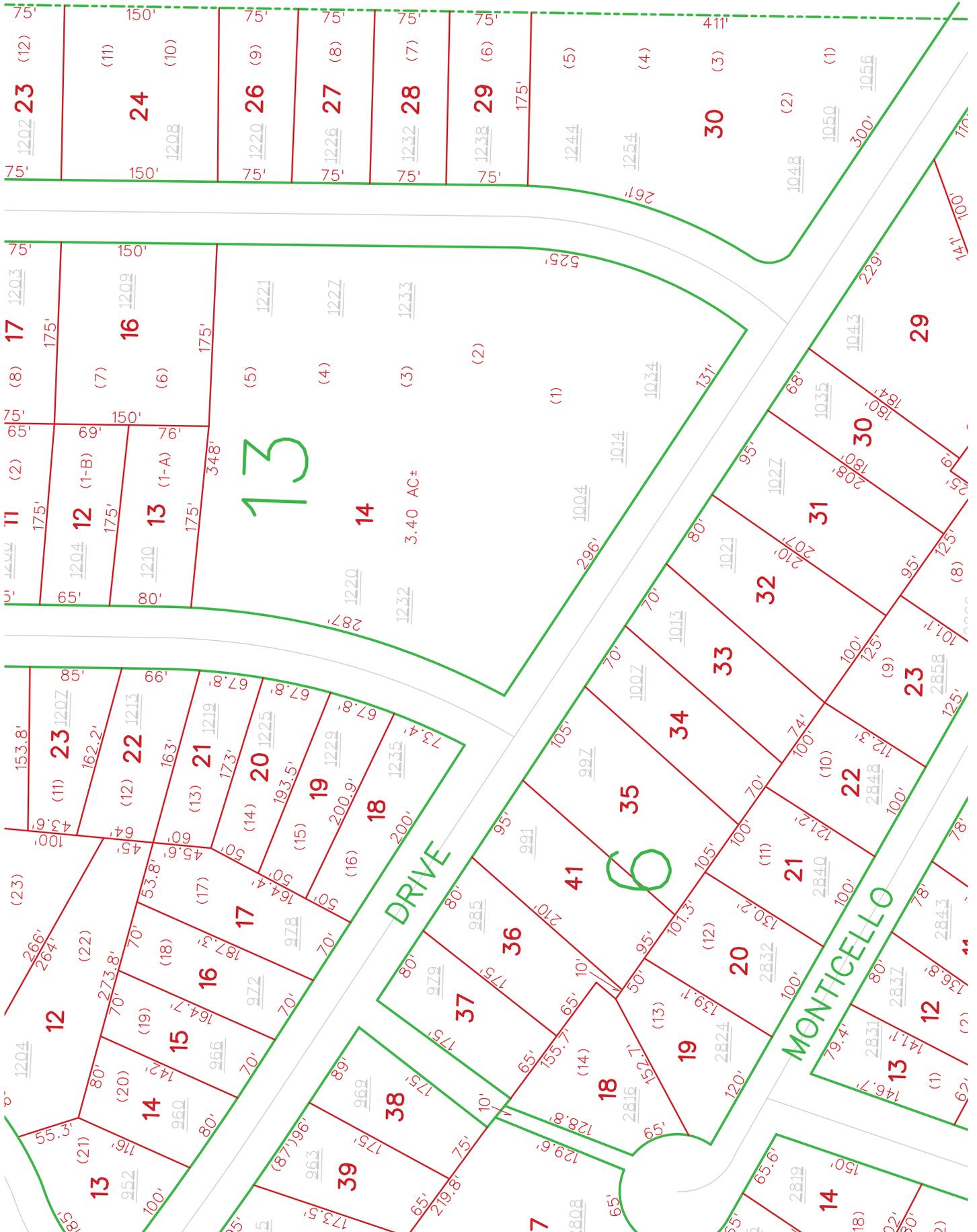
[Pay Now](#)

[Back](#)

For additional assistance, contact (404) 298-4000.

<div style="background-color: #003366; color: white; padding: 2px;">Property Identification</div> <p>Parcel ID: 15 216 07 030 Pin Number: 0487996 Property Address: 1048 5 COLUMBIA DR Property Type: Real Estate Tax District: 04 Unincorporated</p> <div style="background-color: #003366; color: white; padding: 2px;">Owner Information</div> <p>Jan. 1st Owner: NEW COLUMBIA FORREST HEIGHTS L Co-Owner: Current Owner: NEW COLUMBIA FORREST HEIGHTS L Co-Owner: Owner Address: 1718 PEACHTREE ST NW # 684 ATLANTA GA 30309 2496 Care of Information: ** CHANGE MAILING ADDRESS? **</p> <div style="background-color: #003366; color: white; padding: 2px;">Homestead Exemption</div> <p>Exemption Type: HO - NO EXEMPTION Tax Exempt Amount: \$0.00 APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE</p> <div style="background-color: #003366; color: white; padding: 2px;">Other Exemption Information</div> <p>Exemption Type: Value Exemption Amount: \$0.00</p> <div style="background-color: #003366; color: white; padding: 2px;">Deed Information</div> <p>Deed Type: LIMITEDWARRANTY DEED Deed Book/Page: 22749 / 00604 Plat Book/Page:</p> <div style="background-color: #003366; color: white; padding: 2px;">Property Characteristics/ Sales Information</div> <p>NBHD Code: 8101 Acreage: 1.83 Zoning Type: Improvement Type: 118-Apartment w/9 + Units Year Built: 1951 Condition Code: Average Quality Grade: Average Air Conditioning: No Fireplaces: 0 Stories: 2 Square Footage: 4,128 Sq. Ft. Basement Area: 1,032 Sq. Ft. % Bsmt Finished: 0 Sq. Ft. Bedrooms: 0 Bathrooms: 0 Last Deed Date: 11/23/2011 Last Deed Amount: \$929,900.00</p> <p style="text-align: center;">Click here to view property map</p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Additional Property</p> <p style="text-align: center; font-size: small;">For additional information on the data above, contact the Property Appraisal Department at 404-371-2471</p> </div>	<div style="background-color: #003366; color: white; padding: 2px;">Property Value/Billing Assessment</div> <p>Taxable Year: 2012 Land Value: \$538,000 Building Value: \$254,000 Misc. Improvement Value: \$0 Total Value: \$792,000 40% Taxable Assessment: \$316,800</p> <p style="text-align: center;">Information as of 6/8/2012</p> <div style="background-color: #003366; color: white; padding: 2px;">Tax Information Summary</div> <p>Taxable Year: 2011 Millage Rate: 0.04444 DeKalb County Taxes Billed: \$15,686.38 DeKalb County Taxes Paid: \$15,686.38 DeKalb County Taxes Due: \$0.00 Total Taxes Billed: \$15,686.38 Total Taxes Paid: \$15,686.38 Total Taxes Due: \$0.00 Last Payment Date for DeKalb County Taxes: 11/28/2011 Last Payment Amount for DeKalb County Taxes: \$15,686.38</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid #ccc; padding: 2px 10px;">Tax Paid Receipt</div> <div style="border: 1px solid #ccc; padding: 2px 10px;">Tax Bill Details</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="border: 1px solid #ccc; padding: 2px 10px;">-- Choose a Tax Year --</div> <div style="border: 1px solid #ccc; padding: 2px 10px;">Get Tax Payoff Info.</div> </div> <p style="text-align: center; font-size: small; margin-top: 10px;">Prior Years Tax **Please note that information below may be 2 days old.</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th colspan="4" style="background-color: #003366; color: white;">DeKalb County Tax</th> </tr> <tr> <th style="text-align: left;">TaxYear</th> <th style="text-align: right;">Total Owed</th> <th style="text-align: right;">Total Paid</th> <th style="text-align: right;">Total Due</th> </tr> </thead> <tbody> <tr><td>2011</td><td style="text-align: right;">\$15,686.38</td><td style="text-align: right;">\$15,686.38</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>2010</td><td style="text-align: right;">\$15,846.16</td><td style="text-align: right;">\$15,846.16</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>2009</td><td style="text-align: right;">\$14,920.88</td><td style="text-align: right;">\$14,920.88</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>2008</td><td style="text-align: right;">\$14,654.72</td><td style="text-align: right;">\$14,654.72</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>2007</td><td style="text-align: right;">\$14,666.61</td><td style="text-align: right;">\$14,666.61</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>2006</td><td style="text-align: right;">\$14,311.96</td><td style="text-align: right;">\$14,311.96</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>2005</td><td style="text-align: right;">\$14,154.93</td><td style="text-align: right;">\$14,154.93</td><td style="text-align: right;">\$0.00</td></tr> </tbody> </table> <div style="background-color: #003366; color: white; padding: 2px;">Delinquent Taxes/ Tax Sale Information</div> <p>Tax Sale File Number: FiFa-GED Book/Page: Levy Date: Sale Date: Delinquent Amount Due:</p> <div style="background-color: #003366; color: white; padding: 2px;">Property Tax Mailing Address</div> <p>DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031-7004</p>	DeKalb County Tax				TaxYear	Total Owed	Total Paid	Total Due	2011	\$15,686.38	\$15,686.38	\$0.00	2010	\$15,846.16	\$15,846.16	\$0.00	2009	\$14,920.88	\$14,920.88	\$0.00	2008	\$14,654.72	\$14,654.72	\$0.00	2007	\$14,666.61	\$14,666.61	\$0.00	2006	\$14,311.96	\$14,311.96	\$0.00	2005	\$14,154.93	\$14,154.93	\$0.00
DeKalb County Tax																																					
TaxYear	Total Owed	Total Paid	Total Due																																		
2011	\$15,686.38	\$15,686.38	\$0.00																																		
2010	\$15,846.16	\$15,846.16	\$0.00																																		
2009	\$14,920.88	\$14,920.88	\$0.00																																		
2008	\$14,654.72	\$14,654.72	\$0.00																																		
2007	\$14,666.61	\$14,666.61	\$0.00																																		
2006	\$14,311.96	\$14,311.96	\$0.00																																		
2005	\$14,154.93	\$14,154.93	\$0.00																																		

For additional assistance, contact (404) 298-4000.





**A VALUATION ANALYSIS OF
FOREST HEIGHTS APARTMENTS
1048 Columbia Drive
Decatur, DeKalb County, Georgia 30083**

**Effective Date: April 27, 2012
Report Date: May 17, 2012**

Prepared For

**Columbia Residential
Mr. James Grauley
1718 Peachtree Street
Suite 684
Atlanta, Georgia 30309**

Prepared By

**Novogradac & Company LLP
2325 Lakeview Parkway, Suite 450
Alpharetta, GA 30009
Telephone: 678.867.2333**



**NOVOGRADAC
& COMPANY LLP**

CERTIFIED PUBLIC ACCOUNTANTS

*San Francisco, CA
Alpharetta, GA
Long Beach, CA
Portland, OR*

*Dover, OH
Boston, MA
Cleveland, OH
Columbus, OH*

*Bethesda, MD
Austin, TX
Kansas City, MO
New York, NY*

May 17, 2012

Columbia Residential
Mr. James Grauley
1718 Peachtree Street
Suite 684
Atlanta, Georgia 30309

Re: As Is Appraisal of the Forest Heights
1048 Columbia Drive
Decatur, DeKalb County, Georgia

Dear Mr. Grauley:

We are pleased to present our findings with respect to the value of the above-referenced property, Forest Heights (“Subject”). As requested we provided our opinion of As Is value. The Subject site is currently improved with six vacant buildings that include one administrative building and five cottages.

- As Is Value

Our valuation report is for use by the client and their advisors for land sale purposes. Neither this report nor any portion thereof may be used for any other purpose or distributed to third parties without the express written consent of Novogradac and Company LLP (“Novogradac”).

This valuation engagement was conducted in accordance with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which standards incorporate the Uniform Standards of Professional Appraisal Practice (USPAP). In accordance with these standards, we have reported our findings herein in a self-contained report, as defined by USPAP.

Market value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents normal considerations for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

This report complies with FIRREA (1989) regulations. It also complies with Appraisal Institute guidelines.

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, the estimated market value “As Is” of the fee simple interest in the Subject, free and clear of financing, as of April 27, 2012, is:

ONE MILLION TWO HUNDRED THOUSAND DOLLARS
(\$1,200,000)

We also used certain forecasted data in our valuation and applied generally accepted valuation procedures based upon economic and market factors to such data and assumptions. We did not examine the forecasted data or the assumptions underlying such data in accordance with the standards prescribed by the AICPA and, accordingly, do not express an opinion or any other form of assurance on the forecasted data and related assumptions. The financial analyses contained in this report are used in the sense contemplated by the Uniform Standards of Professional Appraisal Practice (USPAP).

Furthermore, there will usually be differences between forecasted and actual results because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility for updating this report due to events and circumstances occurring after the date of inspection.

Our value conclusion was based on general economic conditions as they existed on the date of the analysis and did not include an estimate of the potential impact of any sudden or sharp rise or decline in general economic conditions from that date to the effective date of our report. Events or transactions that may have occurred subsequent to the effective date of our opinion were not considered. We are not responsible for updating or revising this report based on such subsequent events, although we would be pleased to discuss with you the need for revisions that may be occasioned as a result of changes that occur after the valuation date.

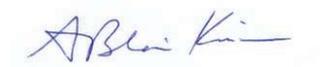
¹ 112 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990.

We appreciate this opportunity to be of service. Please contact us if you have any comments or questions.

Respectfully submitted,



Brad E. Weinberg, MAI
Partner
Novogradac & Company LLP
Certified General Real Estate Appraiser
Georgia License #CG221179



H. Blair Kincer MAI
Partner
Novogradac & Company LLP
Certified General Real Estate Appraiser

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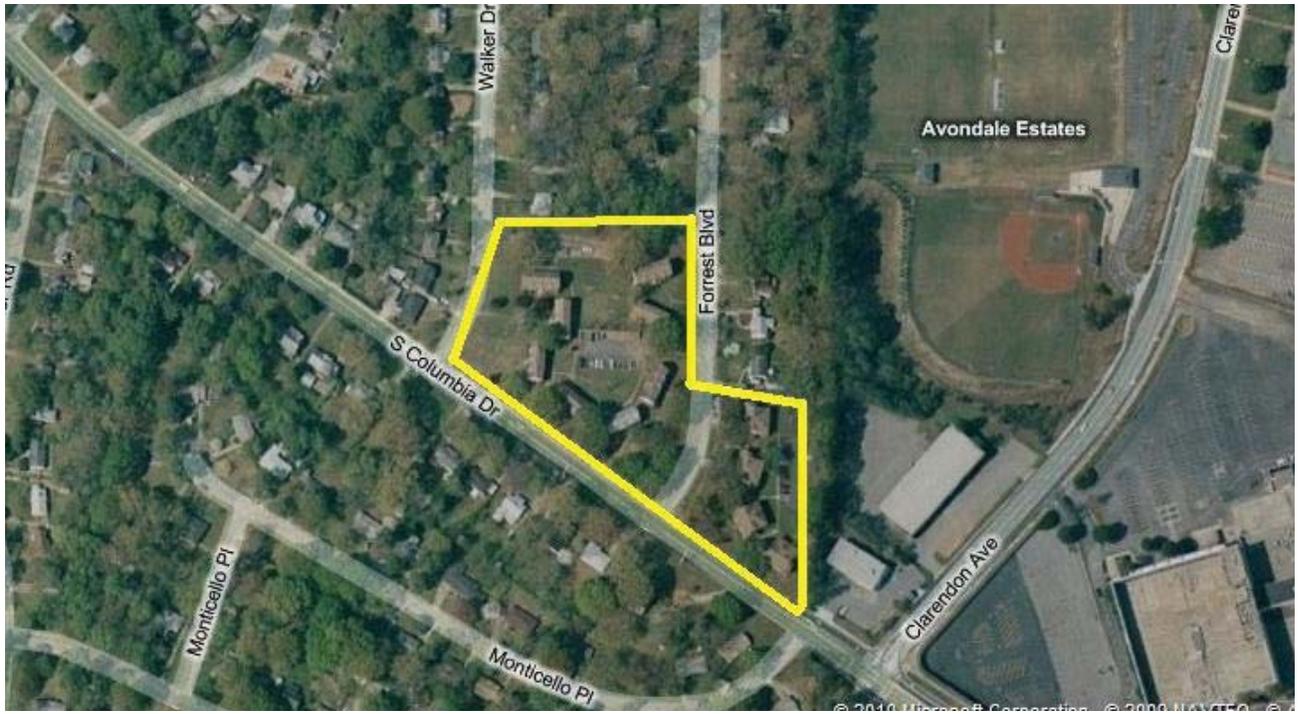
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ADDENDUM B: QUALIFICATION OF CONSULTANTS

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

- Property Appraised:** The Subject site is located at 1048 Columbia Drive, Decatur, Georgia.
- Subject Property Description:** The Subject property consists of 64 units located within 12, two-story, garden apartment buildings. The Subject's unit mix consists of 16 studio, 16 one, and 32 two-bedroom units. Currently, the Subject is vacant and has been vacant for over a year. The property was originally constructed in 1951. Upon inspection of the property, it is currently in poor condition, with significant deferred maintenance. The Subject does not offer central air conditioning and water damage along with some gutting of appliances has occurred during its vacancy. Unit layouts are functional but small based on comparable multifamily properties. In addition, the property suffers significantly from a lack of amenities, inferior or absent appliances, and generally inferior condition when compared to other properties in the market.
- Property Identification:** The Subject is located at 1048 S. Columbia Drive in Decatur, Georgia. It is named Forrest Heights Apartments. According to the DeKalb County Tax Assessor's Office, the Subject is identified by parcel numbers 15 216 13 014 and 15 216 07 030.



- Land Area:** 5.26 Acres.
- Legal Interest Appraised:** The property interest appraised is fee simple subject to any and all encumbrances, if applicable for each value estimate.
- Zoning Classification:** The Subject site is currently zoned RM-75 (Multifamily Residential District) by DeKalb County. This zoning designation allows for up to 18 units per acre. The Subject, at 12.49 units per acre, is a conforming use. Other permitted uses include single-family detached and attached units, supportive living units and multifamily dwelling units. The Subject's acreage is split between two parcels, and the site has an irregular shape and a sloping topography. Therefore, it is likely that the Subject site could not achieve the maximum allowable density for new development. However, there does appear to be some excess land at the site as it is currently developed.
- Flood Plain:** According to www.floodinsights.com, the Subject is located in Zone X (community map number 113089C069H effective May 7, 2001) and is located outside of the 100 and 500-year flood plains. Additionally, the site is not located within 250 feet of multiple flood zones. Novogradac is not an expert in this field and further analysis is beyond the scope of work.
- Location and Surrounding Uses:** The Subject site is located on the north side of South Columbia Drive, with buildings located immediately east and immediately west of Forrest Boulevard. This area is located centrally along the eastern border of the Atlanta perimeter. There is a Marta Bus stop for Marta Bus 96, Columbia Drive, at the intersection of South Columbia Drive and Forrest Boulevard as well as at the intersection of Walker Drive and South Columbia Drive. The Subject is located at the entry to a residential neighborhood dominated by single-family homes in fair to good condition. Adjacent to the Subject site is a Sherwin Williams Paint Store followed by a new Super Wal-Mart and additional low and high density commercial uses. The surrounding land uses are described below:
- North:** Land uses to the north include Forrest Heights Elementary School and Avondale Estates, a single-family residential neighborhood with homes in good to average condition and well occupied.

South: Land uses to the south of the Subject include a residential neighborhood with single family homes in fair to good condition.

East: The adjacent land uses to the east are the Columbia Head Start Center and a Sherwin Williams paint store. Adjacent to the Sherwin Williams is a newly developed Super Wal-Mart. Avondale High School and Memorial Stadium are located east of the Subject, north of the Head Start Center. Python Park is also located to the east of the Subject and is used for a variety of sports related activities. Further east of the Wal-Mart is the intersection of Memorial Drive and Columbia Drive that is developed with high and low density commercial development the is in good condition and approximately 95 percent occupied. Commercial uses include several fast food restaurants, gas stations, a Kroger grocery store, Value Village discount clothing store, Dollar Tree, Radio Shack, Blockbuster, Athletes Foot, and more.

West: The adjacent land use to the west is a single family homes neighborhood. Further west are several religious and educational institutions including Columbia Drive Baptist Church, New Orleans Baptist Theological Seminary, Columbia Presbyterian, Friends Schools of Atlanta, and Columbia Theological Seminary. The United Methodist Children's Home is also located on S. Columbia Drive.

**Ownership History
of the Subject:**

The site is currently owned by New Columbia Forest Heights, L.P. New Columbia Forest Heights purchased the Subject from Progressive, Columbia, Inc. (seller) on November 23, 2011 for \$929,917. The sale included the buyer assuming the balance of a loan from The Housing Authority of DeKalb County (\$404,471) and a loan from Georgia Housing and Finance Authority (\$418,616) in addition to delinquent taxes, utilities and expenses incurred by the previous owner. There have been no other purchases of the Subject over the last five years. We are not aware of any pending contracts.

Effective Date:

The Subject site was inspected on April 27, 2012, 2011.

Indications of Value:

As a result of our analysis, the Subject's, "As Is" value as of April 27, 2012, is:

AS IS VALUE

Scenario	Price/Unit	Indicated Value
Land Value	\$12,500	\$800,000
Shell Value		\$400,000
As Is Value (Rounded)		\$1,200,000

**ONE MILLION TWO HUNDRED THOUSAND DOLLARS
(\$1,200,000)**

Exposure Time: Nine – 12 Months

Marketing Period: Nine – 12 Months

FACTUAL DESCRIPTION

FACTUAL DESCRIPTION

APPRAISAL ASSIGNMENT AND VALUATION APPROACH

As requested, the appraisers provided opinions of value of both tangible and intangible assets, described and defined below:

- As Is Value

In determining the value estimate, the appraisers employed the sales comparison The as is (land value) was estimated via sales comparison approach of similar land sales. Given the Subject's investment type, the cost approach is not considered a reliable method of valuation. It is not used by participants in the marketplace, and was not developed for the reasons indicated.

The sales comparison approach involves a comparison of the appraised land with similar land parcels that have sold recently. When land sales are not directly comparable, sale prices may be broken down into units of comparison, which are then applied to the Subject for an indication of its likely selling price.

Property Identification

The Subject is located at 1048 S. Columbia Drive in Decatur, Georgia. It is named Forrest Heights Apartments. According to the DeKalb County Tax Assessor's Office, the Subject is identified by parcel numbers 15 216 13 014 and 15 216 07 030.

Intended Use and Intended User

Columbia Residential and its affiliates is the client in this engagement. Intended users are those transaction participants who are interested parties. These could include developers, local housing authorities and state allocating agencies such as Georgia Department of Community Affairs, which are intended users in this document. As our client, the above referenced parties own this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential uses under a separate agreement.

Property Interest Appraised

The property interest appraised is fee simple estate subject to any and all encumbrances, if applicable for each value estimate.

Date of Inspection and Effective Date of Appraisal

The site was inspected on April 27, 2012.

Scope of the Appraisal

For the purposes of this appraisal, the appraiser visually inspected the Subject and comparable data. Individuals from a variety of city agencies as well as the Subject's development team were consulted (in person or by phone). Various publications, both governmental (i.e. zoning ordinances) and private (i.e. Multiple List Services publications) were consulted and considered in the course of completing this appraisal.

The scope of this appraisal is limited to the gathering, verification, analysis and reporting of the available pertinent market data. All opinions are unbiased and objective with regard to value. The appraiser made a reasonable effort to collect, screen and process the best available information relevant to the valuation assignment and has not knowingly and/or intentionally withheld pertinent data from comparative analysis. Due to data source limitations and legal constraints (disclosure laws), however, the appraiser does not certify that all data was taken into consideration.

Compliance and competency provision

The appraiser is aware of the compliance and competency provisions of USPAP, and within our understanding of those provisions, this report complies with all mandatory requirements, and the authors of this report possess the education, knowledge, technical skills, and practical experience to complete this assignment competently, in conformance with the stated regulations.

Unavailability of information

In general, all information necessary to develop an estimate of value of the subject property was available to the appraisers.

Furniture, Fixtures, and Equipment

Removable fixtures such as kitchen appliances and hot water heaters are considered to be real estate fixtures that are essential to the use and operation of the complex. Supplemental income typically obtained in the operation of an apartment complex is included; which may include minor elements of personal and business property. As immaterial components, no attempt is made to segregate these items.

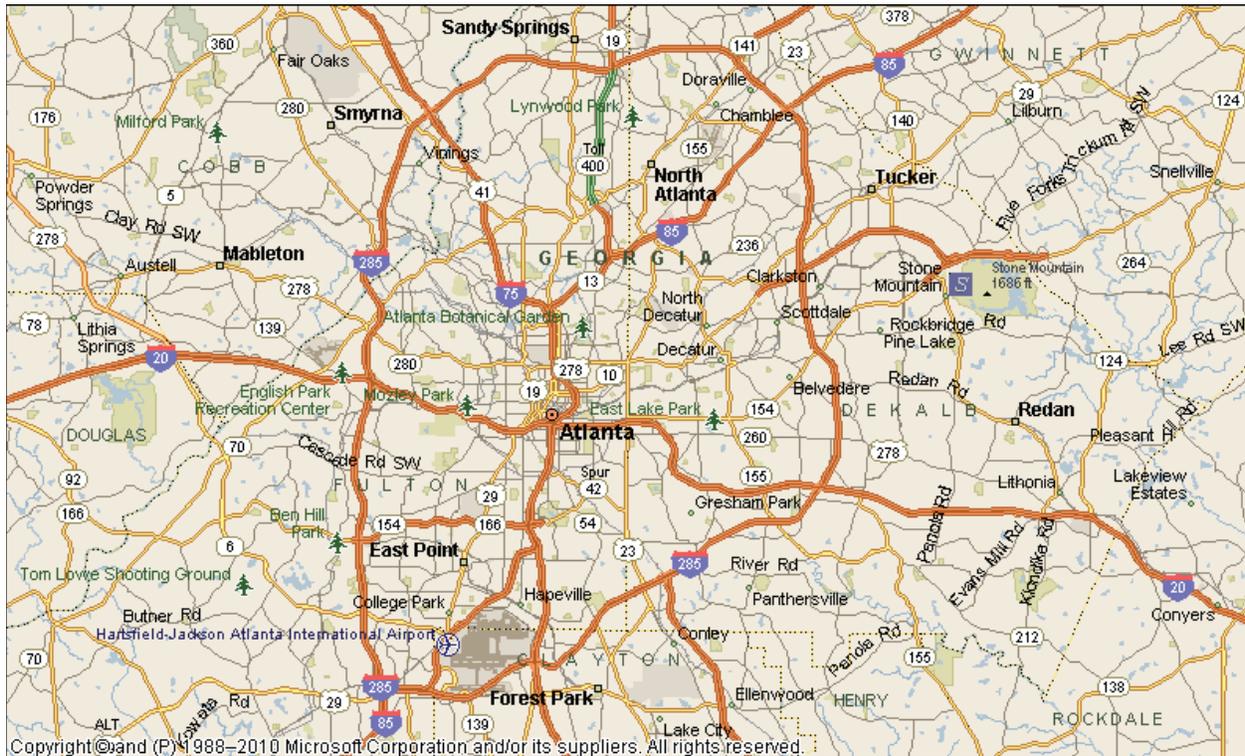
Ownership and History of Subject

The site is currently owned by New Columbia Forest Heights, L.P. New Columbia Forest Heights purchased the Subject from Progressive, Columbia, Inc. (seller) on November 23, 2011 for \$929,917. The sale included the buyer assuming the balance of a loan from The Housing Authority of DeKalb County (\$404,471) and a loan from Georgia Housing and Finance Authority (\$418,616) in addition to delinquent taxes, utilities and expenses incurred by the previous owner. There have been no other purchases of the Subject over the last five years. We are not aware of any pending contracts.

REGIONAL AND LOCAL AREA SUMMARY

REGIONAL AND LOCAL AREA ANALYSIS

REGIONAL MAP



ECONOMIC ANALYSIS

Decatur is located approximately seven miles east of the heart of Atlanta and has access to the Atlanta area via Interstate 20. Due to the city's proximity to the Atlanta area, a considerable amount of residents commute outside the county for work. Therefore, employment expansions and contractions in the larger Atlanta area will likely affect employment in the city of Decatur as well as the county as a whole.

In this section of the report we will provide an assessment of current and forecasted economic conditions and employment characteristics, including an analysis of recent trends and how they relate to demand for additional new rental housing. Economic data will focus on the Atlanta Metropolitan Statistical Area and DeKalb County, Georgia.

Examining economic data will also provide a picture of the general health of the community and its ability to support new multifamily construction.

The Subject is located in Decatur, DeKalb County, Georgia. Atlanta is a major financial and corporate center for the entire southeastern United States. The relatively low cost of living, mild climate, excellent transportation facilities, and a variety of educational and recreational facilities have contributed to its attractiveness as a place to live.

The Atlanta metropolitan area has been successful in attracting many new and expanding technology and Internet companies into the area. It also continues to be the city of choice for many other start-up companies in a variety of service and manufacturing industries. Atlanta was the site of the 2000 Super Bowl and the 1996 Summer Olympic Games, both of which stimulated the economy.

Additionally, a number of factors have contributed to the Atlanta commercial real estate market's resurgence:

- The recovery of the nation's economy in the early 1990s.
- Activity generated by the 1996 Summer Olympic Games.
- The mature and well-developed metropolitan transportation infrastructure, which includes its strategic location at the junction of three interstate highways;
- Hartsfield International Airport, which is one of the nation's busiest airports, and has completed a \$305 million concourse to service international air traffic;
- The Metropolitan Atlanta Rapid Transit Authority (MARTA) rail system, which was established in 1988 and now connects the downtown business area and the airport to suburban office and residential locations.
- A diverse job base anchored by services, retail trade, government, and manufacturing employment.

The above factors are market fundamentals that do not completely insulate the Atlanta area from periodic slumps in the national economy, but generally serve to mitigate their effects. This diversification has also proven to be attractive to many real estate investors over time. A number of recent surveys have chosen Atlanta as one of the more popular business and residential locations in the United States.

Major Employers

The following table lists the most recent available list of major employers in Decatur.

MAJOR EMPLOYERS Decatur, GA

#	Employer	Industry	Number Employed
1	Dekalb County Government	Government	1,200
2	Emory University Health Systems	Healthcare	600
3	Decatur Board of Education	Education	489
4	Agnes Scott College	Education	375
5	DeVry University	Education	290
6	U.S. Postal Service	Government	200
7	City of Decatur	Government	200
8	Decatur Hospital	Healthcare	150
9	Columbia Theological Seminary	Non-profit/Religious	100
10	Wells Fargo Bank	Finance	45
11	McCurdy Candler	Legal	25
	Total		3,674

Source: City of Decatur, April 2012

As the table above illustrates, the City of Decatur's major employers are almost all in the services industries. Education services, government, and healthcare services are all represented among Decatur's top employers. While the economy does not appear to be very diverse, the major employers are primarily contained in stable industries such as education services, healthcare services, and government and therefore we do not believe this will negatively affect the Subject.

Expansions/Contractions

The following table lists some of these expansions in the larger metropolitan Atlanta area. It should be noted that the following table is not a comprehensive list.

BUSINESS EXPANSIONS*
Atlanta-Sandy Springs-Marietta, GA MSA

Year	Employer	Industry	Location	Jobs
2012	PointClear	Technology	Atlanta	10
2012	Fresenius Medical	Healthcare	Kennesaw	120
2011	ThyssenKrupp	Information	Alpharetta	110
2011	FedEx Ground	Distribution	Norcross	315
2011	Macy's	Retail	Johns Creek	150
2011	Cadiallac Jack	Information	Duluth	40
2010	Hewlett-Packard	Information	Alpharetta	1,000
2010	Vesta	Call Centers	Alpharetta	500
2010	SKC, Inc.	Manufacturing	Covington	120
2010	Novelis, Inc.	Manufacturing	Atlanta	80
2010	Phillips-Van Buren	Distribution	McDonough	150
2010	Callaway Black Group	Branch Office	Atlanta	30
2010	Chart Industries	Manufacturing	Atlanta	80
2010	CT&T	Branch Office & Showroom	Atlanta	40
2010	Endeavor Telecom	Headquarters	Atlanta	120
Total				2,865

Source: GA Department of Labor

*List is not comprehensive

As the previous table demonstrates, expansions in the metropolitan Atlanta market have been in various industries that have been affected by the economic downturn including retail and manufacturing. However, these industries have adapted to the current market including Macy's, which is expanding its e-commerce department. The number of jobs to be created by these expansions surpasses the number lost according to the 2011 WARN notices

DEKALB COUNTY BUSINESS CLOSURES/LAYOFFS

Company Name	City	# of Jobs Affected	Date
Cox Communications	Atlanta	133	1/27/2012
Bloomingdale's	Atlanta	141	1/4/2012
Total 2012 Job Losses YTD		274	
Netspend Corp	Atlanta	80	12/6/2011
Kmart	Doraville	70	10/31/2011
CCP North America	Stone Mountain	45	10/19/2011
Decatur Hotel	Decatur	55	8/4/2011
Total 2011 Job Losses		250	

Source: GA Department of Labor 05/2012

As illustrated in the above table, Decatur County lost 250 jobs in 2011 and 274 jobs as of May 2012. The announced expansions will mitigate these losses.

Employment and Unemployment Trends

The following table details employment and unemployment trends for the MSA from 2000 to 2011.

EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

Year	Atlanta-Sandy Springs-Marietta, GA MSA				USA			
	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2000	2,304,515	-	3.1%	-	136,891,000	-	4.2%	-
2001	2,335,175	1.3%	3.6%	0.5%	136,933,000	0.0%	4.0%	-0.2%
2002	2,330,487	-0.2%	4.9%	1.3%	136,485,000	-0.3%	4.7%	0.7%
2003	2,334,092	0.2%	4.8%	-0.1%	137,736,000	0.9%	5.8%	1.1%
2004	2,379,513	1.9%	4.7%	-0.1%	139,252,000	1.1%	6.0%	0.2%
2005	2,456,221	3.2%	5.3%	0.6%	141,730,000	1.8%	5.5%	-0.5%
2006	2,535,341	3.2%	4.7%	-0.6%	144,427,000	1.9%	5.1%	-0.4%
2007	2,604,115	2.7%	4.6%	-0.1%	146,047,000	1.1%	4.6%	-0.5%
2008	2,582,627	-0.8%	6.2%	1.6%	145,362,000	-0.5%	4.6%	0.0%
2009	2,424,779	-6.1%	9.8%	3.6%	139,877,000	-3.8%	5.8%	1.2%
2010	2,388,182	-1.5%	10.2%	0.4%	139,064,000	-0.6%	9.3%	3.5%
2011 YTD Average*	2,427,996	1.7%	10.2%	0.0%	139,869,250	0.6%	9.6%	0.3%
Dec-2010	2,417,619	-	10.0%	-	139,159,000	-	9.6%	-
Dec-2011	2,468,133	2.1%	8.9%	-1.1%	140,681,000	1.1%	9.6%	0.0%

Source: U.S. Bureau of Labor Statistics, Novogradac & Company LLP, April 2012

*2011 data is through Annual

From 2002 through 2008, total MSA employment increased steadily. In 2009, total MSA employment decreased by 6.1 percent, compared to a national employment decrease of 3.8 percent for the same period of study. This is a result of the recent economic downturn that began in late 2008. Total employment in the MSA increased 2.1 percent for the twelve-month period ending in December 2011. By contrast, national employment increased only 1.1 percent for the same time period. As of December 2011, the unemployment rate in the MSA was at 8.9 percent which is below the nation at 9.6 percent. As a result of the recent employment trends, we believe the MSA is starting to recover from the effects of the recession.

Conclusion

Employment in the PMA is concentrated in the educational services, healthcare, and retail trade sectors. This is typical of downtown business districts. Overall the Atlanta economy has been more adversely affected by the current national recession than the nation as a whole. The Atlanta MSA has reported job losses of approximately 6.1 percent in 2009 versus 3.8 percent in the nation. However, there has been job growth of 2.1 percent as of December 2011. The unemployment rate in the MSA as of December 2011 is lower than the national unemployment rate. Overall, the area has been severely impacted by the national foreclosure crisis, housing market downturn, and recession and will likely be on par or lag slightly with national trends in terms of recovery in the near term.

PROPERTY DESCRIPTION

DESCRIPTION OF THE SITE

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety and appeal of the project. The site description will discuss the physical features of the site, as well as layout, access issues, and traffic flow.



- Size:** The Subject site is approximately 5.26 acres.
- Shape:** The site is generally irregular in shape.
- Frontage:** The Subject has frontage along the north side of South Columbia Drive, the east and west side of Forest Boulevard and the east side of Walker Drive.
- Topography:** The Site has undulating topography generally level topography at its road frontage along South Columbia Drive and a gradual slope northward.
- Utilities:** All utilities are provided to the site.

Visibility/Views:

The Subject site has excellent visibility from South Columbia Drive, Walker Drive, and Forrest Boulevard. Views to the south and west consist of single-family homes in average condition. The view to the north is vacant wooded land and a single-family home in average condition. Views to the east are of single-family homes in average condition, a Sherwin Williams paint store and the back of a Head Start Center that includes a playground. The Head Start Center and the Sherwin Williams are partially obscured by a fence and a tree border. Views are considered average.

The following are pictures of the site and surrounding uses.



Subject site



Subject site



Subject site



Subject site



Rear of buildings



Subject site facing west



Exterior of Building



Interior of unit



View of kitchen counter



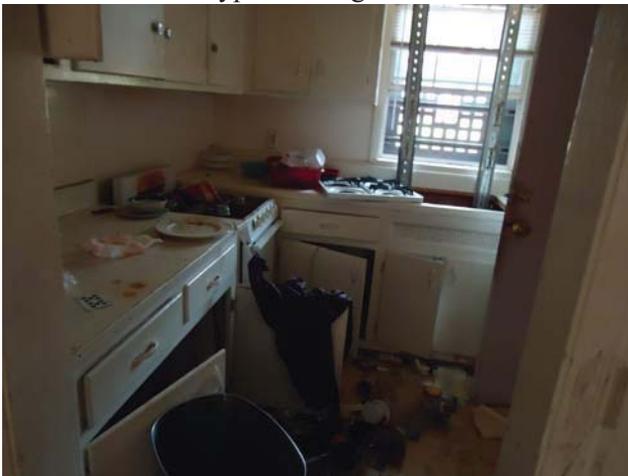
Typical bedroom



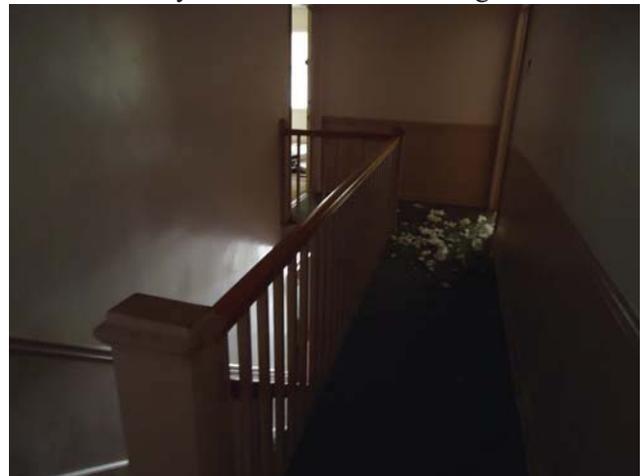
Typical living room



Drywall and electrical damage



Typical kitchen



Stairwell of Subject



Typical family room



View southeast on Columbia Drive from Subject



View west on Columbia Drive from Subject



View of Sherwin Williams from Subject site



Super Wal-Mart



Burger King



Kroger retail center



Intersection of Columbia Drive and Memeorial Drive



Strip retail center on Columbia Drive just northwest of Memorial Drive



Single family home west of Subject

Zoning:

The Subject site is zoned RM-75 (Multifamily Residential District) by DeKalb County. This zoning designation allows for up to 18 units per acre. The Subject, at 12.49 units per acre is a conforming use. Other permitted uses include single-family detached and attached units, supportive living units and multifamily dwelling units. Given that the acreage is split between two sites currently at the Subject, we believe the current density illustrated by the Subject is the maximum achievable. Setbacks from the bordering streets and the site characteristics slightly limit the density from the allowable 18 units per acre.

Access and Traffic Flow:

The Subject is accessible from South Columbia Drive, a moderately trafficked road that provides access to Memorial Drive to the southeast. Memorial Drive is a heavily trafficked major east-west corridor that provides access to Interstate 285 to the east and Interstate 20 to the west. Additional access is via Forrest Boulevard and Walker Drive, lightly trafficked residential roadways that border the Subject site. The Subject has excellent access. In addition, traffic flow is considered good.

Drainage:

Appears adequate; however, no specific tests were performed.

Soil and Subsoil Conditions:

No soil test was provided for our review. We assume the soil is acceptable for the proposed construction.

Flood Plain:

According to www.floodinsights.com, the Subject is located in Zone X (community map number 113089C069H effective May 7, 2001) and is located outside of the 100 and 500-year flood plains. Additionally, the site is not located within 250 feet of multiple

flood zones. Novogradac is not an expert in this field and further analysis is beyond the scope of work.

Environmental: No environmental report was provided. It is assumed that the site is not impacted by adverse environmental conditions.

Detrimental Influences: None.

Conclusion: No detrimental influences were identified for the Subject site. The Subject site is physically capable of supporting a variety of legally permissible uses, and is considered an adequate building site.

DESCRIPTION OF THE IMPROVEMENTS

Property Improvements:	The Subject property consists of 64 units located within 12, two-story buildings. The Subject's unit mix consists of 16 studio units at 400 square feet, 16 one-bedroom units at 600 square feet, and 32 two-bedroom units at 805 square feet. Currently, the Subject is vacant and has been vacant for over a year. Prior to its vacancy the Subject maintained an occupancy between 95 and 98 percent. The property was originally constructed in 1951 and has a total square footage of 41,760. Upon inspection of the property, it is currently in poor condition, with significant deferred maintenance. The Subject does not offer central air conditioning and water damage along with some gutting of appliances has occurred during its vacancy. Unit layouts are functional but small when compared to comparable multifamily properties. In addition, the property suffers from a lack of amenities, inferior or absent appliances, and generally inferior condition when compared to other properties in the market.
Year Built or Date of Construction:	The Subject was constructed in 1951.
Number of Stories:	The Subject consists of 12 two-story buildings.
Community Amenities:	Site improvements include typical landscaping for this type of property, a central laundry room, and a playground.
Parking:	The Subject offers three parking lots with one located at the center of eight of the buildings, one along the northern portion of the site and an additional lot along the eastern portion of the site.
Americans With Disabilities Act of 1990:	To the best of our knowledge, the Subject will not have any violations of the Americans With Disabilities Act of 1990.
Quality of Construction Condition and Deferred Maintenance:	The Subject was constructed using average-quality materials in a professional manner. The Subject is in poor condition and in need of major rehabilitation. Repairs to plumbing, fixtures, HVAC systems, paved areas, exterior trim, roofs and gutter replacement along with repairs to the interior walls and ceilings due to water damage and mold are required. Additionally, the electrical wiring is aluminum and against current code and would need to be

replaced.

Functional Utility:

The Subject was constructed in 1951 and the unit layouts and unit sizes are somewhat outdated and with kitchens and bathrooms that are smaller than what is typical in a newly constructed multifamily property resulting in some functional obsolescence.

Conclusion:

The Subject is in poor condition and in need of major rehabilitation and the functional utility of the buildings suffer from outdated unit designs. Repairs to plumbing, fixtures, HVAC systems, paved areas, exterior trim, roofs and gutter replacement along with repairs to the interior walls and ceilings due to water damage and mold are required. Additionally, the electrical wiring is aluminum and against current code and would need to be replaced.

HIGHEST AND BEST USE ANALYSIS

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use may be defined as that legal use which will yield the highest net present value to the land, or that land use which may reasonably be expected to produce the greatest net return over a given period of time.

Investors continually attempt to maximize profits on invested capital. The observations of investor activities in the area are an indication of that use which can be expected to produce the greatest net return to the land. The principle of conformity holds, in part, that conformity in use is usually a highly desirable adjunct of real property, since it creates and/or maintains maximum value, and it is maximum value which affords the owner maximum returns.

The Dictionary of Real Estate Appraisal, (Fourth Edition, 2002), published by the Appraisal Institute, defines highest and best use as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. That reasonable and probable use that will support the highest present value of vacant land or improved property as defined as of the date of the appraisal."

It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. The principle of Highest and Best Use may be applied to the site if vacant and to the site as it is improved.

The Highest and Best Use determination is a function of neighborhood land use trends, property size, shape, zoning, and other physical factors, as well as the market environment in which the property must compete. In arriving at the estimate of highest and best use, the Subject site was analyzed as if vacant and available for development and as it is today as developed.

Four tests are typically used to determine the highest and best use of a particular property. Thus, the following areas are addressed.

1. **Physically Possible:** The uses to which it is physically possible to put on the site in question.
2. **Legally Permissible:** The uses that are permitted by zoning and deed restrictions on the site in question.
3. **Feasible Use:** The possible and permissible uses that will produce any net return to the owner of the site.
4. **Maximally Productive:** Among the feasible uses, the use that will produce the highest net return or the highest present worth.

HIGHEST AND BEST USE AS VACANT

Physically Possible

The Subject site contains approximately 5.26 acres and is situated on two parcels that are separated by a residential roadway. The site has undulating to gently sloping topography and good accessibility. The site is considered adequate for a variety of legally permissible uses.

Legally Permissible

The Subject site is zoned RM-75 (Multifamily Residential District) by DeKalb County. Permitted uses include multifamily dwelling units, single-family detached and attached units, and supportive living units with the primary purpose and intent of the MF-75 zoning designation to provide for the development multifamily neighborhoods. The maximum density under the RM-75 designation is 18 units per acre. The zoning code allows for a maximum of four stories and maximum lot coverage of 35 percent. The Subject, at 12.49 units per acre is a conforming use; however, the maximum allowable units for the Subject site is 94. While the acreage is split between two sites, we believe the maximum achievable density as vacant for the Subject is higher than 12.49 units based on the following comparable data in the Subject's area.

COMPARABLE DENSITIES				
Property	Year Built	Units	Acres	Unts Per Acre
Birch Grove	1972/2002	168	14.0	12.0
Chapel Run	2003	172	9.0	19.2
Columbia Village	1999	100	13.7	7.3
Highland Pointe	1989	210	12.5	16.9
Average		163	12.3	13.8

The previous table indicates an average density per acre is 13.8 units per acre. Based on the comparable data combined with the maximum lot coverage allowable and the site characteristics, we believe that a density of 16 units per acre is considered reasonable. Therefore, the site could yield a total of 84 total units if vacant.

Financially Feasible

The cost of the land limits those uses that are financially feasible for the site. Any uses of the Subject site that provide a financial return to the land in excess of the cost of the land are those uses that are financially feasible.

The Subject's feasible uses are restricted to those that are allowed by zoning classifications, and are physically possible. As noted in the zoning section, the Subject site is zoned RM-75. Given the surrounding land uses, the current state of the economy, and the multifamily market, it is unlikely that multifamily construction is feasible without subsidy.

Maximally Productive

Apartments, such as the Subject's current use, will produce an ongoing income stream, which will typically produce an overall higher return to the land. Given the subject's location, surrounding

development and economic viability, the maximally productive use of the site, as if vacant, is for multifamily development.

Conclusion – Highest and Best Use “As If Vacant”

Highest and Best Use as if Vacant would be to hold until market rents allow development or to develop with LIHTC or other subsidy of a property with approximately 84 units.

Conclusion – Highest and Best Use “As Is”

The Subject is developed with a 64 unit multifamily property. While the buildings require major renovations and repairs in order to operate, the structures are in usable condition. While the unit sizes are smaller than the market average, prior to the Subject’s vacancy the Subject was income producing and had an occupancy of 97 percent. The site could yield an additional 20 units; however, the value of the existing buildings yields a higher value than the value of the land less demolition costs. Therefore, the Highest and Best Use as is would be to hold until market rents allow development or to renovate the existing buildings with subsidy.

APPRAISAL METHODOLOGY

APPRAISAL METHODOLOGY

The valuation process begins with an estimate of the highest and best use of the Subject property considered as vacant. Once determined the property is then valued according to its highest and best use.

The sales comparison approach typically reflects the actions of buyers and sellers in the marketplace and serves as an excellent benchmark as to what a potential buyer would be willing to pay for the subject property. We researched the Subject's market area for recent sales of comparable vacant land sales to determine the estimated value of the Subject site.

The cost approach consists of a summation of land value (as though vacant) and the cost to reproduce or replace the improvements, less appropriate deductions for depreciation. Reproduction cost is the cost to construct a replica of the Subject improvements. Replacement cost is the cost to construct improvements having equal utility. We have developed a cost approach in this analysis based on the scope of work.

COST APPROACH

COST APPROACH

The employment of the Cost Approach in the valuation process is based on the principle of substitution. Investors in the marketplace do not typically rely upon the cost approach. As a result, the cost approach is considered to have only limited use in the valuation of the Subject property. The cost approach is considered to be a useful tool and provides the reader with a measure of the economic status within the marketplace.

The principle may be stated as follows:

“No one is justified in paying more for a property than that amount by which he can obtain, by purchase of a site and construction of a building, without undue delay, a property of equal desirability and utility. In the case of a building that is new, the disadvantages of deficiencies of the existing building are compared with a new building that must be evaluated.”

The Cost Approach normally consists of four steps:

1. The estimate of the land's value as if vacant.
2. The estimate of the current cost of replacing the existing improvements.
3. The estimate and deduction of depreciation from all causes if applicable.
4. The addition to the value of the land and the depreciated value of the improvements.

Replacement cost is defined as the cost of creating a similar building or improvement on the basis of current price using modern materials. It should be noted that the budget exhibited is for development of a rent restricted LIHTC property. Many of the costs for obtaining the tax credits are included. The value of the tax credits is often illustrated through a discounted cash flow analysis which is beyond the scope of this assignment. The budgeted costs will be adjusted to reflect a market value not inclusive of the tax credit value. It will be primarily used as support for our highest and best use determination.

LAND VALUATION

To arrive at an estimated land value for the Subject site, the appraisers have analyzed actual sales of comparable properties in the competitive area.

The sales comparison approach to value is a process of comparing market data; that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy or lease. Market data is good evidence of value because it represents the actions of users and investors. The sales comparison approach is based on the principle of substitution, which states that a prudent investor would not pay more to buy or rent a property than it will cost him to buy or rent a comparable substitute. The sales comparison approach recognizes that the typical buyer will compare asking prices and work through the most advantageous deal available. In the sales comparison approach, the appraisers are observers of the buyer’s actions. The buyer is comparing those properties that constitute the market for a given type and class.

To arrive at an estimated land value for the Subject site, the appraisers have analyzed actual sales of comparable properties in the competitive area.

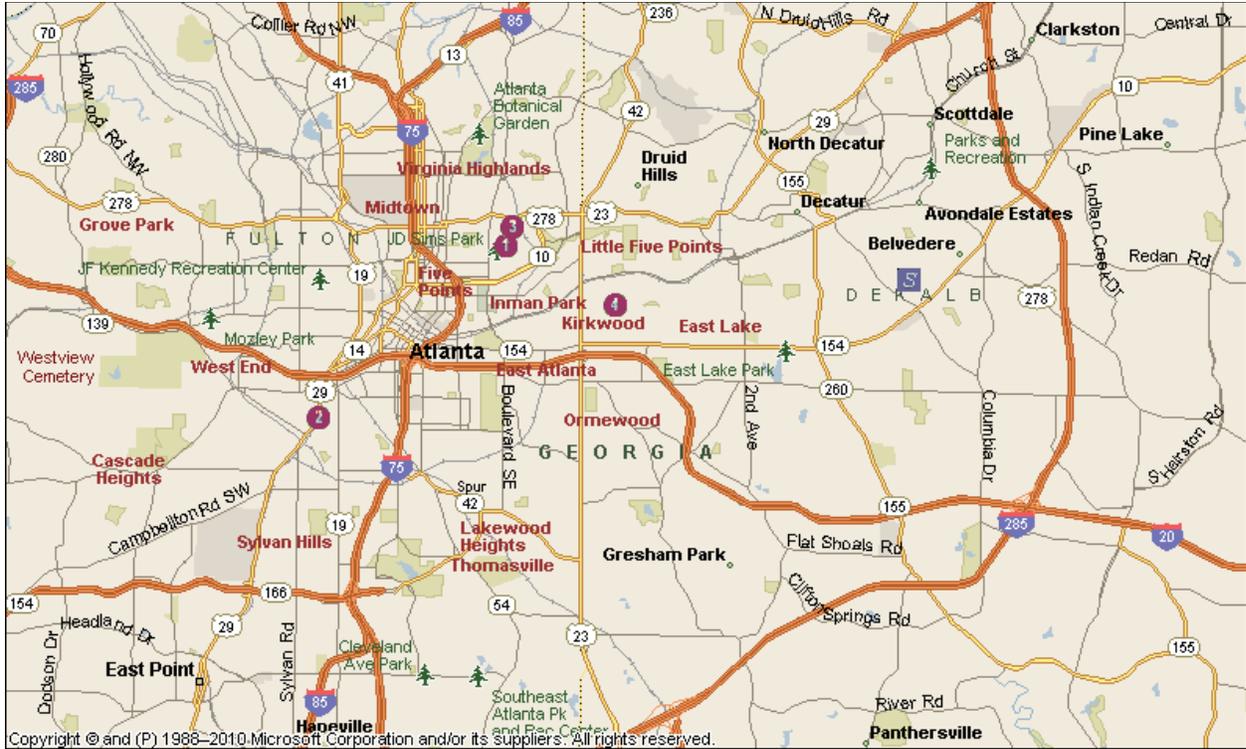
The sales comparison approach typically reflects the actions of buyers and sellers in the marketplace and serves as an excellent benchmark as to what a potential buyer would be willing to pay for the subject property. We researched the Subject's market area for recent sales of comparable vacant land sales. There is a lack of available multifamily land sales within the DeKalb County and Decatur areas over the past four years. Therefore, we selected the best transactions available that represent the most recent competitive alternative sales or contracts in the marketplace. We have included one sale from 2012, a LIHTC contract in 2011 and one sale from 2009 and two sales that occurred between 2010 and 2011.

The table below provides a summary of the sales used:

COMPARABLE LAND SALES

#	Location	City	Sale Date	Price	Acres	Units	Price/Unit
1	Rankin Street NE	Atlanta, GA	Mar-12	\$5,025,920	3.70	276	\$18,210
2	806 Murphy Street	Atlanta, GA	May 2011 Contract	\$975,000	2.44	91	\$10,714
3	641 North Avenue	Atlanta, GA	Mar-11	\$5,000,000	4.20	350	\$14,286
4	1412 Hardee St	Atlanta, GA	Sep-10	\$900,000	7.06	100	\$9,000

Throughout our conversations with market participants and buyers and sellers of the comparable sales, the respondents indicated that the purchase price is typically based upon a price per unit. This is typical of the multifamily market and will be used as a basis for analysis. The table above indicates a range in price from approximately \$9,000 to \$18,210 per unit. A location map is presented on the following page.



The adjustment grid follows in a few pages. As illustrated, adjustments have been made based on price differences created by the following factors:

- **Property Rights**
- **Financing**
- **Conditions of Sale**
- **Market Conditions**
- **Location**
- **Zoning**
- **Topography**
- **Shape**
- **Size / Number of Units**

Property Rights

All sales were of fee simple interest; therefore, no adjustments are necessary.

Financing

Information on the financing of the transactions was unavailable at the time of the sale; therefore, no adjustment is necessary.

Conditions of Sale

No unusual conditions existed or are known; therefore, no adjustment is necessary.

Market Conditions

The comparable sales took place between 2010 and 2012 therefore no adjustments are necessary.

Location

Location encompasses a number of issues, including location within different market areas with different supply/demand pressures, the character/condition of surrounding development, access, and visibility. It is important to assess which factors truly impact value for different types of real estate. We have addressed this issue (as well as the remaining elements of comparison) on a comparable-by-comparable basis. The following tables illustrate the median home sales prices and average sales prices for each land sale as well as the median rents and median incomes, arranged by zip code. The last table illustrates the average of the differential in home value, median income, and median rent for the comparable locations, as compared to the Subject's location, and will be used to determine an appropriate adjustment for the Subject as compared to the comparables.

AVERAGE HOME SALES

Property	Zip Code	Average Home Value	Differential With Subject Site
Subject	30030	\$316,000	-
Comp 1	30308	\$186,000	70%
Comp 2*	30083	\$53,000	496%
Comp 3	30308	\$186,000	70%
Comp 4	30307	\$247,000	28%

Source: Melissadata.com, 5/2012.

* Illogical data point

MEDIAN HOUSEHOLD INCOME

Property	Zip Code	Household Income	Differential With Subject Site
Subject	30030	\$59,691	-
Comp 1	30308	\$32,555	83%
Comp 2	30083	\$50,046	19%
Comp 3	30308	\$32,555	83%
Comp 4	30307	\$56,496	6%

Source: Census Bureau, 5/2012

MEDIAN RENT

Property	Zip Code	Median Rent	Subject Site
Subject	30030	\$676	-
Comp 1	30308	\$708	-5%
Comp 2	30083	\$509	33%
Comp 3	30308	\$708	-5%
Comp 4	30307	\$671	1%

Source: Census Bureau, 5/2012

The numbers in the table above are not necessarily good indications of the adjustments to apply. The Subject is located in the 30030 zip code. The Subject is located in a mixed use area with both residential uses and retail/commercial uses nearby and is a desirable location. Comparable one and three offer a superior neighborhood with newer retail and amenities and have experienced revitalization efforts for more than five to ten years. This neighborhood has several retail/commercial amenities within walking distance (The Home Depot, Whole Foods, Borders, and more) and has several newly constructed and renovated multifamily and commercial properties nearby. These sites are part of a master plan redevelopment. Comparable two offers a slightly inferior location in a predominately industrial and residential neighborhood. The immediate neighborhood has undergone some amount of revitalization efforts in recent years. Single family homes in the neighborhood range in age/condition from poor to good. Given the surrounding uses within Sale two's zip code, the average home sales price is considered an illogical data point for this sale. Comparable four offers the most similar location within close proximity to retail and commercial uses in an area that has undergone a moderate amount of revitalization. Overall, we have applied a 20 percent downward location adjustment to comparables one and three and an upward adjustment of 20 percent to comparable two.

Zoning

All of the land sales' zoning permits multifamily development; therefore no adjustments are necessary.

Topography

The land sales vary in topography from level to sloping, but appear to be generally functional. Therefore, no adjustments are necessary.

Shape

All land sales have functional shapes; therefore, no adjustments are necessary.

Size / Number of Units

With respect to size, the general convention is that larger properties tend to sell for less on a per unit basis than smaller properties. The pool of potential purchasers decreases as property size (and purchase price) increases, effectively reducing competition. The pricing relationship is not linear and certain property sizes, while different, may not receive differing prices based on the grouping within levels. The previous highest and best use analysis indicated that the Subject site could support approximately 84 multifamily units. Comparable properties range in size from 14 to 75 units per acre. Comparables one and three are larger in size than the remaining comparables and require an upward adjustment of five percent.

Land Value Estimate

The land sales grid is presented on the following page.

Comparable Land Data Adjustment Grid

	Subject	1	2	3	4
Location	1048 S. Columbia Dr.	Rankin Street NE	806 Murphy Street	641 North Avenue	1412 Hardee St
City, State	Decatur, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Parcel Data					
Zoning	RM-75	Multifamily	Multifamily	Multifamily	Multifamily
Topography	Varied	Similar	Similar	Similar	Similar
Shape	Rectangular	Similar	Similar	Similar	Similar
Corner	Yes	Similar	Similar	Similar	Similar
Size (SF)	229,126	161,172	106,286	182,952	307,534
Size (Acres)	5.26	3.70	2.44	4.20	7.06
Units	64	276	91	350	100
Units Per Acre	12	75	37	83	14
Sales Data					
Date		Mar-12	May 2011 Contract	Mar-11	Sep-10
Interest		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Price		\$5,025,920	\$975,000	\$5,000,000	\$900,000
Price per Unit		\$18,210	\$10,714	\$14,286	\$9,000
Adjustments					
Property Rights		0	0	0	0
		\$5,025,920	\$975,000	\$5,000,000	\$900,000
Financing		0	0	0	0
		\$5,025,920	\$975,000	\$5,000,000	\$900,000
Conditions of Sale		0	0	0	0
		\$5,025,920	\$975,000	\$5,000,000	\$900,000
Market Conditions		1.000	1.000	1.000	1.000
Adjusted Sale Price		\$5,025,920	\$975,000	\$5,000,000	\$900,000
Adjusted Price Per Unit		\$18,210	\$10,714	\$14,286	\$9,000
Adjustments					
Location		-20.0%	20.0%	-20.0%	0.0%
Zoning		0.0%	0.0%	0.0%	0.0%
Topography		0.0%	0.0%	0.0%	0.0%
Shape		0.0%	0.0%	0.0%	0.0%
Size		5.0%	0.0%	5.0%	0.0%
Overall Adjustment		-15.0%	20.0%	-15.0%	0.0%
Adjusted Price Per Unit		\$15,478	\$12,857	\$12,143	\$9,000
Low	\$9,000				
High	\$15,478				
Mean	\$12,370				
Median	\$12,500				
Conclusion	\$12,500	x	64	\$800,000	
Rounded				\$800,000	

The comparables are within a relatively tight range. Since comparables two and three are within the tightest range we have concluded to a land value within the range of these comparables. Therefore, we have concluded to a land value per unit at \$12,500.

Thus, the indicated “Underlying Value of the Land,” assuming vacant via the land sales approach, as of November 9, 2011 is:

**EIGHT HUNDRED THOUSAND DOLLARS
(\$800,000)**

CONCLUSION – AS IS IMPROVED VALUE

The structures are not currently occupied and the building interiors are in need of major rehabilitation. However, the building shells do provide some contributory value as described below. Cost estimates were established according to M&S valuations and we estimated approximately 20 percent of the shell building would be used. The entire interior of the shell will need to be completely rehabilitated and the property will need to be improved with new windows, interior walls, repaired roofing, new gutters and downspouts, new wiring and plumbing, and other interior and exterior repairs. Based on our knowledge and experience, we believe that approximately 20 percent of the shell will be utilized. The total gross area is based on information provided by the developer.

Construction Cost Estimate		
M&S Shell Multiple Residences psf	54.05	Class D
Current Cost Multipliers	1.03	
Local Multipliers	0.94	Per M&S, Atlanta, GA
GBA	41,760	
Construction Costs	\$2,185,351	
Percentage Used of Complete Shell	20%	
Adjusted Shell Construction Costs	\$400,000	Rounded

The following table outlines the value of the shell buildings and the underlying value of the land as if vacant.

LAND VALUE AS IF VACANT

Scenario	Number of Units	Price/Unit	Indicated Value
Land Value	64	\$12,500	\$800,000
Shell Value			\$400,000
As if Vacant Value			\$1,200,000

To support the As Is value indicated above, we have researched sales for other shell multifamily structures in the market. The following table outlines sales of shell structures. The sales include the land value.

Shell Sales - Georgia

#	Location	City	Year Built	Date	SF	Price	Price/SF	Location Adjustment	Adjusted Price/SF
1	2445 Beaver Ruin Road	Norcross	1972	Jul-11	323,096	\$6,500,000	\$20	135.00%	\$27
2	Glees Lane	Carrollton	1976	Apr-11	16,000	\$235,000	\$15	140.00%	\$21
3	392 Tazor Street NW	Atlanta	1955	Apr-11	9,975	\$79,000	\$8	120.00%	\$10
4	383 Holdemess Street SW	Atlanta	1968	Feb-11	6,720	\$65,000	\$10	120.00%	\$12
5	176 Troy Street	Atlanta	1959	Dec-10	15,300	\$320,000	\$21	120.00%	\$25
6	150 Fairfield Pl NW	Atlanta	1966	Oct-10	32,607	\$450,000	\$14	100.00%	\$14
7	1999 Martin Luther King Jr. Drive SW	Atlanta	1954	Feb-10	9,488	\$175,000	\$18	110.00%	\$20
8	900 Vemon Avenue	Dalton	1967	Jan-10	<u>10,124</u>	<u>\$200,000</u>	\$20	140.00%	<u>\$28</u>
Average					\$52,301	\$887,700	\$14		\$19

Comparable \$/SF

Low	\$10
High	\$28
Mean	\$19
Median	\$20

As the previous table illustrates, we have adjusted the shell sales based on the locations. The vast majority of the shell sales were completely vacant multifamily buildings that needed substantial renovations. We utilized the same method of adjustments as in the land value analysis for the locational adjustments. The sales above indicate an adjusted average sale price of \$19 per square foot and a range of \$10 to \$28 per square foot which includes the land value. The Subject's As Is value based on the cost approach utilized Marshall and Swift data shows a value of approximately \$28 per square foot, which includes the land value. While this is a the high end of the range, given the Subject's location within a residential area with high density commercial uses that are well occupied and in good condition the value via the cost approach appears reasonable.

As a result of our analysis, the Subject's, "As Is" value as of April 27, 2012, is:

**ONE MILLION TWO HUNDRED THOUSAND DOLLARS
(\$1,200,000)**

RECONCILIATION

We considered the traditional approaches in the estimation of the Subject's value. The resulting value estimates are presented following:

LAND VALUE AS IF VACANT

Scenario	Number of Units	Price/Unit	Indicated Value
Land Value	64	\$12,500	\$800,000
Shell Value			\$400,000
As if Vacant Value			\$1,200,000

**ONE MILLION TWO HUNDRED THOUSAND DOLLARS
(\$1,200,000)**

Addendum A

Assumptions and Limiting Conditions, Certification

ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the appraiser has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.
4. All information contained in the report which others furnished was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
5. The report was made assuming responsible ownership and capable management of the property.
6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the appraiser did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or appraisal and are invalid if so used.

11. A valuation estimate for a property is made as of a certain day. Due to the principles of change and anticipation the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.
12. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.
13. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated: specifically, the Appraisal Institute.
14. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.
15. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
16. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject property will sell or lease for the indicated amounts.
17. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
18. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
19. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.
20. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums, except as reported to the appraiser and contained in this report.

21. The party for whom this report is prepared has reported to the appraiser there are no original existing condition or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
22. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.
23. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The appraiser does not warrant the condition or adequacy of such systems.
24. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the Subject property.

Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

SPECIFIC ASSUMPTIONS

The terms of the subsidy programs are preliminary as of the appraisal's effective date, October 25, 2011; therefore, any description of such terms is intended to reflect the current expectations and perceptions of market participants along with available factual data. The terms should be judged on the information available when the forecasts are made, not whether specific items in the forecasts or programs are realized. The program terms outlined in this report, as of October 25, 2011, form the basis upon which the value estimates are made. Novogradac & Co. LLP cannot be held responsible for unforeseen events that alter the stated terms subsequent to the date of this report.

The prospective value estimates reported herein are prepared using assumptions stated in this report which are based on the owner's/developer's plan to construct the Subject.

Prospective value estimates, which are by the nature hypothetical estimates, are intended to reflect the current expectations and perceptions of market participants along with available factual data. They should be judged on the market support for the forecasts when made, not whether specific items in the forecasts are realized. The market conditions outlined in the report will be as of the last inspection date of the Subject, and these conditions will form the basis upon which the prospective value estimates are made. Novogradac & Co. LLP cannot be held responsible for unforeseen events that alter market conditions and/or the proposed property improvements subsequent to the date of the report.

CERTIFICATION

The undersigned hereby certify that:

We have no present or contemplated future interest in the real estate that is the subject of this appraisal report; the values expressed in this report are not based in whole or part upon race, color, or national origin of the current/prospective owners or occupants; We have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved;

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event; The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan;

This appraisal report sets forth all of the limiting conditions (imposed by the terms of this assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report; our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and FIRREA;

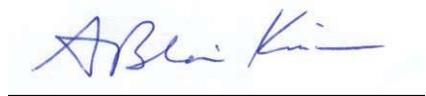
This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;

H. Blair Kincer and Michalena Sukenik provided significant professional assistance to the persons signing this report. Brad Weinberg as inspected the Subject site from previous assignments and Jill Conable has personally inspected the Subject property, and has reviewed comparable market data incorporated in this report.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Brad E. Weinberg, MAI has completed the requirements of the continuing education program of the Appraisal Institute.



Brad E. Weinberg, MAI
Partner
Novogradac & Company LLP
Certified General Real Estate Appraiser
Georgia License #CG221179



H. Blair Kincer, MAI, CRE
Partner

Addendum B

Qualifications of Consultants

STATEMENT OF PROFESSIONAL QUALIFICATIONS

H. BLAIR KINCER, MAI, CRE

I. Education

Duquesne University, Pittsburgh, Pennsylvania
Masters in Business Administration
Graduated Summa Cum Laude

West Virginia University, Morgantown, West Virginia
Bachelor of Science in Business Administration
Graduated Magna Cum Laude

II. Licensing and Professional Affiliation

Member of the Appraisal Institute (MAI)
Member, The Counselors of Real Estate (CRE)
LEED Green Associate
Member, National Council of Affordable Housing Market Analysts (NCAHMA)
Past Member Frostburg Housing Authority

Certified General Real Estate Appraiser, No. 31534 – State of Arizona
Certified General Real Estate Appraiser, No. RCG1046 – State of Connecticut
Certified General Real Estate Appraiser, No. CG100026242 – State of Colorado
Certified General Real Estate Appraiser, No. 4206 – State of Kentucky
Certified General Real Estate Appraiser, No. 1326 – State of Maryland
Certified General Real Estate Appraiser, No. GA-805 – State of Mississippi
Certified General Real Estate Appraiser, No. 46000039124 – State of New York
Certified General Real Estate Appraiser, No. A6765 – State of North Carolina
Certified General Real Estate Appraiser, No. GA001407L – Commonwealth of Pennsylvania
Certified General Real Estate Appraiser, No. 5930 – State of South Carolina
Certified General Real Estate Appraiser, No. 3918 – State of Tennessee
Certified General Real Estate Appraiser, No. 4001004822 – Commonwealth of Virginia
Certified General Real Estate Appraiser, No. 1101008 – State of Washington
Certified General Real Estate Appraiser, No. CG360 – State of West Virginia

III. Professional Experience

Partner, Novogradac & Company LLP
Vice President, Capital Realty Advisors, Inc.
Vice President - Acquisitions, The Community Partners Development Group, LLC
Commercial Loan Officer/Work-Out Specialist, First Federal Savings Bank of Western MD
Manager - Real Estate Valuation Services, Ernst & Young LLP
Senior Associate, Joseph J. Blake and Associates, Inc.
Senior Appraiser, Chevy Chase, F.S.B.
Senior Consultant, Pannell Kerr Forster

IV. Professional Training

Have presented at and attended various IPED and Novogradac conferences regarding the affordable housing industry. Have done presentations on the appraisal and market analysis of Section 8 and 42 properties. Have spoken regarding general market analysis topics.

Obtained the MAI designation in 1998 and maintained continuing education requirements since.

V. Real Estate Assignments – Examples

In general, have managed and conducted numerous market analyses and appraisals for all types of commercial real estate since 1988.

- Performed numerous appraisals for the US Army Corps of Engineers US Geological Survey and the GSA. Property types included Office, Hotel, Residential, Land, Gymnasium, warehouse space, border patrol office. Properties located in varied locations such as the Washington, DC area, Yuma, AZ, Moscow, ID, Blaine, WA, Lakewood, CO, Seattle, WA
- Performed appraisals of commercial properties such as hotels, retail strip centers, grocery stores, shopping centers etc for properties in various locations throughout Pennsylvania, New Jersey, Maryland, New York for Holiday, Fenoglio, Fowler, LP and Three Rivers Bank.
- Have managed and conducted numerous market and feasibility studies for affordable housing. Properties are generally Section 42 Low Income Housing Tax Credit Properties. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of LIHTC properties. Analysis typically includes; unit mix determination, demand projections, rental rate analysis, competitive property surveying and overall market analysis. An area of special concentration has been the category of Senior Independent living properties. Work has been national in scope.
- Provided appraisal and market studies for a large portfolio of properties located throughout the United States. The reports provided included a variety of property types including vacant land, office buildings, multifamily rental properties, gas stations, hotels, retail buildings, industrial and warehouse space, country clubs and golf courses, etc. The portfolio included more than 150 assets and the work was performed for the SBA through Metec Asset Management LLP.
- Have managed and conducted numerous appraisals of affordable housing (primarily LIHTC developments). Appraisal assignments typically involved determining the as is, as if complete and the as if complete and stabilized values. Additionally, encumbered (LIHTC) and unencumbered values were typically derived. The three traditional approaches to value are developed with special methodologies included to value tax credit equity, below market financing and Pilot agreements.
- Performed numerous appraisals in 17 states of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing program. These appraisals meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide.

H. Blair Kincer

Qualifications

Page 3

- Performed numerous market study/appraisals assignments for USDA RD properties in several states in conjunction with acquisition rehabilitation redevelopments. Documents are used by states, FannieMae, USDA and the developer in the underwriting process. Market studies are compliant to State, FannieMae and USDA requirements. Appraisals are compliant to FannieMae and USDA HB-1-3560 Chapter 7 and Attachments.
- Completed numerous FannieMae appraisals of affordable and market rate multi-family properties for Fannie DUS Lenders. Currently have ongoing assignment relationships with several DUS Lenders.
- In accordance with HUD's Section 8 Renewal Policy and Chapter 9, Mr. Kincer has completed numerous Rent Comparability Studies for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.
- Completed Fair Market Value analyses for solar panel installations, wind turbine installations, and other renewable energy assets in connection with financing and structuring analyses performed by various clients. The reports are used by clients to evaluate with their advisors certain tax consequences applicable to ownership. Additionally, the reports can be used in connection with the application for the federal grant identified as Section 1603 American Recovery & Reinvestment Act of 2009.

CURRICULUM VITAE
BRAD E. WEINBERG, MAI, CCIM

I. Education

University of Maryland, Masters of Science in Accounting & Financial Management
University of Maryland, Bachelors of Arts in Community Planning

II. Licensing and Professional Affiliations

MAI Member, Appraisal Institute, No. 10790
Certified Investment Member (CCIM), Commercial Investment Real Estate Institute
Member, Urban Land Institute
Member, National Council of Affordable Housing Market Analysts (NCAHMA)

State of Alabama – Certified General Real Estate Appraiser; No. G00628
Washington, D.C. – Certified General Real Estate Appraiser; No. GA10340
State of Florida – Certified General Real Estate Appraiser; No. RZ3249
State of Georgia – Certified General Real Property Appraiser; No. 221179
State of Maryland – Certified General Real Estate Appraiser; No. 6048
State of New Jersey – Certified General Real Estate Appraiser; No. 42RG00224900
State of Ohio – Certified General Real Estate Appraiser; No. 2006007302
State of South Carolina – Certified General Real Estate Appraiser; No. 4566

III. Professional Experience

Partner, Novogradac & Company LLP
President, Capital Realty Advisors, Inc.
Vice President, The Community Partners Realty Advisory Services Group, LLC
President, Weinberg Group, Real Estate Valuation & Consulting
Manager, Ernst & Young LLP, Real Estate Valuation Services
Senior Appraiser, Joseph J. Blake and Associates
Senior Analyst, Chevy Chase F.S.B.
Fee Appraiser, Campanella & Company

IV. Professional Training

Appraisal Institute Coursework and Seminars Completed for MAI Designation and Continuing Education Requirements

Commercial Investment Real Estate Institute (CIREI) Coursework and Seminars Completed for CCIM Designation and Continuing Education Requirements

V. Speaking Engagements and Authorship

Numerous speaking engagements at Affordable Housing Conferences throughout the Country

Participated in several industry forums regarding the Military Housing Privatization Initiative

Authored “New Legislation Emphasizes Importance of Market Studies in Allocation Process,” *Affordable Housing Finance*, March 2001

VI. Real Estate Assignments

A representative sample of Due Diligence, Consulting or Valuation Engagements includes:

- On a national basis, conduct market studies and appraisals for proposed Low-Income Housing Tax Credit properties. Analysis includes preliminary property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis and operating expense analysis to determine appropriate cost estimates.
- On a national basis, conduct market studies and appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing program. This includes projects under the 221(d)3, 221(d)4, 223(f), and 232 programs.
- Developed a Flat Rent Model for the Trenton Housing Authority. Along with teaming partner, Quadel Consulting Corporation, completed a public housing rent comparability study to determine whether the flat rent structure for public housing units is reasonable in comparison to similar, market-rate units. THA also requested a flat rent schedule and system for updating its flat rents. According to 24 CFR 960.253, public housing authorities (PHAs) are required to establish flat rents, in order to provide residents a choice between paying a “flat” rent, or an “income-based” rent. The flat rent is based on the “market rent”, defined as the rent charged for a comparable unit in the private, unassisted market at which a PHA could lease the public housing unit after preparation for occupancy. Based upon the data collected, the consultant will develop an appropriate flat rent schedule, complete with supporting documentation outlining the methodology for determining and applying the rents. We developed a system that THA can implement to update the flat rent schedule on an annual basis.
- As part of an Air Force Privatization Support Contractor team (PSC) to assist the Air Force in its privatization efforts. Participation has included developing and analyzing housing privatization concepts, preparing the Request for Proposal (RFP), soliciting industry interest and responses to housing privatization RFP, Evaluating RFP responses, and recommending the private sector entity to the Air Force whose proposal brings best value to the Air Force. Mr. Weinberg has participated on numerous initiatives and was the project manager for Shaw AFB and Lackland AFB Phase II.
- Conducted housing market analyses for the U.S. Army in preparation for the privatization of military housing. This is a teaming effort with Parsons Corporation. These analyses were done for the purpose of determining whether housing deficits or surpluses exist at specific installations. Assignment included local market analysis, consultation with installation housing personnel and local government agencies, rent surveys, housing data collection, and analysis, and the preparation of final reports.
- Developed a model for the Highland Company and the Department of the Navy to test feasibility of developing bachelor quarters using public-private partnerships. The model was developed to test various levels of government and private sector participation and contribution. The model was used in conjunction with the market analysis of two test sites to determine the versatility of the proposed development model. The analysis included an analysis of development costs associated with both MILCON and private sector standards as well as the potential market appeal of the MILSPECS to potential private sector occupants.

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

BRAD ELLIOTT WEINBERG

221179

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

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Vice Chairperson

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7156149

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221179
Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED

05/05/2000

END OF RENEWAL
06/30/2012



WILLIAM L. ROGERS, JR.
Real Estate
Commissioner

7156149

BRAD ELLIOTT WEINBERG

221179
Status ACTIVE

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ORIGINALLY LICENSED

05/05/2000

END OF RENEWAL
06/30/2012



WILLIAM L. ROGERS, JR.
Real Estate
Commissioner

7156149

WEINBERG, BRAD
4520 EAST WEST HIGHWAY
SUITE 615
BETHESDA, MD 20814

APPENDIX E
NON-SCOPE TESTING

Tuesday, December 14, 2010

Housing Authority of DeKalb County
750 Commerce Drive, Suite 201
Decatur, Georgia 30030

Attention: Ken Yount

Subject: **Lead-Based Paint Survey
Forrest Heights Apartments
1048 South Columbia Drive (Long: 84° 16.316' / Lat: 33° 45.471')
Decatur, DeKalb, Georgia, 30030
One Group Project #A1069**

Ken:

One Consulting Group, Inc. (One Group) is pleased to provide the following lead-based paint survey for the above-referenced property (Site) conducted on December 7, 2010. The Site is a vacant, multi-family apartment complex consisting of 12 individual buildings scheduled for demolition. This scope of work was designed to identify the potential for lead-based paint (LBP) on the Site structures prior to its demolition. LBP certifications are provided in Appendix I.

GOVERNANCE

Lead-related regulations come from three main bodies, The US Department of Housing and Urban Development (HUD), The US Department of Labor's Occupational Safety and Health Administration (OSHA) and The US Environmental Protection Agency (USEPA). HUD's primary focus is federally owned and funded housing. OSHA's main focus is on worker safety while USEPA regulates ecological and environmental conditions. In many instances, regulations from these organizations are redundant.

HUD defines LBP as “paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight.”

OSHA's concerns are different from those of HUD and USEPA. OSHA's mission is to assure the safety and health of America's workers. With regard to lead-based paint, OSHA relies primarily on airborne measurements to assess employee exposure. OSHA regulation 29 CFR 1926.62 requires employers to provide adequate protection to their workers that may be exposed to lead dust in excess of the action level of 30 micrograms per cubic meter of air. Where lead is present at any level of concentration, the Federal regulation requires employers to perform assessment exposure monitoring during any demolition or renovation activity that might create lead dust. If no employee is exposed to the action level during this initial assessment, further monitoring can be suspended.

The Georgia Environmental Protection Division (EPD) has been delegated by USEPA the various program activities providing compliance and enforcement under the authority of the laws of the State of Georgia. These program areas deal with lead as a potential environmental and health hazard, and the EPD published a guidance document dated October 31, 2001, to all concerned parties for a consistent regulatory response regarding lead-based paint waste in Georgia. A copy of this document is provided in Appendix II.

INSPECTION

Five paint chip samples of suspect LBP were collected from the Site in accordance with 40 Code of Federal Regulations Part 745, and using the the US Department of Housing and Urban Development’s “Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing” dated 1995 (revised September 1997) as a guide. The paint chip samples, visually identified by color, location, substrate, and condition, consisted of the following coatings: red exterior paint on metal doors; white exterior paint on metal lintels; black/green exterior paint on handrails; white/green exterior paint on wood trim; and white interior paint on interior wood trim.

Collected samples were submitted to Analytical Environmental Services, Inc., a member of the National Voluntary Laboratory Accreditation Program (NVLAP), and analyzed by Flame Atomic Absorption Spectroscopy in accordance with the USEPA’s “Test Methods for Evaluating Solid Waste, Physical/Chemical Methods”, SW-846 3rd Ed. Method No. 3050B.

Table of Bulk Material Sampling

Sample Number	Color, description, and location	Condition	%
1	Red, exterior paint on metal doors.	Poor	ND
2	White, exterior paint on metal lintels.	Poor	0.49%
3	Black/green, exterior paint on handrails.	Poor	1.72%
4	White/green, exterior paint on wood trim.	Fair	2.37%
5	White, interior paint on interior wood trim.	Good	ND

ND – Not detected above or equal to the regulatory threshold level NA – Not applicable

Based on the laboratory analytical results, samples 3 & 4 contained lead in concentrations greater than the regulatory threshold of 0.5% by weight. These materials should be considered lead-based paint for the purposes of their maintenance, disturbance, and/or disposal.

Laboratory analytical reports are provided in their entirety in Appendix III.

CONCLUSIONS

All work at the Site should be performed in accordance with Georgia "Lead-Requirements for Renovation, Repair and Painting" and lead-based paint wastes should be disposed of in accordance with all federal, state, and local laws, rules, and regulations.

CLOSURE

Thank you for the opportunity to be of service. If you have any questions, please feel free to call.

Sincerely,

ONE CONSULTING GROUP, INC.



Gregory Allpow
Author/Project Manager



Robert Brawner, CHMM
Principal

Attachments

Appendix I Certifications
Appendix II Regulatory Guidance
Appendix III Laboratory Analytical Reports

APPENDIX I

Georgia Environmental Protection Division

Certification To Conduct Regulated Lead-Based Paint Activities in Georgia



Lead-Based Paint and Asbestos Program

Certification, Accreditation, Licensing Unit

F. Allen Barnes, Director

4244 International Parkway, Suite 104

Atlanta, Georgia 30354



Discipline Certification Type Inspector Only

Certification Number 60 INSO 0709 0892

Issued To: Gregory Allpow

Gender	Height	Weight	Date of Birth
Male	6 0	200	3/3/1966

Company

One Consulting Group, Inc.

Address

Post Office Box 54382

City	State	Zip	Phone
Atlanta	Georgia	30308	(404) 815-8005

This Certificate Issue Date	This Certificate Expiration Date	Last Date Of Training
12/28/2009	9/29/2010	9/30/2009

This certificate confers all authorities granted by Georgia EPD Rule 391-3-24 and will serve as authorization to allow the above named individual to serve as(n)

Inspector Only

This certificate must be in possession at all times while conducting activities regulated by Georgia Rule 391-3-24. This certification is only valid when the holder is employed by a Georgia Certified Lead-Based Paint Firm. This certification is valid for one (1) year from the last date of training shown above. A renewal application must be submitted at least thirty (30) days prior to the expiration date shown, and a refresher training course must be taken every other year, in order to maintain this certification in effect.

Issued By:

Phone:(404) 362-2704

aljosie_larkins@dnr.state.ga.us

Data Record Number

714

Print Date

Monday, December 28, 2009

The Environmental Institute

Gregory Allpow

Social Security Number - XXX-XX-8923
One Consulting - P. O. Box 54382 - Atlanta, Georgia 30308

Has completed coursework and satisfactorily passed the hands-on skills assessment and an examination that meets training criteria in accordance with requirements for Lead-Based Paint Activities in Target Housing and Child-Occupied Facilities as regulated by Georgia DNR/EPD Chapter 391-3-24 and U. S. EPA TSCA 40 CFR Part 745 for the initial course titled

Lead Inspector: EPA
(Target Housing & Child-Occupied Facilities)

September 28-30, 2009

Course Date

1962

Certificate Number

September 30, 2009

Examination Date

March 30, 2010

Interim Expiration Date

September 29, 2011

Expiration Date per Georgia

September 29, 2012

Expiration Date per EPA



A handwritten signature in black ink, appearing to read "Thomas G. Laubenthal".

Thomas G. Laubenthal - Principal Instructor

A handwritten signature in black ink, appearing to read "David W. Hogue".

David W. Hogue - Training Manager

(Approved by the ABIH Certification Maintenance Committee for 3 CM points)
TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com
(State of Georgia Accredited - Certification No. 20-0799-0061 - January 15, 1997)

Greenville Technical College

Buck Mickel Center, 216 S. Pleasantburg Drive, Greenville, South Carolina 29606 (864) 250-8800

GREGORY ALLPOW

P O BOX 54382 , Atlanta, GA 30308

ID#: 850-60-0147

has met the requirement and passed the examination and hands-on skills assessment for

Lead Renovation, Repair And Painting - Initial English Training Course

Marietta, GA

R - I -1487- 10 - 03882

Certificate Number

June 9, 2010

Course Date(s)

June 9, 2010

Examination Date



Mark E. Hartz

Mark E. Hartz, Principal Instructor

Jay M. Fitch
Jay M. Fitch, Training Manager

June 9, 2015

Expiration Date



APPENDIX II

Georgia Department of Natural Resources

Environmental Protection Division
Lead-Based Paint & Asbestos Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice C. Barrett, Commissioner
Harold F. Reheis, Director
(404) 363-7026

October 31, 2001

To: To All Regulated Parties

**From: Donald H. McCarty, Jr.
Program Manager
Lead-Based Paint & Asbestos Program**

Subject: Georgia's Lead-Based Paint Waste Disposal Requirements

Legal Authority:

Georgia Department of Natural Resources Rules for Solid Waste Management, Chapter 391-3-4.

Georgia Department of Natural Resources Rules for Hazardous Waste Management, Chapter 391-3-11.

Georgia Department of Natural Resources Rules for Hazardous Site Response, Chapter 391-3-19.

Georgia Department of Natural Resources Rules for Lead-Based Paint Abatement, Certification, and Accreditation, Chapter 391-3-24.

U. S. Environmental Protection Agency, Office of Solid Waste, Director's Memorandum, dated July 31, 2000, entitled "Regulatory Status of Waste Generated by Contractors and Residents from Lead-Based Paint Activities Conducted in Households"

Georgia Environmental Protection Division, Hazardous Waste Management Branch, Branch Chief's Memorandum, dated March 31, 1994, entitled "Lead Abatement Wastes"

Purpose:

This document provides guidance to Georgia accredited lead-based paint abatement contractors, demolition contractors, structural painting contractors, environmental consultants, environmental training providers, waste handling and disposal operators, and the general public to ensure compliance with the various Georgia environmental laws and rules governing lead-based paint wastes. While federal laws govern lead-based paint abatement and lead waste handling, the Georgia Environmental Protection Division (EPD) has been delegated by the U. S. Environmental Protection Agency (EPA) the various program activities providing compliance and enforcement under the authority of

the laws of the State of Georgia. Since these program areas deal with lead as a potential environmental and health hazard, this document provides clarification to all concerned parties for a consistent regulatory response regarding lead-based paint waste in Georgia.

Definitions:

Child Occupied Facility means a building constructed prior to 1978, visited by the same child, six years of age or under, on at least two different days within the same week (Sunday through Saturday period), provided each day's visit lasts at least three hours and the combined weekly visit lasts at least six hours. Child-occupied facilities include, but are not limited to, day-care centers, pre-schools and kindergarten classrooms. *Ref. Chapter 391-3-24-.03(5)*

Construction and Demolition Waste means waste building materials and rubble resulting from construction, remodeling, repair, and demolition operations on pavements, houses, commercial building and other structures. Such waste include, but are not limited to asbestos containing waste, wood, bricks, metal, concrete, wall board, paper, cardboard, inert waste landfill materials, and other nonputrescible wastes which have a low potential for groundwater contamination. *Ref. Chapter 391-3-4-.01.(14)*

Hazardous Waste means any solid waste, which has been defined as a hazardous waste in regulations promulgated by the Georgia Board of Natural Resources. *Ref. Chapter 391-3-11.*

Household Waste means any solid waste (including garbage, trash, and sanitary waste in septic tanks) derived from households (including single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreation areas). *Ref. Chapter 391-3-4-.01(24)*

Lead-Based Paint Activities means lead-based paint inspection, lead-based paint risk assessment, and lead-based paint abatement for target housing and child occupied facilities. *Ref. Chapter 391-3-4-.03(40)*

Municipal Solid Waste means any solid waste derived from households, including garbage, trash, and sanitary waste in septic tanks and means solid waste from single-family and multifamily residences, hotels and motels, bunkhouses, campgrounds, picnic grounds, and day use recreation areas. The term includes yard trimmings and commercial solid waste, but does not include solid waste from mining, agricultural, or silvicultural operations or industrial processes or operations. *Ref. Chapter 391-3-4-.01(37)*

Target Housing means any residential dwelling constructed prior to 1978, except residential dwelling for the elderly or persons with disabilities (unless any child who is age 6 or under resides or is expected to reside in such residential dwelling for the elderly or persons with disabilities) or any 0-bedroom dwelling. *Ref. Chapter 391-3-24-.03(58)*

Toxicity Characteristic Leaching Procedure means Method No. 1311 as described in the *U. S. Environmental Protection Agency Test Methods for Evaluating Solid Waste*,

Guidance:

EPD regulates lead-based paint abatement industry in the areas of target housing and child occupied facilities. The focus of the *Georgia Rules for Lead-Based Paint Abatement, Certification and Accreditation, Chapter 391-3-24.*, is to regulate lead-based paint activities. While EPD regulates lead as a hazardous waste under the *Georgia Rules for Hazardous Waste Management, Chapter 391-3-11.*, certain exemptions for hazardous waste disposal requirements exist. The *Georgia Rules for Solid Waste Management, Chapter 391-3-4.*, and the *Georgia Rules for Hazardous Waste Management* provides for the exemption of hazardous waste disposal requirements, when the waste is generated from a household. This is called Household Waste or Municipal Solid Waste, depending upon the rules cited.

The EPA Office of Solid Waste Memorandum dated July 31, 2000, interpreted that waste generated from lead-based paint activities, including abatement, renovation and remodeling in homes and other residences enjoy the household hazardous waste exemption status. The purpose was to reduce disposal cost for these contractors. The EPA Memorandum does not provide for any such hazardous waste disposal exemption, if the lead-based paint waste is derived from abatement, renovation and remodeling in child occupied facilities. The EPA Memorandum provides no interpretation regarding demolition of lead-based painted structures. EPD clarifies its position regarding these activities with a series of questions and answers.

Where can I dispose of my Lead-Based Paint abatement, renovation, remodeling, or demolition waste from residential projects?

1. When such debris from residential projects is architectural building components, such as doors, window frames, banisters, flooring, porch post and other painted woodwork, then the waste may be disposed in a permitted Municipal Solid Waste (MSW) Landfill or permitted Construction and Demolition (C&D) Landfill. Since this a residential project, no Toxicity Characteristic Leaching Procedure (TCLP) analysis is required to characterize Toxic Characteristic (TC) for the lead among the waste. This waste is considered household waste and is excluded from regulation as a hazardous waste. Good work practices must be taken to avoid lead contamination of the soil.
2. When such debris from the residential projects consist of paint chips, dust, soil and/or sludge generated from the abatement, renovation, or remodeling, then the waste may be disposed of in a permitted MSW Landfill with a liner and leachate collection system. This waste is considered a household waste and is excluded from regulation as a hazardous waste and requires no TCLP analysis. Due to the potentially higher concentration of lead among these wastes, the Division requires disposal in a lined MSW Landfill at a minimum.

Where can I dispose of my Lead-Based Paint abatement, renovation, remodeling or demolition waste from other non-residential projects?

1. When the debris does not exhibit Toxic Characteristic (TC) for lead that exceeds the regulatory threshold of 5 milligrams per kilogram as a hazardous waste, then the waste may be disposed of in a permitted MSW Landfill or a permitted C&D Landfill,

if from painted components. If the solid waste is composed of paint chips, dust, soil, and/or sludge, and the TC is less than 5 milligrams per liter, this waste portion may be disposed in a permitted MSW Landfill with a liner and leachate collection system.

2. When the debris exhibits the TC for lead that equals or exceeds the regulatory threshold of 5 milligrams per liter as a hazardous waste and in a quantity of 220 pounds or greater per month, then the waste must be disposed in a manner to comply the *Georgia Rules for Hazardous Waste Management*.
3. When the debris exhibits the TC for lead that equals or exceeds the regulatory threshold of 5 milligrams per liter as a hazardous waste and the total quantity of waste from the project site is less than 220 pounds per month, then the waste is classified as a Conditionally Exempt Small Quantity Generator (CESQG) waste. Disposal in a MSW or C& D Landfill is permissible depending upon waste form, as discussed in the earlier question.

Can any contractor or individual disturb lead-based paint through abatement, renovation, remodeling or demolition at any type facility and leave lead-based paint chips, dust or sludge on the ground?

No. Regardless of the lead content, open dumping of any solid waste is a prohibited act under the *Georgia Rules for Solid Waste Management*. Rule 391-3-4-.04(4)(c) states, “no solid waste may be disposed of by any person in an open dump, nor may any person cause, suffer, allow, or permit open dumping on his property. Further, when the disturbance of lead-based paint through abatement, renovation, remodeling or demolition at any type facility contaminates the soil with lead exceeding the TC regulatory threshold of 5 milligrams per liter for lead as a hazardous waste, then open dumped lead-based paint waste must be cleaned up.

What are the clean up standards for lead-based paint contaminated soil?

1. Lead-based paint contaminated soil must be cleaned up to background level in the soil. The Division must agree with the background level used for the clean up standard designated. If the soils lead content equals or exceeds 400 milligrams per kilogram, *Georgia Rules for Hazardous Site Response, Chapter 391-3-19-.04(3)(b)* requires clean up or notification to the Division within thirty (30) days.
2. If required by the Division, clean up of lead-based paint contaminated soil surrounding residential facilities must be conducted in such a manner to meet the abatement requirement of the *Georgia Rules for Lead-Based Paint Abatement, Certification, and Accreditation*.
3. If required by the Division, clean up of lead-based paint contaminated soil surrounding non-residential structures or facilities must be conducted in such a manner to meet the clean up requirements prescribed in the *Georgia Rules for Hazardous Waste Management and/or Georgia Rules for Hazardous Sites Response*.

Can Facility Owners adopt more stringent waste disposal criteria than required under federal or state rules for Contractors to comply under contract?

Yes. While Georgia EPD enforces the minimum requirements under Georgia laws and rules, Facility Owners may adopt more stringent contract specifications. EPD will not enforce these more stringent specifications, unless outlined in agreed terms in an order executed by the Director.

APPENDIX III

Analytical Environmental Services, Inc.

Date: 12/10/2010

**TOTAL LEAD IN PAINT (N7082)
PAINT**

CLIENT: One Consulting Group, Inc.
Project: Forest Heights
Delivery Order:
PO No:

Lab Order: 1012600
Date Received: 12/7/2010 6:15 PM
Matrix: Paint

Laboratory ID	Client Sample ID	Results	Units	Report Limit.	DF	Date Collected	Date Analyzed	Analyst
1012600-001A	1	BRL	wt%	0.00870	1	12/7/2010	12/8/2010	JY
1012600-002A	2	0.493	wt%	0.0192	2.31	12/7/2010	12/8/2010	JY
1012600-003A	3	1.72	wt%	0.0480	6.38	12/7/2010	12/8/2010	JY
1012600-004A	4	2.37	wt%	0.0547	7.5	12/7/2010	12/8/2010	JY
1012600-005A	5	BRL	wt%	0.00873	1	12/7/2010	12/8/2010	JY

Qualifiers: BRL - Not Detected at the Reporting Limit

DF - Dilution Factor

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3785 Presidential Pkwy., Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: FOREST HEIGHTS
 Contact: ALLI POW Project Number: A1069
 Sampler's Name: GA Sampling Date: 12-7-2010

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	1	EXT. RED DOOR / BLDG 1244	LEAD	30 DAY	RED	
2	2	EXT. LENTRE / BLDG 1048			WHITE	
3	3	EXT. HAND RAIL / BLDG 1233			BLACK / GREEN	
4	4	EXT. DOOR TRIM / BLDG 1034			WOOD / WH. & GREEN	
5	5	INT. SILL / BLDG 1034	↓	↓	WH. / UNIT A	
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Relinquished by: [Signature] Date/Time: 12.7.10 | 6:15 p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

FOR LAB USE ONLY

Lab Recipient: [Signature] Date/Time: 12/7/2015 Method of Shipment: Air

DEMOLITION ASBESTOS SURVEY
FORREST HEIGHTS APARTMENTS
1048 SOUTH COLUMBIA DRIVE
DECATUR, DEKALB COUNTY, GEORGIA, 30030

PROJECT #A1069

DECEMBER 14, 2010

PREPARED FOR:

Housing Authority of DeKalb County
c/o Ken Yount
750 Commerce Drive, Suite 201
Decatur, Georgia 30030

December 14, 2010

Housing Authority of DeKalb County
750 Commerce Drive, Suite 201
Decatur, Georgia 30030

Attention: **Ken Yount**

Regarding: **EXECUTIVE SUMMARY**
Forrest Heights Apartments
1048 South Columbia Drive (Long: 84° 16.316' / Lat: 33° 45.471')
Decatur, DeKalb, Georgia, 30030
Project #A1069

Ken Yount:

Please find for your review this Demolition Asbestos Survey for the above referenced property. The following asbestos containing material was identified at the Site for abatement, demolition and/or renovation purposes:

- **Flooring (Floor Tile & Associated Mastic and Linoleum Sheet Flooring)** - in individual units and common areas contained asbestos in concentrations exceeding the regulatory threshold of greater than one percent;
- **Transite Panels** - in basement utility rooms contained asbestos in concentrations exceeding the regulatory threshold of greater than one percent;
- **Transite Duct** - in wall annuli contained asbestos in concentrations exceeding the regulatory threshold of greater than one percent;
- **Thermal System Insulation** - in attic spaces of the southern four buildings contained asbestos in concentrations exceeding the regulatory threshold of greater than one percent;
- **Exterior Window Glazing** - on Site windows contained asbestos in concentrations exceeding the regulatory threshold of greater than one percent.

Thank you for the opportunity to be of service. Please feel free to call if you have any questions.

Sincerely,

ONE CONSULTING GROUP, INC.



Gregory Allpow
Author/Project Manager



Robert Brawner, CHMM
Principal/Reviewer

Attachments

Appendix I
Appendix II

Certifications
Laboratory Analytical Reports

EXECUTIVE SUMMARY

One Consulting Group, Incorporated (One Group) is pleased to provide the following Demolition Asbestos Survey for the Forrest Heights Apartments at 1048 South Columbia Drive, Decatur, Georgia (Site.) The Site is a vacant, multi-family apartment complex consisting of 12 individual buildings scheduled for demolition.

OBJECTIVES

Mr. Gregory Allpow performed a Demolition Asbestos Survey at the Forrest Heights Apartments at 1048 South Columbia Drive, in Decatur, Georgia on August 31, and December 7, 2010. The purpose of this survey was to identify suspect building materials as asbestos containing material (ACM) that would require abatement / proper removal prior to disturbance. The scope of work described in this report was performed to satisfy the requirements of a “thorough inspection” as per Georgia Environmental Protection Division (EPD) published guidelines. Mr. Gregory Allpow’s Asbestos Inspector Certification is enclosed in Appendix I.

SCOPE

In performing the survey, One Group performed the following items:

- As per client request, sampled suspect building materials in all accessible areas for selected bulk sample analysis;
- Collected 103 bulk samples of wallboard joint compound, plaster, ceiling texture, floor tile & associated mastic, linoleum sheet flooring, cement panels, cement duct, thermal system insulation, and window glazing for laboratory analysis. The bulk samples were transported to the Analytical Environmental Services, Inc. (AES) laboratory in Atlanta, Georgia, for analysis by Polarized Light Microscopy (PLM);
- Produced a written report detailing our findings and conclusions.

GUIDELINES

A material is considered to be asbestos-containing if it contains greater than one percent asbestiform minerals under analysis by PLM coupled with dispersion staining techniques. Friable ACM, when dry, can be reduced to powder by hand pressure. Non-friable ACM requires mechanical abrasion to become reduced to powder. Friable ACM is more likely to release fibers when disturbed than non-friable ACM.

INSPECTION AND SAMPLE COLLECTION METHODS

Bulk samples of wallboard joint compound, plaster, ceiling texture, floor tile & associated mastic, linoleum sheet flooring, cement panels, cement duct, thermal system insulation, and window glazing were obtained from the Site. In total, 103 bulk samples of suspect ACMs were collected from the Site, in accordance with 40 Code of Federal Regulations Part 763 dated April 1987, and using the USEPA Asbestos Hazard Emergency Response Act (AHERA) as a guide.

BULK SAMPLE ANALYSIS

186 individual samples or layers were analyzed from the 103 bulk samples submitted. The samples were analyzed for detectable concentrations of asbestos (greater than one percent) utilizing PLM and dispersion staining techniques using USEPA method 600/R-93/116. Analysis was performed by AES at their Atlanta, Georgia laboratory. AES is certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program certificate number 102082-0.

Asbestos identification using USEPA method 600/R-93/116 is achieved by examining the morphology and optical properties of the samples fibers. Optical properties include the stained dispersion color, birefringence, extinction characteristics, and elongation of the samples fibers. Quantification is achieved by visual estimation and point counting techniques. The limits of detection for this method range from less than 1%, to 100%. Results are reported as percent by asbestos type. Additional information such as fibrous and non-fibrous components are also reported if observed in the sample.

LABORATORY ANALYTICAL RESULTS

The following table presents a summary of the suspect materials identified as ACMs by laboratory analytical testing:

Sample ID	Sample Location	Material Description	Friability	Material Condition	% Asbestos
18, 22, 34, 37, 49, 59, 65,	Individual units and common areas.	12x12 AND 9x9 FLOOR TILE AND ASSOCIATED MASTIC multiple layers.	Non-Friable	Fair	3%
33, 34, 43, 50, 63	Kitchens.	LINOLEUM SHEET FLOORING multiple layers.	Non-Friable	Fair	5-30%

Sample ID	Sample Location	Material Description	Friability	Material Condition	% Asbestos
23-25	Basement utility areas of all twelve buildings.	TRANSITE PANELS Grey, cementitious panels	Non-Friable	Good	20%
26-28, 70-72	Wall annuli and attics of all twelve buildings.	TRANSITE DUCT Grey, cementitious duct.	Non-Friable	Good	5-25%
40-42	Attics of four south buildings. Not observed in eight northern buildings.	THERMAL SYSTEM INSULATION White, pipe insulation.	Friable	Fair	10-55%
29, 31	Exterior windows.	WINDOW GLAZING White, exterior glazing.	Non-Friable	Poor	3%

The laboratory analytical report is included in Appendix II.

CONCLUSIONS

The following presents the project conclusions:

- Flooring (floor tile & associated mastic and linoleum sheet flooring) contained asbestos in concentrations greater than or equal to the regulatory threshold of 1% in 11 of 23 areas inspected. Several layers of different flooring has been “stacked” or installed on top of each other in the Site kitchens and common areas. As it is not feasible to individually separate “clean” layers from ACM flooring layers, it is recommended that any flooring with one ACM layer be considered an ACM and be completely removed to its substrate for abatement purposes. The remaining uncharacterized flooring should be considered and ACM, without further bulk sampling, for removal purposes. Approximately 8,000 square feet of flooring material was observed throughout the Site units and common areas.
- Transite duct contained asbestos concentrations exceeding the regulatory threshold of greater than one percent. This material should be considered an ACM for the purposes of its removal and/or disturbance. This material was identified in wall annuli and attic spaces throughout the Site.
- Transite panel contained asbestos concentrations exceeding the regulatory threshold of greater than one percent. This material should be considered an ACM for the purposes of its removal and/or disturbance. This material was identified in basement utility rooms throughout the Site.

- Thermal system insulation contained asbestos concentrations exceeding the regulatory threshold of greater than one percent. This material should be considered an ACM for the purposes of its removal and/or disturbance. This material was identified in attic spaces of the four southern buildings. It was not observed in the eight northern buildings, but may be present.
- Exterior window glazing contained asbestos concentrations exceeding the regulatory threshold of greater than one percent. This material should be considered an ACM for the purposes of its removal and/or disturbance. This material was observed throughout the Site's exterior windows.
- Based on the Georgia Department of Natural Resources Rules for Air Quality Control, revised June, 1998, Chapter 391-3-1-.02 (9)(b)7, which includes by reference the National Emissions Standard for Hazardous Air Pollutants (NESHAP), including work practices, Regulated Asbestos-Containing Material (RACM) must be abated prior to dismantling or demolition of a building. RACM consists of friable asbestos and Category I and II non-friable asbestos-containing materials (floor tile and roofing) that have become friable, or could be expected to become friable, during their disturbance. Consequently, this material should be removed by an accredited and Georgia licensed asbestos abatement contractor. The ACM documented in this survey should be considered RACM for purposes related to its disturbance.

RECOMMENDATIONS

A project notification, complete with required fees for scheduled ACM removal, should be submitted by the Site owner to EPD ten days prior to initiating any abatement, demolition, or renovation activities at the Site.

One Group recommends any non-friable and friable ACM documented in the Site structures be properly removed and disposed of by a Georgia-licensed, asbestos abatement contractor prior to conducting any activities that would disturb it. Disposal of ACM waste should be performed in accordance with all applicable Local, State and Federal rules and regulations.

CLOSURE

Given the scope of work, we do not guarantee that inaccessible areas of the site are free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future. If suspect ACMs are discovered in the future, additional sampling is recommended to confirm or deny the presence of asbestos above the 1% applicable threshold prior to disturbance.

APPENDIX I

The Environmental Institute

Robert Brawner

Social Security Number - XXX-XX-6784
One Consulting Group - P. O. Box 54382 - Atlanta, Georgia 30303

*Has completed coursework and satisfactorily passed
an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation*

Asbestos in Buildings: Inspector Refresher

September 27, 2010

Course Date

12157

Certificate Number

September 27, 2010

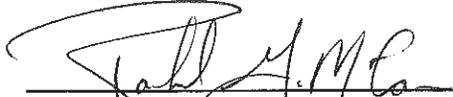
Examination Date

September 26, 2011

Expiration Date

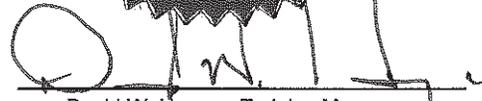


Thomas G. Laubenthal - Principal Instructor



Rachel G. McCain - Exam Administrator





David W. Hogue - Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point)
(American Council for Accredited Certification - Re-certification Credit Registration #10072802)
(Florida Provider Registration Number 0001342 - Course #0002805)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

The Environmental Institute

Gregory Allpow

Social Security Number - XXX-XX- 8923

One Consulting Group - P. O. Box 54382 - Atlanta, Georgia 30303

*Has completed coursework and satisfactorily passed
an examination that meets all criteria required for
EPA/ASHERA/ASHARA (TSCA Title II) Approved Reaccreditation*

Asbestos in Buildings: Inspector Refresher

September 27, 2010

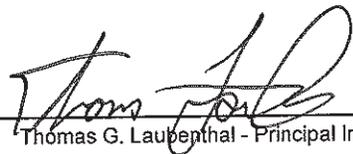
Course Date

September 27, 2010

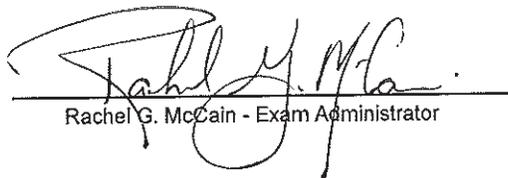
Examination Date

September 26, 2011

Expiration Date



Thomas G. Laubenthal - Principal Instructor

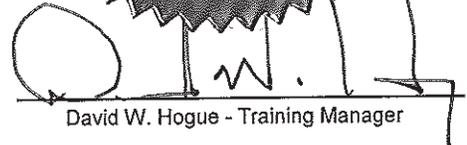


Rachel G. McCain - Exam Administrator

12154

Certificate Number





David W. Hogue - Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point)
(American Council for Accredited Certification - Re-certification Credit Registration #10072802)
(Florida Provider Registration Number 0001342 - Course #0002805)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

APPENDIX II

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3785 Presidential Pkwy., Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

1008 N58

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: ~~ANDERSON~~ FOREST HEIGHTS ARTS.
 Contact: ALLEN Project Number: A1069
 Sampler's Name: CA Sampling Date: 8-31-10

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	BLDG 1048, UNIT 4 / WJK	PLM	3-DM		
2	↓ ↓				
3	↓ / TC				
4	↓ / LSF				
5	BLDG. 1244, UNIT 6 / PL				
6	↓ ↓				
7	↓ / LSF				
8	BLDG 1048, UNIT 7 / FTM				
9	BLDG 1034, UNIT A / PL				
10	↓ ↓				
11	↓ / TC				
12	↓ / LSF				
13	↓ / FTM				
14	BLDG. 1034, UNIT B / TC				
15	BLDG 1004, UNIT B / PL				
16	↓ ↓				
17	↓ / LSF				
18	↓ / FTM			COMMON HALL	
19	BLDG 1232-B / PL				
20	↓ ↓				

Relinquished by: *[Signature]* Date/Time: 8-31-10 / 12:00 p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

FOR LAB USE ONLY

Lab Recipient: *[Signature]* Date/Time: 8/31/10 12:05 Method of Shipment: chw

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3785 Presidential Pkwy., Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

1008NS8

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: FOREST HEIGHTS APTS
 Contact: MPOW Project Number: A 1069
 Sampler's Name: CS Sampling Date: 8-31-10

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	BLDG. 1232, UNIT B / LSF	PLM	3DA1		
2	↓ / PM			COMMON HALL	
3	BLDG. 1232, UTILITY RM / PANELS			BASINMENT	
4	↓				
5	↓				
6	↓ / DUCT				
7	↓				
8	↓				
9	EXT. WG, BLDG. 1250				
10	↓ 1244				
11	↓ 1034				
12					
13					
14					
15					
16					
17					
18					
19					
20					

Relinquished by: [Signature] Date/Time: 8-31-10 | 12:00p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

FOR LAB USE ONLY

Lab Recipient: [Signature] Date/Time: 8/31/10 12:05 Method of Shipment: cl



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-1 Layer: 1	1008N58 -001A	BLDG 1048, Unit 4 / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-2 Layer: 1	1008N58 -002A	BLDG 1048, Unit 4 / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-3 Layer: 1	1008N58 -003A	BLDG 1048, Unit 4 / TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-4 Layer: 1	1008N58 -004A	BLDG 1048, Unit 4 / LSF	ND	ND	ND	ND	ND	ND	Beige Vinyl
-4 Layer: 2	1008N58 -004A	BLDG 1048, Unit 4 / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-4 Layer: 1	1008N58 -004B	BLDG 1048, Unit 4 / LSF	ND	ND	ND	ND	ND	ND	Yellow Vinyl
-4 Layer: 2	1008N58 -004B	BLDG 1048, Unit 4 / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-4 Layer: 1	1008N58 -004C	BLDG 1048, Unit 4 / LSF	ND	ND	ND	ND	ND	ND	Gray Floor Tile
-4 Layer: 2	1008N58 -004C	BLDG 1048, Unit 4 / LSF	ND	ND	ND	ND	ND	ND	Glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

It is certified by the signatures below that the laboratory identified is accredited by the National Institute of Standards and Technology for Polarized Light Microscopy (PLM) analysis under the EPA Interim Asbestos Bulk Sample Quality Assurance Program, Laboratory ID 102082-0. All percentages given are by visually estimated volume. All analyses are performed in accordance with the EPA "Method for the Determination of Asbestos in Bulk Building Materials, EPA/600/R-93/116, July 1993." This report must not be reproduced except in full without the approval of Analytical Environmental Service, Inc. These test results apply only to the samples actually tested.

Microanalyst:


 Elena Ivanova

QC Analyst:


 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-5 Layer: 1	1008N58 -005A	BLDG 1244, Unit 6 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-5 Layer: 2	1008N58 -005A	BLDG 1244, Unit 6 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-5 Layer: 3	1008N58 -005A	BLDG 1244, Unit 6 / PL	ND	ND	ND	ND	ND	ND	
-6 Layer: 1	1008N58 -006A	BLDG 1244, Unit 6 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-7 Layer: 1	1008N58 -007A	BLDG 1244, Unit 6 / LSF	ND	ND	ND	ND	ND	ND	Vinyl
-7 Layer: 2	1008N58 -007A	BLDG 1244, Unit 6 / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-8 Layer: 1	1008N58 -008A	BLDG 1048, Unit 7 / FTM	ND	ND	ND	ND	ND	ND	Floor Tile with glue
-8 Layer: 1	1008N58 -008B	BLDG 1048, Unit 7 / FTM	ND	ND	ND	ND	ND	ND	Vinyl
-8 Layer: 2	1008N58 -008B	BLDG 1048, Unit 7 / FTM	ND	ND	ND	ND	ND	ND	Backing with glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-9 Layer: 1	1008N58 -009A	BLDG 1034, - Unit A / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-9 Layer: 2	1008N58 -009A	BLDG 1034, - Unit A / PL	ND	ND	ND	ND	ND	ND	
-10 Layer: 1	1008N58 -010A	BLDG 1034, - Unit A / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-11 Layer: 1	1008N58 -011A	BLDG 1034, - Unit A / TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-12 Layer: 1	1008N58 -012A	BLDG 1034, - Unit A / LSF	ND	ND	ND	ND	ND	ND	Black Floor Tile. Latex included as resilient
-12 Layer: 1	1008N58 -012B	BLDG 1034, - Unit A / LSF	ND	ND	ND	ND	ND	ND	Gray Vinyl
-12 Layer: 2	1008N58 -012B	BLDG 1034, - Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-13 Layer: 1	1008N58 -013A	BLDG 1034, - Unit A / FTM	ND	ND	ND	ND	ND	ND	Floor Tile with glue
-14 Layer: 1	1008N58 -014A	BLDG 1034, Unit B / TC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-15 Layer: 1	1008N58 -015A	BLDG 1004, Unit B / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-15 Layer: 2	1008N58 -015A	BLDG 1004, Unit B / PL	ND	ND	ND	ND	ND	ND	
-16 Layer: 1	1008N58 -016A	BLDG 1004, Unit B / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-16 Layer: 2	1008N58 -016A	BLDG 1004, Unit B / PL	ND	ND	ND	ND	ND	ND	
-17 Layer: 1	1008N58 -017A	BLDG 1004, Unit B / LSF	ND	ND	ND	ND	ND	ND	Beige Vinyl
-17 Layer: 2	1008N58 -017A	BLDG 1004, Unit B / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-17 Layer: 1	1008N58 -017B	BLDG 1004, Unit B / LSF	ND	ND	ND	ND	ND	ND	Floor Tile with glue. Latex included as resilient
-17 Layer: 1	1008N58 -017C	BLDG 1004, Unit B / LSF	ND	ND	ND	ND	ND	ND	Gray Vinyl
-17 Layer: 2	1008N58 -017C	BLDG 1004, Unit B / LSF	ND	ND	ND	ND	ND	ND	Backing with glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

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Microanalyst:


 Elena Ivanova

QC Analyst:


 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-18 Layer: 1	1008N58 -018A	BLDG 1004, Unit B / FTM	ND	ND	ND	ND	ND	ND	Pink Floor Tile with glue
-18 Layer: 1	1008N58 -018B	BLDG 1004, Unit B / FTM	3	ND	ND	ND	ND	ND	Gray Floor Tile
-18 Layer: 2	1008N58 -018B	BLDG 1004, Unit B / FTM	3	ND	ND	ND	ND	ND	Black Mastic
-19 Layer: 1	1008N58 -019A	BLDG 1232-B / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-19 Layer: 2	1008N58 -019A	BLDG 1232-B / PL	ND	ND	ND	ND	ND	ND	
-20 Layer: 1	1008N58 -020A	BLDG 1232-B / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-20 Layer: 2	1008N58 -020A	BLDG 1232-B / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-20 Layer: 3	1008N58 -020A	BLDG 1232-B / PL	ND	ND	ND	ND	ND	ND	
-21 Layer: 1	1008N58 -021A	BLDG 1232 Unit B / LSF	ND	ND	ND	ND	ND	ND	Vinyl

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

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Microanalyst: 
 Elena Ivanova

QC Analyst: 
 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-21 Layer: 2	1008N58 -021A	BLDG 1232 Unit B / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-22 Layer: 1	1008N58 -022A	BLDG 1232 Unit B / FTM	ND	ND	ND	ND	ND	ND	Pink Floor Tile with glue
-22 Layer: 1	1008N58 -022B	BLDG 1232 Unit B / FTM	3	ND	ND	ND	ND	ND	Gray Floor Tile
-22 Layer: 2	1008N58 -022B	BLDG 1232 Unit B / FTM	3	ND	ND	ND	ND	ND	Black Mastic
-23 Layer: 1	1008N58 -023A	BLDG 1232, Utility Rm / Panels	20	ND	ND	ND	ND	ND	Paint included as binder
-24 Layer: 1	1008N58 -024A	BLDG 1232, Utility Rm / Panels	20	ND	ND	ND	ND	ND	Paint included as binder
-25 Layer: 1	1008N58 -025A	BLDG 1232, Utility Rm / Panels	20	ND	ND	ND	ND	ND	Paint included as binder
-26 Layer: 1	1008N58 -026A	BLDG 1232, Utility Rm / Duct	20	ND	5	ND	ND	ND	Paint included as binder
-27 Layer: 1	1008N58 -027A	BLDG 1232, Utility Rm / Duct	20	ND	5	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



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Bulk Sample Summary Report



Lab ID# 102082-0

3-Sep-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1008N58
Project Name:	FOREST HEIGHTS APTS.	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-28 Layer: 1	1008N58 -028A	BLDG 1232, Utility Rm / Duct	20	ND	5	ND	ND	ND	Paint included as binder
-29 Layer: 1	1008N58 -029A	EXT WG, BLDG 1250	5	ND	ND	ND	ND	ND	Paint included as binder
-30 Layer: 1	1008N58 -030A	EXT WG, BLDG 1244	ND	ND	ND	ND	ND	ND	Paint included as binder
-30 Layer: 2	1008N58 -030A	EXT WG, BLDG 1244	ND	ND	ND	ND	ND	ND	
-31 Layer: 1	1008N58 -031A	EXT WG, BLDG 1034	ND	ND	ND	ND	ND	ND	Paint included as binder
-31 Layer: 2	1008N58 -031A	EXT WG, BLDG 1034	3	ND	ND	ND	ND	ND	

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 Yelena Khanina

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3785 Presidential Pkwy., Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

1012624

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: FOURTH HIGGINS
 Contact: ALPOW Project Number: A1069
 Sampler's Name: GA Sampling Date: 12-7-2010

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	32 BLDG 1250 / UNIT 2 / PL	PCM	30 DAY		
2	33 ↓ / LSF				
3	34 STAIRS / FTM				
4	35 UNIT 4 / TC				
5	36 ↓ BASEMENT / WJC				
6	37 BLDG 1056 / STAIRS / FTM				
7	38 UNIT 4 / TC				
8	39 UNIT 7 / TC				
9	40 ATTIC / TSI				
10	41 ↓				
11	42 ↓				
12	43 UNIT 1 / LSF				
13	44 UNIT 2 / PL-WB				
14	45 ↓ UNIT 1 / PL				
15	46 BLDG 1250 / UNIT 6 / WJC				
16	47 ↓ UNIT 7 / PL				
17	48 ↓ UNIT 8 / PL				
18	49 BLDG 1233 / STAIRS / FTM				
19	50 ↓ UNIT 0 / LSF				
20	51 ↓ ↓ / WJC	✓	✓		

Relinquished by: [Signature] Date/Time: 12-7-10 / 6:15p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

FOR LAB USE ONLY

Lab Recipient: [Signature] Date/Time: 12/7/10 6:15 Method of Shipment: GA

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3785 Presidential Pkwy., Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

1012624

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: <u>ONE GROUP</u>	Phone: <u>()</u>
Address: _____	Fax: <u>()</u>
City, State, Zip: _____	Project Name: <u>FOREST HEIGHTS</u>
Contact: <u>ALPLOW</u>	Project Number: <u>A1069</u>
Sampler's Name: <u>AS</u>	Sampling Date: <u>12-7-10</u>

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only		
1	52	BLDG 1233 / STAIRS / PLA	PLM	3DA1				
2	53	BLDG 1014 / STAIRS / FTM	↓	↓				
3	54	↓ / UNIT C / LSF						
4	55	↓ PL						
5	56	UNIT D / WJK						
6	57	↓ STAIRS / ↓						
7	58	BLDG 1220 / UNIT A / WJK						
8	59	↓ STAIRS / FTM						
9	60	↓ UNIT A / LSF						
10	61	↓ STAIRS / PL						
11	62	BLDG 1221 / UNIT C / WJK						
12	63	↓ / LSF						
13	64	↓ STAIRS / PL						
14	65	↓ ↓ FTM						
15	66	BLDG 1227 / STAIRS / FTM						
16	67	↓ UNIT A / WJK						
17	68	↓ / LSF						
18	69	↓ STAIRS / PL						
19	70-72	TRANSITE DUCT			↓	↓		
20								

Relinquished by: <u>[Signature]</u>	Date/Time: <u>12.7.10 / 6:15 p</u>
Received by: _____	Date/Time: _____
Relinquished by: _____	Date/Time: _____
Received by: _____	Date/Time: _____

Lab Recipient: <u>May</u>	FOR LAB USE ONLY	Date/Time: <u>12/10/10 6:15</u> Method of Shipment: <u>CE</u>
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ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-32 Layer: 1	1012624-001A	BLDG 1250 / Unit 2 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-32 Layer: 2	1012624-001A	BLDG 1250 / Unit 2 / PL	ND	ND	ND	ND	ND	ND	
-33 Layer: 1	1012624-002A	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Tan Vinyl
-33 Layer: 2	1012624-002A	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-33 Layer: 3	1012624-002A	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Leveling Compound
-33 Layer: 1	1012624-002B	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Light Yellow Vinyl
-33 Layer: 2	1012624-002B	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-33 Layer: 1	1012624-002C	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Yellow / Brown Vinyl
-33 Layer: 2	1012624-002C	BLDG 1250 / Unit 2 / LSF	35	ND	ND	ND	ND	ND	Backing

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

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Microanalyst: 
 Vira Ruiz

QC Analyst: 
 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-33 Layer: 3	1012624-002C	BLDG 1250 / Unit 2 / LSF	ND	ND	ND	ND	ND	ND	Light Brown Mastic
-33 Layer: 1	1012624-002D	BLDG 1250 / Unit 2 / LSF	5	ND	ND	ND	ND	ND	Gray Floor Tile
-33 Layer: 2	1012624-002D	BLDG 1250 / Unit 2 / LSF	10	ND	ND	ND	ND	ND	Black Mastic
-34 Layer: 1	1012624-003A	BLDG 1250 Stairs/FTM	5	ND	ND	ND	ND	ND	Floor Tile
-34 Layer: 2	1012624-003A	BLDG 1250 Stairs/FTM	5	ND	ND	ND	ND	ND	Black Mastic
-34 Layer: 3	1012624-003A	BLDG 1250 Stairs/FTM	ND	ND	ND	ND	ND	ND	Felt
-35 Layer: 1	1012624-004A	BLDG 1250 Unit 4 / TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-36 Layer: 1	1012624-005A	BLDG 1250 Basement / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-37 Layer: 1	1012624-006A	BLDG 1056 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Pink Floor Tile with glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-37 Layer: 1	1012624-006B	BLDG 1056 / Stairs / FTM	5	ND	ND	ND	ND	ND	Dark Brown Floor Tile
-37 Layer: 2	1012624-006B	BLDG 1056 / Stairs / FTM	5	ND	ND	ND	ND	ND	Black Mastic
-37 Layer: 3	1012624-006B	BLDG 1056 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Felt
-38 Layer: 1	1012624-007A	BLDG 1056 Unit 4 / TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-39 Layer: 1	1012624-008A	BLDG 1056 Unit 7 / TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-40 Layer: 1	1012624-009A	BLDG 1056 Attic / TSI	ND	ND	ND	ND	ND	ND	
-40 Layer: 2	1012624-009A	BLDG 1056 Attic / TSI	10	ND	ND	ND	ND	ND	
-40 Layer: 3	1012624-009A	BLDG 1056 Attic / TSI	55	ND	ND	ND	ND	ND	
-41 Layer: 1	1012624-010A	BLDG 1056 Attic / TSI	ND	ND	ND	ND	ND	ND	

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13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-41 Layer: 2	1012624-010A	BLDG 1056 Attic / TSI	10	ND	ND	ND	ND	ND	
-41 Layer: 3	1012624-010A	BLDG 1056 Attic / TSI	55	ND	ND	ND	ND	ND	
-42 Layer: 1	1012624-011A	BLDG 1056 Attic / TSI	ND	ND	ND	ND	ND	ND	
-42 Layer: 2	1012624-011A	BLDG 1056 Attic / TSI	10	ND	ND	ND	ND	ND	
-42 Layer: 3	1012624-011A	BLDG 1056 Attic / TSI	55	ND	ND	ND	ND	ND	
-43 Layer: 1	1012624-012A	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Light Gray Vinyl
-43 Layer: 2	1012624-012A	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Gray Backing with glue
-43 Layer: 1	1012624-012B	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Light Yellow Vinyl
-43 Layer: 2	1012624-012B	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Gray Backing with glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-43 Layer: 1	1012624-012C	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Orange Vinyl
-43 Layer: 2	1012624-012C	BLDG 1056 Unit 1 / LSF	30	ND	ND	ND	ND	ND	Tan Backing
-43 Layer: 1	1012624-012D	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Red Vinyl
-43 Layer: 2	1012624-012D	BLDG 1056 Unit 1 / LSF	ND	ND	ND	ND	ND	ND	Felt
-44 Layer: 1	1012624-013A	BLDG 1056 Unit 2 / PL - WB	ND	ND	ND	ND	ND	ND	Paint included as binder
-44 Layer: 2	1012624-013A	BLDG 1056 Unit 2 / PL - WB	ND	ND	ND	ND	ND	ND	
-44 Layer: 3	1012624-013A	BLDG 1056 Unit 2 / PL - WB	ND	ND	ND	ND	ND	ND	
-44 Layer: 4	1012624-013A	BLDG 1056 Unit 2 / PL - WB	ND	ND	ND	ND	ND	ND	
-45 Layer: 1	1012624-014A	BLDG 1056 Unit 1 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-45 Layer: 2	1012624-014A	BLDG 1056 Unit 1 / PL	ND	ND	ND	ND	ND	ND	
-45 Layer: 3	1012624-014A	BLDG 1056 Unit 1 / PL	ND	ND	ND	ND	ND	ND	
-46 Layer: 1	1012624-015A	BLDG 1250 / Unit 6 / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-47 Layer: 1	1012624-016A	BLDG 1250 / Unit 7 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-47 Layer: 2	1012624-016A	BLDG 1250 / Unit 7 / PL	ND	ND	ND	ND	ND	ND	
-48 Layer: 1	1012624-017A	BLDG 1250 / Unit 8 / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-48 Layer: 2	1012624-017A	BLDG 1250 / Unit 8 / PL	ND	ND	ND	ND	ND	ND	
-49 Layer: 1	1012624-018A	BLDG 1233 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Light Yellow Floor Tile with glue; Latex included as resilient
-49 Layer: 1	1012624-018B	BLDG 1233 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Pink Floor Tile with glue

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Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-49 Layer: 1	1012624-018C	BLDG 1233 / Stairs / FTM	10	ND	ND	ND	ND	ND	Tan Floor Tile
-49 Layer: 2	1012624-018C	BLDG 1233 / Stairs / FTM	10	ND	ND	ND	ND	ND	Black Mastic
-50 Layer: 1	1012624-019A	BLDG 1233 Unit D / LSF	ND	ND	ND	ND	ND	ND	Tan Vinyl
-50 Layer: 2	1012624-019A	BLDG 1233 Unit D / LSF	ND	ND	ND	ND	ND	ND	Backing with Glue
-50 Layer: 1	1012624-019B	BLDG 1233 Unit D / LSF	ND	ND	ND	ND	ND	ND	Gray Floor Tile with glue; Latex included as resilient
-50 Layer: 1	1012624-019C	BLDG 1233 Unit D / LSF	ND	ND	ND	ND	ND	ND	Yellow Vinyl
-50 Layer: 2	1012624-019C	BLDG 1233 Unit D / LSF	30	ND	ND	ND	ND	ND	Backing
-50 Layer: 3	1012624-019C	BLDG 1233 Unit D / LSF	ND	ND	ND	ND	ND	ND	Brown Mastic
-51 Layer: 1	1012624-020A	BLDG 1233 Unit D / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

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Microanalyst: 
 Vira Ruiz

QC Analyst: 
 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-51 Layer: 2	1012624-020A	BLDG 1233 Unit D / WJC	ND	ND	ND	ND	ND	ND	
-52 Layer: 1	1012624-021A	BLDG 1233 / Stairs / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-52 Layer: 2	1012624-021A	BLDG 1233 / Stairs / PL	ND	ND	ND	ND	ND	ND	
-52 Layer: 3	1012624-021A	BLDG 1233 / Stairs / PL	ND	ND	ND	ND	ND	ND	
-53 Layer: 1	1012624-022A	BLDG 1014 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Floor Tile
-53 Layer: 2	1012624-022A	BLDG 1014 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Brown Mastic
-53 Layer: 3	1012624-022A	BLDG 1014 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Leveling Compound
-54 Layer: 1	1012624-023A	BLDG 1014 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Vinyl
-54 Layer: 2	1012624-023A	BLDG 1014 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Backing with glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

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Microanalyst: 
Vira Ruiz

QC Analyst: 
Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-54 Layer: 3	1012624-023A	BLDG 1014 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Felt
-55 Layer: 1	1012624-024A	BLDG 1014 / Unit C / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-55 Layer: 2	1012624-024A	BLDG 1014 / Unit C / PL	ND	ND	ND	ND	ND	ND	
-56 Layer: 1	1012624-025A	BLDG 1014 Unit D / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-57 Layer: 1	1012624-026A	BLDG 1014 Stairs / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-58 Layer: 1	1012624-027A	BLDG 1220 / Unit A / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-59 Layer: 1	1012624-028A	BLDG 1220 Stairs / FTM	ND	ND	ND	ND	ND	ND	Pink Floor Tile with glue
-59 Layer: 1	1012624-028B	BLDG 1220 Stairs / FTM	5	ND	ND	ND	ND	ND	Black Floor Tile with bitumen; Insufficient amount of bitumen to be
-59 Layer: 2	1012624-028B	BLDG 1220 Stairs / FTM	ND	ND	ND	ND	ND	ND	Felt

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-60 Layer: 1	1012624-029A	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Cream Vinyl
-60 Layer: 2	1012624-029A	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-60 Layer: 1	1012624-029B	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Light Yellow Vinyl
-60 Layer: 2	1012624-029B	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-60 Layer: 1	1012624-029C	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Light Gray Vinyl
-60 Layer: 2	1012624-029C	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-60 Layer: 1	1012624-029D	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Light Beige Vinyl
-60 Layer: 2	1012624-029D	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing
-60 Layer: 3	1012624-029D	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Leveling Compound

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine the conclusive asbestos content.

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 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-60 Layer: 1	1012624-029E	BLDG 1220 Unit A / LSF	ND	ND	ND	ND	ND	ND	Gray Floor Tile with glue
-61 Layer: 1	1012624-030A	BLDG 1220 Stairs / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-61 Layer: 2	1012624-030A	BLDG 1220 Stairs / PL	ND	ND	ND	ND	ND	ND	
-62 Layer: 1	1012624-031A	BLDG 1221 / Unit C / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-63 Layer: 1	1012624-032A	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Light Tan Vinyl
-63 Layer: 2	1012624-032A	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Backing with Glue
-63 Layer: 1	1012624-032B	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Yellow Vinyl
-63 Layer: 2	1012624-032B	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-63 Layer: 1	1012624-032C	BLDG 1221 / Unit C / LSF	5	ND	ND	ND	ND	ND	Gray Floor Tile

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-63 Layer: 2	1012624-032C	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Light Brown Mastic
-63 Layer: 1	1012624-032D	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Tan Vinyl
-63 Layer: 2	1012624-032D	BLDG 1221 / Unit C / LSF	ND	ND	ND	ND	ND	ND	Felt
-64 Layer: 1	1012624-033A	BLDG 1221 Stairs / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-64 Layer: 2	1012624-033A	BLDG 1221 Stairs / PL	ND	ND	ND	ND	ND	ND	
-65 Layer: 1	1012624-034A	BLDG 1221 Stairs / FTM	ND	ND	ND	ND	ND	ND	Pink Floor Tile
-65 Layer: 1	1012624-034B	BLDG 1221 Stairs / FTM	ND	ND	ND	ND	ND	ND	Beige Floor Tile with glue; Latex included as resilient
-65 Layer: 1	1012624-034C	BLDG 1221 Stairs / FTM	10	ND	ND	ND	ND	ND	Black Floor Tile with bitumen; Insufficient amount of bitumen under
-66 Layer: 1	1012624-035A	BLDG 1227 / Stairs / FTM	ND	ND	ND	ND	ND	ND	Cream Floor Tile with glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-66 Layer: 2	1012624-035A	BLDG 1227 / Stairs / FTM	ND	ND	ND	ND	ND	ND	
-67 Layer: 1	1012624-036A	BLDG 1227 / Unit A / WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-68 Layer: 1	1012624-037A	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Light Yellow Vinyl
-68 Layer: 2	1012624-037A	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-68 Layer: 1	1012624-037B	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Yellow Vinyl
-68 Layer: 2	1012624-037B	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-68 Layer: 1	1012624-037C	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Light Tan Vinyl
-68 Layer: 2	1012624-037C	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-68 Layer: 1	1012624-037D	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Light Yellow Vinyl

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

13-Dec-10

Client Name:	One Consulting Group, Inc.	AES Job Number:	1012624
Project Name:	Forest Heights	Project Number:	A 1069

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-68 Layer: 2	1012624-037D	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-68 Layer: 1	1012624-037E	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Orange Vinyl
-68 Layer: 2	1012624-037E	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-68 Layer: 3	1012624-037E	BLDG 1227 / Unit A / LSF	ND	ND	ND	ND	ND	ND	Felt
-69 Layer: 1	1012624-038A	BLDG 1227 Stairs / PL	ND	ND	ND	ND	ND	ND	Paint included as binder
-69 Layer: 2	1012624-038A	BLDG 1227 Stairs / PL	ND	ND	ND	ND	ND	ND	
-70 Layer: 1	1012624-039A	Transite	25	ND	5	ND	ND	ND	Paint included as binder
-71 Layer: 1	1012624-040A	Transite	25	ND	5	ND	ND	ND	Paint included as binder
-72 Layer: 1	1012624-041A	Transite	25	ND	5	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Microanalyst: 
 Vira Ruiz

QC Analyst: 
 Yelena Khanina

June 14, 2012

New Columbia Forrest Height, LP
1718 Peachtree Street; Suite 684
Atlanta, Georgia 30309

Attention: **Jakob Von Trapp**

Subject: **Lead in Soil Hazard Assessment
New Columbia Forrest Heights Apartments
1048 South Columbia Drive
Decatur, DeKalb County, Georgia 30030
One Group Project #A1069.04**

Jakob:

One Consulting Group, Inc. (One Group) is pleased to provide this report of the Lead in Soil Hazard Assessment performed on the above-referenced property (Site). This scope of work was performed in accordance with executed proposals #A1069.05 dated March 24, 2012. The Site location is presented on Figure 1 of Appendix I.

Background

The Site is an approximately 5.119-acre, oddly-shaped parcel located in a predominantly residential area of southeast Decatur. It was first developed from vacant land in approximately 1949 as a part of a larger multi-family development, which was completed in 1951. The apartment buildings were completely vacated in 2008. A Site Plan is provided on Figure 2 of Appendix I.

Mercy Housing Georgia 13, LP performed due-diligence activities at the Site in preparation for its subsequent redevelopment and determined the former Site structures were constructed prior to 1978, are considered target housing, have lead-based paint present, and have no record of lead-based paint compliance documentation. As per the Georgia Department of Community Affairs' published guidance document, 2012 Environmental Manual, the potential lead hazard in soil was assessed at the Site.

Applicable Standards

Reportable limits for total lead concentrations in the Site soil are defined by Georgia Environmental Protection Division (EPD) Rules "Hazardous Sites Response," Chapter 391-3-19(3). The published notification concentration for total lead in soil at the Site is 400 parts per million (ppm.) Site soils impacted with total lead concentrations above or equal to the notification concentration require either corrective action to below notification concentrations or reporting and subsequent governmental review.

Scope of Work

This lead in soil hazard investigation was performed in accordance with USEPA Region 4, Science and Ecosystem Support Division Field Branches Quality System Technical Procedures. Site activities were performed using the published USEPA Region Four EISOPQAM as a guide.

One Group personnel mobilized to the Site on December 7, 2010, and May 30, 2012, and obtained 41 discrete surficial soil samples, zero to six inches below ground surface (bgs) with hand equipment from the footprints of the existing, on-Site structures. The soil samples were field preserved using four ounce soil jars, labeled, and transported under standard chain of custody protocol for laboratory analysis.

The soil boring locations are presented on Figure 2 of Appendix I.

Analytical Laboratory

The soil samples were analyzed for total lead USEPA Method 6010 by Analytical Environmental Services, Inc. (NELAP Certification #E87582) at their laboratory in Atlanta, Georgia. The required laboratory stipulation is provided on the laboratory analytical report cover page in Appendix III.

Laboratory Analytical Results

Lead concentrations exceeding the applicable notification concentration were identified in seven soil samples. These soil samples were obtained within drip lines of five existing structures (1004, 1014, 1220, 1221, and 1244.) The remaining soil samples analyzed did not contain total lead concentrations above the applicable notification concentration of 400 ppm.

Laboratory analytical results are depicted on Figure 2 of Appendix I, and are summarized on Table 1 of Appendix II, and are provided in their entirety in Appendix III.

Conclusions

Lead in soil hazards were identified in seven surficial borings surrounding five Site structures: north and east of building 1220; south of building 1221; north and south of building 1004; southwest of building 1014; and south of building 1244. The estimated extent of the lead in soil hazard at the Site is presented on Figure 3 of Appendix 1.

Recommendations

Soil impacted with lead above the notification concentration should be removed from the Site during its proposed redevelopment. A soil disposal work plan is provided in Appendix IV that provides guidance for this recommendation, and presents soil volumes and estimated remediation costs.

Closure

The environmental consultant signature page is included in Appendix V.

Thank you for the opportunity to be of service on this project. If you have any further questions, please feel free to call.

Sincerely,

ONE CONSULTING GROUP, INC.



Robert Brawner, CHMM
Principal

Attachments

Appendix I
Appendix II
Appendix III
Appendix IV
Appendix V

Figures
Tables
Laboratory Analytical Reports
Soil Disposal Work Plan
Environmental Professional Signature Page

APPENDIX I

FIGURES

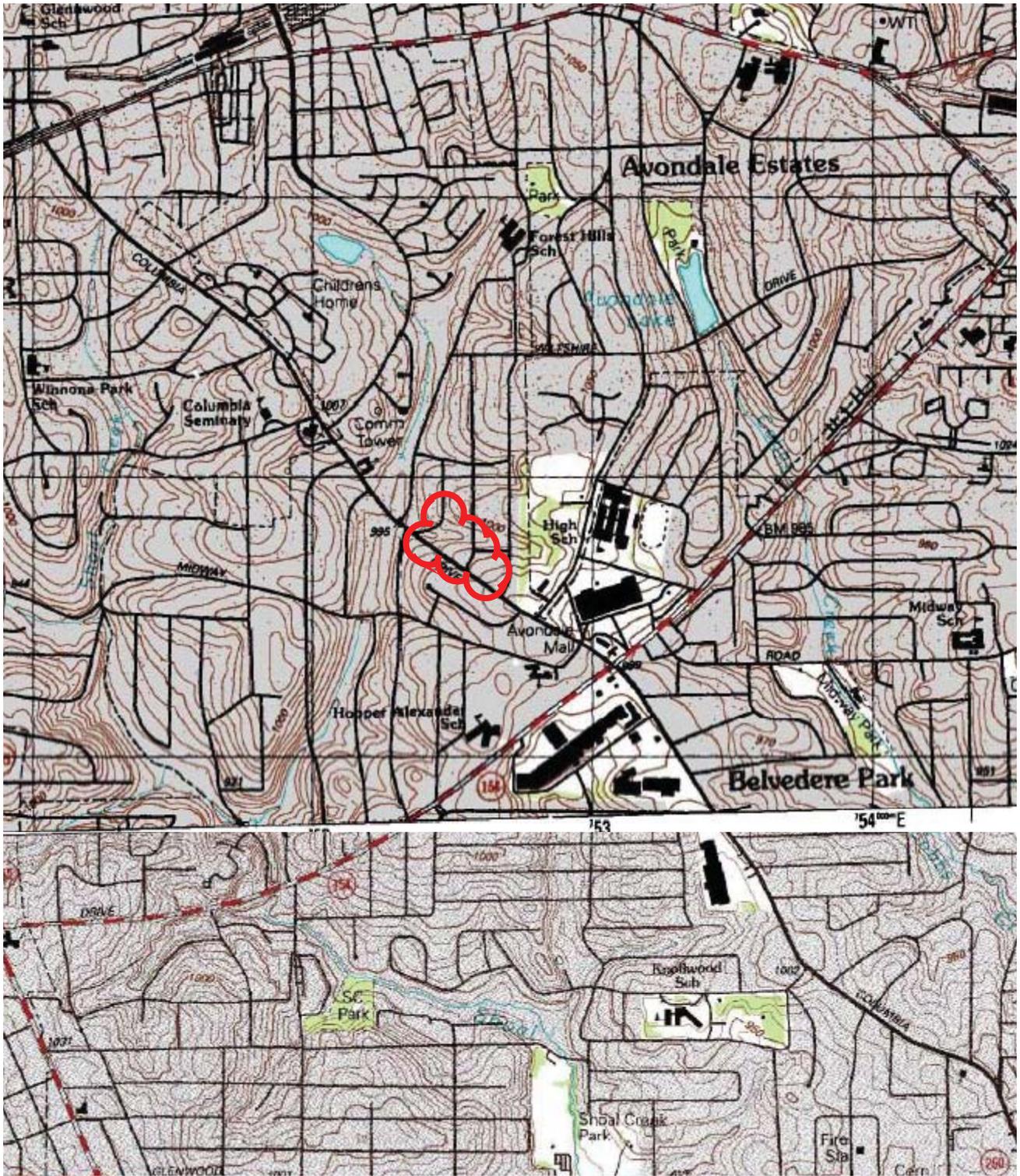
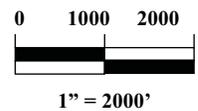


Figure 1– Topographic Map

Map Date: 1997

**Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030**



One Group Project#A1069

Source: USGS Northeast and Southeast Atlanta Quads, 7.5-Minute, Topo

Figure 2
Soil Quality

Forrest Heights Apartments
1048 South Columbia Drive
Decatur, DeKalb County, Georgia
Project #A1069
Source: Aerial photo (2002) and field notes



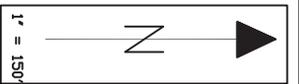
LEGEND

- Soil Sample Location, 12.7.10
- Soil Sample Location, 5.30.12
- 93.8 Lead concentration in soil, 5.30.12

Soil results are in mg/Kg or ppm

Figure 3
Lead in Soil Hazard Extent

Forrest Heights Apartments
1048 South Columbia Drive
Decatur, DeKalb County, Georgia
Project #A1069
Source: Aerial photo (2002) and field notes



LEGEND



Proposed area of excavation (to 1' bgs)

APPENDIX II

TABLES

Forrest Heights Apartments
 1048 Columbia Drive
 Decatur, DeKalb County, Georgia 30030
 One Group Project # A1069

TABLE 1: LEAD IN SOIL ANALYSIS RESULTS
 (Total Lead, EPA Method SW6010C)

Sample Location	Date Sampled	Depth	Lead (mg/Kg)
SS-1	12.7.2010	0-6"	72.3
SS-2	12.7.2010	0-6"	56.6
SS-3	12.7.2010	0-6"	1,120
SS-4	12.7.2010	0-6"	215
SS-5	12.7.2010	0-6"	194
SS-6	12.7.2010	0-6"	93.8
SS-7	12.7.2010	0-6"	95.9
SS-8	12.7.2010	0-6"	144
SS-9	12.7.2010	0-6"	84.3
SS-10	12.7.2010	0-6"	414
Applicable Standard			400

BRL - Below Laboratory Reporting Limits

Forrest Heights Apartments
 1048 Columbia Drive
 Decatur, DeKalb County, Georgia 30030
 One Group Project # A1069

TABLE 1: LEAD IN SOIL ANALYSIS RESULTS
 (Total Lead, EPA Method SW6010C)

Sample Location	Date Sampled	Depth	Lead (mg/Kg)
SB-1	5.30.2012	0-6"	66.2
SB-2	5.30.2012	0-6"	150
SB-3	5.30.2012	0-6"	1,390
SB-4	5.30.2012	0-6"	188
SB-5	5.30.2012	0-6"	141
SB-6	5.30.2012	0-6"	1,160
SB-7	5.30.2012	0-6"	334
SB-8	5.30.2012	0-6"	417
SB-9	5.30.2012	0-6"	428
SB-10	5.30.2012	0-6"	98.4
SB-11	5.30.2012	0-6"	49.0
SB-12	5.30.2012	0-6"	40.0
SB-13	5.30.2012	0-6"	129
SB-14	5.30.2012	0-6"	25.9
SB-15	5.30.2012	0-6"	123
SB-16	5.30.2012	0-6"	29.8
SB-17	5.30.2012	0-6"	93.1
SB-18	5.30.2012	0-6"	82.1
SB-19	5.30.2012	0-6"	86.5
SB-20	5.30.2012	0-6"	33.8
SB-21	5.30.2012	0-6"	224
SB-22	5.30.2012	0-6"	73.0
SB-23	5.30.2012	0-6"	1,510
SB-24	5.30.2012	0-6"	60.6
SB-25	5.30.2012	0-6"	45.8
SB-26	5.30.2012	0-6"	134
SB-27	5.30.2012	0-6"	97.1
SB-28	5.30.2012	0-6"	170
SB-29	5.30.2012	0-6"	60.7
SB-30	5.30.2012	0-6"	38.9
SB-31	5.30.2012	0-6"	59.5
Applicable Standard			400

BRL - Below Laboratory Reporting Limits

APPENDIX III

LABORATORY ANALYTICAL REPORTS



June 07, 2012

Jack Freeman
One Consulting Group, Inc.
P.O. Box 54382
Atlanta GA 30308

TEL: (404) 815-8005
FAX: (404) 815-8002

RE: Forrest Heights Apts

Dear Jack Freeman:

Order No: 1205N79

Analytical Environmental Services, Inc. received 32 samples on 5/30/2012 3:25:00 PM for the analyses presented in following report.

No problems were encountered during the analyses. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits. Any discrepancies associated with the analyses contained herein will be noted and submitted in the form of a project Case Narrative.

AES' certifications are as follows:

- NELAC/Florida Certification number E87582 for analysis of Environmental Water, soil/hazardous waste, and Drinking Water Microbiology, effective 07/01/11-06/30/12.
- AIHA Certification ID #100671 for Industrial Hygiene samples (Organics, Inorganics), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) effective until 09/01/13.

These results relate only to the items tested. This report may only be reproduced in full.

If you have any questions regarding these test results, please feel free to call.

James Forrest
Project Manager

Work Order: 1205N79

CHAIN OF CUSTODY

ANALYTICAL ENVIRONMENTAL SERVICES, INC

3785 Presidential Parkway, Atlanta GA 30340-3704
 TEL: (770) 457-8177 / TOLL-FREE (800) 972-4889 / FAX: (770) 457-8188

Date: 5.30.12 Page 1 of 3

#	SAMPLE ID	DATE	TIME	SAMPLED	Grab	Composite	Matrix (See codes)	ANALYSIS REQUESTED		REMARKS	No # of Containers
								DATE/TIME RECEIVED BY	DATE/TIME		
1	SB-1	6.30.12	12:45P		✓		SO	Total Lead	Visit our website www.aesatlanta.com to check on the status of your results, place bottle orders, etc.	Defter	
2	SB-2		12:50								
3	SB-3		12:53								
4	SB-4		12:57								
5	SB-5		1:00								
6	SB-6		1:05								
7	SB-7		1:10								
8	SB-8		1:13								
9	SB-9		1:17								
10	SB-10		1:21								
11	SB-11		1:25								
12	SB-12		1:30								
13	SB-13		1:35								
14	SB-14		1:40								
REQUISITIONED BY		DATE/TIME RECEIVED BY		DATE/TIME		PROJECT INFORMATION		RECEIPT			
[Signature]		5.30.12		11/5/12 3:25		Forest Heights Apts.		Total # of Containers		Turnaround Time Request	
[Signature]		5.30.12		3:15		PROJECT #:		Standard 5 Business Days		0	
[Signature]		5.30.12		3:15		SITE ADDRESS:		2 Business Day Rush		0	
[Signature]		5.30.12		3:15		SEND REPORT TO:		Next Business Day Rush		0	
[Signature]		5.30.12		3:15		INVOICE TO:		Same Day Rush (auth req.)		0	
[Signature]		5.30.12		3:15		(IF DIFFERENT FROM ABOVE)		Other		0	
[Signature]		5.30.12		3:15		QUOTE #:		STATE PROGRAM (if any):		E-mail? Y/N; Fax? Y/N	
[Signature]		5.30.12		3:15		SHIPMENT METHOD		DATA PACKAGE: I II III IV			
[Signature]		5.30.12		3:15		OUT VIA:					
[Signature]		5.30.12		3:15		IN VIA:					
[Signature]		5.30.12		3:15		CLIENT FedEx UPS MAIL COURIER					
[Signature]		5.30.12		3:15		OTHER					
[Signature]		5.30.12		3:15		SPECIAL INSTRUCTIONS/COMMENTS:					

ADDRESS: 448 Ralph David Abernathy Blvd
 Atlanta GA

PHONE: 404.815.8005
 SAMPLED BY: J Freeman

COMPANY: One Group

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify) WW = Waste Water
 PRESERVATIVE CODES: H+I = Hydrochloric acid + ice I = Ice only N = Nitric acid S+I = Sulfuric acid + ice S/M+I = Sodium Bisulfate/Methanol + ice O = Other (specify) NA = None

White Copy - Original; Yellow Copy - Client



ANALYTICAL ENVIRONMENTAL SERVICES, INC

3785 Presidential Parkway, Atlanta GA 30340-3704

TEL.: (770) 457-8177 / TOLL-FREE (800) 972-4889 / FAX: (770) 457-8188

CHAIN OF CUSTODY

Work Order: 1205179

Date: 5.30.12 Page 2 of 3

COMPANY: One Corp

PHONE: _____

FAX: _____

SIGNED BY: J Freeman

SAMPLED BY: _____

ADDRESS: _____

ANALYSIS REQUESTED: _____

PRESERVATION (See codes): _____

REMARKS: Depth 0-6"

Visit our website www.aesatlanta.com to check on the status of your results, place bottle orders, etc.

No # of Containers: _____

#	SAMPLE ID	DATE	TIME	SAMPLED	Grab	Composite	Matrix (See codes)
1	SB-15	5.30.12	11:43 p				SO
2	16		11:46				
3	17		2:00				
4	18		2:04				
5	19		2:07				
6	20		2:10				
7	21		2:15				
8	22		2:20				
9	23		2:23				
10	24		2:27				
11	25		2:32				
12	26		2:35				
13	27		2:38				
14	28		2:42				

RELINQUISHED BY: _____ DATE/TIME: 5:30 3:5

RECEIVED BY: _____ DATE/TIME: 5/30/12 2:25

PROJECT NAME: Forest Heights

PROJECT #: A1269

SITE ADDRESS: Decatur, GA

SEND REPORT TO: J Freeman + J Danner

INVOICE TO: (IF DIFFERENT FROM ABOVE)

QUOTE #: _____ PO#: _____

SHIPMENT METHOD: _____ VIA: _____

OUT: _____ VIA: _____

IN: _____ VIA: _____

GREYHOUND UPS MAIL COURIER OTHER

SPECIAL INSTRUCTIONS/COMMENTS: _____

RECEIPT: Total # of Containers: _____

Turnaround Time Request: Standard 5 Business Days 2 Business Day Rush Next Business Day Rush Same Day Rush (auth req.) Other

STATE PROGRAM (if any): _____ E-mail? Y / N; Fax? Y / N DATA PACKAGE: I II III IV

SAMPLES RECEIVED AFTER 3PM OR ON SATURDAY ARE CONSIDERED RECEIVED THE NEXT BUSINESS DAY. IF TURNAROUND TIME IS NOT INDICATED, AES WILL PROCEED WITH STANDARD TAT OF SAMPLES. SAMPLES ARE DISPOSED 30 DAYS AFTER REPORT COMPLETION UNLESS OTHER ARRANGEMENTS ARE MADE.

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify) WW = Waste Water PRESERVATIVE CODES: H+I = Hydrochloric acid + ice I = Ice only N = Nitric acid S+H = Sulfuric acid + ice S/M+I = Sodium Bisulfate/Methanol + ice O = Other (specify) NA = None

Client: One Consulting Group, Inc.

Project: Forrest Heights Apts

Lab ID: 1205N79

Case Narrative

Samples were analyzed at three days TAT per Jack Freeman on 5/31/12.

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-1
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 12:45:00 PM
Lab ID: 1205N79-001	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	66.2	5.41		mg/Kg-dry	162141	1	05/31/2012 23:26	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.8	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-2
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 12:50:00 PM
Lab ID: 1205N79-002	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	150	5.58		mg/Kg-dry	162141	1	05/31/2012 23:31	TA
PERCENT MOISTURE D2216								
Percent Moisture	12.8	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-3
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 12:53:00 PM
Lab ID: 1205N79-003	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	1390	5.27		mg/Kg-dry	162141	1	05/31/2012 23:51	TA
PERCENT MOISTURE D2216								
Percent Moisture	12.5	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-4
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 12:57:00 PM
Lab ID: 1205N79-004	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	188	5.53		mg/Kg-dry	162141	1	05/31/2012 23:56	TA
PERCENT MOISTURE D2216								
Percent Moisture	15.6	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-5
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:00:00 PM
Lab ID: 1205N79-005	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	141	5.23		mg/Kg-dry	162141	1	06/01/2012 00:01	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.4	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-6
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:05:00 PM
Lab ID: 1205N79-006	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	1160	5.27		mg/Kg-dry	162141	1	06/01/2012 00:06	TA
PERCENT MOISTURE D2216								
Percent Moisture	12.6	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-7
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:10:00 PM
Lab ID: 1205N79-007	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	334	5.39		mg/Kg-dry	162141	1	06/01/2012 00:11	TA
PERCENT MOISTURE D2216								
Percent Moisture	11.6	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-8
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:13:00 PM
Lab ID: 1205N79-008	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	417	5.49		mg/Kg-dry	162141	1	06/01/2012 00:16	TA
PERCENT MOISTURE D2216								
Percent Moisture	12.3	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-9
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:17:00 PM
Lab ID: 1205N79-009	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	428	5.89		mg/Kg-dry	162141	1	06/01/2012 00:21	TA
PERCENT MOISTURE D2216								
Percent Moisture	17.4	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-10
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:21:00 PM
Lab ID: 1205N79-010	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	98.4	5.28		mg/Kg-dry	162141	1	06/01/2012 00:26	TA
PERCENT MOISTURE D2216								
Percent Moisture	13.0	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-11
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:25:00 PM
Lab ID: 1205N79-011	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	49.0	6.33		mg/Kg-dry	162141	1	06/01/2012 00:31	TA
PERCENT MOISTURE D2216								
Percent Moisture	22.9	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-12
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:30:00 PM
Lab ID: 1205N79-012	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	40.0	5.42		mg/Kg-dry	162141	1	06/01/2012 00:35	TA
PERCENT MOISTURE D2216								
Percent Moisture	9.36	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-13
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:35:00 PM
Lab ID: 1205N79-013	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	129	5.41		mg/Kg-dry	162141	1	06/01/2012 00:47	TA
PERCENT MOISTURE D2216								
Percent Moisture	13.9	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-14
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:40:00 PM
Lab ID: 1205N79-014	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	25.9	5.42		mg/Kg-dry	162141	1	06/01/2012 00:52	TA
PERCENT MOISTURE D2216								
Percent Moisture	14.0	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-15
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:43:00 PM
Lab ID: 1205N79-015	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	123	5.56		mg/Kg-dry	162141	1	06/01/2012 00:56	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.9	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-16
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 1:46:00 PM
Lab ID: 1205N79-016	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	29.8	5.88		mg/Kg-dry	162141	1	06/01/2012 01:01	TA
PERCENT MOISTURE D2216								
Percent Moisture	21.4	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-17
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:00:00 PM
Lab ID: 1205N79-017	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	93.1	5.54		mg/Kg-dry	162141	1	05/31/2012 23:03	TA
PERCENT MOISTURE D2216								
Percent Moisture	11.3	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-18
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:04:00 PM
Lab ID: 1205N79-018	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	82.1	5.70		mg/Kg-dry	161460	1	06/01/2012 01:59	TA
PERCENT MOISTURE D2216								
Percent Moisture	13.4	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-19
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:07:00 PM
Lab ID: 1205N79-019	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	86.5	5.52		mg/Kg-dry	161460	1	06/01/2012 02:03	TA
PERCENT MOISTURE D2216								
Percent Moisture	11.7	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-20
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:12:00 PM
Lab ID: 1205N79-020	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	33.8	5.36		mg/Kg-dry	161460	1	06/01/2012 02:07	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.6	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-21
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:15:00 PM
Lab ID: 1205N79-021	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	224	5.61		mg/Kg-dry	161460	1	06/01/2012 02:12	TA
PERCENT MOISTURE D2216								
Percent Moisture	17.0	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-22
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:20:00 PM
Lab ID: 1205N79-022	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	73.0	5.44		mg/Kg-dry	161460	1	06/01/2012 02:16	TA
PERCENT MOISTURE D2216								
Percent Moisture	13.1	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-23
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:23:00 PM
Lab ID: 1205N79-023	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	1510	5.54		mg/Kg-dry	161460	1	06/01/2012 02:20	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.8	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-24
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:27:00 PM
Lab ID: 1205N79-024	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	60.6	5.42		mg/Kg-dry	161460	1	06/01/2012 02:32	TA
PERCENT MOISTURE D2216								
Percent Moisture	9.26	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-25
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:32:00 PM
Lab ID: 1205N79-025	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	45.8	5.38		mg/Kg-dry	161460	1	06/01/2012 01:26	TA
PERCENT MOISTURE D2216								
Percent Moisture	8.63	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-26
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:35:00 PM
Lab ID: 1205N79-026	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	134	5.93		mg/Kg-dry	161460	1	06/01/2012 02:36	TA
PERCENT MOISTURE D2216								
Percent Moisture	16.4	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-27
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:38:00 PM
Lab ID: 1205N79-027	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	97.1	5.18		mg/Kg-dry	161460	1	06/01/2012 02:40	TA
PERCENT MOISTURE D2216								
Percent Moisture	9.61	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-28
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:42:00 PM
Lab ID: 1205N79-028	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	170	5.77		mg/Kg-dry	161460	1	06/01/2012 02:44	TA
PERCENT MOISTURE D2216								
Percent Moisture	14.3	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-29
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:45:00 PM
Lab ID: 1205N79-029	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	60.7	5.57		mg/Kg-dry	161460	1	06/01/2012 02:48	TA
PERCENT MOISTURE D2216								
Percent Moisture	12.4	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-30
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:49:00 PM
Lab ID: 1205N79-030	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	38.9	5.38		mg/Kg-dry	161460	1	06/01/2012 02:53	TA
PERCENT MOISTURE D2216								
Percent Moisture	8.44	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: SB-31
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 2:55:00 PM
Lab ID: 1205N79-031	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	59.5	5.52		mg/Kg-dry	161460	1	06/01/2012 02:57	TA
PERCENT MOISTURE D2216								
Percent Moisture	11.3	0		wt%	R222497	1	06/02/2012 18:00	SR

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 7-Jun-12

Client: One Consulting Group, Inc.	Client Sample ID: TCLP-1
Project Name: Forrest Heights Apts	Collection Date: 5/30/2012 12:40:00 PM
Lab ID: 1205N79-032	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
ICP METALS, TCLP SW1311/6010C					(SW3010A)			
Lead	BRL	0.0500		mg/L	162176	1	06/01/2012 16:07	JY

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc.

Sample/Cooler Receipt Checklist

Client One group Work Order Number 1205N79

Checklist completed by [Signature] Date 5/30/12

Carrier name: FedEx UPS Courier Client US Mail Other

Shipping container/cooler in good condition? Yes No Not Present
Custody seals intact on shipping container/cooler? Yes No Not Present
Custody seals intact on sample bottles? PT 5/30/12 Yes No Not Present

Container/Temp Blank temperature in compliance? (4°C±2)* Yes No
Cooler #1 ambilit Cooler #2 Cooler #3 Cooler #4 Cooler #5 Cooler #6

Chain of custody present? Yes No
Chain of custody signed when relinquished and received? Yes No
Chain of custody agrees with sample labels? Yes No
Samples in proper container/bottle? Yes No
Sample containers intact? Yes No
Sufficient sample volume for indicated test? Yes No
All samples received within holding time? Yes No
Was TAT marked on the COC? Yes No
Proceed with Standard TAT as per project history? Yes No Not Applicable
Water - VOA vials have zero headspace? No VOA vials submitted Yes No
Water - pH acceptable upon receipt? Yes No Not Applicable

Adjusted? Checked by
Sample Condition: Good Other(Explain)
(For diffusive samples or AIHA lead) Is a known blank included? Yes No

See Case Narrative for resolution of the Non-Conformance.

* Samples do not have to comply with the given range for certain parameters.

Analytical Environmental Services, Inc

Date: 7-Jun-12

ANALYTICAL QC SUMMARY REPORT

BatchID: 161460

Client: One Consulting Group, Inc.
 Project Name: Forrest Heights Apts
 Workorder: 1205N79

Sample ID: MB-161460	Client ID:	Units: mg/Kg	Prep Date: 05/31/2012	Run No: 222404				
Sample Type: MBLK	TestCode: METALS, TOTAL	BatchID: 161460	Analysis Date: 06/01/2012	Seq No: 4652216				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	BRL	0	0	0	0	0	0	0

Sample ID: LCS-161460	Client ID:	Units: mg/Kg	Prep Date: 05/31/2012	Run No: 222404				
Sample Type: LCS	TestCode: METALS, TOTAL	BatchID: 161460	Analysis Date: 06/01/2012	Seq No: 4652215				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RRPD	RPD Limit	Qual
Lead	50.58	101	80	120	0	0	0	0

Sample ID: 1205N79-025AMS	Client ID: SB-25	Units: mg/Kg-dry	Prep Date: 05/31/2012	Run No: 222404				
Sample Type: MS	TestCode: METALS, TOTAL	BatchID: 161460	Analysis Date: 06/01/2012	Seq No: 4652220				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	93.64	88.9	75	125	0	0	0	0

Sample ID: 1205N79-025AMSD	Client ID: SB-25	Units: mg/Kg-dry	Prep Date: 05/31/2012	Run No: 222404				
Sample Type: MSD	TestCode: METALS, TOTAL	BatchID: 161460	Analysis Date: 06/01/2012	Seq No: 4652222				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	94.10	89.9	75	125	93.64	0.492	20	

Qualifiers:	>	Greater than Result value	<	Less than Result value	B	Analyte detected in the associated method blank
	BRL	Below reporting limit	E	Estimated (value above quantitation range)	H	Holding times for preparation or analysis exceeded
	J	Estimated value detected below Reporting Limit	N	Analyte not NELAC certified	R	RPD outside limits due to matrix
	Rpt Lim	Reporting Limit	S	Spike Recovery outside limits due to matrix		

Analytical Environmental Services, Inc

Date: 7-Jun-12

ANALYTICAL QC SUMMARY REPORT

Client: One Consulting Group, Inc.
 Project Name: Forrest Heights Apts
 Workorder: 1205N79

BatchID: 162141

Sample ID: MB-162141	Client ID:	METALS, TOTAL	SW6010C	Units: mg/Kg	Prep Date: 05/31/2012	Run No: 222403
Sample Type: MBLK	Test Code:			BatchID: 162141	Analysis Date: 05/31/2012	Seq No: 4652164
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit
Lead	BRL	5.00	0	0	0	0
			SPK Ref Val	%RPD	RPD Ref Val	RPD Limit
			0	0	0	Qual

Sample ID: LCS-162141	Client ID:	METALS, TOTAL	SW6010C	Units: mg/Kg	Prep Date: 05/31/2012	Run No: 222403
Sample Type: LCS	Test Code:			BatchID: 162141	Analysis Date: 05/31/2012	Seq No: 4652159
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit
Lead	49.99	5.00	50	100	80	120
			SPK Ref Val	%RPD	RPD Ref Val	RPD Limit
			0	0	0	Qual

Sample ID: 1205N79-017AMS	Client ID: SB-17	METALS, TOTAL	SW6010C	Units: mg/Kg-dry	Prep Date: 05/31/2012	Run No: 222403
Sample Type: MS	Test Code:			BatchID: 162141	Analysis Date: 05/31/2012	Seq No: 4652166
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit
Lead	185.3	5.54	55.36	167	75	125
			SPK Ref Val	%RPD	RPD Ref Val	RPD Limit
			93.05	0	0	Qual

Sample ID: 1205N79-017AMSD	Client ID: SB-17	METALS, TOTAL	SW6010C	Units: mg/Kg-dry	Prep Date: 05/31/2012	Run No: 222403
Sample Type: MSD	Test Code:			BatchID: 162141	Analysis Date: 05/31/2012	Seq No: 4652167
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit
Lead	134.7	5.56	55.62	74.9	75	125
			SPK Ref Val	%RPD	RPD Ref Val	RPD Limit
			93.05	31.6	185.3	Qual
						SR

Qualifiers:	>	Greater than Result value	<	Less than Result value	B	Analyte detected in the associated method blank
	BRL	Below reporting limit	E	Estimated (value above quantitation range)	H	Holding times for preparation or analysis exceeded
	J	Estimated value detected below Reporting Limit	N	Analyte not NELAC certified	R	RPD outside limits due to matrix
	Rpt Lim	Reporting Limit	S	Spike Recovery outside limits due to matrix		

Analytical Environmental Services, Inc

Date: 7-Jun-12

ANALYTICAL QC SUMMARY REPORT

Client: One Consulting Group, Inc.
Project Name: Forrest Heights Apts
Workorder: 1205N79

BatchID: 162176

Sample ID: MB-162176	Client ID:	ICP METALS, TCLP	SW1311/6010C	Units: mg/L	Prep Date: 06/01/2012	Run No: 222430				
Sample Type: MBLK	Test Code:	ICP METALS, TCLP	SW1311/6010C	BatchID: 162176	Analysis Date: 06/01/2012	Seq No: 4652968				
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	BRL	0.0500	0	0	0	0	0	0	0	0

Sample ID: LCS-162176	Client ID:	ICP METALS, TCLP	SW1311/6010C	Units: mg/L	Prep Date: 06/01/2012	Run No: 222430				
Sample Type: LCS	Test Code:	ICP METALS, TCLP	SW1311/6010C	BatchID: 162176	Analysis Date: 06/01/2012	Seq No: 4652967				
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	5.012	0.0500	5	100	85	115	0	0	0	0

Sample ID: 1205N79-032AMS	Client ID:	TCLP-1	SW1311/6010C	Units: mg/L	Prep Date: 06/01/2012	Run No: 222430				
Sample Type: MS	Test Code:	ICP METALS, TCLP	SW1311/6010C	BatchID: 162176	Analysis Date: 06/01/2012	Seq No: 4652970				
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	5.011	0.0500	5	99.3	50	150	0	0	0	0

Sample ID: 1205N79-032AMSD	Client ID:	TCLP-1	SW1311/6010C	Units: mg/L	Prep Date: 06/01/2012	Run No: 222430				
Sample Type: MSD	Test Code:	ICP METALS, TCLP	SW1311/6010C	BatchID: 162176	Analysis Date: 06/01/2012	Seq No: 4652971				
Analyte	Result	RPT Limit	SPK value	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	5.113	0.0500	5	101	50	150	5.011	2.02	30	

Qualifiers:	>	Greater than Result value	<	Less than Result value	B	Analyte detected in the associated method blank
	BRL	Below reporting limit	E	Estimated (value above quantitation range)	H	Holding times for preparation or analysis exceeded
	J	Estimated value detected below Reporting Limit	N	Analyte not NELAC certified	R	RPD outside limits due to matrix
	Rpt Lim	Reporting Limit	S	Spike Recovery outside limits due to matrix		



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

December 15, 2010

Gregory Allpow
One Consulting Group, Inc.
P.O. Box 54382
Atlanta GA 30308

TEL: (404) 815-8005
FAX: (404) 815-8002

RE: Forest Heights

Dear Gregory Allpow:

Order No: 1012599

Analytical Environmental Services, Inc. received 10 samples on 12/7/2010 6:15:00 PM for the analyses presented in following report.

No problems were encountered during the analyses. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits. Any discrepancies associated with the analyses contained herein will be noted and submitted in the form of a project Case Narrative.

AES' certifications are as follows:

- NELAC/Florida Certification number E87582 for analysis of Environmental Water, soil/hazardous waste, and Drinking Water Microbiology, effective 07/01/10-06/30/11.
- AIHA Certification ID #100671 for Industrial Hygiene samples (Organics, Inorganics), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) effective until 09/01/11.

These results relate only to the items tested. This report may only be reproduced in full.

If you have any questions regarding these test results, please feel free to call.

James Forrest
Project Manager



ANALYTICAL ENVIRONMENTAL SERVICES, INC
 3785 Presidential Parkway, Atlanta GA 30340-3704
AES TEL.: (770) 457-8177 / TOLL-FREE (800) 972-4889 / FAX: (770) 457-8188

Work Order: A1069
 Date: 12-7-10 Page 1 of 1

CHAIN OF CUSTODY

COMPANY:		ADDRESS:		SIGNED BY:		SIGNATURE:		DATE/TIME:		RECEIVED BY:		DATE/TIME:		RELINQUISHED BY:	
ONE Group		ALLOW						12-7-10		12-7-10/6:15p					
#	SAMPLE ID	SAMPLED		DATE	TIME	Grab	Composite	Matrix (See codes)	ANALYSIS REQUESTED		REMARKS	No # of Containers			
		DATE	TIME						ANALYSIS REQUESTED	PRESERVATION (See codes)					
1	SS1	12-7-10	10:30	X	SO				LEAD			1			
2	SS2		10:40									1			
3	SS3		10:50									1			
4	SS4		11:00									1			
5	SS5		11:10									1			
6	SS6		11:20									1			
7	SS7		11:30									1			
8	SS8		11:40									1			
9	SS9		11:50									1			
10	SS10		12:00									1			
11															
12															
13															
14															

Visit our website www.aesatlanta.com to check on the status of your results, place bottle orders, etc.

PROJECT NAME: FOREST HEIGHTS
 PROJECT #: A1069
 SITE ADDRESS: DECADE
 SEND REPORT TO: _____
 INVOICE TO: _____
 (IF DIFFERENT FROM ABOVE)
 QUOTE #: _____ PO#: _____

Turnaround Time Request
 Standard 5 Business Days
 2 Business Day Rush
 Next Business Day Rush
 Same Day Rush (auth req.)
 Other 3 DAY

STATE PROGRAM (if any): _____
 E-mail? Y/N; Fax? Y/N
 DATA PACKAGE: I II III IV

SAMPLES RECEIVED AFTER 3PM OR SATURDAY ARE CONSIDERED AS RECEIVED ON THE NEXT BUSINESS DAY; IF NO TAT IS MARKED ON COC AES WILL PROCEED AS STANDARD TAT.
 SAMPLES ARE DISPOSED OF 30 DAYS AFTER COMPLETION OF REPORT UNLESS OTHER ARRANGEMENTS ARE MADE.

SPECIAL INSTRUCTIONS/COMMENTS:

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify) WW = Waste Water
 PRESERVATIVE CODES: H+1 = Hydrochloric acid + ice I = Ice only N = Nitric acid S+1 = Sulfuric acid + ice S/M+1 = Sodium Bisulfate/Methanol + ice O = Other (specify) NA = None

White Copy - Original; Yellow Copy - Client

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 1
Project: Forest Heights	Collection Date: 12/7/2010 10:30:00 AM
Lab ID: 1012599-001	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	72.3	5.66		mg/Kg-dry	139225	1	12/09/2010 19:21	MP
PERCENT MOISTURE D2216								
Percent Moisture	15.9	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 2
Project: Forest Heights	Collection Date: 12/7/2010 10:40:00 AM
Lab ID: 1012599-002	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	56.6	5.57		mg/Kg-dry	139225	1	12/09/2010 19:31	MP
PERCENT MOISTURE D2216								
Percent Moisture	13.5	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 3
Project: Forest Heights	Collection Date: 12/7/2010 10:50:00 AM
Lab ID: 1012599-003	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	1120	6.45		mg/Kg-dry	139225	1	12/09/2010 19:35	MP
PERCENT MOISTURE D2216								
Percent Moisture	25.6	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 4
Project: Forest Heights	Collection Date: 12/7/2010 11:00:00 AM
Lab ID: 1012599-004	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	215	6.05		mg/Kg-dry	139225	1	12/09/2010 19:39	MP
PERCENT MOISTURE D2216								
Percent Moisture	20.7	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 5
Project: Forest Heights	Collection Date: 12/7/2010 11:10:00 AM
Lab ID: 1012599-005	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	194	5.57		mg/Kg-dry	139225	1	12/09/2010 18:54	MP
PERCENT MOISTURE D2216								
Percent Moisture	12.0	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:

* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
BRL Below reporting limit	S Spike Recovery outside limits due to matrix
H Holding times for preparation or analysis exceeded	Narr See case narrative
N Analyte not NELAC certified	NC Not confirmed
B Analyte detected in the associated method blank	< Less than Result value
> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 6
Project: Forest Heights	Collection Date: 12/7/2010 11:20:00 AM
Lab ID: 1012599-006	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	93.8	5.97		mg/Kg-dry	139225	1	12/09/2010 19:43	MP
PERCENT MOISTURE D2216								
Percent Moisture	22.6	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 7
Project: Forest Heights	Collection Date: 12/7/2010 11:30:00 AM
Lab ID: 1012599-007	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	95.9	5.57		mg/Kg-dry	139225	1	12/09/2010 19:47	MP
PERCENT MOISTURE D2216								
Percent Moisture	14.6	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 8
Project: Forest Heights	Collection Date: 12/7/2010 11:40:00 AM
Lab ID: 1012599-008	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	144	5.86		mg/Kg-dry	139225	1	12/09/2010 19:51	MP
PERCENT MOISTURE D2216								
Percent Moisture	20.7	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 9
Project: Forest Heights	Collection Date: 12/7/2010 11:50:00 AM
Lab ID: 1012599-009	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	84.3	5.71		mg/Kg-dry	139225	1	12/09/2010 19:55	MP
PERCENT MOISTURE D2216								
Percent Moisture	15.5	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc

Date: 15-Dec-10

Client: One Consulting Group, Inc.	Client Sample ID: SS 10
Project: Forest Heights	Collection Date: 12/7/2010 12:00:00 PM
Lab ID: 1012599-010	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	414	5.84		mg/Kg-dry	139225	1	12/09/2010 19:59	MP
PERCENT MOISTURE D2216								
Percent Moisture	14.7	0		wt%	R186426	1	12/09/2010 17:00	AS

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value

Analytical Environmental Services, Inc.

Sample/Cooler Receipt Checklist

Client One Groupe

Work Order Number 1012599

Checklist completed by N. Dumetz 12/7/10
Signature Date

Carrier name: FedEx UPS Courier Client US Mail Other

Shipping container/cooler in good condition? Yes No Not Present

Custody seals intact on shipping container/cooler? Yes No Not Present

Custody seals intact on sample bottles? Yes No Not Present

Container/Temp Blank temperature in compliance? (4°C+2)* ^{NO} Yes No

Cooler #1 Ambient Cooler #2 _____ Cooler #3 12/7 Cooler #4 _____ Cooler #5 _____ Cooler #6 _____

Chain of custody present? Yes No

Chain of custody signed when relinquished and received? Yes No

Chain of custody agrees with sample labels? Yes No

Samples in proper container/bottle? Yes No

Sample containers intact? Yes No

Sufficient sample volume for indicated test? Yes No

All samples received within holding time? Yes No

Was TAT marked on the COC? Yes No

Proceed with Standard TAT as per project history? Yes No Not Applicable

Water - VOA vials have zero headspace? No VOA vials submitted Yes No

Water - pH acceptable upon receipt? Yes No Not Applicable

Adjusted? _____ Checked by _____

Sample Condition: Good Other(Explain) _____

(For diffusive samples or AIIIA lead) Is a known blank included? Yes No

See Case Narrative for resolution of the Non-Conformance.

* Samples do not have to comply with the given range for certain parameters.

Analytical Environmental Services, Inc

Date: 15-Dec-10

ANALYTICAL QC SUMMARY REPORT

BatchID: 139225

Client: One Consulting Group, Inc.
 Project Name: Forest Heights
 Workorder: 1012599

Sample ID: MB-139225	Client ID:	Units: mg/Kg	Prep Date: 12/09/2010	Run No: 186399				
Sample Type: MBLK	TestCode: METALS, TOTAL	BatchID: 139225	Analysis Date: 12/09/2010	Seq No: 3884711				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	BRL	0.997	0	0	0	0	0	0

Sample ID: LCS-139225	Client ID:	Units: mg/Kg	Prep Date: 12/09/2010	Run No: 186399				
Sample Type: LCS	TestCode: METALS, TOTAL	BatchID: 139225	Analysis Date: 12/09/2010	Seq No: 3884709				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RRPD	RPD Limit	Qual
Lead	47.85	95.7	80	120	0	0	0	0

Sample ID: 1012599-005AMS	Client ID: SS 5	Units: mg/Kg-dry	Prep Date: 12/09/2010	Run No: 186399				
Sample Type: MS	TestCode: METALS, TOTAL	BatchID: 139225	Analysis Date: 12/09/2010	Seq No: 3884719				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	223.5	52.3	75	125	0	0	0	S

Sample ID: 1012599-005AMSD	Client ID: SS 5	Units: mg/Kg-dry	Prep Date: 12/09/2010	Run No: 186399				
Sample Type: MSD	TestCode: METALS, TOTAL	BatchID: 139225	Analysis Date: 12/09/2010	Seq No: 3884723				
Analyte	Result	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual
Lead	238.1	78.4	75	125	223.5	6.34	20	

Qualifiers:	>	Greater than Result value	<	Less than Result value	B	Analyte detected in the associated method blank
	BRL	Below reporting limit	E	Estimated (value above quantitation range)	H	Holding times for preparation or analysis exceeded
	J	Estimated value detected below Reporting Limit	N	Analyte not NELAC certified	R	RPD outside limits due to matrix
	Rpt Lim	Reporting Limit	S	Spike Recovery outside limits due to matrix		

APPENDIX IV

SOIL DISPOSAL WORK PLAN

Wednesday, June 06, 2012

New Columbia Forrest Height, LP
1718 Peachtree Street; Suite 684
Atlanta, Georgia 30309

Attention: **Jakob Von Trapp**

Subject: **Soil Disposal Work Plan
New Columbia Forrest Heights Apartments
1048 South Columbia Drive
Decatur, DeKalb County, Georgia 30030
One Group Project #A1069.03**

Jakob:

One Consulting Group, Inc. (One Group) is pleased to provide the following soil disposal work plan for the proposed redevelopment of the above-referenced property (Site). This work plan is provided as a guide for planning the handling of lead impacted soil. A more detailed document may be necessary to obtain compliance with all applicable federal, state, and local rules, regulations, and laws.

GOVERNANCE

The proposed renovation at the Site is governed by, but not limited to, the following environmental rules and regulations:

- Resource Conservation and Recovery Act – Subtitle C;
- Resource Conservation and Recovery Act – Subtitle D;
- 29 Code of Federal Regulations 1910.120 “Hazardous Waste Operations and Emergency Response”;
- 40 Code of Federal Regulations Parts 260-263;
- Official Code of Georgia 12-8-90 “Hazardous Sites Response Act”.

Activities described in this work plan should be performed in accordance with the above-referenced documents.

SCOPE OF WORK

The goal of this work plan is to determine the proper characterization for disposal of the identified solid waste stream (lead impacted soil) scheduled for removal from the Site. During the course of planned Site activities, lead impacted soil will be excavated and transported for offsite disposal. This excavated material will require proper characterization prior to its proper disposal.

Excavation

During planned Site activities, lead impacted soil should be pre-characterized then loaded with track hoes directly into fourteen (14) cubic yard dump trucks for transport to an approved disposal facility. Excavation activities should be performed to protect the lead impacted soil from being spread outside of the identified lead in soil hazard areas, either mechanically or by storm water.

Special care should be taken to eliminate hazards associated with fugitive dust including but not limited to: wet methods, personal protective equipment, and lined, leak-proof containerization of excavated soil. Ambient air testing may be necessary to verify excavation activities are not creating an inhalation hazard.

Characterization

Prior to excavation, lead impacted soil will be sampled for Toxicity Characteristic Leaching Procedure (TCLP) lead analysis. TCLP analysis is defined by USEPA Method No. 1311 as described in the USEPA Test Methods for Evaluating Solid Waste, SW-846, Laboratory Manual, Physical/Chemical Methods, Vol1C: Chapter 8, Section 8.4.

One confirmation soil sample should be obtained per 100 tons of excavated material.

Soil Designation

Two designations, described below, are anticipated to characterize the Site's excavated, lead impacted soil.

Regulated Material Impacted, Non-Hazardous Solid Waste would be soil impacted with regulated materials above detectable and/ or background levels, but exempted from hazardous waste designation. Soils containing lead-based paint chips, total lead concentrations exceeding 100 parts per million, and TCLP lead content less than 5 milligrams per liter, should be considered lead-impacted, non-hazardous solid waste for disposal purpose.

Hazardous Waste would be soil impacted with regulated hazardous materials that exhibit the hazardous waste characteristics of ignitability, corrosivity, reactivity and/or toxicity. Soil with TCLP lead content equal to or exceeding 5 milligrams per liter should be characterized in this designation.

Disposal

Regulated Material Impacted, Non-Hazardous Solid Waste, at a minimum, should be disposed of in a permitted, Subtitle D (lined with leachate collection system) landfill that accepts municipal solid and industrial non-hazardous wastes.

Hazardous Waste, at a minimum, should be disposed of in a permitted, Subtitle C (Hazardous Waste) landfill. If hazardous waste disposal is required for excavated soil at the Site, it is recommended disposal is supervised by a qualified environmental professional.

CONCLUSIONS

Approximately 75 tons of lead-impacted, non-hazardous, solid waste (soil) are estimated at the Site that require removal and proper disposal.

A budgetary cost of \$6500 is estimated for removing the lead in soil hazard at the Site.

CLOSURE

Thank you for the opportunity to be of service. If you have any further questions please do not hesitate to contact us.

Sincerely,
One Consulting Group, Inc.



Robert Brawner, CHMM #13495
Principal

APPENDIX V

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE

February 29, 2012

New Columbia Forrest Heights, LP
1718 Peachtree Street NW; Suite 684
Atlanta, Georgia 30309

Attention: **Jakob Von Trapp**

Subject: **Vapor Encroachment Screen
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
One Group Project #A1069.03**

One Consulting Group, Inc. (One Group) is pleased to provide this Vapor Encroachment Screen for the above-referenced property (Target Property).

GOVERNANCE

This scope of work was performed in accordance with ASTM Designation: E2600-10 "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (Standard Practice).

BACKGROUND

One Group's Environmental Site Assessment (Phase I) prepared for the Target Property dated June 13, 2012, was reviewed in accordance with the Standard Practice.

TIER 1 SCREENING ASSESSMENT

No recognized environmental conditions associated with vapor encroachment were identified on the Site. No suspect or known contaminated sites were identified surrounding the Target Property within the *approximate minimum search distances*, as per Standard Practice Section 8.3.2.

CONCLUSIONS

A Vapor Encroachment Condition can be ruled out because a Vapor Encroachment Condition does not or is not likely to exist. Vapor intrusion is unlikely to be an issue of concern in connection with existing or planned structures on the Target Property.

CLOSURE

Thank you for the opportunity to be of service. If you have any further questions please do not hesitate to contact us.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Principal

APPENDIX F
NOISE ASSESSMENT DOCUMENTATION

Monday, February 27, 2012

**Subject: Initial Noise Screening
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
One Group Project #A1069.03**

The Environmental Professional must determine if the Site (or any part thereof as measured from the property line) is within (i) five (5) miles of a civil airport; (ii) fifteen (15) miles of a military airfield; (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count; or (iv) 3000 feet of a railroad or rail line. These conclusions and supporting discussion (i.e. the distances between the Site and the above-listed noise sources and how the Environmental Professional determined these distances) should be included in Section 5.4.22 of the Phase I Report and related documentation must be included in Appendix J.

Noise sources evaluated included rail, road vehicle noise, and air traffic sources. It was determined if the Site (or any part thereof as measured from the property line) was within radius of the following facility types:

- (i) five (5) miles of a civil airport - Not applicable. Peachtree DeKalb Airport is the nearest facility to the Site, approximately 7.25 miles to the north.
- (ii) fifteen (15) miles of a military airfield - Not applicable. USAF Dobbins Air Reserve Base is the nearest facility to the Site, approximately 16.40 miles to the northwest.
- (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count - Not applicable. The Site has direct exposure to South Columbia Drive its southern boundary. Traffic data was obtained from the Georgia DOT's State Transportation and Statistics Reporting site (STARS), traffic counter 3761.

DeKalb, 0089, 4.51, 6.25,
7880, 17, COLUMBIA DRIVE, KATIE KERR DRIVE

This counter indicates South Columbia Drive has an average daily traffic count of 7,780 which is less than 10,000. Memorial Drive is located greater than 1,000 feet south of the Site.

- (iv) 3,000 feet of a railroad or rail line – not applicable. No active rail lines are within 3,000 feet of the Site.

Available aerial photographs, online search engines, and online mapping software were used to determine distances to the above-referenced facilities. Available maps and documentation is attached.

If the Site (or any part thereof as measured from the property line) is within the distances of noise sources discussed in the paragraph above, the Environmental Professional must complete a noise assessment in accordance with: the most current Georgia Department of Community Affairs Office of Affordable Housing Environmental Manual E; HUD Noise Assessment Guidelines (NAG); and 24 C.F.R § 51.100 et seq.

The Site is not within applicable radii of facilities identified as noise sources; therefore, a noise assessment will not be required.

Sincerely,
One Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Rrs', with a long horizontal flourish extending to the right.

Robert Brawner
Project Manager

Attachments

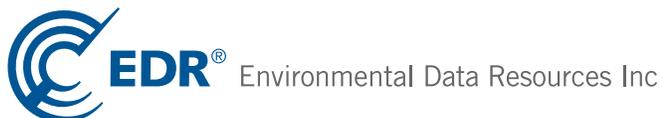
APPENDIX G
REGULATORY SEARCH INFORMATION

Forrest Heights

1048 South Columbia Drive
Decatur, GA 30030

Inquiry Number: 3256377.1s
February 10, 2012

The EDR Radius Map™ Report with GeoCheck®



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

1048 SOUTH COLUMBIA DRIVE
DECATUR, GA 30030

COORDINATES

Latitude (North): 33.7581402 - 33° 45' 29.30"
Longitude (West): 84.2726025 - 84° 16' 21.36"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 752623.2
UTM Y (Meters): 3738488.5
Elevation: 1008 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33084-G3 NORTHEAST ATLANTA, GA
Most Recent Revision: 1997

South Map: 33084-F3 SOUTHEAST ATLANTA, GA
Most Recent Revision: 1995

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2009, 2010
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

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Disposal Facilities

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Above Ground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

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

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

HIST LF..... Historical Landfills

SWRCY..... Recycling Center Listing

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

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

EXECUTIVE SUMMARY

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 DOE.....	Sleam-Electric Plan Operation Data
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH.....	Coal Ash Disposal Site Listing
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

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

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

GA NON-HSI: Georgia Non Hazardous Site Inventory Sites.

A review of the GA NON-HSI list, as provided by EDR, and dated 09/30/2011 has revealed that there is 1 GA NON-HSI site within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ORKIN PEST CONTROL NO 156</i>	<i>2625 TALLEY ST</i>	<i>NW 1/2 - 1 (0.986 mi.)</i>	<i>23</i>	<i>40</i>

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 11/30/2011 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>TWINER RELVEDERN CAR WASH</i>	<i>3442 MEMORIAL DR</i>	<i>S 1/4 - 1/2 (0.301 mi.)</i>	<i>18</i>	<i>24</i>
<i>BELLSOUTH MOBILITY INC/MTSO/SW</i>	<i>1085 KATIE KERR DR</i>	<i>NW 1/4 - 1/2 (0.382 mi.)</i>	<i>20</i>	<i>27</i>
<i>AMOCO (FORMER #12)</i>	<i>3390 MEMORIAL DR</i>	<i>SSW 1/4 - 1/2 (0.398 mi.)</i>	<i>21</i>	<i>37</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SPEED TRIP</i>	<i>890 COLUMBIA DR</i>	<i>WNW 1/8 - 1/4 (0.210 mi.)</i>	<i>A4</i>	<i>9</i>
<i>FIRESTONE STORE #07E6/J NEMETH</i>	<i>3518 MEMORIAL DR</i>	<i>SSE 1/8 - 1/4 (0.227 mi.)</i>	<i>C7</i>	<i>11</i>
<i>BELVEDERE CHEVRON</i>	<i>3557 MEMORIAL DR</i>	<i>SE 1/8 - 1/4 (0.231 mi.)</i>	<i>B10</i>	<i>13</i>
<i>TEXACO FOOD & GAS</i>	<i>3568 MEMORIAL DR</i>	<i>ESE 1/8 - 1/4 (0.235 mi.)</i>	<i>D12</i>	<i>17</i>
<i>MEMORIAL CITGO (CITGO FOOD MAR</i>	<i>3335 MEMORIAL DR</i>	<i>SSE 1/4 - 1/2 (0.300 mi.)</i>	<i>17</i>	<i>23</i>
<i>GOODYEAR ASC 2170</i>	<i>3589 MEMORIAL DR</i>	<i>ESE 1/4 - 1/2 (0.312 mi.)</i>	<i>19</i>	<i>26</i>
<i>SEEK CONVENIENT LLC DBA SHELL</i>	<i>3697 MEMORIAL DR</i>	<i>ENE 1/4 - 1/2 (0.490 mi.)</i>	<i>22</i>	<i>38</i>

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 09/14/2010 has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SPEED TRIP</i>	<i>890 COLUMBIA DR</i>	<i>WNW 1/8 - 1/4 (0.210 mi.)</i>	<i>A2</i>	<i>7</i>
<i>FIRESTONE STORE #07E6/J NEMETH</i>	<i>3518 MEMORIAL DR</i>	<i>SSE 1/8 - 1/4 (0.227 mi.)</i>	<i>C7</i>	<i>11</i>
<i>BELVEDERE CHEVRON</i>	<i>3557 MEMORIAL DR</i>	<i>SE 1/8 - 1/4 (0.231 mi.)</i>	<i>B10</i>	<i>13</i>
<i>TEXACO FOOD & GAS</i>	<i>3568 MEMORIAL DR</i>	<i>ESE 1/8 - 1/4 (0.235 mi.)</i>	<i>D14</i>	<i>19</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

EXECUTIVE SUMMARY

RCRA-NonGen: 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.

A review of the RCRA-NonGen list, as provided by EDR, and dated 06/15/2011 has revealed that there are 2 RCRA-NonGen sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>FIRESTONE STORE NO 07E6</i>	<i>3518 MEMORIAL DR</i>	<i>SSE 1/8 - 1/4 (0.227 mi.)</i>	<i>C6</i>	<i>10</i>
<i>BUDDY OAKES & SONS</i>	<i>3568 MEMORIAL DR</i>	<i>ESE 1/8 - 1/4 (0.235 mi.)</i>	<i>D13</i>	<i>17</i>

EDR PROPRIETARY RECORDS

EDR Proprietary Records

EDR Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

A review of the EDR Historical Auto Stations list, as provided by EDR, has revealed that there are 7 EDR Historical Auto Stations sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DUREN S BOB TEXACO SERVICE	1113 COLUMBIA DR	ESE 1/8 - 1/4 (0.173 mi.)	1	7

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PILOT OIL CORP	890 COLUMBIA DR	WNW 1/8 - 1/4 (0.210 mi.)	A3	8
BELVEDERE SINCLAIR SERVICE	3542 MEMORIAL DR	SE 1/8 - 1/4 (0.225 mi.)	B5	9
CHEVRON CAR CARE CENTER	3557 MEMORIAL DR	SE 1/8 - 1/4 (0.230 mi.)	B8	12
BELVEDERE EXXON CAR CARECENTER	3556 MEMORIAL DR	SE 1/8 - 1/4 (0.231 mi.)	B9	13
PADGETT GULF SERVICE	3568 MEMORIAL DR	ESE 1/8 - 1/4 (0.235 mi.)	D11	16
OAKES BUDDY AND SONS CAR CARE	3568 MEMORIAL DR	SE 1/8 - 1/4 (0.238 mi.)	D15	22

EDR Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

A review of the EDR Historical Cleaners list, as provided by EDR, has revealed that there is 1 EDR Historical Cleaners site within approximately 0.25 miles of the target property.

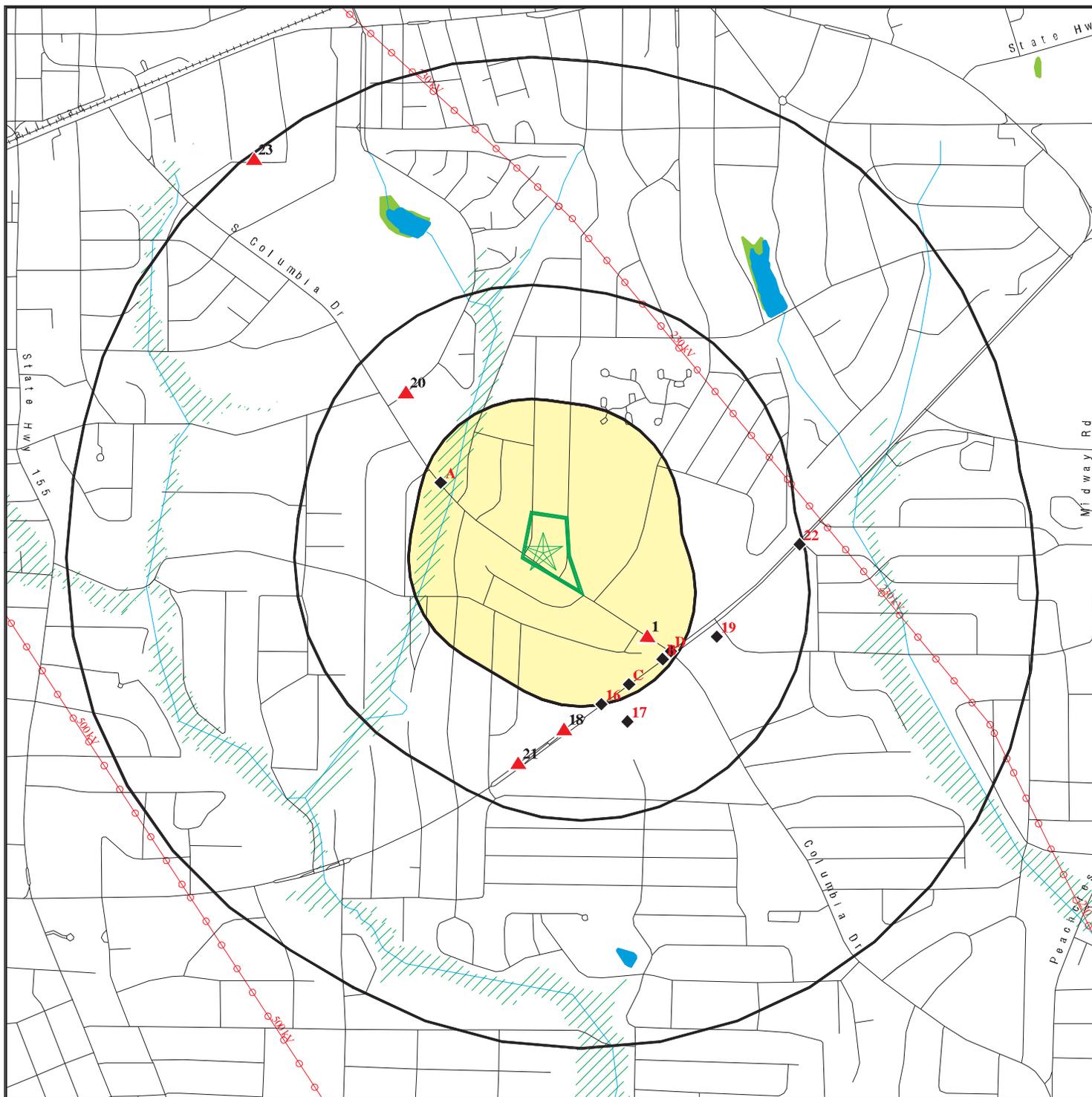
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BELVEDERE CLEANERS AND LAUNDRY	3427 MEMORIAL DR	S 1/8 - 1/4 (0.249 mi.)	16	23

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
FORMER AVONDALE MALL	UST, FINANCIAL ASSURANCE
STEPHENSON CHEMICAL COMPANY	CERCLIS
GLEN DEVON DEVELOPMENT, INC.	SWF/LF
GLEN DEVON DEVELOPMENT, INC.	SWF/LF
GLEN DEVON DEVELOPMENT, INC. INERT	SWF/LF
GLEN DEVON DEVELOPMENT, INC.	SWF/LF
DRIFTWOOD BUILDERS, INC. INERT LAN	SWF/LF
HAIRSTON CREEK INERT LANDFILL	SWF/LF
SHAWN DEVELOPMENT, INC. -KATIE KER	SWF/LF
SHAWN DEVELOPMENT-KATIE KERR DRIVE	SWF/LF
R.W.F. CONTRACTORS INERT LF	SWF/LF
FORMER AVONDALE MALL	LUST

OVERVIEW MAP - 3256377.1s



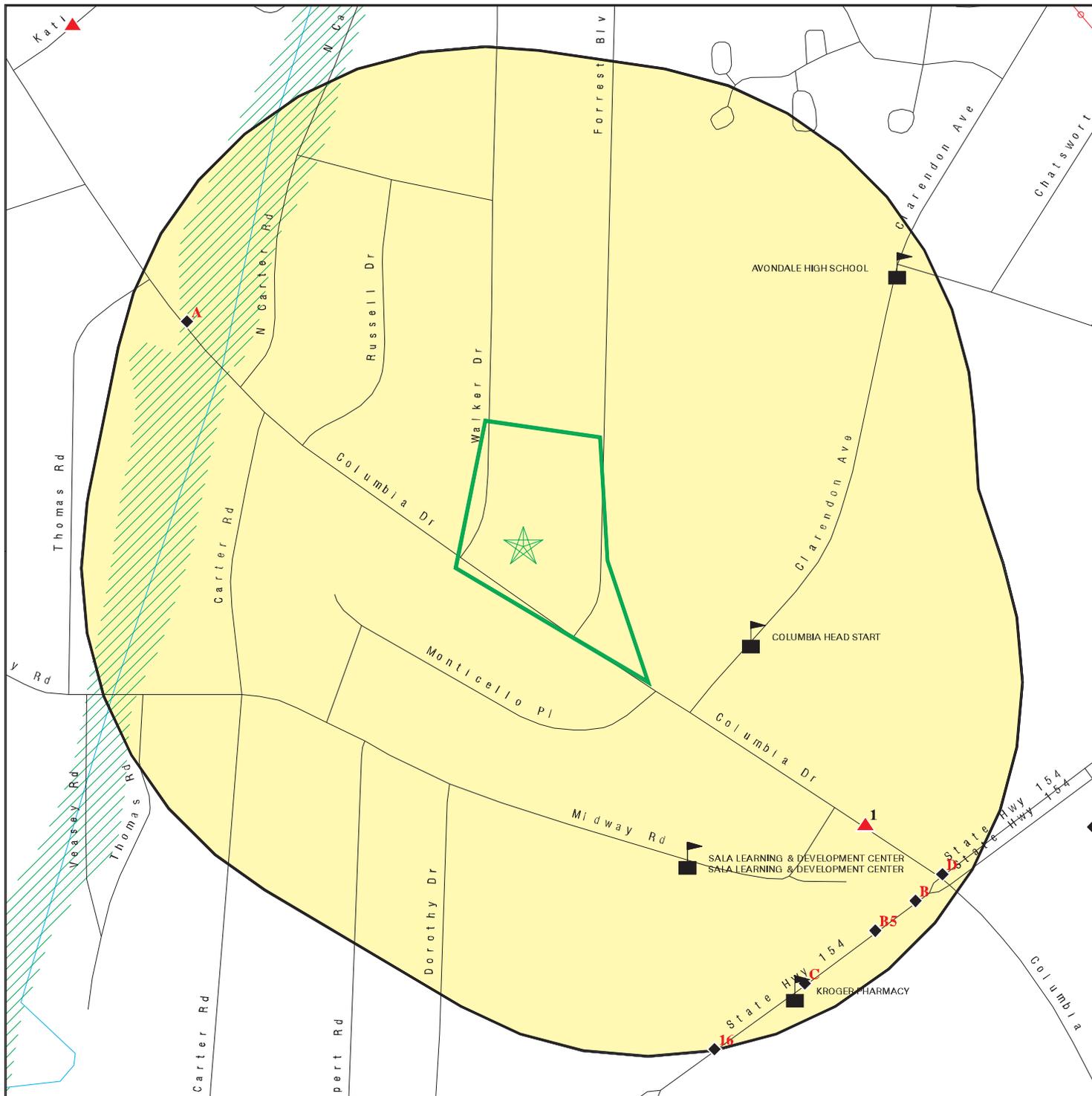
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  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: Forrest Heights
 ADDRESS: 1048 South Columbia Drive
 Decatur GA 30030
 LAT/LONG: 33.758140212728 / 84.2726024560903

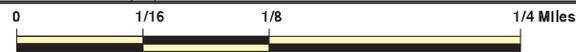
CLIENT: One Consulting Group, Inc.
 CONTACT: Brawner
 INQUIRY #: 3256377.1s
 DATE: February 10, 2012 1:06 pm

DETAIL MAP - 3256377.1s



-  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
-  Power transmission lines
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Forrest Heights ADDRESS: 1048 South Columbia Drive Decatur GA 30030 LAT/LONG: 33.758140212728 / 84.2726024560903</p>	<p>CLIENT: One Consulting Group, Inc. CONTACT: Brawner INQUIRY #: 3256377.1s DATE: February 10, 2012 1:07 pm</p>
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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								
<i>Federal NPL site list</i>								
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
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.000	0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
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
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS		TP	NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS		1.000	0	0	0	0	NR	0
GA NON-HSI		1.000	0	0	0	1	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.500	0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST		0.500	0	4	6	NR	NR	10
INDIAN LUST		0.500	0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST		0.250	0	4	NR	NR	NR	4

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
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
HIST LF		0.500	0	0	0	NR	NR	0
SWRCY		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	2	NR	NR	NR	2
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

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
MINES		0.250	0	0	NR	NR	NR	0
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 DOE	TP		NR	NR	NR	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH		0.500	0	0	0	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	7	NR	NR	NR	7
EDR Historical Cleaners		0.250	0	1	NR	NR	NR	1

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

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
ESE
1/8-1/4
0.173 mi.
914 ft.

DUREN S BOB TEXACO SERVICE
1113 COLUMBIA DR
ATLANTA, GA

EDR Historical Auto Stations 1009353422
N/A

Relative:
Higher
Actual:
1010 ft.

EDR Historical Auto Stations:
Name: TITSHAW S TEX TEXACO
Year: 1960
Type: GASOLINE STATIONS
Name: DUREN BOB TEXACO SERVICE
Year: 1962
Type: GASOLINE STATIONS
Name: DUREN S BOB TEXACO SERVICE
Year: 1966
Type: GASOLINE STATIONS
Name: DUREN S BOB TEXACO SERVICE
Year: 1970
Type: GASOLINE STATIONS
Name: DUREN S BOB TEXACO SERVICE
Year: 1975
Type: GASOLINE STATIONS

A2
WNW
1/8-1/4
0.210 mi.
1108 ft.

SPEED TRIP
890 COLUMBIA DR
DECATUR, GA 30087
Site 1 of 3 in cluster A

UST U003005586
FINANCIAL ASSURANCE N/A

Relative:
Lower
Actual:
953 ft.

UST:
Facility:
Facility Id: 9044334
Facility Status: Active
Facility Type: Gas Station
Contact Id: 4207
Owner Name: SPEED TRIP
Owner Address: 890 COLUMBIA DRIVE
Owner City: DECATUR
Owner State: GA
Owner Zip: 30087
Owner City,St,Zip: DECATUR, GA 30087
Owner Telephone: Not reported
District: PIRT 3

Tank ID: 1
Status Date: 6/21/1999
Status: **Currently In Use**
Product1: Gas
Material: Steel-Impressed Current
Capacity: 8000
Pipe Material: Cathodically Protected
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 6/21/1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPEED TRIP (Continued)

U003005586

Tank Exempt From Spill: Not reported
Date Spill Device Installed: 6/21/1999

Tank ID: 2
Status Date: 6/21/1999
Status: Currently In Use
Product1: Gas
Material: Steel-Impressed Current
Capacity: 8000
Pipe Material: Cathodically Protected
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 6/21/1999
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 6/21/1999

Tank ID: 3
Status Date: 6/21/1999
Status: Currently In Use
Product1: Gas
Material: Steel-Impressed Current
Capacity: 8000
Pipe Material: Cathodically Protected
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 6/21/1999
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 6/21/1999

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 9044334
Financial Responsibility: G.U.S.T. Trust Fund

A3
WNW
1/8-1/4
0.210 mi.
1108 ft.

PILOT OIL CORP
890 COLUMBIA DR
ATLANTA, GA

EDR Historical Auto Stations 1009384544
N/A

Site 2 of 3 in cluster A

Relative:
Lower

EDR Historical Auto Stations:

Name: COLUMBIA DRIVE SERVICE STATION
Year: 1960
Type: GASOLINE STATIONS

Actual:
953 ft.

Name: COLUMBIA DRIVE SERVICE STATION
Year: 1962
Type: GASOLINE STATIONS

Name: COLUMBIA DRIVE SERVICE STATION
Year: 1966
Type: GASOLINE STATIONS

Name: HOOD OIL
Year: 1970

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PILOT OIL CORP (Continued)

1009384544

Type: GASOLINE STATIONS
 Name: FLEET OIL
 Year: 1975
 Type: GASOLINE STATIONS
 Name: PILOT OIL CORP
 Year: 1982
 Type: GASOLINE STATIONS

A4
WNW
 1/8-1/4
 0.210 mi.
 1108 ft.

SPEED TRIP
890 COLUMBIA DR
DECATUR, GA 30030
Site 3 of 3 in cluster A

FINDS 1006794479
LUST N/A

Relative:
Lower

FINDS:

Registry ID: 110013639358

Actual:
953 ft.

Environmental Interest/Information System
 GEIMS (Geographic Environmental Information Management System)
 provides the EPA and Public a single point of access to core data for
 all facilities and sites regulated or monitored by the EPA and a
 single system for the reporting of all environmental data.

LUST:

Facility ID: 09044334
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: Confirmed Release
 Date Received: 2/10/1997
 Project Officer: Burris, Stephen B

B5
SE
 1/8-1/4
 0.225 mi.
 1187 ft.

BELVEDERE SINCLAIR SERVICE
3542 MEMORIAL DR
ATLANTA, GA
Site 1 of 4 in cluster B

EDR Historical Auto Stations 1009370103
N/A

Relative:
Lower

EDR Historical Auto Stations:

Name: JONES RALPH SERVICE STATION
 Year: 1960
 Type: GASOLINE STATIONS
 Name: JONES RALPH SERVICE STATION
 Year: 1962
 Type: GASOLINE STATIONS
 Name: BELVEDERE SINCLAIR SERVICE
 Year: 1966
 Type: GASOLINE STATIONS

Actual:
1006 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C6
SSE
1/8-1/4
0.227 mi.
1198 ft.

FIRESTONE STORE NO 07E6
3518 MEMORIAL DR
DECATUR, GA 30032

RCRA-NonGen 1000978808
FINDS GA0000942250

Site 1 of 2 in cluster C

Relative:
Lower

RCRA-NonGen:

Date form received by agency: 02/28/1998

Facility name: FIRESTONE STORE NO 07E6

Facility address: 3518 MEMORIAL DR
DECATUR, GA 30032

EPA ID: GA0000942250

Mailing address: W GOLF RD
ROLLING MEADOWS, IL 60008

Contact: MICHAEL OLSON

Contact address: 2550 W GOLF RD
ROLLING MEADOWS, IL 60008

Contact country: US

Contact telephone: (847) 927-2388

Contact email: Not reported

EPA Region: 04

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: BRIDGESTONE/FIRESTONE INC

Owner/operator address: 2550 W GOLF RD
ROLLING MEADOWS, IL 60008

Owner/operator country: Not reported

Owner/operator telephone: (847) 981-2200

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Hazardous Waste Summary:

Waste code: D000

Waste name: Not Defined

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRESTONE STORE NO 07E6 (Continued)

1000978808

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D008
Waste name: LEAD

Waste code: D018
Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110006393866

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**C7
SSE
1/8-1/4
0.227 mi.
1198 ft.**

**FIRESTONE STORE #07E6/J NEMETH
3518 MEMORIAL DR
DECATUR, GA 30032**

**LUST U003003955
UST N/A
FINANCIAL ASSURANCE**

Site 2 of 2 in cluster C

**Relative:
Lower**

LUST:
Facility ID: 04440040
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 11/15/1994
Project Officer: Cooper,Debbie

**Actual:
1004 ft.**

UST:

Facility:

Facility Id: 4440040
Facility Status: Closed
Facility Type: Commercial
Contact Id: 2576
Owner Name: MEMID INC % ACKERMAN & CO
Owner Address: 1040 CROWN POINTE PKWY/STE 200
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30338
Owner City,St,Zip: ATLANTA, GA 30338
Owner Telephone: Not reported
District: PIRT 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRESTONE STORE #07E6/J NEMETH (Continued)

U003003955

Tank ID: 1
Status Date: 10/19/1994
Status: Removed From Ground
Product1: Used Oil
Material: Bare Steel
Capacity: 270
Pipe Material: Bare Steel
Pipe Type: Gravity Fed
Overfill Protection: Yes
Overfill Installed: Not reported
Tank Exempt From Spill: Yes
Date Spill Device Installed: Not reported

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440040
Financial Responsibility: Insurance

B8
SE
1/8-1/4
0.230 mi.
1216 ft.

CHEVRON CAR CARE CENTER
3557 MEMORIAL DR
ATLANTA, GA
Site 2 of 4 in cluster B

EDR Historical Auto Stations 1009370142
N/A

Relative:
Lower

EDR Historical Auto Stations:

Actual:
1001 ft.

Name: MARKS JAMES H
Year: 1960
Type: GASOLINE STATIONS

Name: MARKS SERVICE
Year: 1962
Type: GASOLINE STATIONS

Name: BELVEDERE STANDARD SERVICE
Year: 1966
Type: GASOLINE STATIONS

Name: BELVEDERE STANDARD SERVICE
Year: 1970
Type: GASOLINE STATIONS

Name: BELVEDERE STANDARD SERVICE
Year: 1975
Type: GASOLINE STATIONS

Name: CHEVRON CAR CARE CENTER
Year: 1982
Type: GASOLINE STATIONS

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

B9 SE 1/8-1/4 0.231 mi. 1218 ft.	BELVEDERE EXXON CAR CARECENTER 3556 MEMORIAL DR ATLANTA, GA Site 3 of 4 in cluster B	EDR Historical Auto Stations	1009370141 N/A
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Relative: EDR Historical Auto Stations:
Lower Name: BELVEDERE EXXON CAR CARECENTER
 Year: 1975
Actual: Type: GASOLINE STATIONS
1001 ft.

B10 SE 1/8-1/4 0.231 mi. 1219 ft.	BELVEDERE CHEVRON 3557 MEMORIAL DR DECATUR, GA 30032 Site 4 of 4 in cluster B	FINDS LUST UST FINANCIAL ASSURANCE	1006772611 N/A
---	--	---	---------------------------------

Relative: FINDS:
Lower Registry ID: 110013418925

Actual: Environmental Interest/Information System
1002 ft. GEIMS (Geographic Environmental Information Management System) provides the EPA and Public a single point of access to core data for all facilities and sites regulated or monitored by the EPA and a single system for the reporting of all environmental data.

LUST:
 Facility ID: 04440826
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: In Remediation - Active System
 Date Received: 8/16/1993
 Project Officer: Burris, Stephen B

Facility ID: 04440826
 Leak ID: 1
 Description: Suspected Release Received
 Cleanup Status: In Remediation - Active System
 Date Received: 7/28/1993
 Project Officer: Burris, Stephen B

Facility ID: 04440826
 Leak ID: 3
 Description: Suspected Release Received
 Cleanup Status: Suspected Release
 Date Received: 1/27/1995
 Project Officer: Strickfaden, Richard K

UST:
Facility:
 Facility Id: 4440826
 Facility Status: Active
 Facility Type: Gas Station
 Contact Id: 3557
 Owner Name: KASHMIR INC/CHEVRON FOOD MART
 Owner Address: 3557 MEMORIAL DR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELVEDERE CHEVRON (Continued)

1006772611

Owner City: DECATUR
Owner State: GA
Owner Zip: 30032
Owner City,St,Zip: DECATUR, GA 30032
Owner Telephone: 404-288-0344
District: PIRT 3

Tank ID: 1
Status Date: 6/1/1986
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 10
Status Date: 5/2/2002
Status: Currently In Use
Product1: Diesel
Material: Composite
Capacity: 6000
Pipe Material: Fiberglass/Double Walled
Pipe Type: Pressure
Overfill Protection: No
Overfill Installed: 8/6/1993
Tank Exempt From Spill: No
Date Spill Device Installed: 8/6/1993

Tank ID: 2
Status Date: 6/1/1986
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 3
Status Date: 6/1/1986
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELVEDERE CHEVRON (Continued)

1006772611

Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 4
Status Date: 6/1/1986
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 10000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 5
Status Date: 6/1/1986
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 5000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 6
Status Date: 6/1/1986
Status: Removed From Ground
Product1: Used Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Yes
Overfill Installed: Not reported
Tank Exempt From Spill: Yes
Date Spill Device Installed: Not reported

Tank ID: 7
Status Date: 1/1/1986
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELVEDERE CHEVRON (Continued)

1006772611

Overfill Protection: Not reported
Overfill Installed: 8/6/1993
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 8/6/1993

Tank ID: 8
Status Date: 1/1/1986
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 8/6/1993
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 8/6/1993

Tank ID: 9
Status Date: 1/1/1986
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 8/6/1993
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 8/6/1993

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440826
Financial Responsibility: G.U.S.T. Trust Fund

D11
ESE
1/8-1/4
0.235 mi.
1239 ft.

PADGETT GULF SERVICE
3568 MEMORIAL DR
DECATUR, GA
Site 1 of 5 in cluster D

EDR Historical Auto Stations 1009370158
N/A

Relative:
Lower

Actual:
998 ft.

EDR Historical Auto Stations:
Name: PADGETT GULF SERVICE
Year: 1962
Type: GASOLINE STATIONS

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Elevation	Site	Database(s)	EPA ID Number

D12 ESE 1/8-1/4 0.235 mi. 1239 ft.	TEXACO FOOD & GAS 3568 MEMORIAL DR DECATUR, GA 30032 Site 2 of 5 in cluster D	FINDS LUST	1006784870 N/A
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Relative:
Lower

FINDS:

Registry ID: 110013542595

Actual:
998 ft.

Environmental Interest/Information System
 GEIMS (Geographic Environmental Information Management System)
 provides the EPA and Public a single point of access to core data for
 all facilities and sites regulated or monitored by the EPA and a
 single system for the reporting of all environmental data.

LUST:

Facility ID: 04440062
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: NFA - No Further Action
 Date Received: 2/2/1990
 Project Officer: Gu,Chifeng

Facility ID: 04440062
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: NFA - No Further Action
 Date Received: 4/23/1990
 Project Officer: Gu,Chifeng

Facility ID: 04440062
 Leak ID: 2
 Description: Confirmed Release Received
 Cleanup Status: NFA - No Further Action
 Date Received: 5/20/1999
 Project Officer: Burris,Stephen B

Facility ID: 04440062
 Leak ID: 3
 Description: Confirmed Release Received
 Cleanup Status: In Remediation
 Date Received: 1/22/2002
 Project Officer: Burris,Stephen B

D13 ESE 1/8-1/4 0.235 mi. 1239 ft.	BUDDY OAKES & SONS 3568 MEMORIAL DR DECATUR, GA 30032 Site 3 of 5 in cluster D	RCRA-NonGen FINDS	1000507808 GAD984307058
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Relative:
Lower

RCRA-NonGen:

Date form received by agency: 06/15/1994
 Facility name: BUDDY OAKES & SONS
 Facility address: 3568 MEMORIAL DR
 DECATUR, GA 30035

 EPA ID: GAD984307058
 Mailing address: MEMORIAL DR

Actual:
998 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BUDDY OAKES & SONS (Continued)

1000507808

DECATUR, GA 30035
Contact: RICK OAKES
Contact address: 3568 MEMORIAL DR
DECATUR, GA 30035
Contact country: US
Contact telephone: (404) 284-5604
Contact email: Not reported
EPA Region: 04
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: LUCY A OAKES
Owner/operator address: 3568 MEMORIAL DR
DECATUR, GA 30035
Owner/operator country: Not reported
Owner/operator telephone: (404) 284-5604
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D000
Waste name: Not Defined

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D008
Waste name: LEAD

Waste code: D018

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BUDDY OAKES & SONS (Continued)

1000507808

Waste name: BENZENE
 Waste code: D039
 Waste name: TETRACHLOROETHYLENE
 Violation Status: No violations found

FINDS:

Registry ID: 110005700152

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

D14
ESE
1/8-1/4
0.235 mi.
1239 ft.

TEXACO FOOD & GAS
3568 MEMORIAL DR
DECATUR, GA 30032
Site 4 of 5 in cluster D

UST U003003958
FINANCIAL ASSURANCE N/A

Relative:
Lower

UST:

Actual:
998 ft.

Facility:

Facility Id: 4440062
 Facility Status: Active
 Facility Type: Gas Station
 Contact Id: 2614
 Owner Name: UKANI BROTHERS INC
 Owner Address: 3568 MEMORIAL DR
 Owner City: DECATUR
 Owner State: GA
 Owner Zip: 30032
 Owner City,St,Zip: DECATUR, GA 30032
 Owner Telephone: 404-284-5604
 District: PIRT 3

Tank ID: 1
 Status Date: 3/1/1990
Status: Removed From Ground
 Product1: Gas
 Material: Bare Steel
 Capacity: 5288
 Pipe Material: Galvanized Steel
 Pipe Type: Not Marked
 Overfill Protection: Not reported
 Overfill Installed: Not reported
 Tank Exempt From Spill: Not reported
 Date Spill Device Installed: Not reported

Tank ID: 10
 Status Date: 5/10/1994

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO FOOD & GAS (Continued)

U003003958

Status: Removed From Ground
Product1: Heating Oil
Material: Not Marked/Unknown
Capacity: 550
Pipe Material: Not Marked
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 11
Status Date: 5/10/1994
Status: Removed From Ground
Product1: Used Oil
Material: Not Marked/Unknown
Capacity: 275
Pipe Material: Not Marked
Pipe Type: Not Marked
Overfill Protection: Yes
Overfill Installed: Not reported
Tank Exempt From Spill: Yes
Date Spill Device Installed: Not reported

Tank ID: 2
Status Date: 3/1/1990
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 5288
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 3
Status Date: 3/1/1990
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 5288
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 4
Status Date: 3/1/1990
Status: Removed From Ground

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO FOOD & GAS (Continued)

U003003958

Product1: Diesel
Material: Bare Steel
Capacity: 5288
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: 4/25/1990
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 4/25/1990

Tank ID: 5
Status Date: 3/1/1990
Status: Removed From Ground
Product1: Kerosene
Material: Marked Unknown
Capacity: 550
Pipe Material: Unknown
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: 4/25/1990
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 4/25/1990

Tank ID: 6
Status Date: 3/1/1990
Status: Removed From Ground
Product1: Used Oil
Material: Marked Unknown
Capacity: 550
Pipe Material: Unknown
Pipe Type: Not Marked
Overfill Protection: Yes
Overfill Installed: Not reported
Tank Exempt From Spill: Yes
Date Spill Device Installed: 4/25/1990

Tank ID: 7
Status Date: 4/1/1990
Status: Currently In Use
Product1: Gas
Material: Cathodically Protected Steel
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 12/8/2000
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 12/8/2000

Tank ID: 8
Status Date: 4/1/1990
Status: Currently In Use
Product1: Gas

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO FOOD & GAS (Continued)

U003003958

Material: Cathodically Protected Steel
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 12/8/2000
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 12/8/2000

Tank ID: 9
Status Date: 4/1/1990
Status: Currently In Use
Product1: Diesel
Material: Cathodically Protected Steel
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 12/8/2000
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 12/8/2000

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440062
Financial Responsibility: G.U.S.T. Trust Fund

D15
SE
1/8-1/4
0.238 mi.
1255 ft.

OAKES BUDDY AND SONS CAR CARE CENTER LUCY OAKES
3568 MEMORIAL DR
ATLANTA, GA

EDR Historical Auto Stations 1009370157
N/A

Site 5 of 5 in cluster D

Relative:
Lower

EDR Historical Auto Stations:

Name: PADGETT GULF SERVICE STATION
Year: 1960
Type: GASOLINE STATIONS

Actual:
998 ft.

Name: MARKS GULF SERVICE STATION
Year: 1966
Type: GASOLINE STATIONS

Name: MARKS GULF SERVICE STATION
Year: 1970
Type: GASOLINE STATIONS

Name: OAKES GULF SERVICE STATION
Year: 1975
Type: GASOLINE STATIONS

Name: OAKES GULF SERVICE STATION
Year: 1982
Type: GASOLINE STATIONS

Name: OAKES BUDDY AND SONS CAR CARE CENTER LUCY OAKES
Year: 1991

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKES BUDDY AND SONS CAR CARE CENTER LUCY OAKES (Continued)

1009370157

Type: AUTOMOBILE REPAIRING & SERVICE

16
South
1/8-1/4
0.249 mi.
1315 ft.

BELVEDERE CLEANERS AND LAUNDRY
3427 MEMORIAL DR
ATLANTA, GA

EDR Historical Cleaners 1009342643
N/A

Relative:
Lower

EDR Historical Cleaners:

Name: BELVEDERE CLEANERS AND LAUNDERETTE
Year: 1960
Type: CLOTHES PRESSERS AND CLEANERS

Actual:
1001 ft.

Name: BELVEDERE CLEANERS AND LAUNDRY
Year: 1962
Type: CLEANERS AND DYERS

17
SSE
1/4-1/2
0.300 mi.
1586 ft.

MEMORIAL CITGO (CITGO FOOD MART)
3335 MEMORIAL DR
DECATUR, GA 30032

LUST U001919987
UST N/A
FINANCIAL ASSURANCE

Relative:
Lower

LUST:

Facility ID: 09044234
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 3/28/2002
Project Officer: Taiwo,Michael

Actual:
988 ft.

UST:

Facility:

Facility Id: 9044234
Facility Status: Active
Facility Type: Gas Station
Contact Id: 57555
Owner Name: RELIANCE EXPRESS INC
Owner Address: 3335 MEMORIAL DR
Owner City: DECATUR
Owner State: GA
Owner Zip: 30032
Owner City,St,Zip: DECATUR, GA 30032
Owner Telephone: 404-288-4603
District: PIRT 3

Tank ID: PLUS/UL
Status Date: 7/26/1984
Status: **Currently In Use**
Product1: Gas
Material: Fiberglass
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MEMORIAL CITGO (CITGO FOOD MART) (Continued)

U001919987

Overfill Protection: Not reported
Overfill Installed: 11/18/1997
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 11/18/1997

Tank ID: PRE-UL
Status Date: 7/26/1984
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 11/18/1997
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 11/18/1997

Tank ID: UL
Status Date: 7/26/1984
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 11/18/1997
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 11/18/1997

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 9044234
Financial Responsibility: G.U.S.T. Trust Fund

18
South
1/4-1/2
0.301 mi.
1591 ft.

TWINER RELVEDERN CAR WASH
3442 MEMORIAL DR
DECATUR, GA 30032

LUST U004117272
UST N/A
FINANCIAL ASSURANCE

Relative:
Higher

LUST:
Facility ID: 04440577
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 3/29/2007
Project Officer: Wallace,Ronald J

Actual:
1009 ft.

UST:
Facility:
Facility Id: 4440577
Facility Status: Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TWINER RELVEDERN CAR WASH (Continued)

U004117272

Facility Type: Commercial
Contact Id: 3316
Owner Name: TWINER CAR WASH INC
Owner Address: 3442 MEMORIAL DR
Owner City: DECATUR
Owner State: GA
Owner Zip: 30032
Owner City,St,Zip: DECATUR, GA 30032
Owner Telephone: 404-284-4434
District: PIRT 3

Tank ID: 1
Status Date: Not reported
Status: Currently In Use
Product1: Gas
Material: Bare Steel
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 1
Status Date: Not reported
Status: Removed From Ground Date Unknown
Product1: Gas
Material: Bare Steel
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 2
Status Date: Not reported
Status: Currently In Use
Product1: Gas
Material: Bare Steel
Capacity: 8000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 2
Status Date: Not reported
Status: Removed From Ground Date Unknown

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TWINER RELVEDERN CAR WASH (Continued)

U004117272

Product1: Gas
Material: Bare Steel
Capacity: 8000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 3
Status Date: 12/1/1989
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 12000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440577
Financial Responsibility: Not Marked

19
ESE
1/4-1/2
0.312 mi.
1649 ft.

GOODYEAR ASC 2170
3589 MEMORIAL DR
DECATUR, GA 30032

LUST U003004054
UST N/A
FINANCIAL ASSURANCE

Relative:
Lower

LUST:
Facility ID: 04440698
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 8/9/1996
Project Officer: Logan, William E.

Actual:
983 ft.

UST:

Facility:
Facility Id: 4440698
Facility Status: Closed
Facility Type: Commercial
Contact Id: 2709
Owner Name: GOODYEAR TIRE & RUBBER COMPANY
Owner Address: 1144 E MARKET ST
Owner City: AKRON
Owner State: OH
Owner Zip: 44316
Owner City, St, Zip: AKRON, OH 44316
Owner Telephone: 216-796-7898

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOODYEAR ASC 2170 (Continued)

U003004054

District: PIRT 3

Tank ID: 1
Status Date: 8/6/1996
Status: Removed From Ground
Product1: Used Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Bare Steel
Pipe Type: Gravity Fed
Overfill Protection: Yes
Overfill Installed: Not reported
Tank Exempt From Spill: Yes
Date Spill Device Installed: Not reported

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440698
Financial Responsibility: Self Insured

20
NW
1/4-1/2
0.382 mi.
2019 ft.

BELLSOUTH MOBILITY INC/MTSO/SWIT
1085 KATIE KERR DR
DECATUR, GA 30030

LUST U001488455
UST N/A
TIER 2
FINANCIAL ASSURANCE

Relative:
Higher

LUST:
Facility ID: 04440061
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 2/2/1994
Project Officer: Heard, Tracey

Actual:
1009 ft.

UST:

Facility:
Facility Id: 4440061
Facility Status: Closed
Facility Type: Commercial
Contact Id: 2611
Owner Name: BELLSOUTH MOBILITY INC
Owner Address: 2030 POWERS FERRY RD SUITE 500
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30339
Owner City,St,Zip: ATLANTA, GA 30339
Owner Telephone: 404-956-2437
District: PIRT 3

Tank ID: 1
Status Date: 1/24/1994
Status: Removed From Ground
Product1: Diesel
Material: Cathodically Protected Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Capacity: 1000
Pipe Material: Cathodically Protected
Pipe Type: Suction: Valve At The Tank
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

GA TIER 2:

Facility ID: FATR2010JD9QDC13291Y
Facility Country: USA
Chemicals Same as Last Year: Not reported
Data Tier 2 Signed: 01-24-2011
Dikes/Saveguard Measures: Not reported
Facility Department: 3001 DE KATIE KERR
Facility Date Modified: 01/26/2011
State Fees Total: Not reported
Mailing Address: P.O. Box 97061
Mailing City,St,Zip: Redmond, WA 980739761
Mailing Country: USA
Latitude: 33.763878
Longitude: -84.276865
Lat/Long Location Desc: UN
Lat/Long Method: UN
Number Employees on Site: 0
Reporting Year: 2010
Site Coordinate Abbrvtns Sbmtd: Not reported
Fire District: DEKALB COUNTY DEPARTMENT OF FIRE & RESCUE SERVICES
Notes: Not reported
Validity: Not reported

Facility:

Year: Not reported
Facility ID Type: Not reported
ID: Not reported
Facility ID Description: Not reported
Facility ID Last Modified: Not reported

Inventory:

Chemical Inventory ID: CVTR2010JD9QDC001B
Year: 2010
Acute Health Risks: True
Average Daily Amount: 22200.0
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: Not reported
Chronic Health Risk: True
CAS Number: 68476346
EHS Substance: Not reported
Last Modified: 01/26/2011
Days on Site: 365
Chemical Name: Diesel
Fire Hazard: True
Gas: Not reported
Liquid: True
Max Daily Amount: 22200.0
Max Daily Amount Code: 04
Max Amount in Largest Container: 22200.0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: Not reported
Solid: Not reported
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: 2010
Substance Amount: 22200.0
Units: gallons
Storage Type: A
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: N/A
Substance Last Modified: 9/8/2011
Chemical Inventory ID: CVTR2010JD9QDC002D
Year: 2010
Acute Health Risks: Not reported
Average Daily Amount: 98403.0
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: Not reported
Chronic Health Risk: True
CAS Number: 7439921
EHS Substance: Not reported
Last Modified: 01/26/2011
Days on Site: 365
Chemical Name: Lead
Fire Hazard: Not reported
Gas: Not reported
Liquid: Not reported
Max Daily Amount: 98403.0
Max Daily Amount Code: 04
Max Amount in Largest Container: 98403.0
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: Not reported
Solid: True
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: 2010
Substance Amount: 98403.0
Units: Pounds
Storage Type: R
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: GA EAST MT
Substance Last Modified: 9/8/2011

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Chemical Inventory ID: CVTR2010JD9QDC003F
Year: 2010
Acute Health Risks: True
Average Daily Amount: 11230.0
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: Not reported
Chronic Health Risk: True
CAS Number: 7664939
EHS Substance: True
Last Modified: 01/26/2011
Days on Site: 365
Chemical Name: SULFURIC ACID
Fire Hazard: Not reported
Gas: Not reported
Liquid: True
Max Daily Amount: 11230.0
Max Daily Amount Code: 04
Max Amount in Largest Container: 11230.0
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: True
Solid: Not reported
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: 2010
Substance Amount: 11230.0
Units: Pounds
Storage Type: R
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: GA EAST MT
Substance Last Modified: 9/8/2011

Contact:

Year: Not reported
Contact ID: Not reported
Contact Title: Not reported
Contact First Name: Not reported
Contact Last Name: Not reported
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: Not reported
Contact Type: Not reported
Contact Modification Date: Not reported

Facility ID: FATR2009HQL6T641813N
Facility Country: USA
Chemicals Same as Last Year: Not reported
Data Tier 2 Signed: 02-04-2010
Dikes/Saveguard Measures: Not reported
Facility Department: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Facility Date Modified: Not reported
State Fees Total: Not reported
Mailing Address: P.O. Box 97061
Mailing City, St, Zip: Redmond, WA 980739761
Mailing Country: USA
Latitude: 33.763878
Longitude: -84.276865
Lat/Long Location Desc: UN
Lat/Long Method: UN
Number Employees on Site: 0
Reporting Year: 2009
Site Coordinate Abbrvtns Sbmttd: Not reported
Fire District: DEKALB COUNTY DEPARTMENT OF FIRE & RESCUE SERVICES
Notes: Not reported
Validity: Not reported

Facility:

Year: 2009
Facility ID Type: SIC
ID: 4812
Facility ID Description: RADIOTELEPHONE COMMUNICATIONS
Facility ID Last Modified: Not reported
Year: 2009
Facility ID Type: Dun & Bradstreet
ID: 102026754
Facility ID Description: Not reported
Facility ID Last Modified: Not reported
Year: 2009
Facility ID Type: NAICS
ID: 517210
Facility ID Description: Not reported
Facility ID Last Modified: Not reported

Inventory:

Chemical Inventory ID: CVTR2009HQL6T6001L
Year: 2009
Acute Health Risks: True
Average Daily Amount: 3000.0
Average Daily Amount Code: 03
CB Record ID: Not reported
Chemical Same as Last Year: Not reported
Chronic Health Risk: True
CAS Number: 68476346
EHS Substance: Not reported
Last Modified: 9/7/2010
Days on Site: 365
Chemical Name: Diesel
Fire Hazard: True
Gas: Not reported
Liquid: True
Max Daily Amount: 3000.0
Max Daily Amount Code: 03
Max Amount in Largest Container: 3000.0
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: Not reported
Solid: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: 2009
Substance Amount: 2000.0
Units: pounds
Storage Type: L
Storage Pressure Code: 2
Storage Temperature Code: 4
Substance Location: Plant 1
Substance Last Modified: 9/7/2010
Year: 2009
Substance Amount: 3000.0
Units: gallons
Storage Type: A
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: N/A
Substance Last Modified: 9/7/2010
Chemical Inventory ID: CVTR2009HQL6T6002N
Year: 2009
Acute Health Risks: Not reported
Average Daily Amount: 98403.0
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: Not reported
Chronic Health Risk: True
CAS Number: 7439921
EHS Substance: Not reported
Last Modified: 9/7/2010
Days on Site: 365
Chemical Name: Lead
Fire Hazard: Not reported
Gas: Not reported
Liquid: Not reported
Max Daily Amount: 98403.0
Max Daily Amount Code: 04
Max Amount in Largest Container: 98403.0
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: Not reported
Solid: True
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: 2009
Substance Amount: 98403.0
Units: Pounds
Storage Type: R
Storage Pressure Code: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Storage Temperature Code: 4
Substance Location: GA EAST MT
Substance Last Modified: 9/7/2010
Chemical Inventory ID: CVTR2009HQL6T6003Q
Year: 2009
Acute Health Risks: True
Average Daily Amount: 11230.0
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: Not reported
Chronic Health Risk: True
CAS Number: 7664939
EHS Substance: True
Last Modified: 9/7/2010
Days on Site: 365
Chemical Name: SULFURIC ACID
Fire Hazard: Not reported
Gas: Not reported
Liquid: True
Max Daily Amount: 11230.0
Max Daily Amount Code: 04
Max Amount in Largest Container: 11230.0
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: True
Solid: Not reported
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: 2009
Substance Amount: 11230.0
Units: Pounds
Storage Type: R
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: GA EAST MT
Substance Last Modified: 9/7/2010

Contact:

Year: 2009
Contact ID: CTTR2009HQL6T612093J
Contact Title: Not reported
Contact First Name: Not reported
Contact Last Name: Wireless Network Cnt
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: Not reported
Contact Type: Emergency Contact
Contact Modification Date: Not reported

Contact:

Year: 2009
Contact ID: CTTR2009HQL6T612094K

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Contact Title: Not reported
Contact First Name: Not reported
Contact Last Name: AT&T Mobility LLC
Contact Email: ehs.compliance@cingular.com
Contact Mail Address: P.O. Box 97061
Contact Mail City,St,Zip: Redmond, WA 980739761
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: Not reported

Contact:
Year: 2009
Contact ID: CTTR2009HQL6T612092J
Contact Title: Not reported
Contact First Name: ANDY
Contact Last Name: ESTES
Contact Email: AE2192@att.com
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: 24 Hour
Contact Modification Date: Not reported

Facility ID: FATR22008FAWS0141783
Facility Country: USA
Chemicals Same as Last Year: Not reported
Data Tier 2 Signed: 1/16/2009
Dikes/Saveguard Measures: Not reported
Facility Department: Not reported
Facility Date Modified: 5/13/2009
State Fees Total: Not reported
Mailing Address: P.O. Box 97061
Mailing City,St,Zip: Redmond, WA 98073
Mailing Country: USA
Latitude: Not reported
Longitude: Not reported
Lat/Long Location Desc: UN
Lat/Long Method: UN
Number Employees on Site: N/A
Reporting Year: 2008
Site Coordinate Abbrvtns Sbmtd: Not reported
Fire District: DEKALB COUNTY DEPARTMENT OF FIRE & RESCUE SERVICES
Notes: Not reported
Validity: This facility passed all validation checks.

Facility:
Year: Not reported
Facility ID Type: 4812
ID: SIC
Facility ID Description: RADIOTELEPHONE COMMUNICATIONS
Facility ID Last Modified: 2/2/2009
Year: Not reported
Facility ID Type: 513322
ID: NAICS
Facility ID Description: Cellular and Other Wireless Telecommunications
Facility ID Last Modified: 2/2/2009
Year: Not reported
Facility ID Type: 102026754

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

ID: Dun & Bradstreet
Facility ID Description: Not reported
Facility ID Last Modified: 2/2/2009

Inventory:

Chemical Inventory ID: CVTR22008FAWS0141783
Year: Not reported
Acute Health Risks: True
Average Daily Amount: 22200
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: T
Chronic Health Risk: True
CAS Number: 68476-34-6
EHS Substance: Not reported
Last Modified: 2/4/2009
Days on Site: 365
Chemical Name: Diesel
Fire Hazard: True
Gas: Not reported
Liquid: True
Max Daily Amount: 22200
Max Daily Amount Code: 04
Max Amount in Largest Container: 22200
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: Not reported
Solid: Not reported
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: Not reported
Substance Amount: 22200
Units: Pounds
Storage Type: A
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: N/A
Substance Last Modified: 2/4/2009
Chemical Inventory ID: CVTR22008FAWS0241783
Year: Not reported
Acute Health Risks: True
Average Daily Amount: 14011
Average Daily Amount Code: 04
CB Record ID: Not reported
Chemical Same as Last Year: T
Chronic Health Risk: True
CAS Number: 7664-93-9
EHS Substance: True
Last Modified: 2/4/2009
Days on Site: 365
Chemical Name: SULFURIC ACID
Fire Hazard: Not reported
Gas: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Liquid: True
Max Daily Amount: 14011
Max Daily Amount Code: 04
Max Amount in Largest Container: 14011
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: True
Solid: Not reported
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: Not reported
Substance Amount: 14011
Units: Pounds
Storage Type: R
Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: GA EAST MT
Substance Last Modified: 2/4/2009
Chemical Inventory ID: CVTR22008FAWS0341783
Year: Not reported
Acute Health Risks: Not reported
Average Daily Amount: 110880
Average Daily Amount Code: 05
CB Record ID: Not reported
Chemical Same as Last Year: T
Chronic Health Risk: True
CAS Number: 7439-92-1
EHS Substance: Not reported
Last Modified: 2/4/2009
Days on Site: 365
Chemical Name: Lead
Fire Hazard: Not reported
Gas: Not reported
Liquid: Not reported
Max Daily Amount: 110880
Max Daily Amount Code: 05
Max Amount in Largest Container: 110880
Mixture Form: Not reported
Sudden Release of Pressure Hazard: Not reported
Pure Form: True
Reactive Hazard: Not reported
Solid: True
Year: Not reported
Mixture Chemical: Not reported
Mixture Percent: Not reported
Mixture CAS: Not reported
Mixture EHS: Not reported
Mixture Last Modified: Not reported
Year: Not reported
Substance Amount: 110880
Units: Pounds
Storage Type: R

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELLSOUTH MOBILITY INC/MTSO/SWIT (Continued)

U001488455

Storage Pressure Code: 1
Storage Temperature Code: 4
Substance Location: GA EAST MT
Substance Last Modified: 2/4/2009

Contact:

Year: Not reported
Contact ID: CTTR22008FAWS0141783
Contact Title: Not reported
Contact First Name: Not reported
Contact Last Name: Wireless Network Cnt
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: Not reported
Contact Type: Emergency Contact
Contact Type: Emergency Contact
Contact Modification Date: 2/4/2009

Contact:

Year: Not reported
Contact ID: CTTR22008FAWS0106QM1
Contact Title: Not reported
Contact First Name: Not reported
Contact Last Name: AT&T Mobility LLC
Contact Email: ehs.compliance@cingular.com
Contact Mail Address: P.O. Box 97061
Contact Mail City,St,Zip: Redmond, WA 980739761
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Type: Owner / Operator
Contact Modification Date: 2/4/2009

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440061
Financial Responsibility: Self Insured

21
SSW
1/4-1/2
0.398 mi.
2099 ft.

**AMOCO (FORMER #12)
3390 MEMORIAL DR
DECATUR, GA 30032**

**LUST U003984331
UST N/A
FINANCIAL ASSURANCE**

**Relative:
Higher**

LUST:

Facility ID: 09044277
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 11/7/1994
Project Officer: Cooper,Debbie

**Actual:
1012 ft.**

UST:

Facility:

Facility Id: 9044277
Facility Status: Closed
Facility Type: Gas Station

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO (FORMER #12) (Continued)

U003984331

Contact Id: 4106
Owner Name: AMOCO OIL COMPANY
Owner Address: 375 NORTHRIDGE RD SUITE 600
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30350
Owner City,St,Zip: ATLANTA, GA 30350
Owner Telephone: 404-512-6867
District: PIRT 3

Tank ID: Not reported
Status Date: Not reported
Status: Not reported
Product1: Not reported
Material: Not reported
Capacity: Not reported
Pipe Material: Not reported
Pipe Type: Not reported
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 9044277
Financial Responsibility: Not Marked

22
ENE
1/4-1/2
0.490 mi.
2589 ft.

SEEK CONVENIENT LLC DBA SHELL FO
3697 MEMORIAL DR
DECATUR, GA 30032

LUST U003004065
UST N/A
FINANCIAL ASSURANCE

Relative:
Lower

LUST:
Facility ID: 04440774
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA -Monitoring Only (MNA)
Date Received: 7/26/1995
Project Officer: Adams,Kelly B

Actual:
984 ft.

UST:

Facility:
Facility Id: 4440774
Facility Status: Active
Facility Type: Gas Station
Contact Id: 3517
Owner Name: SEEK CONVENIENT LLC DBA SHELL FOODMART
Owner Address: 3697 MEMORIAL DR
Owner City: DECATUR
Owner State: GA
Owner Zip: 30032
Owner City,St,Zip: DECATUR, GA 30032
Owner Telephone: 404-289-1475

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SEEK CONVENIENT LLC DBA SHELL FO (Continued)

U003004065

District: PIRT 3

Tank ID: 1
Status Date: 2/1/1989
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 2/1/1989
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 2/1/1989

Tank ID: 2
Status Date: 2/1/1989
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 2/1/1989
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 2/1/1989

Tank ID: 3
Status Date: 2/1/1989
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 2/1/1989
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 2/1/1989

Tank ID: 4
Status Date: 2/1/1989
Status: Currently In Use
Product1: Kerosene
Material: Fiberglass
Capacity: 4000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Suction: No Valve At The Tank
Overfill Protection: Not reported
Overfill Installed: 2/1/1989
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 2/1/1989

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SEEK CONVENIENT LLC DBA SHELL FO (Continued)

U003004065

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 4440774
Financial Responsibility: G.U.S.T. Trust Fund

23
NW
1/2-1
0.986 mi.
5208 ft.

ORKIN PEST CONTROL NO 156
2625 TALLEY ST
DECATUR, GA 30030

GA NON-HSI
UST
INST CONTROL
BROWNFIELDS
FINANCIAL ASSURANCE

U001490877
N/A

Relative:
Higher

NON-HSI:
Latitude: 33.770000000000003
Longitude: 84.28277777777781
Ground Water Pathway Score: 8.13000000
On-Site Pathway Score: 14.81
Report Date: 1/20/2011
Contamination: H2O: dieldrin, OS: tetrachloroethene

Actual:
1027 ft.

UST:

Facility:

Facility Id: 9044087
Facility Status: Closed
Facility Type: Commercial
Contact Id: 3765
Owner Name: ORKIN PEST CONTROL NO 156
Owner Address: 2625 TALLEY ST
Owner City: DECATUR
Owner State: GA
Owner Zip: 30030
Owner City,St,Zip: DECATUR, GA 30030
Owner Telephone: 404-378-7501
District: PIRT 3

Tank ID: 1
Status Date: 9/21/1990
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

INST CONTROL:

Risk: Non-Residential
Restricted: Yes

BROWNFIELD:

Type: N-HSI
Type 2: Response Actions (Non-HSI and HSI Properties)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORKIN PEST CONTROL NO 156 (Continued)

U001490877

Cleanup Plan Date: 3/25/2011
Cleanup Completed: Planned
Acreage: 0.6
Risk: Non-Residential
Restricted: Yes

FINANCIAL ASSURANCE:

Region: 1
Facility ID: 9044087
Financial Responsibility: Not Marked

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COLLEGE PARK	1014202114	STEPHENSON CHEMICAL COMPANY	2420 WEST POINT AVE	30032	CERCLIS
DECATUR	S108895512	GLEN DEVON DEVELOPMENT, INC.	ASHFORD CHASE S & D BIRKDALE		SWF/LF
DECATUR	S108895516	GLEN DEVON DEVELOPMENT, INC.	ASHFORD CHASE S & D CHARNLEY		SWF/LF
DECATUR	S107666313	GLEN DEVON DEVELOPMENT, INC. INERT	ASHFORD CHASE S & D CHARNLEY		SWF/LF
DECATUR	S107666309	GLEN DEVON DEVELOPMENT, INC.	ASHFORD CHASE S & D CHARNLEY		SWF/LF
DECATUR	S107666166	DRIFTWOOD BUILDERS, INC. INERT LAN	BRIDGEPORT CIR		SWF/LF
DECATUR	S107666346	HAIRSTON CREEK INERT LANDFILL	S HARISTON RD		SWF/LF
DECATUR	S107667823	SHAWN DEVELOPMENT, INC. -KATIE KER	KATIE KERR DR		SWF/LF
DECATUR	S107667824	SHAWN DEVELOPMENT-KATIE KERR DRIVE	KATIE KERR DR		SWF/LF
DECATUR	U004141770	FORMER AVONDALE MALL	MEMORIAL DR & COLUMBIA DR	30032	UST, FINANCIAL ASSURANCE
DECATUR	S108631326	FORMER AVONDALE MALL	MEMORIAL DR & COLUMBIA DR	30032	LUST
DECATUR	S107667594	R.W.F. CONTRACTORS INERT LF	1073 PINE GROVE AVE		SWF/LF

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: 06/30/2011	Source: EPA
Date Data Arrived at EDR: 07/12/2011	Telephone: N/A
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 01/11/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/23/2012
	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 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

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: 06/30/2011	Source: EPA
Date Data Arrived at EDR: 07/12/2011	Telephone: N/A
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 01/11/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/23/2012
	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	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	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: 06/30/2011	Source: EPA
Date Data Arrived at EDR: 07/12/2011	Telephone: N/A
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 01/10/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/23/2012
	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	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/29/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/12/2012
	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 EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/13/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/23/2012
	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	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/29/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/12/2012
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/19/2011
Date Data Arrived at EDR: 08/31/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 132

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
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: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
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: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
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: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
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: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
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: 12/30/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/30/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 12/09/2011
Number of Days to Update: 11	Next Scheduled EDR Contact: 03/26/2012
	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: 12/30/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/30/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 12/09/2011
Number of Days to Update: 11	Next Scheduled EDR Contact: 03/26/2012
	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: 10/03/2011	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 10/04/2011	Telephone: 202-267-2180
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 01/18/2012
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/16/2012
	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: 07/01/2011	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/21/2011	Telephone: 404-657-8600
Date Made Active in Reports: 08/09/2011	Last EDR Contact: 12/27/2011
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/16/2012
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2011
Date Data Arrived at EDR: 10/11/2011
Date Made Active in Reports: 11/18/2011
Number of Days to Update: 38

Source: Rindt-McDuff Associates, Inc.
Telephone: N/A
Last EDR Contact: 01/10/2012
Next Scheduled EDR Contact: 03/26/2012
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: 03/04/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/23/2011
Number of Days to Update: 43

Source: Department of Natural Resources
Telephone: 404-362-2696
Source: Center for GIS, Georgia Institute of Technology
Telephone: 404-385-0900
Last EDR Contact: 02/10/2012
Next Scheduled EDR Contact: 05/21/2012
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: 11/30/2011
Date Data Arrived at EDR: 12/19/2011
Date Made Active in Reports: 01/30/2012
Number of Days to Update: 42

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 12/19/2011
Next Scheduled EDR Contact: 04/02/2012
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: 12/14/2011
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Semi-Annually

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: 12/05/2011
Date Data Arrived at EDR: 12/07/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 7

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/01/2011	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2011	Telephone: 617-918-1313
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 02/03/2012
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/14/2012
	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: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 01/30/2012
Number of Days to Update: 59	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/01/2011	Source: EPA Region 7
Date Data Arrived at EDR: 11/21/2011	Telephone: 913-551-7003
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/30/2012
Number of Days to Update: 50	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

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: 08/18/2011	Source: EPA Region 8
Date Data Arrived at EDR: 08/19/2011	Telephone: 303-312-6271
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 01/30/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Quarterly

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	Source: Environmental Protection Division
Date Data Arrived at EDR: 09/21/2010	Telephone: 404-362-2687
Date Made Active in Reports: 11/29/2010	Last EDR Contact: 12/21/2011
Number of Days to Update: 69	Next Scheduled EDR Contact: 04/02/2012
	Data Release Frequency: Annually

AST: Above Ground Storage Tanks

A listing of LP gas tank site locations.

Date of Government Version: 12/02/2011	Source: Office of Insurance & Safety Fire Commissioner
Date Data Arrived at EDR: 12/02/2011	Telephone: 404-656-5875
Date Made Active in Reports: 12/16/2011	Last EDR Contact: 11/28/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 03/12/2012
	Data Release Frequency: Varies

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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
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: 12/14/2011
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Semi-Annually

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: 07/01/2011
Date Data Arrived at EDR: 08/26/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 18

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
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: 11/02/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 7

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

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: 10/01/2011
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/03/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Varies

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: 11/28/2011
Date Data Arrived at EDR: 11/29/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 42

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
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: 11/01/2011
Date Data Arrived at EDR: 11/21/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 50

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Varies

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: 01/16/2012
Next Scheduled EDR Contact: 04/30/2012
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: 10/27/2011
Date Data Arrived at EDR: 11/17/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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: 08/24/2011
Date Data Arrived at EDR: 09/07/2011
Date Made Active in Reports: 09/21/2011
Number of Days to Update: 14

Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 01/06/2012
Next Scheduled EDR Contact: 04/16/2012
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: 10/27/2011
Date Data Arrived at EDR: 11/17/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/27/2011
Date Data Arrived at EDR: 06/27/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/27/2011
Next Scheduled EDR Contact: 04/09/2012
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: 12/21/2011
Next Scheduled EDR Contact: 04/09/2012
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 12/09/2011
Date Data Arrived at EDR: 12/09/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 5

Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 04/12/2012
Data Release Frequency: Varies

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: 02/06/2012
Next Scheduled EDR Contact: 05/21/2012
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: 10/07/2011
Date Data Arrived at EDR: 12/09/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 32

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
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: 07/01/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/09/2011
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 12/27/2011
Next Scheduled EDR Contact: 04/16/2012
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 09/09/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
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: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
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: 10/04/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/03/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Annually

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 01/03/2012
Date Made Active in Reports: 01/30/2012
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: 404-656-6905
Last EDR Contact: 12/30/2011
Next Scheduled EDR Contact: 04/16/2012
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: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOT OPS: Incident and Accident Data

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

Date of Government Version: 07/29/2011	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/09/2011	Telephone: 202-366-4595
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 02/07/2012
Number of Days to Update: 94	Next Scheduled EDR Contact: 05/21/2012
	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	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/20/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/30/2012
	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	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/12/2010	Telephone: 202-528-4285
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/09/2011
Number of Days to Update: 112	Next Scheduled EDR Contact: 03/26/2012
	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: 09/01/2011	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 11/18/2011	Telephone: Varies
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 12/27/2011
Number of Days to Update: 53	Next Scheduled EDR Contact: 04/16/2012
	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: 09/28/2011	Source: EPA
Date Data Arrived at EDR: 12/14/2011	Telephone: 703-416-0223
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 12/14/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 03/26/2012
	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	Source: Department of Energy
Date Data Arrived at EDR: 10/21/2010	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 11/29/2011
Number of Days to Update: 99	Next Scheduled EDR Contact: 03/12/2012
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 08/18/2011
Date Data Arrived at EDR: 09/08/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 21

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/07/2011
Next Scheduled EDR Contact: 03/19/2012
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: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 12/02/2011
Next Scheduled EDR Contact: 03/12/2012
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: 12/27/2011
Next Scheduled EDR Contact: 04/09/2012
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: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
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: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
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: 07/20/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 12/21/2011
Next Scheduled EDR Contact: 04/09/2012
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: 01/20/2012
Next Scheduled EDR Contact: 04/30/2012
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: 06/21/2011
Date Data Arrived at EDR: 07/15/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 60

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/13/2011	Telephone: 202-343-9775
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/12/2012
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/23/2012
	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: 08/02/2011	Source: EPA
Date Data Arrived at EDR: 09/13/2011	Telephone: (404) 562-9900
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 12/13/2011
Number of Days to Update: 119	Next Scheduled EDR Contact: 03/26/2012
	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	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	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	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/30/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/12/2012
	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	Source: Department of Natural Resources
Date Data Arrived at EDR: 02/15/2011	Telephone: 404-362-2680
Date Made Active in Reports: 02/23/2011	Last EDR Contact: 11/18/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 02/27/2012
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 06/29/2011
Date Made Active in Reports: 08/16/2011
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
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: 12/31/2010
Date Data Arrived at EDR: 10/25/2011
Date Made Active in Reports: 11/18/2011
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: 404-656-4852
Last EDR Contact: 12/05/2012
Next Scheduled EDR Contact: 03/19/2012
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: 01/20/2012
Next Scheduled EDR Contact: 04/30/2012
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: 02/06/2012
Next Scheduled EDR Contact: 05/07/2012
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: 12/21/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Annually

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: 01/18/2012
Next Scheduled EDR Contact: 04/30/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/03/2012
Number of Days to Update: 83	Next Scheduled EDR Contact: 05/14/2012
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 12/08/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 03/26/2012
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 05/27/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 05/31/2011	Telephone: 404-362-2537
Date Made Active in Reports: 07/11/2011	Last EDR Contact: 02/06/2012
Number of Days to Update: 41	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Varies

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	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/20/2012
Number of Days to Update: 339	Next Scheduled EDR Contact: 04/30/2012
	Data Release Frequency: N/A

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	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

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: Varies

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: 11/21/2011
Date Data Arrived at EDR: 11/22/2011
Date Made Active in Reports: 12/22/2011
Number of Days to Update: 30

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/20/2012
Next Scheduled EDR Contact: 04/30/2012
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: 11/01/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/22/2011
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/09/2012
Next Scheduled EDR Contact: 05/21/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/23/2012
Next Scheduled EDR Contact: 05/07/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/24/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 6

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/19/2011
Next Scheduled EDR Contact: 04/02/2012
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 & 2011 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.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

FORREST HEIGHTS
1048 SOUTH COLUMBIA DRIVE
DECATUR, GA 30030

TARGET PROPERTY COORDINATES

Latitude (North): 33.758140212728 - 33° 45' 29.30"
Longitude (West): 84.27260245609 - 84° 16' 21.37"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 752623.2
UTM Y (Meters): 3738488.5
Elevation: 1008 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 33084-G3 NORTHEAST ATLANTA, GA
Most Recent Revision: 1997

South Map: 33084-F3 SOUTHEAST ATLANTA, GA
Most Recent Revision: 1995

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 principal 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).

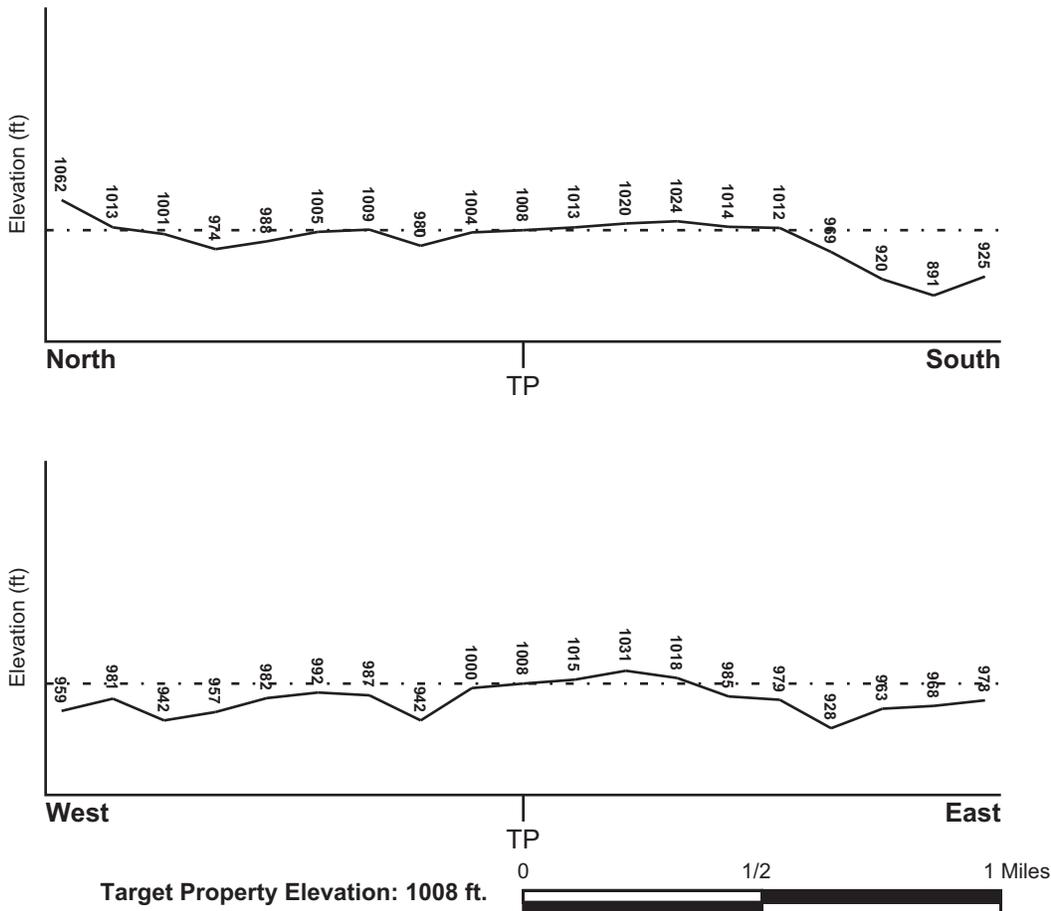
TOPOGRAPHIC INFORMATION

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 WNW

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

<u>Target Property County</u> DEKALB, GA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	13089C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> NORTHEAST ATLANTA	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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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.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
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

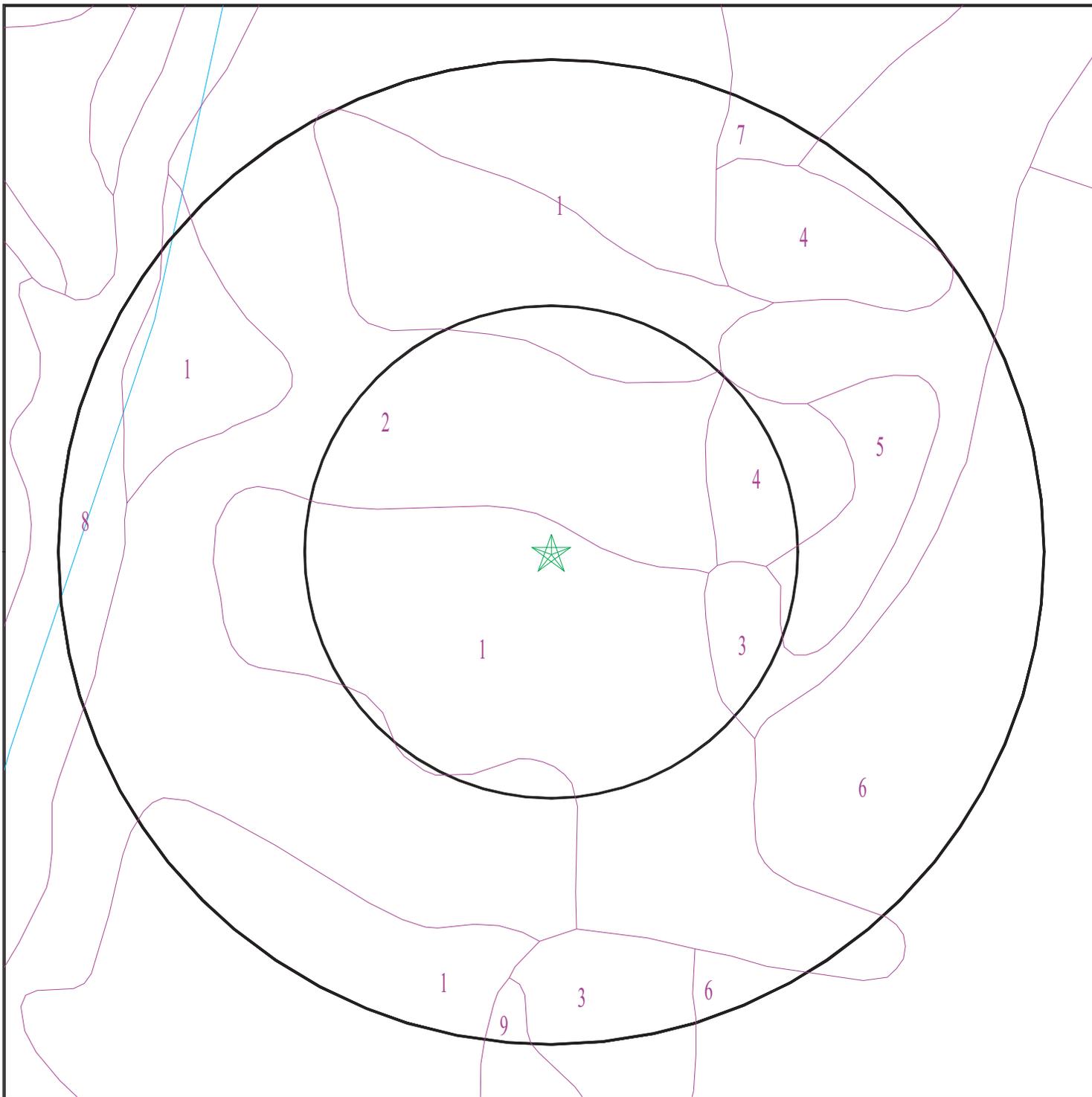
Era: Paleozoic
System: Mississippian
Series: migmatite
Code: mm3 (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Metamorphic Rocks

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 - 3256377.1s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Forrest Heights
ADDRESS: 1048 South Columbia Drive
Decatur GA 30030
LAT/LONG: 33.758140212728 / 84.2726024560903

CLIENT: One Consulting Group, Inc.
CONTACT: Brawner
INQUIRY #: 3256377.1s
DATE: February 10, 2012 1:07 pm

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: Cecil

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: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	51 inches	61 inches	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
2	0 inches	5 inches	sandy 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	5 inches	9 inches	sandy 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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	9 inches	51 inches	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: 2

Soil Component Name: Pacolet

Soil Surface Texture: 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: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	25 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	25 inches	35 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Hiwassee

Soil Surface Texture: 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							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	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%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	51 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
3	51 inches	62 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Gwinnett

Soil Surface Texture: 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: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	31 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.1
3	31 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.1

Soil Map ID: 5

Soil Component Name: Cecil

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: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	51 inches	61 inches	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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	0 inches	5 inches	sandy 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	5 inches	9 inches	sandy 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
4	9 inches	51 inches	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: 6

Soil Component Name: Urban land

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:
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: 7

Soil Component Name: Hiwassee

Soil Surface Texture: 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: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
2	5 inches	46 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 Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
3	46 inches	61 inches	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 Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5

Soil Map ID: 8

Soil Component Name: Toccoa

Soil Surface Texture: 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: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 114 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1
2	11 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1

Soil Map ID: 9

Soil Component Name: Hiwassee

Soil Surface Texture: 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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
2	7 inches	51 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
3	51 inches	62 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%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 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

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	GA2970007	1/2 - 1 Mile NNE

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

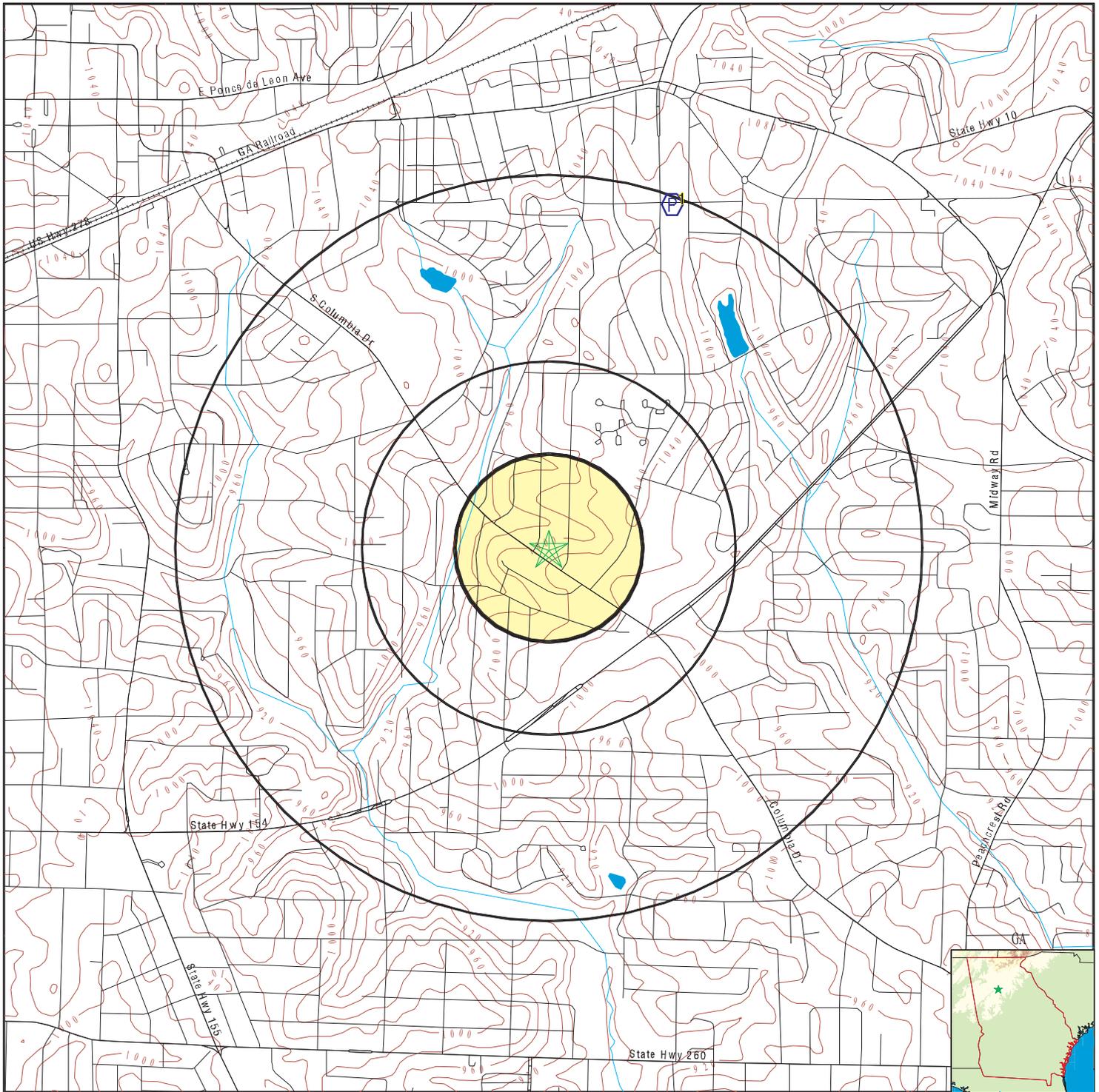
MAP ID

WELL ID

LOCATION
FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 3256377.1s



-  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
-  Wildlife Areas
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location

SITE NAME: Forrest Heights
ADDRESS: 1048 South Columbia Drive
 Decatur GA 30030
LAT/LONG: 33.758140212728 / 84.2726024560903

CLIENT: One Consulting Group, Inc.
CONTACT: Brawner
INQUIRY #: 3256377.1s
DATE: February 10, 2012 1:07 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
NNE
1/2 - 1 Mile
Higher

FRDS PWS GA2970007

Pwsid:	GA2970007	Epa region:	04
State:	GA	County:	Hart
Pws name:	SUN HILL ESTATES		
Population Served:	35	Pwssvconn:	13
PWS Source:	Groundwater		
Pws type:	CWS		
Status:	Closed	Owner type:	Private
Facility id:	1		
Facility name:	06DW00000000050		
Facility type:	Well	Treatment process:	chlorination (frds-1.5)
Treatment objective:	disinfection		
Contact name:	SUN HILL ESTATES		
Original name:	Not Reported		
Contact phone:	Not Reported	Contact address1:	Not Reported
Contact address2:	P.O. BOX 661		
Contact city:	AVONDALE EST.		
Contact zip:	30002		

Pwsid:	GA2970007	Epa region:	04
State:	GA	County:	Hart
Pws name:	SUN HILL ESTATES		
Population Served:	35	Pwssvconn:	13
PWS Source:	Groundwater		
Pws type:	CWS		
Status:	Closed	Owner type:	Private
Facility id:	1T		
Facility name:	06DW00000000050		
Facility type:	Treatment_plant	Treatment process:	chlorination (frds-1.5)
Treatment objective:	disinfection		
Contact name:	SUN HILL ESTATES		
Original name:	Not Reported		
Contact phone:	Not Reported	Contact address1:	Not Reported
Contact address2:	P.O. BOX 661		
Contact city:	AVONDALE EST.		
Contact zip:	30002		

PWS ID: GA2970007
 Date Initiated: 7706 Date Deactivated: Not Reported
 PWS Name: SUN HILL ESTATES
 P.O. BOX 661
 AVONDALE EST., GA 30002

Addressee / Facility: Not Reported

Facility Latitude:	33 46 17	Facility Longitude:	084 16 01
City Served:	Not Reported		
Treatment Class:	Treated	Population:	00000035

Violations information not reported.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for DEKALB County: 1

- 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: 30030

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

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 & 2011 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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Robert Brawner

From: Kim Feagler [Kim.Feagler@dnr.state.ga.us]
Sent: Thursday, February 16, 2012 2:19 PM
To: Robert Brawner
Subject: Open Records Request - Forrest Heights Apartments

Mr. Brawner,

This is in response to your recent request made under the Georgia Open Records Act (GORA) regarding information from our files on the referenced facility.

A review of the Land Protection Branch files indicate that we have no information concerning the referenced facility as listed in your request. The Land Protection Branch consists of the Hazardous Waste Management Program, Underground Storage Tank Program, Solid Waste Management Program, Surface Mining Management Program, Scrap Tire Management Program, and the Lead-Based Paint & Asbestos Program.

Please let me know if you have any questions or need further assistance.

Thank you

Kim Feagler
Environmental Protection Division
Georgia Department of Natural Resources
4244 International Parkway, Suite 104
Atlanta, GA 30354
404/362-2684

Georgia Department of Natural Resources

Environmental Protection Division, Watershed Protection Branch
4220 International Parkway, Suite 101
Atlanta, Georgia 30354
FAX: 404/675-2506

February 16, 2012

Robert Brawner
One Consulting Group, Inc.

RE: Open Records Request:
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Georgia 30030

Dear Mr. Brawner:

This is in response to your recent request, made under the Georgia Open Records Act (GORA) regarding information from our files on the above referenced property.

A review of Watershed Protection Branch files indicates that we have no information concerning the above referenced property as listed in your request.

For further assistance, please contact Renee Walker at (404) 675-1743.

Sincerely,

Renee Walker
GORA Secretary

rlw

APPENDIX H

RECORD OF COMMUNICATIONS AND INTERVIEWS

RECORD OF COMMUNICATION SUMMARY

X	<u>1. User Questionnaire</u>
X	<u>2. General Property Questionnaire</u>
N/A	<u>3a. City Fire</u>
X	<u>3a. County Fire</u>
N/A	<u>3b. City Health</u>
X	<u>3b. County Health</u>
N/A	<u>3c. City Planning/Zoning/Code/ Development Authority</u>
X	<u>3c. County Planning/Zoning/Code/ Development Authority</u>
X	<u>3d. Groundwater agency Protection</u>
X	<u>County Police</u>
X	<u>Tax Authority Info</u>
X	<u>Brownfield</u>
X	<u>US Fish and Wildlife Services</u>
X	<u>US National Park Service</u>
X	<u>GADNR Parks and Recs</u>
X	<u>GADNR Wildlife Resources Division</u>
X	<u>Zoning Confirmation</u>
X	<u>Water and Sewer Availability Confirmation</u>
X	<u>Electric Service Confirmation</u>

ENVIRONMENTAL SITE ASSESSMENT PHASE I USER QUESTIONNAIRE

Upon completion, please return this form (along with any attachments) to:

ONE CONSULTING GROUP, INCORPORATED
POST OFFICE BOX 54382, ATLANTA, GEORGIA 30308
FACSIMILE – (404) 815-8002

According to the ASTM E 1527-05 Standard Practice, it is the responsibility of the User of the Phase I Environmental Site Assessment (ESA) to communicate certain information to the environmental professional conducting the Phase I ESA. Please complete this Phase I ESA User Questionnaire so that One Consulting Group, Inc. may ascertain whether you or your firm (as the "User" of the Phase I ESA) possess any specialized knowledge or experience which is material to any "recognized environmental condition" (as defined by ASTM E 1527-05).

COMPLETE AND CORRECT SITE INFORMATION

Property Name: Forrest Heights

Address: 1038 South Columbia Drive

City, State, Zip: Decatur GA 30030

County / Occupant: DeKalb

Please provide a map or survey documenting Site location and boundaries. Also, please provide any and all title information as soon as it is readily available.

Property Owner

Key Site Manager

Contact Name: Christina Davis /

Company Name: New Columbia Forrest Heights, L.P. /

Address: 1718 Peachtree Street Suite 684 /

City, State, Zip: Atlanta GA 30309 /

Phone & Fax: 404874 5000 /

E-mail: cdavis@columbiares.com /

Site Type:

Commercial Industrial / Manufacturing Multi-Family Residential

Mixed – Use (Residential and Commercial)

Vacant / Undeveloped / Raw Land / Single-Family Residential

Other, please explain: _____

Type of Transaction:

Purchase Finance Sale Non-transaction Inquiry

Other, please explain: _____

Do you have any Knowledge or Experience with the Property that may be Pertinent (i.e., copies of prior ESA or environmental reports, documents, correspondence, etc., concerning the Property and its environmental condition)?

Yes. Included.

LANDOWNER LIABILITY PROTECTIONS

ASTM E 1527-05 states: “In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.” Please complete the following questions:

- (1) **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).** Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state, or local law? Yes No

- (2) **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No

- (3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.29).** As the user of this ESA do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No

- (4) **Relationship of the purchase price to the fair market value of the Site if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid reasonably reflect the fair market value of the Site? Yes No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Site? Yes No

- (5) **Commonly known or reasonably ascertainable information about the Site (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

For example, as user:

- Do you know the specific past uses of the Site? Yes No
- Do you know of specific chemicals that are present or once were present at the Site? Yes No
- Do you know of spills or other chemical releases that have taken place at the Site? Yes No
- Do you know of any environmental cleanups that have taken place at the Site? Yes No

- (6) **The degree of obviousness of the presence or likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).** As the user of this ESA, based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site? Yes No

PROCEEDINGS INVOLVING THE PROPERTY

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the Site? Yes No

If yes, explain: _____

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the Site?

Yes No

If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?

Yes No

If yes, explain: _____

SIGNATURE

I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Company Name: New Columbia Farrest Heights, L.P.

Agent Name: _____

Signature:  _____

Date: 2/23/2012

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL PROPERTY QUESTIONNAIRE**

Upon completion, please return this form (along with any attachments) to:

**ONE CONSULTING GROUP, INCORPORATED
POST OFFICE BOX 54382, ATLANTA, GEORGIA 30308
FACSIMILE – (404) 815-8002**

Please complete this Site Questionnaire so that One Consulting Group, Inc. may ascertain whether you or your firm possess any specialized knowledge or experience which is material to any “recognized environmental condition” (as defined by ASTM E 1527-05).

COMPLETE AND CORRECT SITE INFORMATION

Property Name: Forrest Heights Apartments _____

Address: 1038 South Columbia Drive _____

City, State, Zip: Decatur, GA 30030 _____

County, Parrish or Regional Government: DeKalb County _____

If available, please provide a map or survey documenting Site location and boundaries.

Property Owner

Key Site Manager

Contact Name: Christina Davis / _____

Company Name: New Columbia Forrest Heights, L, P. / _____

Address: 1718 Peachtree Street / _____

City, State, Zip: Atlanta GA 30309 / _____

Phone & Fax: 404 874 5000 / _____

E-mail: cdavis@columbiares.com / _____

Site Type:

Commercial Industrial / Manufacturing Multi-Family Residential

Mixed – Use (Residential and Commercial)

Vacant / Undeveloped / Raw Land / Single-Family Residential

Other, please explain: vacant apartments _____

GENERAL PROPERTY INFORMATION

Size of Property (acres): 3.4 acres and 1.83 acres

Date of Construction/First Occupied: ?

Renovation Date (if applicable): ?

Number of Buildings/stories: 12 buildings/ two stories

Current Occupant: vacant

For apartments/assisted living, please provide a list of apartment types indicating # of bedrooms/bathrooms, square footage, and quantity. For office/retail, please provide a rent roll with rentable square footage.

Please list the following utility service providers and their contact information for the Site:

Electricity: Georgia Power

Natural Gas: Turned Off

Solid Waste: No service

Water: Dekalb County Water

Storm Sewer: Dekalb County

Sanitary Sewer: Dekalb County

Landscaping: Greenwood Group Landscaping

Pest Control: N/A

LOCAL JURISDICTION INFORMATION

What is the Government Municipality or County with jurisdiction over the property?

Dekalb County Georgia

What is the local Tax ID#, Lot and Block, or Township/Range ID#?

#1521613014 #1521607030

What fire department services the property and how often are site inspections performed?

Dekalb County

Please list any deficiencies/violations reported by the building, fire, or health department.

None

REGULATORY ENVIRONMENTAL INFORMATION

Do you have any Knowledge or Experience with the Site that may be Pertinent (i.e., copies of prior Environmental Site Assessments or environmental reports, documents, correspondence, etc., concerning the Site and its environmental condition)? Specifically:

Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state, or local law? Yes No

Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

If you answered yes to any of the above questions, please explain: _____

ENVIRONMENTAL PROCEEDINGS INVOLVING THE SITE

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the Site?

Yes No If yes, explain: _____

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the Site?

Yes No If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?

Yes No If yes, explain: _____

SITE ENVIRONMENTAL INFORMATION

Are you aware of any **underground or above ground storage tanks, petroleum dispensers, and/or heating oil tanks** on, adjacent, and/or adjoining the Site?

Yes No If yes, explain: _____

Are you aware of the **current or past presence of a dry cleaning facility** at, adjacent to, and/or nearby the Site?

Yes No If yes, explain: _____

Is there any **known (past or present) use, storage, or disposal of hazardous materials, chemicals, or substances** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **drums of unidentified waste** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **strong, noxious or pungent odors** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **unidentified substance containers** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **poly-chlorinated biphenyls (PCBs) or electrical transformers** on, adjacent to, or nearby the Site?

Yes No X If yes, explain: _____

Are you aware of any **sanitary water discharging to an onsite septic tank system or a water well actively withdrawing water** on, adjacent to, or nearby the Site?

Yes No X If yes, explain: _____

Are you aware of any **sumps, drains, floor drains, or pits** on the Site?

Yes No X

If yes, explain: _____

ADDITIONAL INFORMATION

If available, please provide the following documents or information along with this questionnaire:

- Reduced scale site and building plans
- Certificate of occupancy and/or building permit
- Copy of property tax records
- Copy of any outstanding violations
- History of recent improvements
- Previous due diligence reports
- Roof warranties or additional warranties

SIGNATURE

I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Company Name: _____

Agent Name: _____

Signature: _____

Date: 2/22/2012

13 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Fire & Rescue
1950 W. Exchange Place
Tucker, Georgia 30084

E-mail:
Phone: 678-406-7750
Facsimile: (404) 687-2724

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Ms. Thompson:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (Feb. 13, 2012 9:01PM) * * *

1)
2)

Date/Time: Feb. 13, 2012 9:00PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
7852 Memory TX	4046872724	P. 1	OK	

Reason for error

E. 1) Hang up or line fail	E. 2) Busy
E. 3) No answer	E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size	

13 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Fire & Rescue
1950 W. Exchange Place
Tucker, Georgia 30084

E-mail:
Phone: 678-404-7750
Facsimile: (404) 687-2724

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
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In the event you have information to send, please do so via electronic mail (robert@onecgroup.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Branner
Project Manager



DEKALB COUNTY FIRE RESCUE DEPARTMENT

Edward A. O'Brien, Director/Fire Chief
1950 West Exchange Place Tucker, Georgia 30084
Chief, Jerry E Wainright, Fire Marshal
Phone: 404-371-2776 Fax: 404-687-2430



FAX COVER PAGE

DEKALB COUNTY FIRE MARSHAL DIVISION

330 W. PONCE DE LEON AVENUE
DECATUR, GA 30030
PHONE: (404) 371-2776
FAX: (404) 687-2430

TO: Robert Brawner, Project Manager
FROM: Marcia Chance - C/O Chief, Jerry E. Wainright
SUBJECT: FOIA Request: 1048 Columbia Drive

Number of pages following this cover page: 0

THIS FAX IS GENERATED FROM:

Fire Marshal Division

COMMENTS:

Here is the Freedom of Information Request for the above location. At this time, there are no fire code violations at this address. Fire Rescue records found no emergency calls to the location regarding release of chemicals or other hazardous materials reports. The Georgia EPD maintains records of spills - contact number is 404-656-6905; for Underground Tank information their contact number is 404-362-2687.

If I can be of further assistance, my telephone number is 404-371-2776.

02/14/12

Chief, Jerry E. Wainright,
Fire Marshal

Date

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Board of Health
Environmental Health Department
445 Winn Way
Decatur, Georgia 30030

E-mail: _____
Phone: 404-508-7900
Facsimile: 404 508 7979

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

* * * Communication Result Report (Feb.12. 2012 5:39PM) * * *

}}

Date/Time: Feb.12. 2012 5:37PM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
7845	Memory TX	4045087979	P. 1	OK	

Reason for error

E. 1) Hang up or line fail	E. 2) Busy
E. 3) No answer	E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size	

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

DeKalb County Board of Health
 Environmental Health Department
 445 Winn Way
 Decatur, Georgia 30030

E-mail: _____
 Phone: 404-508-7900
 Facsimile: 404-508-7979

Subject: **Forrest Heights Apartments**
 1048 South Columbia Drive
 Decatur, DeKalb County, Georgia 30030
 Tax Parcel 15 216 07 830

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations;
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions, please contact me at either 404.815.8005 or robert@onecoginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecoginc.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.



Robert Drawner
 Project Manager

13 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Planning & Development Division,
330 West Ponce De Leon Avenue
Decatur, Georgia, 30030

Phone: 404.371.2155
Facsimile: 404.371.4556

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404-815-8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (Feb. 13. 2012 9:00PM) * * *

1)
2)

Date/Time: Feb. 13. 2012 9:00PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
7851 Memory TX	4043714556	P. 1	OK	

Reason for error

m. 1) Hang up or line fail
m. 3) No answer
m. 5) Exceeded max. E-mail size

E. 2) Busy
E. 4) No facsimile connection

13 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Planning & Development Division,
330 West Ponce De Leon Avenue
Decatur, Georgia, 30030

Phone: 404.371.2155
Facsimile: 404.371.4556

Subject: **Forrest Heights Apartments**
1848 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 830

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Dravner
Project Manager

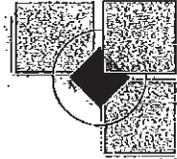
 **One Consulting Group**
simplifying your environment

P.O. Box 54382 | Atlanta, GA 30308
phone 404.815.8005 | fax 404.815.8002



DeKalb County Planning & Development Department

Burrell Ellis
Chief Executive Officer



February 14, 2012

VIA FAX TRANSMISSION

Email Address: robert@onecginc.com

Robert Brawner

RE: Open Records Request for Forrest Heights Apartments
ADDRESS: 1048 S. Columbia Dr., Decatur, Georgia 30030

Dear Mr. Brawner:

Thank you for your request to review and obtain copies of county records. Your request was received on February 13, 2012. After reviewing your request, it has been determined that all of the requested documents are subject to release under the Open Records Act.

We have begun to process the request and will notify you when and where the files and information will be available for review.

As provided in O.C.G.A. §50-18-71, the only charges will be \$11.90 per hour (no charge for the first 15 minutes) to cover the administrative cost of assisting you with your request plus a charge for copies. You indicated copies may be requested; therefore the fee for copies will be \$.25 per page. Prepayment is required for any request with an estimated cost of \$50.00 or more. If prepayment applies, document copying will not be done until after payment is received. If estimated cost is under \$50.00, payment is due when collection of documents and any copying is done.

Sincerely,

A handwritten signature in cursive script that reads "Crystal M. Smith".

Crystal M. Smith
Records Coordinator

cc: Andrew A. Baker, Associate Director
Planning & Sustainability

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Georgia Department of Natural Resources
Environmental Protection Division
Floyd Towers East
2 Martin Luther King, Jr. Drive SE
Atlanta, Georgia 30334

E-mail: Stephanie_helmig@dnr.state.ga.us
Phone: (404) 463-7600
Facsimile: (706) 369-6398 (Program Coordination)

Attention: Stephanie Helmig (Program Coordination)

Subject: **Forrest Heights Apartments**
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030

To whom it may concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, waste disposal, and/or releases;
- Underground storage tank registrations, notifications, and/or releases;
- Brownfield designation and/or engineering controls;
- Environmental liens and/or land use restrictions;
- Storm water erosion control permitting and/or violations;
- Sanitary and septic sewer system permits and/or violations;
- Drinking water system permits and/or violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecgroup.com.

In the event you have information to send, please do so via electronic mail (robert@onecgroup.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Robert Brawner

From: Robert Brawner
Sent: Sunday, February 12, 2012 5:33 PM
To: 'Stephanie_helmig@dnr.state.ga.us'
Subject: A1069.03 - Forrest Heights

12 February 2012

FREEDOM OF INFORMATION

Georgia Department of Natural Resources
Environmental Protection Division
Floyd Towers East
2 Martin Luther King, Jr. Drive SE
Atlanta, Georgia 30334

E-mail: Stephanie_helmig@dnr.state.ga.us
Phone: (404) 463-7600
Facsimile: (706) 369-6398 (Program Coordination)

Attention: Stephanie Helmig (Program Coordination)

Subject: **Forrest Heights Apartments**
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030

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- Drinking water system permits and/or violations.

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In the event you have information to send, please do so via electronic mail (robert@onecgin.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner

Project Manager



phone 404.815.8005 x105 | fax 404.815.8002 | www.onecginc.com

Robert Brawner

From: Kim Feagler [Kim.Feagler@dnr.state.ga.us]
Sent: Thursday, February 16, 2012 2:19 PM
To: Robert Brawner
Subject: Open Records Request - Forrest Heights Apartments

Mr. Brawner,

This is in response to your recent request made under the Georgia Open Records Act (GORA) regarding information from our files on the referenced facility.

A review of the Land Protection Branch files indicate that we have no information concerning the referenced facility as listed in your request. The Land Protection Branch consists of the Hazardous Waste Management Program, Underground Storage Tank Program, Solid Waste Management Program, Surface Mining Management Program, Scrap Tire Management Program, and the Lead-Based Paint & Asbestos Program.

Please let me know if you have any questions or need further assistance.

Thank you

Kim Feagler
Environmental Protection Division
Georgia Department of Natural Resources
4244 International Parkway, Suite 104
Atlanta, GA 30354
404/362-2684

Georgia Department of Natural Resources

Environmental Protection Division, Watershed Protection Branch
4220 International Parkway, Suite 101
Atlanta, Georgia 30354
FAX: 404/675-2506

February 16, 2012

Robert Brawner
One Consulting Group, Inc.

RE: Open Records Request:
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Georgia 30030

Dear Mr. Brawner:

This is in response to your recent request, made under the Georgia Open Records Act (GORA) regarding information from our files on the above referenced property.

A review of Watershed Protection Branch files indicates that we have no information concerning the above referenced property as listed in your request.

For further assistance, please contact Renee Walker at (404) 675-1743.

Sincerely,

Renee Walker
GORA Secretary

rlw

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Police Department
1960 W. Exchange Place
Tucker, Georgia 30084

E-mail:
Phone: 770-724-7740
Facsimile: 678-406-7928

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

To Whom it May Concern:

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In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile-(404-815-8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (Feb. 12. 2012 5:40PM) * * *

}}
2}

Date/Time: Feb. 12. 2012 5:37PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
7846 Memory TX	6784067928	P. 1	OK	

Reason for error

m. 1) Hang up or line fail	E. 2) Busy
m. 3) No answer	E. 4) No facsimile connection
m. 5) Exceeded max. E-mail size	

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Police Department
1960 W. Exchange Place
Tucker, Georgia 30084

E-mail:
Phone: 770-724-7740
Facsimile: 678-406-7928

Subject: **Forrest Heights Apartments**
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030

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Sincerely,
One Consulting Group, Inc.



Robert Brauner
Project Manager

One Consulting Group
simplifying your environment

P.O. Box 54182 | Atlanta, GA 30308
phone 404.815.8005 | fax 404.815.8002

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Tax Assessor's Office
120 West Trinity Place
Decatur, Georgia, 30030

E-mail:
Phone: 404.371.2454
Facsimile: 404.687.7159

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (Feb. 12. 2012 5:41PM) * * *

}}
2}

Date/Time: Feb. 12. 2012 5:37PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
7847 Memory TX	4046877159	P. 1	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Tax Assessor's Office
 120 West Trinity Place
 Decatur, Georgia, 30030
 E-mail: 404.371.2454
 Phone: 404.687.7159
 Facsimile: 404.687.7159

Subject: Forrest Heights Apartments
 1048 South Columbia Drive
 Decatur, Dekalb County, Georgia 30030
 Tax Parcel 15 216 07 036

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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In the event you have information to send, please do so via electronic mail (robert@onecgroup.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.



Robert Branner
 Project Manager



P.O. Box 54382 | Atlanta, GA 30308
 phone 404.815.8005 | fax 404.815.8002



Fax

To: Robert Brawner
From: Tracy M. Brawner
Fax: 404-815-8002
Pages: 2 (including this coversheet)
Phone: 404-815-8005
Date: 02/14/12
Re: Freedom of Info Facsimile 15 216 07 030 cc:

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

Dear Mr. Brawner,

I am sending this fax in response to your Freedom of Information Request Facsimile for parcel 15 216 07 030 (attached). We received said request via fax on 02/13/12. We have reviewed our records and determined that we do not have any information relevant to your request. Should you have questions, please do not hesitate to contact us at the number below.

Sincerely,

Tracy M. Brawner
Office Assistant Senior

12 February 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Dekalb County Tax Assessor's Office
120 West Trinity Place
Decatur, Georgia, 30030

E-mail:
Phone: 404.371.2454
Facsimile: 404.687.7159

Subject: **Forrest Heights Apartments**
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030

12 FEB 13 AM 10:09
RECEIVED
Dekalb Prop Assessor's Office

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations
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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

~~In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).~~

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

12 February 2012

SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments

RECEIVED

FEB 14 2012

12 February 2012

ATHENS, GA AND TECHNICAL ASSISTANCE REQUEST

USFWS

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

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Thank you in advance for your prompt attention to

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments



U. S. Fish and Wildlife Service
105 Westpark Dr. Ste D, Athens, GA 30606
Phone: 706-613-9493 Fax 706-613-6059

FWS Log No. NG-12-121-Dekalb

Based on the information provided, the proposed action is not expected to significantly impact fish and wildlife resources under the U.S. Fish and Wildlife Service jurisdiction.

Sandra S. Tucker
Sandra S. Tucker, Field Supervisor

2/27/2012
Date

NG-12-121-DEKALB

12 February 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
Nongame Conservation Section
2070 65 Highway 278 SE, Social Circle, Georgia 30025-4743

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

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We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

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Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments



WILDLIFE RESOURCES DIVISION

MARK WILLIAMS
COMMISSIONER

DAN FORSTER
DIRECTOR

March 16, 2012

Robert Brawner
Project Manager
One Consulting Group
P.O. Box 54382
Atlanta, GA 30308

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near Forrest Heights Apartments, DeKalb County, Georgia

Dear Mr. Brawner:

This is in response to your request of February 12, 2012. According to our records, within a three-mile radius of the project site there is the following Natural Heritage Database occurrence:

Greenspace [DeKalb County] approx. 1.5 mi. NW of site

* Entries above preceded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of high priority species or habitats within the project area. Because this site has already been disturbed, it is not likely to provide habitat for rare species or communities. We are concerned about aquatic habitats that could be impacted by any future construction activities. In order to protect aquatic habitats and water quality, we recommend that all machinery be kept out of creeks during construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

Disclaimer:

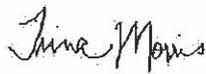
Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our

NONGAME CONSERVATION SECTION
2065 U.S. HIGHWAY 278 S.E. | SOCIAL CIRCLE, GEORGIA 30025-4743
770.918.6411 | FAX 706.557.3033 | WWW.GEORGIAWILDLIFE.COM

staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com/node/1376>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,



Katrina Morris
Environmental Review Coordinator

Data Available on the Nongame Conservation Section Website

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. Visit <http://www.georgiawildlife.com/node/2721>.
- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://www.georgiawildlife.com/conservation/species-of-concern?cat=conservation>.
- Downloadable files of rare species and natural community data by quarter quad and county are also available. They can be downloaded from: <http://www.georgiawildlife.com/node/1370>.

February 12, 2012

National Park Service
Rivers, Trails, and Conservation Assistance
175 Hamm Road, Suite C
Chattanooga, Tennessee 37405

Attn: **Jeff Duncan**

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: **Wild Scenic Rivers**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

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Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

12 February 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
State Parks and Historic Sites
2 MLK Jr. Dr., Suite 1352 East, Atlanta, Georgia 30334

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: State Parks and Recreational Areas

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

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Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments

12 February 2012

National Park Service
Southeast Regional Office
Planning and Environmental Compliance Programs
Atlanta Federal Center
1924 Building
100 Alabama Street SW
Atlanta, Georgia 30303

Attn: **John Barrett**

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: **Wild Scenic Rivers, National Landmarks**

To whom it may concern:

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Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

February 12, 2012

National Park Service
Rivers, Trails, and Conservation Assistance
535 Chestnut Street, Suite 207
Chattanooga, Tennessee 37402

Attn: **Alison Bullock**

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: **Wild Scenic Rivers**

To whom it may concern:

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One Consulting Group, Inc.



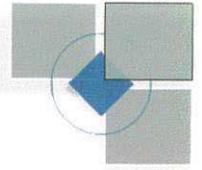
Robert Brawner
Project Manager

Attachments



DeKalb County Department of Planning & Sustainability

Burrell Ellis
Chief Executive Officer



April 23, 2012

Columbia Residential
Attn: Ms. Willa Boddie
1718 Peachtree Street, NW – Suite 684
South Tower
Atlanta, Georgia 30309

Re: 1048 Columbia Drive; Parcel I.D. 15 216 07 030

Dear Ms. Boddie:

This is to confirm that the above-referenced portion of real property lying and being in Land Lot 216 of the 15th District of DeKalb County, Georgia, which is further described as 1048 Columbia Drive and being further described by the enclosed zoning map has a zoning classification of RM-75 (Multifamily Residential) District. Attached are copies of the zoning ordinance adopted April 13, 1999 pertaining to the RM-75 zoning district showing the permitted uses, along with the landscape and parking requirements.

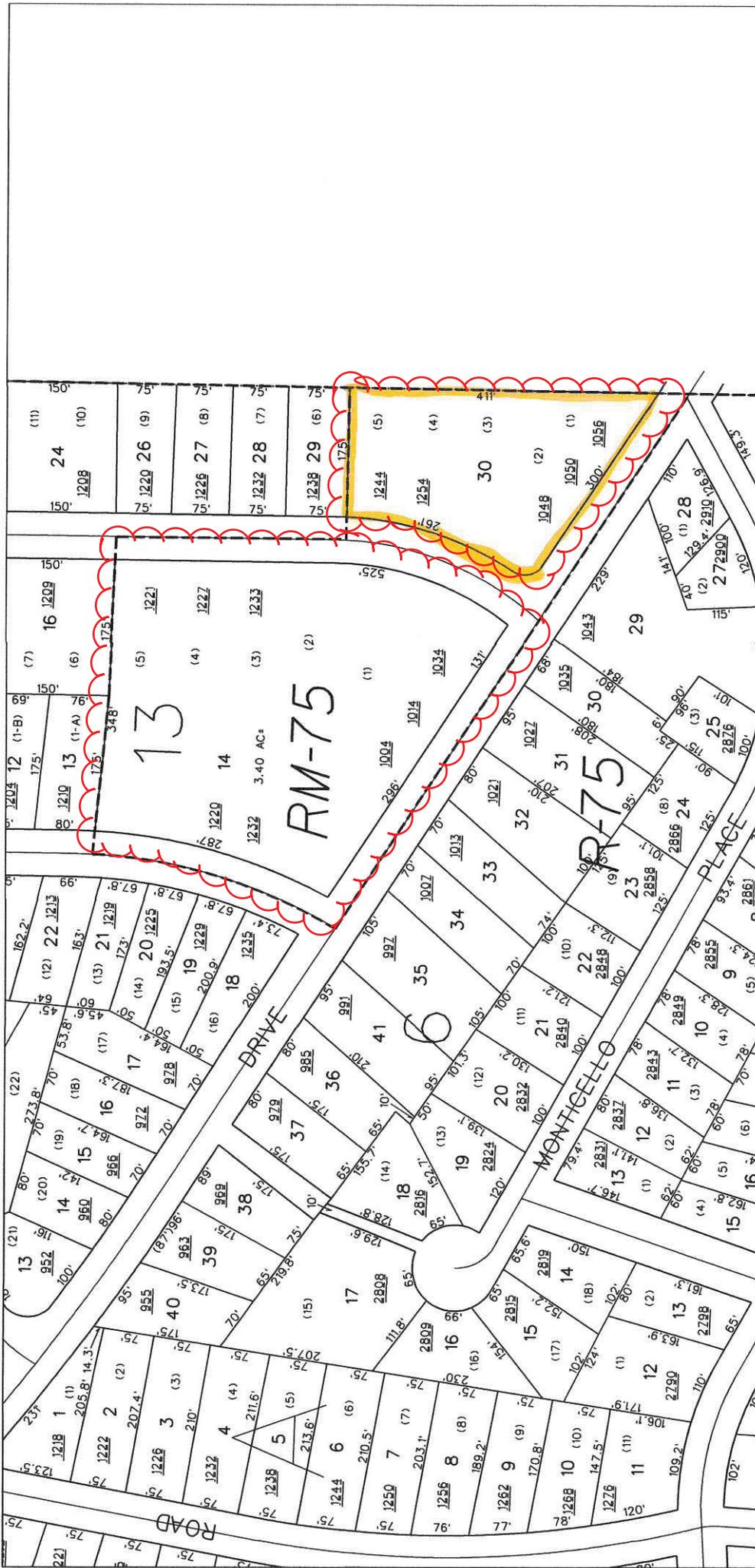
The total zoning ordinance should be consulted for all applicable zoning standards. The DeKalb County Zoning Ordinance in its entirety is available through the municipal code website at www.municode.com.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the zoning classification for any specified period of time, nor that this confirmation may be solely relied upon for the issuance of any permits or other official documents.

Sincerely,

Karmen Swan White
DeKalb County Planning & Sustainability

Enclosures



DIVISION 16. RM-75 (MULTIFAMILY RESIDENTIAL) DISTRICT

Sec. 27-376. Scope of provisions.

The provisions contained within this section are the regulations of the RM-75 (Multifamily Residential) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-377. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the RM-75 (Multifamily Residential) District is as follows:

- (a) To provide for the development of multifamily neighborhoods within the county at a density of eighteen (18) units per acre where so designated on the comprehensive plan;
- (b) To provide for infill development in multifamily neighborhoods having a density of eighteen (18) dwelling units per acre in a manner compatible with existing development;
- (c) To assure that the uses and structures authorized in the RM-75 (Multifamily Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-378. Principal uses and structures.

The following principal uses of land and structures shall be authorized in the RM-75 (Multifamily Residential) District:

- (a) *Dwellings:*
 - (1) Attached single-family dwelling.
 - (2) Detached single-family dwelling.
 - (3) Multifamily dwellings.
 - (4) Multifamily dwellings, supportive living.
- (b) *Lodging:*
 - (1) Fraternity house or sorority house.
 - (2) Rooming house or boardinghouse.
- (c) *Personal services:*
 - (1) Personal care home, family.
 - (2) Personal care home, group.
 - (3) Personal care home, registered.
 - (4) Personal care home, congregate.
- (d) *Medical and health services:*
 - (1) Nursing or convalescent home.
- (e) *Education:*
 - (1) Adult day care center or adult day care facility.
 - (2) Child day care center or child day care facility.
 - (3) Kindergarten.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-379. Accessory uses, buildings and structures.

Accessory uses, buildings and structures shall be located within the buildable area of the lot. Accessory buildings and structures shall not exceed twenty (20) feet in height and shall comply with the requirements of section 27-731. The following accessory uses of land and buildings and structures shall be authorized in the RM-75 (Multifamily Residential) District:

(a) Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:

- (1) Club house including meeting room or recreation room.
 - (2) Garages for parking of automobiles.
 - (3) Laundry facilities for residents.
 - (4) Leasing office.
 - (5) Mail room for residents.
 - (6) Storage buildings.
 - (7) Swimming pools.
 - (8) Tennis courts and other play and recreation areas.
- (b) Signs in accordance with the provisions of this chapter and Chapter 21.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-380. Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

(a) *Special administrative permit from director of public works:*

- (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.

(b) *Special exception permit from the zoning board of appeals:*

- (1) Utility structure necessary for the transmission or distribution of service (section 27-770).

(c) *Special land use permit from board of commissioners:*

- (1) Cemetery, columbarium, or mausoleum.
- (2) Convent or monastery.
- (3) Home occupation involving any customer contact.
- (4) Place of worship.
- (5) Private elementary, middle or high school.
- (6) Shelter for homeless persons.
- (7) Telecommunications tower or antenna (section 27-779).
- (8) Transitional housing facility.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-381. Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the RM-75 (Multifamily Residential) District:

(a) *Lot width and area:*

- (1) All lots developed with multifamily dwellings shall have at least one hundred (100) feet of frontage as measured along the public street frontage and a lot area of not less than two (2) acres and may be developed at a density not exceeding eighteen (18) dwelling units per acre.

(2) All lots developed with detached single-family dwellings shall have a lot area of not less than six thousand (6,000) square feet and shall have at least sixty (60) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least 60 feet of frontage as measured at the point of the required front yard setback line.

(b) *Minimum setback requirements:*

(1) *Multifamily dwellings:*

a. *Front yard:* Thirty-five (35) feet.

b. *Side yard:* Twenty (20) feet, except that where an RM-75 lot adjoins any R lot along a side lot line, the required yard shall be fifty (50) feet.

c. *Rear yard:* Forty (40) feet, except that where an RM-75 lot adjoins any R lot along a rear lot line, the required yard shall be fifty (50) feet.

(2) *Single-family detached dwellings:*

a. *Front yard:* Thirty (30) feet.

b. *Interior side yard:* Seven and one-half (7 1/2) feet.

c. *Side yard along side street side:* Fifteen (15) feet.

d. *Rear yard:* Thirty (30) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-382. Spacing between buildings.

Spacing between multiple buildings within an RM-75 district is subject to the requirements of section 27-788. (Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-383. Transitional buffer zone requirement.

Where a lot in the RM-75 (Multi-family Residential) District is used for attached single-family dwellings and adjoins the boundary of any property which is zoned R (Single-family Residential) District, except single-family attached developments, a transitional buffer zone not less than fifty (50) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining single-family residential.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-384. Height of buildings and structures.

No building or structure shall exceed four (4) stories in height, provided however, that no building exceeding three (3) stories in height shall be authorized except after approval by the department of fire and rescue services for assurance of adequacy of fire protection facilities and service for such four-story building.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 11-02, Pt. I, § 6, 11-27-01)

Sec. 27-385. Floor area of dwelling.

The minimum floor area of each dwelling shall be as follows:

(a) *Multifamily dwellings:*

(1) *One (1) bedroom:* Six hundred fifty (650) square feet, provided however, that twenty (20) percent of the total units in a multifamily dwelling development of more than one building may have a floor area of not less than five hundred twenty (520) square feet.

(2) *Two (2) bedrooms:* Eight hundred (800) square feet.

(3) *Three (3) or more bedrooms:* One thousand (1,000) square feet.

(b) *Multifamily dwellings, supportive living:* Three hundred (300) square feet.

(c) *Single-family dwelling, attached or detached:* One thousand (1,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-386. Lot coverage.

The maximum lot coverage by buildings shall not exceed thirty-five (35) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-387. Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the **RM-75** (Multifamily Residential) District are as follows:

(a) *Adult day care center:* One (1) space for each two hundred (200) square feet of floor area.

(b) *Adult day care facility:* Four (4) spaces.

(c) *Detached single-family dwelling:* Four (4) spaces per dwelling unit.

(d) *Child day care center:* One (1) space for each two hundred (200) square feet of floor area.

(e) *Child day care facility:* Four (4) spaces.

(f) *Convent or monastery:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(g) *Elementary, middle or high school:*

(1) *Elementary and middle school:* Two (2) spaces for each classroom.

(2) *High school:* Five (5) spaces for each classroom.

(h) *Fraternity house or sorority house:* One (1) space per bed.

(i) *Kindergarten:* One (1) space per two hundred (200) square feet of floor area.

(j) *Multifamily dwelling:* One and seventy-five one-hundredths (1.75) spaces per dwelling unit.

(k) *Multifamily dwelling, supportive living:* Five-tenths (0.50) space per dwelling unit.

(l) *Nursing or convalescent home:* Five-tenths (0.50) space per bed.

(m) *Personal care home, congregate:* One (1) space for each four (4) clients.

(n) *Personal care home, family:* Four (4) spaces.

(o) *Personal care home, group:* Four (4) spaces.

(p) *Personal care home, registered:* Four (4) spaces.

(q) *Place of worship:* One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.

(r) *Rooming house or boardinghouse:* One (1) space per bedroom.

(s) *Other uses:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(t) *Attached single-family dwelling:*

(1) *Less than one thousand six hundred (1,600) square feet of floor area:* Two (2) spaces.

(2) *One thousand six hundred (1,600) through one thousand nine hundred ninety-nine (1,999) square feet of floor area:* Three (3) spaces.

(3) *Two thousand (2,000) square feet or greater:* Four (4) spaces.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-79, Pt. 1, § VI, 9-12-00)

Sec. 27-388. Landscaping requirement.

Each lot shall provide and shall maintain trees and plant material as is required in Chapter 14.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-389. Outdoor play and recreation areas required.

Each lot developed and used for multifamily housing shall provide and shall maintain outdoor play and recreation areas equal to five (5) percent of the total area of the lot. In no case shall the contiguous area of any such outdoor play and recreation area be less than four thousand (4,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-390. Parking lot landscaping requirements.

Parking lots shall be landscaped and maintained in accordance with the standards and requirements of section 27-753.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-391. Noise limitations.

All uses authorized and permitted within this district shall operate in compliance with the noise limitation requirements contained in section 27-762 of this chapter.

(Ord. No. 14-02, Pt. 1(III), 12-20-01; Ord. No. 20-02, Pt. I, 4-9-02)

Secs. 27-392--27-400. Reserved.



DEKALB COUNTY

DEPARTMENT OF WATERSHED MANAGEMENT
1580 Roadhaven Drive, Stone Mountain, GA 30083
(770) 621-7200 • FAX (770) 621-7271



LETTER OF WATER AND SEWER LOCATION

April 2, 2012

Attention: Ms. Willa Boddie
Columbia Residential
1718 Peachtree Street, NW
Suite 684, South Tower
Atlanta, Georgia 30309

Re: 1048 Columbia Drive
Map Ref: 15-216-07-030

Dear Ms. Boddie:

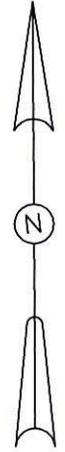
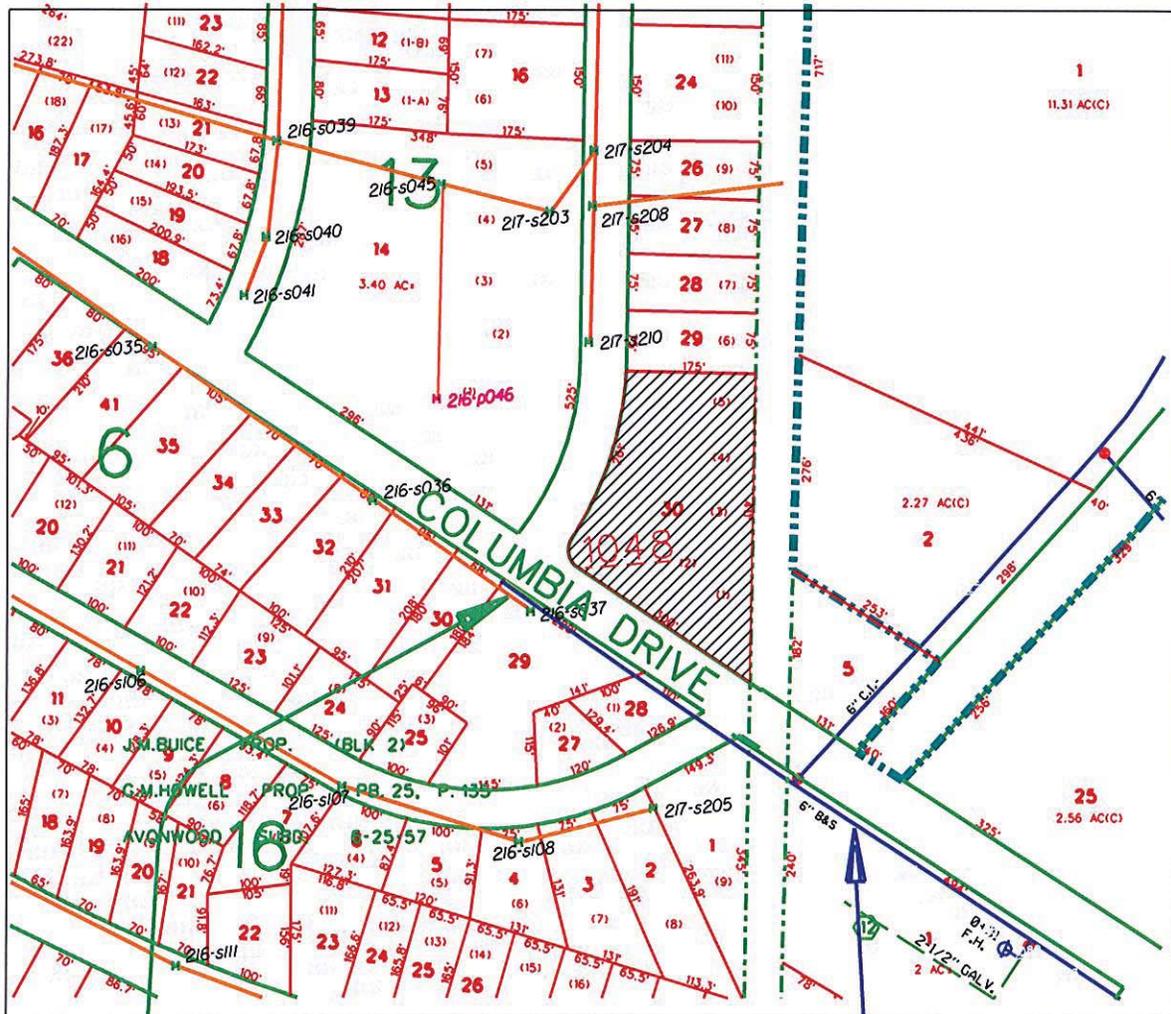
According to our records, there is sanitary sewer available on the south & west sides of the proposed site on Columbia Drive. Also, there is a 6-inch water main available on the south side of the proposed site. See attached map for GIS location. These locations are based upon the best information available to us at this time. **You should field verify this information for accuracy. If private property is crossed to access existing sewer, an easement will be required. The minimum size of pipe for a County maintained sanitary sewer is 8 inches in diameter.**

This data is being supplied for informational purposes, and should only be used to substantiate availability of water and sewer services. If additional information is required, please call our Engineering and Asset Management division at (770) 621-7272.

Sincerely,

Rudolph A. Chen, P.E.
Assistant Director
Engineering and Asset Management

DSE/jhb



EXISTING SANITARY SEWER

EXISTING 6" WATER MAIN

NOTICE:

NOTE: THIS IS THE BEST INFORMATION AVAILABLE ACCORDING TO OUR RECORDS. DEKALB COUNTY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. ALL LOCATIONS MUST BE FIELD VERIFIED.

SHEET TITLE

1048 Columbia Drive
Map Ref: 15-216-07-030

DEKALB COUNTY DEPT. OF WATERSHED MANGT., 1580 ROADHAVEN DR., STN. MTN, GA. 30083

DIST. 15	L.L. 216	ATTACHMENT - LETTER OF LOCATION	SCALE N/A	DATE 03-30-12	DRAWN JHB	CHECKED	APPROVED	SH. 1 OF 1
----------	----------	---------------------------------	-----------	---------------	-----------	---------	----------	------------

Bin 50210
62 Lake Mirror Road
Building 12A
Forest Park, Georgia 30297



March 22, 2012

Ms. Willa Boddie
New Columbia Forrest Heights
1718 Peachtree Street, NW
Suite 684 - South Tower
Atlanta, GA 30309

RE: New Columbia Forrest Heights
1048 Columbia Drive
Decatur, DeKalb County, GA 30030
80 Units

Dear Willa:

This letter is to confirm that Georgia Power Company has available capacity and will supply electric service to the location referenced above. Details of the type of service, voltage characteristics, and location of facilities are in accordance with standard procedures and policies.

If you have any questions or need additional information, please call me at 404-608-5672 or Mike Timberlake at 770-216-1345.

Regards,

A handwritten signature in black ink that reads "Carolyn".

Carolyn Routh
Metro Residential Sales

APPENDIX I

**AUTHOR CREDENTIALS, DOCUMENTATION OF
QUALIFICATION AS AN “ENVIRONMENTAL
PROFESSIONAL”**

RESUME

ROBERT BRAWNER, CHMM

President

BACKGROUND

Prior to founding One Consulting Group, Inc., Robert Brawner worked extensively in the construction and environmental arena on a wide array of projects. Leveraging his broad knowledge base, ranging from asbestos to hazardous waste management to Underground Storage Tanks, Mr. Brawner is able to holistically manage the myriad of environmental concerns that confront clients on a daily basis. He has supervised over 3,000 Phase I Environmental Site Assessments, has resolved to closure over 400 subsurface investigations involving numerous contaminants of concern and has personally inspected over ten million square feet of commercial property for Indoor Air Quality concerns.

PREVIOUS WORK EXPERIENCE

***PRINCIPAL / PARTNER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2003-2006***

Mr. Brawner headed the environmental division and was directly responsible for the development of new employees and financial systems for the division. He was a senior member of management group responsible for growing the firm from fifteen to fifty-five employees while developing geotechnical and commercial lending services divisions. Representative projects included, but were not limited to:

- *Murphy Avenue, Atlanta, Georgia:* Designed and supervised the remedial action for hazardous material site contaminated with cadmium and industrial solvents.
- *Dynamic Metals Loft, Atlanta, Georgia:* Member of principal team that successfully remediated and obtained a certificate of limited liability for the first state Brownfield site.
- *STAR Committee, Georgia:* Acted as liaison to the Georgia Environmental Protection Division as aid in preparing current asbestos and lead-based paint guidelines utilized by the state of Georgia.

CLIENT MANAGER, EPIC CONSULTING, INC, 2000-2002

During his tenure as client manager, Mr. Brawner supervised environmental consulting and general contracting services as well as developed new business opportunities for the firm. He was directly responsible, with the primary owner, for growing the firm from seven to fifteen employees.

PROJECT MANAGER, EPIC CONSULTING, INC., 1997-1999

While a project manager with the firm, Mr. Brawner performed subsurface investigations and remedial activities on UST sites and performed consultant/contracting services for various UST clients.

***FOREMAN, B & A ENVIRONMENTAL SERVICES, INC.,
CONYERS, GEORGIA 1997***

Mr. Brawner supervised an environmental contracting crew of five members performing heavy equipment operation, industrial and mechanical contracting, remediation system installation and hazardous material disposal activities.

PROFESSIONAL CERTIFICATIONS

Certified Hazardous Materials Manager #13495
International Fire Code Institute – UST Install, Soil Matrix Cleanup
DOT 49 CFR Hazardous Waste Handling Cert #77970
OSHA 40-Hour HAZWOPER
Asbestos Inspector #2879 / Abatement Designer #6015
Mold Remediation and Inspection Cert #1684

EDUCATION

Bachelor of Science, Biology, University of Georgia
Bachelor of Arts, Anthropology, University of Georgia

RESUME

ROBERT A. WHITE, MS, CPG, PG
Professional Geologist

BACKGROUND

Mr. White has performed hundreds of Phase I Environmental Site Assessments and Engineering Property Condition Assessments throughout the U.S. for commercial lenders. He has worked in the environmental arena since 1993 when he entered the field as a technician.

Since that time, he has performed and overseen Phase II soil and groundwater assessments under Georgia Hazardous Site Response Act (HSRA) guidelines; Underground Storage Tank investigations under Georgia Underground Storage Tank (GUST) laws; building inspections and property assessments falling under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA) guidelines; Level III Soil Surveys for septic tank placement mandated by the Georgia Department of Human Resources; and asbestos and lead-based paint inspections of occupied buildings and demolition projects in accordance with the Asbestos Hazard Emergency Response Act (AHERA), Occupational Safety and Health Administration (OSHA), and Lead-Based Paint Poisoning Prevention Act (LBPPA) guidelines.

Mr. White continues to use his education, experience, and common sense to provide efficient and cost-effective results that bring Client projects to completion.

PREVIOUS WORK EXPERIENCE

SENIOR PROJECT MANAGER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2000-2004

Mr. White was initially responsible for managing all aspects of environmental projects including fieldwork, project management, training employees, and developing new business. During his four years at Epic, Mr. White went on to carry out, manage, review, and consult on all phases of environmental and engineering projects. As Senior Geologist, he reviewed all types of correspondence for submission to clients and regulators, during development and in final form.

REGIONAL MANAGER, AQUATERRA ASSESSMENT SERVICES, 1999-2000

Acting as the Southeast Regional Manager for the Due Diligence firm headquartered in Texas, with a central office in New York's Financial District, Mr. White was hired to perform Phase I Environmental Site Assessments, Engineering Property Condition Assessments, and ADA Compliance Surveys for national commercial lenders. Additionally, Mr. White was responsible for proposal writing, client management, and marketing potential clients formerly served by RERC Environmental, Inc., after closure of their Atlanta office.

PROJECT MANAGER, RERC ENVIRONMENTAL, INC., 1998-1999

Because of his remediation consulting experience, Mr. White was hired to conduct Due Diligence Environmental and Engineering Assessments on commercial properties for national lenders prior to refinance or acquisition. His responsibilities also included Phase II Limited Subsurface Investigations on properties identified with Recognized Environmental Conditions.

PROJECT MANAGER, ENVIRONMENTAL CORPORATION OF AMERICA, 1996-1998

After initially being hired as field technician to perform environmental sampling, construction materials testing, and routine fieldwork, Mr. White was soon given UST and dry-cleaner remediation projects to manage and oversee as well. Recognized for his mechanical aptitude, he was asked to design, install, trouble-shoot, upgrade, and maintain remediation systems. In addition, he successfully developed a daughter company to market and operate a Thermal Oxidizer treating offgas from high-vacuum recovery remediation on sites with subsurface hydrocarbon releases.

PROFESSIONAL CERTIFICATIONS

Registered Professional Geologist: ALABAMA #1078, FLORIDA #PG2242, GEORGIA #PG001601, NORTH CAROLINA #1934, TENNESSEE # TN4832
EPA-certified, Asbestos (AHERA) Inspector
OSHA 40-hour HAZWOPER certification (1997) with annual 8-hour refresher training

EDUCATION

Bachelor of Science, Criminal Justice, Guilford College
Master of Science, Geology, Georgia State University

APPENDIX J
OWNER ENVIRONMENTAL QUESTIONNAIRE

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: _____
(Phone) _____
Owner/seller: New Columbia Forrest Heights, L.P.
(Phone) 404 874 5000
Subject property: Forrest Heights Apartments
(Phone) 404 874 5000

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:

The only non-residential property operating to the East is a retail store for Sherman Williams paints.

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: New Columbia Forrest Heights, L.P.

Date(s) Purchased November 23, 2011

Current Use of property: vacant apartment buildings

Previous use of property: residential apartment buildings

Previous use of property to **north:**

residential

south:

residential

east:

retail

west:

residential

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.

DeKalb County and PRI have done environmental assessments of the property.

See attachments

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)

Past Environmental Assessments found only lead based paints as a concern.

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)

Past Environmental Assessments found only lead based paints as a concern.

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

The property is over 50 years old. Discussions with SHPO are already underway about how to mitigate the impacts of a demolition.

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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Runway Clear Zones & Accident Potential Zones | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Endangered Species | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Farmland Protection | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Compatibility with Local Codes, Plans and Zoning | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | Wetlands Designated land | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | Thermal & Explosive Hazards | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. | Toxic Chemicals & Radioactive Materials | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. | Solid Waste Management | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. | Local Zoning Plans Compatibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- (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?

yes

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: New Columbia Forrest Heights, L.P.
Relationship to Site: Owner
Address: 1718 Peachtree Street NW, Atlanta GA.
30309

E-mail Address: cdavis@columbiare.com
Phone Number: 404 874 5000
Date: 2/22/12

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this 23 day
of February, 2012, in the
Presence of:

[Signature]
Witness

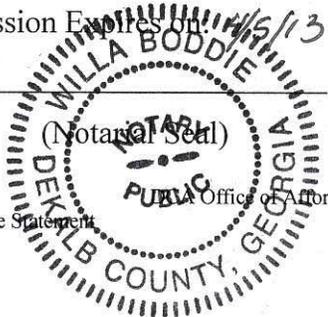
By: [Signature]
Property Owner

[Signature]
Notary Public

JAMES S. GRAULAN
Name

My commission Expires on: 4/5/13

MANAGER
Title



APPENDIX K
PROPERTY LOG AND INFORMATION CHECKLIST

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:

1048 South Columbia Drive, Decatur, DeKalb County, Georgia 30030

Developer's Name and Address:

**New Columbia Forrest Heights, LP
1718 Peachtree Street NW; Suite 684
Atlanta, Georgia 30309**

Developer's e-mail Address:

JVTrapp@columbiares.com

Developer's Telephone Number:

(404) 419-1422

Qualified Environmental Professional's Name:

Robert Brawner

Qualified Environmental Professional's Telephone Number and e-mail address:

**(404) 815-8005 x 105
Robert@onecginc.com**

Environmental Consulting Firm's Name and Address:

One Consulting Group, Inc., Post Office Box 54382, Atlanta, Georgia 30308

Date Phase I Environmental Site Assessment Completed:

March 29, 2012

Summary of Phase I Results:

Environmental Site Assessment recommend removal of Site soil impacted with lead-based paint above the applicable notification concentration. However, no additional recognized environmental conditions were identified on or near the Site.

INFORMATION CHECKLIST

Check [] any information sources used to perform the Phase I Review.

1. Overall Property Description

- N/A Building Specifications
- X Zoning or Land Use Maps
- X Aerial Photos (e.g., Sanborn)
- N/A List of Commercial Tenants On-Site
- X Title History
- X Site Survey
- X Verification of Public Water and Sewer
- X Interviews with Local Fire, Health, Land Use or Environmental Officials
- N/A Interviews with Builder, and/or Property Manager
- X Review of records of local, state and federal regulatory agencies
- X Review of adjacent properties
- ___ Other (Specify)

2. Asbestos

- ___ Dated Building Construction Or Rehabilitation Specifications
- X Engineer's/Consultant's Asbestos Report
- ___ Other (Specify)

An asbestos survey has been performed on the Site structures. Site structures are scheduled for demolition during planned development.

3. Polychlorinated Biphenyls

- X Utility Transformer Records
- X Site Survey of Transformers
- ___ Site Soil and Groundwater PCB Test Results
- X Other (Specify)

Telephonic conversation with electric utility

4. Radon
- Water Utility Records
 - Gas Utility Records
 - On-Site Radon Test Results
 - Other (Specify)

The Radon Map of Georgia was reviewed online at www.epa.gov/radon to determine the radon risk associated with the subject property.

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)

A lead in soil hazard survey has been performed on the exterior of the Site structures. Site structures are scheduled for demolition during planned development. Soil impacted with lead above the notification concentration of 400 parts per million will be removed from Site for proper disposal.

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results
- Mold Inspection Results
- Other (Specify)

A copy of the annual water quality report was reviewed online and is provided in Appendix O of the Environmental Site Assessment Report.



Checklist completed by:

Name (Type or Print): **Robert Brawner, One Consulting Group, Inc.**

Date: **June 10, 2012**

APPENDIX L
PROOF OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/8/2012

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 Insurance Office of America - BRM 3800 Colonnade Parkway, Suite 650 Birmingham, AL 35243	CONTACT NAME: PHONE (A/C, No, Ext): (205) 968-3440	FAX (A/C, No): (205) 968-3528	
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURED One Consulting Group, Inc P.O. Box 54382 Atlanta, GA 30308	INSURER A : Century Surety Co		36951
	INSURER B : Sentinel Insurance Company, Ltd.		11000
	INSURER C : Hartford Fire Insurance Company		19682
	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	
A	GENERAL LIABILITY			CCP759254	4/10/2012	4/10/2013	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	AUTOMOBILE LIABILITY			21UECKK9539	4/10/2012	4/10/2013	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS		<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS		<input type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR						AGGREGATE	\$
	EXCESS LIAB							\$
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED		RETENTION \$					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			21WECZU4796	4/10/2012	4/10/2013	WC STATUTORY LIMITS	OTHER
	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		<input type="checkbox"/> Y / N				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Pollution Liability			CCP759254	4/10/2012	4/10/2013	Per Occ/Claim 2,000,000	
A	Professional Liab			CCP759254	4/10/2012	4/10/2013	Per Occ/Agg 2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Re: Georgia Department of Community Affairs, 2012 Funding Road for Low Income Housing Tax Credits Project A1069.04 - New Columbia Forrest Heights Apartments

*30 Days Notice of Cancellation except 10 days for non-payment of premium.

CERTIFICATE HOLDER

CANCELLATION

The Georgia Housing and Finance Authority 60 Executive Park South NE Atlanta, GA 30329-2231	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 
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/8/2012

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 Insurance Office of America - BRM 3800 Colonnade Parkway, Suite 650 Birmingham, AL 35243	CONTACT NAME: PHONE (A/C, No, Ext): (205) 968-3440	FAX (A/C, No): (205) 968-3528	
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURED One Consulting Group, Inc P.O. Box 54382 Atlanta, GA 30308	INSURER A : Century Surety Co		36951
	INSURER B : Sentinel Insurance Company, Ltd.		11000
	INSURER C : Hartford Fire Insurance Company		19682
	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	
A	GENERAL LIABILITY			CCP759254	4/10/2012	4/10/2013	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	AUTOMOBILE LIABILITY			21UECKK9539	4/10/2012	4/10/2013	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS		<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS		<input type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR						AGGREGATE	\$
	EXCESS LIAB							\$
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED		RETENTION \$					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			21WECZU4796	4/10/2012	4/10/2013	WC STATUTORY LIMITS	OTHER
	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y / N				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Pollution Liability			CCP759254	4/10/2012	4/10/2013	Per Occ/Claim 2,000,000	
A	Professional Liab			CCP759254	4/10/2012	4/10/2013	Per Occ/Agg 2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Re: Georgia Department of Community Affairs, 2012 Funding Road for Low Income Housing Tax Credits Project A1069.04 - New Columbia Forrest Heights Apartments

*30 Days Notice of Cancellation except 10 days for non-payment of premium.

CERTIFICATE HOLDER

CANCELLATION

The Georgia Department of Community Affairs 60 Executive Park South NE Atlanta, GA 30329-2231	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 
--	--

APPENDIX M
LETTERS OF REFERENCE

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 9, 2009

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

Ladies/Gentlemen:

I declare that our Company, Cocke, Finkelstein Inc. and affiliated companies have used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys. One Consulting Group has been an invaluable consultant and advisor to our firm for many years. It has been a reasonable and rational advisor warning us of potential environmental situations while educating us that most environmental problems are more of a situation to resolve rather than a cause for alarm. We do not look at a real estate investment without consulting One Consulting Group.

Feel free to call or email me with any questions you may have regarding One Consulting Group. You may reach me at byron@cockefinkelstein.com or at 404 512 9305.

Sincerely,

Cocke, Finkelstein Inc.
Company Name

W. Byron Cocke, Principal
Name and Title

April 9, 2009
Date


Signature


COCKE FINKELSTEIN INC.

Office 404 880 4141
Fax 404 880 4144
331 Elizabeth St. Suite C
Atlanta, GA 30307

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 9, 2009

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

Ladies/Gentlemen:

I declare that our Company, Carvalho & Associates, P.C., has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

One Consulting Group, Inc. has consistently completed the requested work in a timely and cost effective manner, and provided comprehensive technical support. The reports we received were prepared in accordance with the applicable standards of care, and in a highly professional manner.

I would recommend One Consulting Group, Inc. to clients and colleagues without reservation. If you require additional information or further assistance, please do not hesitate to contact the undersigned at (678) 354-0066.

Very respectfully,

CARVALHO & ASSOCIATES, P.C.



Michael P. Carvalho, Esq.
Managing Partner



Branch Banking & Trust Co.

Commercial Real Estate Lending
525 E. Crossville Road
Roswell, GA 30075

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

May 8, 2009

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

Ladies/Gentlemen:

I declare that our Company, Branch Banking & Trust Company, has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

The quality of their work, efficient service and compliance with environmental standards has been satisfactory to Branch Banking & Trust Company.

Please call me at (678) 277-4106 if I can be of any further assistance.

Sincerely,

BRANCH BANKING & TRUST CO.

A handwritten signature in black ink, appearing to read "Neal L. Pickens", with a long horizontal flourish extending to the right.

Neal L. Pickens
Vice President
Commercial Real Estate Lending



**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 13, 2009

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

Ladies/Gentlemen:

I declare that our Company, Stout Walling Atwood, LLC has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

I have worked with Robert Brawner, the principal of the One Consulting Group, Inc. for a number of years. Robert is one of the few environmental consultants that not only identifies the problem but can suggest ways of resolving the problem.

I recommend One Consulting Group, Inc. without reservation.

Stout Walling Atwood, LLC

By: 
Carter L. Stout, Member

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 9, 2009

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

Ladies/Gentlemen:

I declare that our Company, Darby Bank & Trust has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

I have used One Consulting Group on a number of projects. They are very precise, informative and easy to work with. They are my one go to source.

Sincerely

Company Name

Darby Bank & Trust Co

Name and Title

Carter Mobley Vice-President Commercial Lender

Date

04/09/09

Signature



APPENDIX N
ENVIRONMENTAL CERTIFICATION

ENVIRONMENTAL CERTIFICATION

Project Name: **Forrest Height Apartments, One Group Project #A1069**

Project Location: **1048 South Columbia Drive, Decatur, DeKalb County, Georgia 30030**

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. | cover, section 2.1-
page 3 |
| <hr/> | |
| 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 an Environmental Professional). Résumés describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included. | cover, Appendix I |
| <hr/> | |
| 3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project. | Section 2.7, Page 6 |
| <hr/> | |
| 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 of the cover page of the Report. | cover, section 5.1-
page 17 |
| <hr/> | |
| 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). | section 2.6-page 6 |
| <hr/> | |
| 6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. | cover, section 2.1-
page 3 |
| <hr/> | |
| 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. | cover, Appendix I |
| <hr/> | |

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.	section 2.2-page 4, section 5.5- pages 23- 25
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.	section 1.2-page 2, section 7.0-page 29, section 8.0-page 30
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; <i>and</i>	Appendix L
* 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.	Appendix L
* Pollution Liability Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate.	Appendix L
11. The Georgia Housing and Finance Authority and DCA have been named as 1) additional insureds and 2) certificate holders on the Accord 25 form (the required insurance certificate) for the commercial liability insurance policy.	Appendix L
12. A 30 day cancellation period is included on the insurance certificate.	Appendix L
13. The Owner Environmental Questionnaire & Disclosure Statement has been completed by the current Owner of the property and included in the Phase I Report.	Appendix J
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.	Appendix K
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).	Appendix R

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 include in the financial structure).

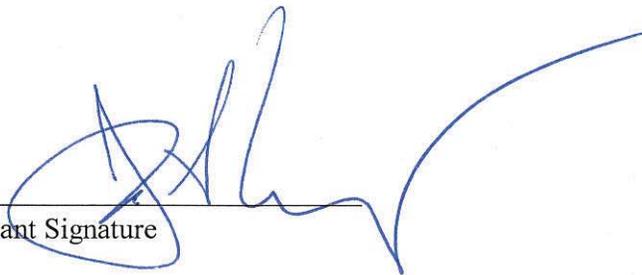
Section 5.4.22-page
22, Appendix F

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.* (applies to all projects, whether or not HUD funds are include in the financial structure).

Section 5.4.22-page
22, Appendix F

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.

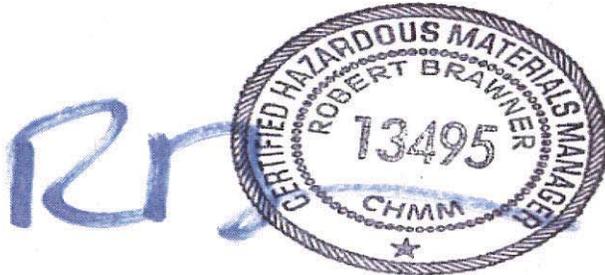
cover, Appendix I



Applicant Signature

14-Jun-12

Date



Environmental Professional Signature & Stamp

14-Jun-12

Date

APPENDIX O

**CONSUMER CONFIDENCE REPORT ON WATER
QUALITY**

Why are There Contaminants in Drinking Water?

As water travels over the land surface or through the ground, it dissolves naturally occurring minerals and radioactive material and can pick up substances resulting from the presence of animal or human activity. Drinking water originates from surface water (rivers, lakes, streams, ponds, or reservoirs) and groundwater (springs and wells). Bottled waters are generally from springs, wells, and public water systems. DeKalb County gets all of its water from a surface water source, the Chattahoochee River.

In order to ensure that tap water is safe to drink, the EPA and the EPD promulgate regulations that limit the amount of certain contaminants in water supplied by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water. In cases where contaminants cannot be readily measured, the EPA sets treatment techniques proven to reduce the amounts of contaminants to acceptable levels. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of contaminants. The presence of these contaminants does not necessarily indicate that water poses a health risk.

More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline at 1-800-426-4791.

Lead Notice

Elevated levels of lead in drinking water can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with water service lines and building plumbing. The Department of Watershed Management is responsible for providing high quality drinking water, but cannot control the variety of materials used in building plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for at least 30 seconds to 2 minutes before using the 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 at 1-800-426-4791 or at <http://epa.gov/safewater/lead>.

What is FOG?

FOG is Fats, Oils, and Grease that come from:

- Meat fats (including Turkey Lard)
- Cooking Oil
- Shortening
- Baking goods
- Food scraps
- Dairy products
- Butter and margarine
- Sauces

FOG enters plumbing through garbage disposals, sinks, and toilets. It coats the inside of plumbing pipes and also empties into DeKalb County's sewer system.

Here are three simple guidelines to help keep FOG out of our pipes and sewers:

- 1** Do not pour fats, oils, or grease down the drain or the toilet. Pour it into a sealable container, allow it to cool and throw it in the trash.
- 2** Scrape plates and cookware before washing. Do not throw food scraps of any kind down the drain. Instead, place them in waste containers or garbage bags.
- 3** Wipe excess FOG from all plates, pots, pans, utensils, and surfaces before washing. Throw greasy paper towels away.



Drinking Water Quality Report



Dear DeKalb Water Customer,

The DeKalb County water system continues to meet all of the applicable Safe Drinking Water standards, providing safe and reliable potable water for all of our customers. I want to thank the Department of Watershed Management employees for their dedication to public health and to the environment. I also want to thank our DeKalb businesses and residents, whose support of water conservation and pollution prevention helps us to protect our water resources for a sustainable future. Water quality conservation and pollution prevention play a critical role in our being "the Greenest County in America".

DeKalb County was recently awarded a "Best in Class" recognition for water conservation by the Upper Chattahoochee Riverkeeper, a nonprofit organization dedicated to protecting water resources in the Chattahoochee River basin, from which DeKalb draws all of its water supply. As a part of the county's efforts to ensure a sustainable water supply for the future, DeKalb has spent more than \$1 million in the past four years on rebates to homeowners who upgrade their toilets with modern, water-conserving toilets. DeKalb has an extensive public education program, and provides water conservation auditing information to DeKalb businesses and residents. In addition, the county adopted an ordinance that requires any structure constructed before 1993, upon resale, to replace any inefficient plumbing fixtures with water conserving fixtures.

In December 2010, the Board of Commissioners approved a five-year Watershed Capital Improvement Program with more than \$1.3 billion in investments in our water and wastewater systems. These investments will enable us to address the aging water and sewer lines throughout the county, to upgrade our water storage and transmission facilities, and to replace the Snapping Creek Wastewater Treatment Plant with a new state-of-the-art facility that will improve water quality in the South River.

I hope you will take some time to study this annual drinking water report, and that you will join me in appreciating the important partnership that DeKalb County has with federal and state environmental protection agencies, our businesses and residents in protecting our water resources for a sustainable future.

Sincerely,

W. Burrell Ellis, Jr.
Chief Executive Officer



2011 DeKalb County

The Consumer Confidence Report

DeKalb County Department of Watershed Management provides its customers with high quality, safe drinking water that surpasses the United States Environmental Protection Agency (EPA) and the State of Georgia, Environmental Protection Division (EPD) requirements. DeKalb County has consistently produced superior quality drinking water. This 2011 Drinking Water Quality Report, also referred to as a Consumer Confidence Report (CCR), provides a detailed account of all the monitoring data gathered from water quality testing during 2010. We are proud to provide the enclosed information.

For questions about this report and the quality of DeKalb County drinking water, please call Jody Shoemaker (Senior Chemist, Scott Candler Water Treatment Plant) at 770-391-5047 or visit our website at www.dekalbwatershed.com. Public participation in decisions that may affect the quality of drinking water is encouraged and welcomed. The public is invited to attend DeKalb County Board of Commissioners meetings (the schedule is listed on the back of this report). For more information about DeKalb County, please visit the County's website at www.dekalbcountyga.gov.

The Purpose of this Report

The U.S. Congress revised the Safe Drinking Act in 1996, requiring public water systems to send annual CCRs to all of their customers. The DeKalb County Department of Watershed Management supports this effort and is proud to present this CCR. This report is in compliance with the EPA's National Primary Drinking Water Regulations. Information on these regulations is available on the EPA's drinking water website at www.epa.gov/safewater, or from the Safe Drinking Water Hotline at 1-800-426-4791.

The Source of DeKalb's Water

DeKalb County's water supply is located on the Chattahoochee River, which is located north of DeKalb County and upstream from the City of Atlanta. Water is treated at the Scott Candler Water Treatment Plant and then distributed to DeKalb County customers. DeKalb County and the Atlanta Regional Commission (ARC) have completed a source water assessment identifying potential sources of pollution to the Chattahoochee River, your drinking water source. The results of this assessment can be found on the ARC's website at www.atlantaregional.com/swap or you can request information by mail from: Atlanta Regional Commission, Environmental Planning Division, 40 Courtyard Street NE, Atlanta, GA 30303.

Understanding the Water Quality Data

The table to the right lists all the regulated drinking water substances that were detected in the DeKalb County Water System during the 2010 calendar year. The presence of these substances in the water does not indicate that the water poses a health risk. In addition to the parameters listed, your drinking water was also tested regularly for other parameters, including approximately 128 organic chemicals and 25 inorganic chemicals. DeKalb County also conducts 457 daily production control tests, 365 days a year.

Understanding the Terms in this Table

AL Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

BDL Below Detection Limit:

MCL Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water below which there is no known or expected risk to health. MCLs are set as close to the MCLGs as feasible using the best treatment available.

MCLG Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is known or expected risk to health. MCLGs allow for a margin of safety.

MRDL Maximum Residual Disinfectant Level: The highest level of a disinfectant (such as chlorine) allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbiological 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.

NTU Nephelometric Turbidity Units: Measurement of turbidity.

ppm Parts per million: One part per million is equivalent to one minute in two years or one penny in 10 thousand dollars.

ppb Parts per billion: One part per billion is equivalent to one minute in 2,000 years or one penny in 10 million dollars.

P/A Presence/Absence: Presence/Absence of total coliform; absence of less than 1 colony forming unit per 100 milliliters of drinking water.

TT Treatment Technique: A required process that is intended to reduce the level of a contaminant in drinking water.

Other N/A – not applicable; < - less than; > - greater than or equal to.

Regulated Chemicals Tested and Detected

DeKalb County Water		Range of Detections	Highest Level Allowed (MCL)	Ideal Goals (MCLG)	Violation
Chemical	Result ^a				
Fluoride	ppm 0.8	0.3 to 1.3	4.0	4.0	NO
Nitrate (as Nitrogen)	ppm 0.5	0.3 to 0.8	10	10	NO
Chlorine	ppm 1.46	0.89 to 2.05	MRDL = 4	MRDL = 4	NO
Total Chloramines	ppm 0.07	BDL to 0.12	MRDL = 4	MRDL = 4	NO
Total Trihalomethanes (THMs)	ppb 23	13 to 41	80	N/A	NO
Total Halocacetic Acids (HAA5)	ppb 5	2 to 10	60	N/A	NO

2009 Copper and Lead Test Results from Consumers Tap

DeKalb County Water		Range of Detections	Highest Level Allowed (MCL)	Ideal Goals (MCLG)	Violation
Chemical	Units	99th Percentile	Number of Sites Exceeding AL	Highest Level Allowed (MCL)	Violation
Copper	ppm 0.0	0	0 to 0.025	AL = 1.3	NO
Lead	ppb 2.5	1	0 to 19	AL = 15	NO

Other Regulated Parameters and Micro-organisms

DeKalb County Water		Range of Detections	Highest Level Allowed (MCL)	Ideal Goals (MCLG)	Violation
Parameter	Units	Results ^a			
Turbidity (NTU)	NTU	0.29 ^b	N/A	N/A	NO
Total Organic Carbon (TOC)	RR	1.0 ^d	1.00 to 1.55	N/A	NO
Total Coliforms	P/A	0.67% per month	BDL to 2.73%	Zero	NO

DeKalb County 2010

Water Quality Data

This report includes data collected between Jan. 1 and Dec. 31, 2010 by DeKalb County Watershed Management.

^a Value represents the annual average unless otherwise noted.

^b Value represents the highest level detected.

^c TT requires a removal ratio (RR) of 1.0 or higher, meaning that for every 1.0 unit of a contaminant entering a treatment plant, only 0.1 unit is allowed to leave.

^d Value represents the lowest removal ratio achieved.

What May be Present in Drinking Water Before it's Treated

Microbial contaminants: includes viruses and bacteria, may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants: includes salts and metals, naturally occurring or from urban stormwater run-off, industrial or domestic wastewater discharges, oil/gas production, mining, or farming.

Pesticides and herbicides: may come from agriculture, urban stormwater run-off, and residential use.

Organic chemicals: includes synthetic and volatile chemicals (by-products of industrial processes and petroleum production, and also from gas stations, urban stormwater run-off, and septic systems).

Radioactive contaminants: naturally occurring or a result of oil/gas production and mining activities.

Testing the Quality of Drinking Water

Tap water is tested for various water quality parameters to ensure that the water is safe for people to drink. These parameters are selected by the U.S. Environmental Protection Agency (EPA) and the Georgia Environmental Protection Division (EPD). Testing for these water parameters is required by law. DeKalb County drinking water is tested as often as hourly, 24 hours a day, at the water treatment plant and five days a week throughout the water distribution system.

DeKalb County tests its water in full compliance with requirements set by the EPA and the EPD. Tests are performed by, or under, the direct supervision of State-certified operators or laboratory analysts. One of the microorganisms of concern in surface waters is the protozoan, Cryptosporidium, which has never been detected in the DeKalb County drinking water system. The County is working hard to ensure that this protozoan never enters the drinking water system. Ingestion of this protozoan may cause symptoms that include diarrhea, nausea, and/or stomach cramps. DeKalb County regularly monitors your drinking water for Cryptosporidium.



APPENDIX P
ENDANGERED SPECIES DOCUMENTATION

12 February 2012

SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: **Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments

RECEIVED

FEB 14 2012

12 February 2012

ATHENS, GA AND TECHNICAL ASSISTANCE REQUEST

USFWS

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

NG-12-121-DEKALB

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to

Sincerely,
One Consulting Group, Inc.

**Robert Brawner
Project Manager**

Attachments



U. S. Fish and Wildlife Service
105 Westpark Dr. Ste D, Athens, GA 30606
Phone: 706-613-9493 Fax 706-613-6059

FWS Log No. NG-12-121-DeKalb

Based on the information provided, the proposed action is not expected to significantly impact fish and wildlife resources under the U.S. Fish and Wildlife Service jurisdiction.

Sandra S. Tucker, Field Supervisor

2/27/2012
Date

12 February 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
Nongame Conservation Section
2070 65 Highway 278 SE, Social Circle, Georgia 30025-4743

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities.

We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308). Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments



GEORGIA
DEPARTMENT OF NATURAL RESOURCES
WILDLIFE RESOURCES DIVISION

MARK WILLIAMS
COMMISSIONER

DAN FORSTER
DIRECTOR

March 16, 2012

Robert Brawner
Project Manager
One Consulting Group
P.O. Box 54382
Atlanta, GA 30308

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near Forrest Heights Apartments, DeKalb County, Georgia

Dear Mr. Brawner:

This is in response to your request of February 12, 2012. According to our records, within a three-mile radius of the project site there is the following Natural Heritage Database occurrence:

Greenspace [DeKalb County] approx. 1.5 mi. NW of site

* Entries above preceded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of high priority species or habitats within the project area. Because this site has already been disturbed, it is not likely to provide habitat for rare species or communities. We are concerned about aquatic habitats that could be impacted by any future construction activities. In order to protect aquatic habitats and water quality, we recommend that all machinery be kept out of creeks during construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

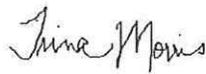
Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our

staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com/node/1376>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,



Katrina Morris
Environmental Review Coordinator

Data Available on the Nongame Conservation Section Website

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. Visit <http://www.georgiawildlife.com/node/2721>.
- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://www.georgiawildlife.com/conservation/species-of-concern?cat=conservation>.
- Downloadable files of rare species and natural community data by quarter quad and county are also available. They can be downloaded from: <http://www.georgiawildlife.com/node/1370>.

APPENDIX Q
SHPO REVIEW DOCUMENTATION



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

March 27, 2012

Jim Grauley
Columbia Residential
1718 Peachtree Street, NW
Suite 684, South Tower
Atlanta, Georgia 30309

**RE: Demolition and New Construction: Forrest Heights Apartments, 1048 South Columbia Drive,
Decatur
DeKalb County, Georgia
HP-100903-002**

Dear Mr. Grauley:

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the above referenced project. Our comments are offered to assist the US Department of Housing and Urban Development, the Georgia Department of Community Development (DCA), and their applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of demolition of the 12-building Forrest Heights Apartments complex (b.1954) at 1048 South Columbia Drive, Decatur and its replacement with a new senior housing complex and was previously determined an adverse effect on historic property within its area of potential effects (APE). The current submitted information consists of a cover letter and photos responding to HPD's adverse effect letter (dated 09/09/2010) describing the property's existing condition and owner's redevelopment scheme.

While the photographs provide documentation of roofing at the end of its service life, degraded finishes, M/E/P system deficiencies, and other existing conditions, they do not appear to demonstrate deterioration beyond repair. Instead, the documentation indicates conditions that appear to be within the range of what would be anticipated for buildings of their age and deferred maintenance and also identifies typical conditions commonly expected and addressed in rehabilitation work. Additionally, the information submitted does not include consideration of alternatives to avoid demolition of the buildings.

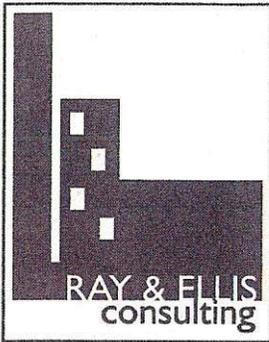
Please refer to project number **HP-100903-002** in any future correspondence on this project. If we may be of further assistance, please do not hesitate to contact Bill Hover, Architectural Reviewer, at (404) 651-5288, or Elizabeth Shirk, Environmental Review Coordinator, at (404) 651-6624.

Sincerely,


Karen Anderson-Cordova
Program Manager
Environmental Review and Preservation Planning

KAC:ebp

cc: Cassandra Knight, DCA
Allison Duncan, Atlanta Regional Commission



preservation and tax incentives

380 West Spalding Dr. NE
Atlanta, Georgia 30328
770.395.0813

Via e-mail: cdavis@columbiare.com

March 29, 2012

Columbia Residential
Attn: Christina Davis
Associate Project Manager

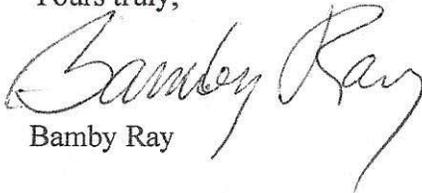
Subject: Proposal for professional consulting in regard to the Section 106 Application for the Forrest Heights Apartment Complex in DeKalb County.

Ray & Ellis Consulting proposes to provide guidance where needed, and act as a facilitator between Columbia Residential and the State Historic Preservation Office to work toward a favorable outcome of the current Section 106 review.

For this type of a project we propose a not-to-exceed fee proposal on an hourly base of \$75 plus expenses. We will notify you if we come close to the proposed ceiling of \$2000 and believe additional work is needed.

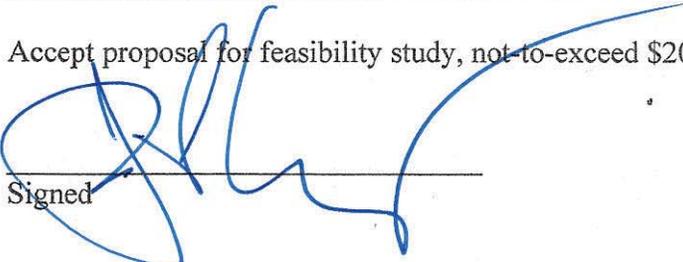
Thank you for considering Ray & Ellis for this project.

Yours truly,



Bamby Ray

Accept proposal for feasibility study, not-to-exceed \$2000



Signed

3-30-2012
Date



Jim Grauley
1718 Peachtree Street NW
Atlanta, GA 30309

February 27, 2012

Dr. David Crass
State Historic Preservation Office
254 Washington Street SW Ground level
Atlanta, GA 30334

Re: Demolition & New Construction: Forrest Heights Apartments, 1048 S. Columbia Drive Decatur, DeKalb County, GA
HP 100903-002

Dear Dr. David Crass:

In an effort to respond appropriately to Section 106 of the National Historic Preservation Act of 1966; this letter serves as a response to the letters from the State Historic Preservation Office dated September 9, 2010 and March 9th, 2011 addressed to Robert Brawner & John Jaugstetter. Those letters stated that the property's demolition would create an adverse effect to historic properties within the area of potential effect (APE). We would like to take this opportunity to describe the current condition of the property and discuss proper efforts to minimize/mitigate the adverse effect.

Current Condition:

Forrest Heights Apartments is an existing, abandoned apartment development constructed in 1954 located at 1048 South Columbia Drive in Decatur, Georgia. Columbia Residential, through New Columbia Residential, LLC ("Columbia") has taken ownership of the property from its previous owner, Progressive Columbia Inc., whose general partner is Progressive Redevelopment. The property was acquired through a series of agreements with the prior owner, the State of Georgia, and DeKalb County. The property currently holds existing loans from the Housing Authority of DeKalb County, GA and the Georgia Housing and Finance Authority (GHFA loan). As of 3/31/2011 the reported balances on these loans were \$404,471 on the DeKalb Housing loan and \$418,616 on the GHFA loan. Due to financial infeasibility of the project and its physical conditions, the property has been abandoned for 2 years.

March 21, 2012

Page 2

The 5.13 acre property fronts South Columbia Drive and overlooks the Memorial Commercial corridor and former Avondale Mall. Currently, there are twelve (12), two-story, brick buildings with sixty-four (64) apartments. The apartments are a mix of efficiency (360sf), 1-bedroom (607sf), and 2-bedroom (760sf) units. The buildings are currently vacant, and have been vacant for over a year. They are in various stages of disrepair. Columbia has established a close working relationship with the Forrest Heights Civic Association and is taking their input into the development program and design concepts. Currently, this group has expressed serious concern over the security of the site and the aesthetic eyesore it has become. The Association has expressed interest in demolishing and clearing the property and supports a redevelopment that is architecturally compatible with the neighborhood.

Since taking ownership, Columbia Residential has secured the buildings and is currently paying to keep the buildings secured and street lights on. Columbia Residential, with the support of the Georgia Department of Community Affairs, plans to create an affordable, mixed income rental community.

Minimizing Adverse Effects

Today, the property is over 58 years old (originally built in 1954) and requires new construction. Due to its condition and the financing availability, new construction is required.

Columbia has requested assistance from Georgia Department of Community Affairs (DCA) for demolition and maintenance costs through the NSP III program, for which the project in its current condition qualifies. Funds would be utilized to pay costs for site preparation, environmental abatement, and demolition of the existing structures, as well as to support the financing of the redevelopment of the site. DCA will not support a substantial rehabilitation of the property because they take a stance that such spending is a wasteful use of government resources for affordable housing as it would cost far more than constructing newer housing. This is based on the current condition of the property and its functional obsolescence of the building unit sizes.

Columbia intends to redevelop the property into high quality housing that is consistent with the architectural character of the surrounding neighborhood, and exhibits the quality design features, living spaces, and sustainability elements (LEED or Earth Craft) that are characteristic of the Columbia product and rooted in the architectural elements of the community. The preferred redevelopment strategy is to construct 90 to 95 units of mostly 1-BR and some 2-BR units of senior housing (62 and older) on the site, supported by tax credit rents and project-based rental assistance on a majority of the units to allow for much-needed affordable senior housing. The alternative strategy, which would be implemented if PBRA rental assistance cannot be obtained, would be a 64-unit family housing development, including 1, 2 and 3-BR flats and townhomes, replicating the

David Crass

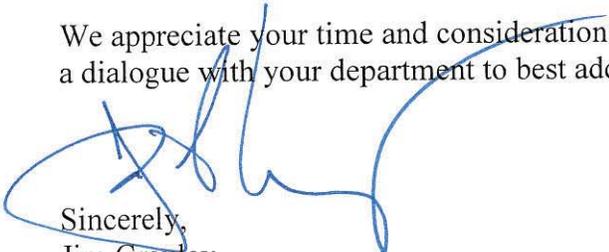
March 21, 2012

Page 3

number of units currently on the site but with modern unit sizes and amenities which will allow for a healthy occupancy rate.

The design of the new buildings would respect the architectural characteristics of the neighborhood and respond to SHPO 106 review comments. Likewise, the team plans to document the history of the current property with a photo exhibition or some other lasting historical project displayed in the new community leasing office/community room. We plan to work with the Forrest Heights Civic Association to locate other community spaces that photos of the site could be displayed for public viewing.

We appreciate your time and consideration in reviewing this project and look forward to a dialogue with your department to best address this situation.



Sincerely,
Jim Grauley
Columbia Residential
President/Chief Operating Officer

Cc: Noel Khalil
: Elizabeth Shirk



Jim Grauley
1718 Peachtree Street NW
Atlanta, GA 30309

February 27, 2012

Elizabeth Shirk
State Historic Preservation Office
254 Washington Street SW Ground level
Atlanta, GA 30334

Re: Demolition & New Construction: Forrest Heights Apartments, 1048 S. Columbia Drive Decatur, DeKalb County, GA
HP 100903-002

Dear Mrs. Shirk:

In an effort to respond appropriately to Section 106 of the National Historic Preservation Act of 1966; this letter serves as a response to the letters from the State Historic Preservation Office dated September 9, 2010 and March 9th, 2011 addressed to Robert Brawner & John Jaugstetter. Those letters stated that the property's demolition would create an adverse effect to historic properties within the area of potential effect (APE). We would like to take this opportunity to describe the current condition of the property and discuss proper efforts to minimize/mitigate the adverse effect.

Current Condition:

Forrest Heights Apartments is an existing, abandoned apartment development constructed in 1954 located at 1048 South Columbia Drive in Decatur, Georgia. Columbia Residential, through New Columbia Residential, LLC ("Columbia") has taken ownership of the property from its previous owner, Progressive Columbia Inc., whose general partner is Progressive Redevelopment. The property was acquired through a series of agreements with the prior owner, the State of Georgia, and DeKalb County. The property currently holds existing loans from the Housing Authority of DeKalb County, GA and the Georgia Housing and Finance Authority (GHFA loan). As of 3/31/2011 the reported balances on these loans were \$404,471 on the DeKalb Housing loan and \$418,616 on the GHFA loan. Due to financial infeasibility of the project and its physical conditions, the property has been abandoned for 2 years.

The 5.13 acre property fronts South Columbia Drive and overlooks the Memorial Commercial corridor and former Avondale Mall. Currently, there are twelve (12), two-story, brick buildings with sixty-four (64) apartments. The apartments are a mix of efficiency (360sf), 1-bedroom (607sf), and 2-bedroom (760sf) units. The buildings are currently vacant, and have been vacant for over a year. They are in various stages of disrepair. Columbia has established a close working relationship with the Forrest Heights Civic Association and is taking their input into the development program and design concepts. Currently, this group has expressed serious concern over the security of the site and the aesthetic eyesore it has become. The Association has expressed interest in demolishing and clearing the property and supports a redevelopment that is architecturally compatible with the neighborhood.

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Columbia intends to redevelop the property into high quality housing that is consistent with the architectural character of the surrounding neighborhood, and exhibits the quality design features, living spaces, and sustainability elements (LEED or Earth Craft) that are characteristic of the Columbia product and rooted in the architectural elements of the community. The preferred redevelopment strategy is to construct 90 to 95 units of mostly 1-BR and some 2-BR units of senior housing (62 and older) on the site, supported by tax credit rents and project-based rental assistance on a majority of the units to allow for much-needed affordable senior housing. The alternative strategy, which would be implemented if PBRA rental assistance cannot be obtained, would be a 64-unit family housing development, including 1, 2 and 3-BR flats and townhomes, replicating the

Elizabeth Shirk

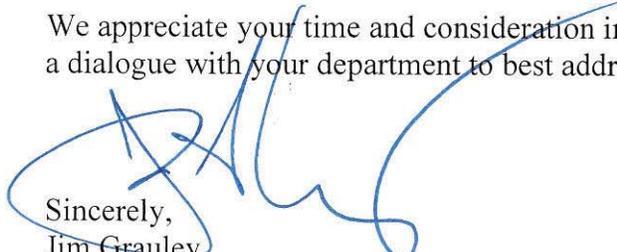
March 21, 2012

Page 3

number of units currently on the site but with modern unit sizes and amenities which will allow for a healthy occupancy rate.

The design of the new buildings would respect the architectural characteristics of the neighborhood and respond to SHPO 106 review comments. Likewise, the team plans to document the history of the current property with a photo exhibition or some other lasting historical project displayed in the new community leasing office/community room. We plan to work with the Forrest Heights Civic Association to locate other community spaces that photos of the site could be displayed for public viewing.

We appreciate your time and consideration in reviewing this project and look forward to a dialogue with your department to best address this situation.



Sincerely,
Jim Grauley
Columbia Residential
President/Chief Operating Officer

Cc: Noel Khalil
: Dr. David Crass

Forrest Heights Apartments Physical Assessment

February 2012

Conducted by:
Columbia Residential





Figure 1: Dramatic slopes in the flooring indicate a settling of foundations. Layouts of units are functionally obsolete.



Figure 2: Plumbing needs replacing. Fixtures are rusted through and lines are leaking.







Figure 3: Plumbing fixtures need replacing.



Figure 4: HVAC systems need replacing. There are missing parts, they are not functioning and the duct work is undersized and clogged.



Figure 5: Buildings were not secured prior to Columbia Residential acquisition and resulted in extreme damage to floors and walls. Mold along interior walls and flaking ceiling indicate water damage.

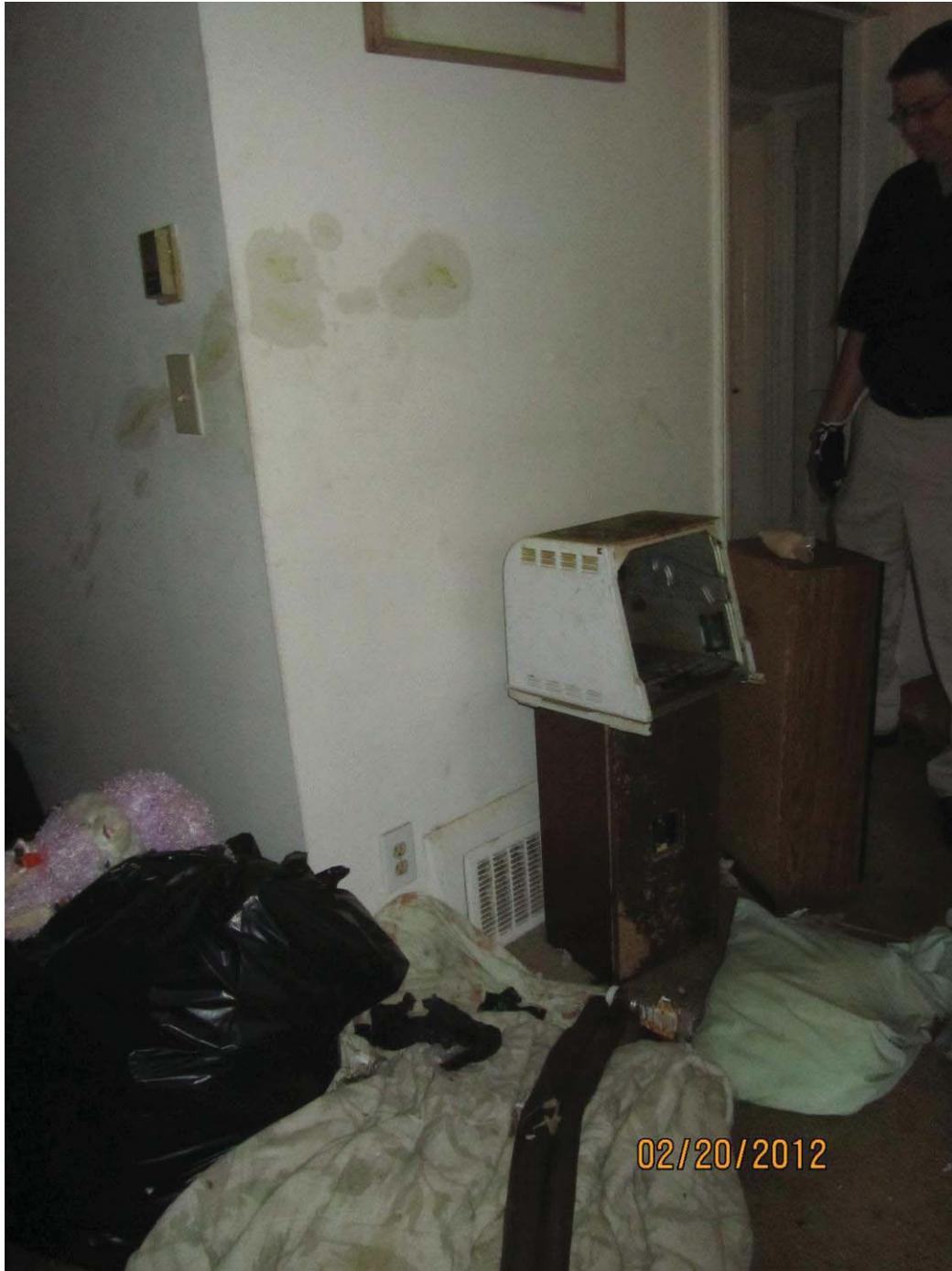


Figure 6: Mold in walls. Functionally obsolete wall heaters.



Figure 7: Rotting window ledges. Row lock pulling away from windows due to either water damage or building settling.



Figure 8: Ceilings of units.



Figure 9: Electrical outlets are obsolete (2 prong) and the wiring is aluminum; which is against current code and would need to be entirely replaced.



Figure 10: Water damage is evident by mold and rot at windows.



Figure 11: Flooring has noticeable ripples and rot in kitchens.



Figure 12: Hard wood floors in some units are in decent condition.



Figure 13:Gutters on exterior need repair/replacing.



Figure 14: Shingles were patched but patches do not seem to be holding. Shingles will need to be replaced.



Figure 15: Rotted Fascia board and decking can be seen on several buildings.



Figure 16: Rotted Fascia and decking



Figure 17: Shingles will need to be replaced.



Figure 18: Steps to buildings are crumbling and need replacing



Figure 19: Parking and drive need repaving.



Figure 20: Site brickwork and retaining walls need major repairs.

FILE: FOREST HEIGHTS ENVIRONMENTAL



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

March 9, 2011

Chris H. Morris
Director
DeKalb County Community Development Department
150 East Ponce de Leon Avenue, Suite 330
Decatur, Georgia 30030

Attn : John Jaugstetter

RE: NSP: Demolish Forest Heights Apartments for Green Space, 1048 Columbia Drive, Decatur
DeKalb County, Georgia
HP-110216-004

Dear Ms. Morris:

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the above referenced project. Our comments are offered to assist the US Department of Housing and Urban Development (HUD) and its applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of the demolition of the Forest Heights Apartments, located at 1048 Columbia Drive, Decatur, for green space. Based on the information provided, it is HPD opinion that the Forest Heights Apartments complex should be considered eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. The 1948 portion of the complex is a good example of a mid-twentieth century apartment complex as defined in the historic context *Modern Apartment Complexes in Georgia, 1936-1954*. As proposed, HPD finds that the subject project constitutes an adverse effect to historic properties located within the subject project's area of potential effect (APE), as defined in 36 CFR Part 800.5(a)(2).

When an adverse effect to a historic property is found, the federal agency must notify the Advisory Council on Historic Preservation and consult with the State Historic Preservation Officer on ways to avoid or reduce adverse effects to historic properties. HPD would be pleased to work with HUD and DeKalb County in finding ways to avoid, minimize or mitigate this adverse effect.

Please refer to project number HP-110216-004 in any future correspondence on this project. If we may be of further assistance, please do not hesitate to contact Elizabeth Shirk, Environmental Review Coordinator, at (404) 651-6624.

Sincerely,

Dr. David Crass
Division Director,
Deputy State Historic Preservation Officer

DCC:ebp

cc: Juan Roman, HUD
Allison Duncan, Atlanta Regional Commission



HISTORIC PRESERVATION DIVISION

CHRIS CLARK
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

September 9, 2010

Robert Brawner
Project Manager
One Consulting Group, Inc.
P.O. Box 54382
Atlanta, Georgia 30308
robert@onecginc.com

**RE: Demolition & New Construction: Forrest Heights Apartments, 1048 S. Columbia Drive, Decatur
DeKalb County, Georgia
HP-100903-002**

Dear Mr. Brawner:

The Historic Preservation Division (HPD) has reviewed the information submitted regarding the above referenced project. Our comments are offered to assist the US Department of Housing and Urban Development (HUD), the Georgia Department of Community Affairs (DCA), and their applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of the demolition of the Forrest Heights Apartments and the replacement of these apartments with a senior apartment complex, in Decatur. Based on the information provided, it is HPD's opinion that no archaeological resources that are listed or eligible for listing in the National Register of Historic Places (NRHP) will be affected by the proposed undertaking. Concerning historic structures, it is HPD's opinion that the Forrest Heights Apartments should be considered eligible for inclusion in the NRHP under criterion C. Constructed in 1954 in the colonial revival style, the Forrest Heights Apartments are in good condition. Furthermore, it is HPD's opinion that, as proposed, the project will have an **adverse effect** on historic properties within its area of potential effects (APE).

When an adverse effect on a historic property is found, the federal agency must notify the Advisory Council on Historic Preservation and consult with the State Historic Preservation Officer on ways to avoid or reduce adverse effects to historic properties. HPD would also like to make it clear that this determination of adverse effect is not the end of the review process, and we look forward to assisting DCA and HUD in finding ways to avoid, minimize, or mitigate this adverse effect. We look forward to working with you as this project progresses.

Please refer to project number **HP-100903-002** in any future correspondence regarding this project. If we may be of further assistance, please do not hesitate to contact Elizabeth Shirk, Environmental Review Coordinator, at (404) 651-6624.

Sincerely,

Dr. David Crass
Division Director
Deputy State Historic Preservation Officer

DCC: mn

cc: Cassandra Knight, DCA
Allison Duncan, Atlanta RC

Georgia Historic Preservation Division

Environmental Review Form

At a minimum, the Historic Preservation Division (HPD), Georgia State Historic Preservation Office (SHPO), may require the following information in order to review projects in accordance with applicable federal or state laws (Section 106 of the National Historic Preservation Act or the Georgia Environmental Policy Act, etc). Please note that responsibility for preparing documentation, including the identification of historic resources and the assessment of potential effects resulting from an undertaking, rests with the federal or state agency or its designated applicant. If insufficient information is provided, we may request additional materials. The role of the SHPO is to review, comment, and consult with federal/state agencies, applicants, and consultants. *Please note that the US Corps of Engineers (USACE) does not delegate compliance to applicants and all information prepared for permits through this agency should be coordinated directly with USACE. Also, if you are submitting a cell tower project do not use this form. Please submit all cellular projects on either the Form 620 or 621.*

I. General Information

A. **Project Name:** Forrest Heights Apartments
 Project Address: 1048 South Columbia Drive
 City: Decatur
 County: Dekalb
 State, Zip Code: Georgia, 30030
 U. S. Congressional District - see http://www.census.gov/qeo/www/cd108th/GA/plc_c8_13.pdf : **4,5**

B. **Federal Agency:** United States Department of Housing and Urban Development
State Agency: Georgia Department of Community Affairs

C. **Agency's Involvement:**
X Funding Unknown
 License/Permit Other, please explain:
 Direct/Is performing the action _____

D. **Project Type:**
 Road/Highway Construction or **X New Construction**
 Improvements Relicensing
X Demolition Utilities/Infrastructure
 Rehabilitation Unknown
 Addition to Existing Building/Structure Other: _____

E. **Level of Review:**
X Section 106 of the National Historic Preservation Act (Federal)
 Section 110 of the National Historic Preservation Act
 Georgia Environmental Policy Act (State)
 State Agency Historic Property Stewardship Program (State Stewardship)
 Technical Assistance
 Unknown

F. **Project Description and Plans** (Please include details as to what will be constructed, what will be altered and how and what will be demolished, as applicable. Attach additional pages if necessary):

Forrest Heights Apartments is an existing apartment development constructed in 1954 located at 1048 South Columbia Drive in Decatur, Georgia. As part of its planned redevelopment, the existing twelve building will be demolished. The Site will be redeveloped as a three-story, senior apartment complex. Planned development will include the construction of several apartment buildings with contemporary exterior finishes. Green-space, attractive landscaping, and an undeveloped buffer along the northern property boundary are planned.

G. Contact Information:

Applicant

Consultant

Robert Brawner, Project Manager
One Consulting Group, Inc.
Post Office Box 54382, Atlanta, Georgia 30308
Telephone: (404) 815-8005
Facsimile: (404) 815-8002
Electronic Mail: robert@onecginc.com

Agency Contact Info (either State or Federal, according to review type): **State**

Cassandra Knight
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, Georgia 30329
Telephone: (404) 679-4940
Facsimile: (404) 679-0667
Electronic Mail: cknight@dca.state.ga.us

H. Attach a **map** indicating the precise location of the project, preferably a clear color copy of a USGS topographic quadrangle map (7.5 minute). For projects in urban areas, please also include a city map that shows more detail. For additional help and information you may want to refer to the following websites: <http://terraservert.microsoft.com/>, <http://topomaps.usgs.gov>¹.

I. Has this identical project or a related project been previously submitted for review? **NO**

II. Information Defining the Area of Potential Effect (APE)

A. The APE varies with project types, and can be direct or indirect (**physical or visual**). The APE is defined as “the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist.” Factors considered when determining the APE include topography, vegetation, existing development, orientation of an existing resource to the project, physical siting of a resource, and existing and planned future development. For example:

1. Rehabilitation, renovation, and/or demolition of an historic building or structure, or new construction: the APE might include the building itself and the adjacent setting.
2. Streetscapes: the APE might include the viewshed from the street.
3. Pedestrian/bicycle facilities: the APE might extend the length of the corridor and for some distance on both sides of the corridor.
4. Underground utilities: the APE would usually be limited to the area of ground disturbance.

Based on this information, **describe the Area of Potential Effect** for your project: **It will be the proposed footprint and top of roof elevation for the proposed development.**

B. **Attach a map or site plan and project plans (as applicable)**, which indicate the boundaries of the APE and provide information about project scope of work (this may be the same map used above to show project location), please see the examples on our website.

C. **Provide high-resolution color photographs**, which illustrate the project area and the entire APE as defined above. Photography should document not only the project area, but also any adjacent properties that are within the APE. If the APE includes buildings or structures, please include clear views of each. All photography should be keyed to a site map and project plans (as applicable), please see our examples. Photographs should be individually numbered, and corresponding numbers should be placed on the map or site plan, showing location and direction of view. Should your project entail the alteration of existing historic structures, please provide photographs of existing conditions of sites, buildings and interior areas to be impacted.

¹ Please note, this is not a complete list of websites with topographic map information. These websites are not controlled by HPD and HPD bears no responsibility for their content.

III. Site Information

A. To your knowledge, has a cultural resources assessment or a historic resources survey been conducted in the project area? **NO**

B. Attach any available information concerning known or suspected archaeological resources in the area of potential effect. (Note: Research at the Georgia Archaeological Site File in Athens may be undertaken only by a qualified archaeologist or site file staff. For questions, please call 706-542-8737.) **Please note that as part of the review process, HPD may request an archaeological survey.**

C. In the past has this property been used for:

- 1. Farming **NO**
- 2. Pasture **NO**
- 3. Mining **NO**
- 4. Timbering **NO**
- 5. Road construction **NO**
- 6. Housing **NO**
- 7. Landfill **NO**
- 8. Commercial **NO**
- 9. Industrial **NO**
- 10. Other (explain): **Not applicable**

D. Describe what is on the property today (i.e. buildings, parking lot, house, barn, outbuildings, woods, grass, garden, etc.) : **Forrest Height Apartments is an existing apartment development located at 1048 South Columbia Drive in Decatur, Georgia. The 5.13 acre property fronts South Columbia Drive and overlooks the Memorial Commercial corridor and former Avondale Mall. Currently, there are twelve (12), two-story, brick buildings with sixty-four (64) apartments. The apartments are a mix of efficiency (360sf), 1-bedroom (607sf), and 2-bedroom(760sf) units.**

E. Does the project include any land disturbing activities? (haul roads, cut or fill areas, excavations, landscaping activities, ditching, utility burial, grading, water tower construction etc.) **YES** If yes, please describe the nature of the work and the approximate three dimensional extent of work: **Redevelopment of a multi-story apartment building with a slab on-grade foundation and foundation walls. Site improvements will include surface parking, demolition of existing buildings, underground utility installation, and site lighting. Trees, landscaping, and ground cover will be planted. Minimal Site grading is planned at this time.**

F. If not provided in response to previous sections, please include a project specific map and/or preliminary site plan that fully describe the project boundaries and areas of land disturbing work. Note in detail all changes and additions proposed to be made to the existing site.

See attached.

IV. Building and Structure Information

A. Is the project located within or adjacent to a National Register of Historic Places (NRHP) listed or eligible historic district? **The Site has not been identified as a Historic Site.**

B. Within the project APE, are there any other buildings or structures that are 50 years old or older? **Yes. However, they are two-story brick apartment buildings, their age being the only significant reason for their documentation in this review form.**

C. Are any of the buildings or structures identified above listed or eligible for listing in the NRHP? **No.**

D. Does the project involve the rehabilitation, renovation, relocation, demolition or addition to any building or structure that is 50 years old or older? **Yes**

(Note: Background research for previously identified properties within an APE may be undertaken at HPD, including the National Register of Historic Places files, county architectural surveys, and identified sites files. To make a research appointment, please call 404-651-5911. Some information may also be available on the web.)

V. Additional Information for Effects Determination

An effect occurs when an action alters the characteristics of a property that may qualify it for the National Register or alters the features of a property's location, setting or use that contribute to its significance. How is the project going to affect any of the properties identified in the previous section?

- A. Will the project take away or change anything within the apparent or existing boundary of any of these historic properties? **No.**
- B. Will the project change the view from or the view of any of these properties? **Yes.**
- C. Will the project introduce any audible or atmospheric elements to the setting of any of these historic properties? **No.**
- D. Will the project result in the transfer, lease or sale of any of these historic properties? **Yes.**

Please note: *HPD's ability to complete a timely project review largely depends on the quality of the material submitted. For complex projects, some applicants may find it advantageous to hire a historic preservation professional with expertise in history, architectural history and/or archaeology.*

We are unable to accept project submittals via facsimile or e-mail. *There is a 30-day review and comment period. For questions regarding this form or the review process, please contact HPD's Environmental Review Specialist at 404-651-6546.*

When completed, please send this form along with the supporting material to:

**Dr. David Crass, Acting Division Director,
Historic Preservation Division
Attention: Environmental Review
254 Washington Street, SW
Ground Level
Atlanta, Georgia 30334**

APPENDIX R
ADDITIONAL HOME REQUIREMENTS

Environmental Assessment and Compliance Findings for the Related Laws

U.S. Department of Housing and Urban Development

1. Project Number	
HUD Program	
2. Date Received	

RMS: HI-00487R

Findings and Recommendations are to be prepared after the environmental analysis is completed. Complete items 1 through 15 as appropriate for all projects. For projects requiring an environmental assessment, also complete Parts A and B. For projects categorically excluded under 24 CFR 50.20, complete Part A. Attach notes and source documentation that support the findings.

3. Project Name and Location (Street, City, County, State) New Columbia Forrest Heights Apartments 1048 South Columbia Drive Decatur, DeKalb County, Georgia	4. Applicant Name and Address (Street, City, State, Zip Code), and Phone New Columbia Forrest Heights, LP 1718 Peachtree Street NE, Suite 684 Atlanta, Georgia 30309 (404) 419-1422
--	---

5. <input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> Elderly <input type="checkbox"/> Other If Other, explain.	6. Number of <u>80</u> Dwelling Units <u>7</u> Buildings <u>1</u> Stories <u>5</u> Acres	7. Displacement <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, explain.
--	---	---

8. New Construction Rehabilitation Other
(if Other, explain)

9. Has an environmental report (Federal, State, or local) been used in completing this form? No Yes
If Yes, identify: One Group ESA dated 6/2012

10. Planning Findings. Is the project in compliance or conformance with the following plans?

Local Zoning	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Coastal Zone	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Air Quality (SIP)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable

Explain any "No" answer: _____

11. Environmental Finding (check one)

Categorical exclusion is made in accordance with § 50.20 or

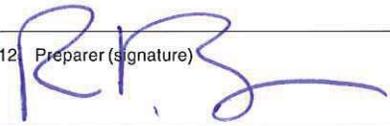
Environmental Assessment and a **Finding of No Significant Impact (FONSI)** is made in accordance with § 50.33 or

Environmental Assessment and a **Finding of Significant Impact** is made, and an Environmental Impact Statement is required in accordance with §§ 50.33(d) and 50.41.

Are there any unresolved conflicts concerning the use of the site?

No Yes (explain): _____

Project is recommended for approval (List any conditions and requirements) Project is recommended for rejection (State reasons)

12. Preparer (signature) 	Date <u>6/14/12</u>	13. Supervisor (signature)	Date
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14. Comments by Environmental Clearance Officer (ECO) (required for projects over 200 lots/units)

ECO (signature) X	Date
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15. Comments (if any) by HUD Approving Official

HUD Approving Official (signature) X	Date
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Part A. Compliance Findings for §50.4 Related Laws and Authorities

§ 50.4 Laws and Authorities	Project is in Compliance		Source Documentation and Requirements for Approval
	Yes	No	
16. Coastal Barrier Resources	✓		Georgia Department of Community Affairs CRM list
17. Floodplain Management (24 CFR Part 55)	✓		Site visit;FEMA FHBM & FIRM;USGS topographic map;survey
18. Historic Preservation (36 CFR Part 800)			Site visit;National Register of Historic Places;SHPO Review
19. Noise Abatement (24 CFR Part 51 Subpart B)	✓		Site visit;noise assessment report;USDOT;FAA
20. Hazardous Operations (24 CFR Part 51 Subpart C)	✓		Site visit;HUD Guidebook (Hazardous Com./Ind. Facilities)
21. Airport Hazards (24 CFR Part 51 Subpart D)	✓		Site visit;aerial maps;USGS topographic map;survey
22. Protection of Wetlands (E. O. 11990)	✓		Site visit;National Wetlands Inventory (NWI);survey
23. Toxic Chemicals & Radioactive Materials (§ 50.3(i))	✓		Site visit;Environmental databases; Fire Authority Inquiry
24. Other § 50.4 authorities (e.g., endangered species, sole source aquifers, farmlands protection, flood, insurance, environmental justice)	✓		Site visit;reviewer experience;FFIEC;USFWS;NRCS;GADNR

Part B. Environmental/Program Factors

Factors	Anticipated Impact/Deficiencies			Source Documentation and Requirements for Approval
	None	Minor	Major	
25 Unique Natural Features and Areas	✓			Site visit;aerial photographs;USGS topographic map
26. Site Suitability, Access, and Compatibility with Surrounding Development	✓			Site visit;reviewer experience
27. Soil Stability, Erosion, and Drainage	✓			Site visit;FEMA;NWI;geotech PE & reviewer experience
28. Nuisances and Hazards (natural and built)	✓			Site visit;aerial photographs;reviewer experience
29. Water Supply / Sanitary Sewers	✓			Site visit;interview;local water inquiry
30. Solid Waste Disposal	✓			Site visit;interviews
31. Schools, Parks, Recreation, and Social Services	✓			Site visit;aerial photographs;reviewer experience
32. Emergency Health Care, Fire and Police Services	✓			Site visit;local fire inquiry;local emergency inquiry
33. Commercial / Retail and Transportation	✓			Site visit;aerial photographs;reviewer experience
34. Other	✓			

Sample Field Notes Checklist

Project Number	HUD Program
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Project Name:
New Columbia Forrest Heights Apartments

Location (street, city, county/State, & zip code)
1048 South Columbia Drive, Decatur, DeKalb County, Georgia 30030

Number of Dwelling Units 96	Project site is in a location described as <input type="checkbox"/> Central city <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Infill urban development <input type="checkbox"/> In developing rural area <input type="checkbox"/> In undeveloped area
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Rehabilitation	

Note to Reader: An Environmental Assessment (EA) is a concise public document that a Federal agency must prepare in order to comply with the National Environmental Policy Act (NEPA) and the related Federal environmental laws and authorities. The EA must support decision making process and provide a clear rationale, justification, and documentation for ratings assigned.

Instructions

It is recommended that this checklist be used by HUD staff who prepare the Environmental Assessment (EA; form HUD-4128). It will constitute full documentation for many factors on the EA, and partial documentation for others. It will avoid narrative reports and expedite the environmental review process. This checklist, which is a slightly revised version of Appendix C of Handbook 1390.2, should be used pending revision of Handbook 1390.2.

a technical report, map, or special study; site inspection/field observation; name and location of the qualified data source(s) that provided the information, for example, the local planning agency, the local housing and/or community development agency, the State environmental protection agency, the State Historic Preservation Officer, or other qualified data source.)

The number for each checksheet topic is the number that appears on form HUD-4128. Also, each checklist title/heading is followed by a reference to where the topic appears in the current Handbook 1390.2.

Preparers are to obtain and use, as appropriate, any environmental report (Federal, State, or local) that may have already been prepared for the property or area in which the property is located.

Before the site visit, review the Phase I and all background information submitted with the application (if applicable). During the site visit, the preparers of form HUD-4128 are to: (i) answer all relevant questions on this checklist; (ii) use the spaces provided for comments to include supplemental information as well as to record any recommended mitigation measures or requirements for project approval; (iii) key your answers to the relevant questions (using additional sheets of paper to provide more detailed information); and (iv) use the spaces provided for source documentation to cite the information source used (e.g., title of

Several different types of maps will be useful in completing the review, such as the project plan or plot map, a location map showing major features and facilities in the vicinity, the USGS topographic map and FEMA flood map for the site area, and zoning/land use maps. **Many of the conditions can and should be recorded directly on the project plan.** Distances to major features and facilities (e.g., schools and fire stations) and a description of the surrounding area are examples. The plan can then be referenced as "source documentation" on form HUD-4128.

9. Environmental Report

List the Federal, State, or local agencies contacted to obtain their existing environmental reports and other data for the HUD environmental review for the proposed project.

USEPA, USGS, FEMA, US Fish and Wildlife Service, Georgia Environmental Protection Division, DeKalb County Government

List the major reports obtained. (attach the report(s) or otherwise list the title, author, publication date)

Flood Insurance Rate Map;NWI Map;UST Facility list;CERCLA facility list;RCRA facility list; Wild and Scenic River list;See Appendix F of ESA for additional listings

10. Planning Findings

Is the project in compliance or conformance with the local zoning?

Yes No Not Applicable If No or Not Applicable, explain.

DeKalb County Zoning confirmation letter is attached in ESA Appendix G.

Is the project located within a coastal management zone (CZM)?

Yes No Not Applicable

If your answer is Yes, the State Coastal Zone Management (CZM) Agency must make a finding that the project is consistent with the approved State CZM program.

Is the State's finding attached to this checksheet?

Yes No

Is the project in compliance with the air quality State Implementation Plan (SIP)?

Yes No Not Applicable

Comments:

Compliance of project has been determined by Georgia Department of Community Affairs.

Source documentation:

Site visit; local tax authority inquiry; local building/code/planning authority inquiry; Georgia Department of Community Affairs CZM and SIP Designations

Are there any unresolved conflicts concerning the use of the site?

Yes No If your answer is Yes, briefly explain:

16. Coastal Barrier Resources

Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map?

Yes No If your answer is Yes, the law prohibits Federal funding of projects in designated coastal barriers.

17. Flood Management (24 CFR Part 55) (see CF 3 and 4 of Handbook 1390.2)

Is the project located within a floodplain designated on a current FEMA flood map?

Yes No Identify FEMA flood map used to make this finding:

Community Name and Number: DeKalb County Georgia, Panel 69

Map Panel Number and Date of Map Panel: 13089C0069H, dated May 7, 2001

If your answer is Yes, use § 55.12 and the floodplain management decisionmaking process (§ 55.20) to comply with 24 CFR Part 55.

Comments:

Floodplains were not identified on or adjacent to the proposed Site development.

Source documentation: (attach § 55.20 analysis)

Site visit; FEMA; National Wetlands Inventory; survey

18. Historic Preservation (see CF 2 of Handbook 1390.2)

Has the SHPO been notified of the project and requested to provide comments?

Yes No

Is the property listed on or eligible for listing on the National Register of Historic Places?

Yes No

Is the property located within or directly adjacent to an historic district?

Yes No

Does the property's area of potential effects include an historic district or property?

Yes No

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.

Has the SHPO been or is being advised of HUD's finding?

Yes No

Comments:

Applicant is developing a Memorandum of Understanding with SHPO

Source documentation:

National Register of Historic Places; SHPO submittal and review; SHPO response

19. Noise Abatement (see CF 1 of Handbook 1390.2)

Is the project located near a major noise source, i.e., civil airports (within 5 miles), military airfields (15 miles), major highways or busy roads (within 1000 feet), or railroads (within 3000 feet)?

Yes No If your answer is Yes, comply with 24 CFR 51, Subpart B which requires a noise assessment for proposed new construction. Use adopted DNL contours if the noise source is an airport.

Comments:

Site is designated as "Normally Acceptable."

Source documentation: (attach NAG worksheets)

Site visit; aerial maps; Noise Assessment provided in Appendix J.

20. Hazardous Industrial Operations (see CF 5 of Handbook 1390.2)

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?

Yes No If your answer is Yes, use HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C.

Comments: **None.**

Source documentation: (attach ASD worksheets)

Site visit; fire inquiry; GAEPD UST list; GAEPD Hazardous Material facility list; Pipeline Release inquiry; inquiries with pipeline right of way managers

21. Airport Hazards (see CF 5 of Handbook 1390.2)

Is the project within 3,000 feet from the end of a runway at a civil airport?

Yes No

Is the project within 2-1/2 miles from the end of a runway at a military airfield?

Yes No If your answer is Yes to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments: **None.**

Source documentation:

Site visit; aerial maps; available FAA information review

22. Protection of Wetlands (E.O. 11990) (see CF 3 and 4 of Handbook 1390.2)

Are there drainage ways, streams, rivers, or coastlines on or near the site?

Yes No

Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?

Yes No

For projects proposing new construction and/or filling, the following applies:

Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?

Yes No If your answer is Yes, E.O. 11990, Protection of Wetlands, discourages Federal funding of new construction or filling in wetlands and compliance is required with the wetlands decisionmaking process (§ 55.20 of 24 CFR Part 55. Use proposed Part 55 published in the Federal Register on January 1, 1990 for wetland procedures).

Comments: **wetlands were not identified on the Site. Eight step process was completed at the first step.**

Source documentation: (attach § 55.20 analysis for new construction and/or filling)

Site visit; aerial maps; FEMA FIRM; National Wetlands Inventory; USGS Topographic Map; survey

23. Toxic Chemicals and Radioactive Materials (see CF 5 of Handbook 1390.2)

Has a Phase I (ASTM) Report been submitted and reviewed?

Yes No If your answer is No, is a Phase I (ASTM) report needed?

Yes No

Are there issues that require a special/specific Phase II report before completing the environmental assessment?

Yes No

Is the project site near an industry disposing of chemicals or hazardous wastes?

Yes No

Is the site listed on an EPA Superfund National Priorities or CERCLA, or equivalent State list?

Yes No

Is the site located within 3,000 feet of a toxic or solid waste landfill site?

Yes No

Does the site have an underground storage tank?

Yes No

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).

Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)?

Yes No

Comments:

Lead hazard in soil was identified at the Site, and will be addressed during its proposed development. Soil impacted above notification concentration will be removed from the Site for proper disposal.

Source documentation: (attach Phase I (ASTM) Report)

24. Other

a. Endangered Species (see EF 3.4 of Handbook 1390.2)

Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?

Yes No

Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

Yes No If your answer is Yes, 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:

None

Source documentation

Site visit; reviewer experience; Endangered Species and Critical Habitats List; USFWS endangered species inquiry

b. Sole Source aquifers

Will the proposed project affect a sole source or other aquifer?

Yes No

Comments

The Site will receive its drinking water supply from the DeKalb County Water System.

Source documentation

Initial Impact Screening; USGS; GAEPD; Local water authority compliance inquiry.

c. Farmlands Protection (see EF 3.3 of Handbook 1390.2)

If the site or area is presently being farmed, does the project conform with the Farmland Protection Policy Act and HUD policy memo?
 Yes No If your answer is Yes, compliance is required with 7 CFR Part 658, Department of Agriculture regulations implementing the Act.

Comments:

Not applicable.

Source documentation:

d. Flood Insurance

Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

Yes No

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 decisionmaking process (§ 55.20) is required (refer to item #17 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.

e. Environmental Justice

Is the project located in a predominantly minority and low-income neighborhood?

Yes No

Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large?

Yes No

If your answer is Yes, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice.

Comments:

None.

Source documentation: Site visit; Federal Financial Institution Examination Council GEOCODER

25. Unique Natural Features and Areas (see EF 3.2 of Handbook 1390.2)

Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas?

Yes No

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?

Yes No

Comments:

26. Site Suitability, Access, and Compatibility with Surrounding Development (see EF 1.1 and 1.3 of Handbook 1390.2)

Has the site has been used as a dump, sanitary landfill or mine waste disposal area? Yes No
 Is there paved access to the site? Yes No
 Are there other unusual conditions on site? Yes No

Is there indication of:	Yes	No		Yes	No
distressed vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	oil/chemical spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>
waste material/containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	abandoned machinery, cars, refrigerators, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
soil staining, pools of liquid	<input type="checkbox"/>	<input checked="" type="checkbox"/>	transformers, fill/vent pipes, pipelines, drainage structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
loose/empty drums, barrels	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building type (low/high-rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Height, bulk, mass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building density	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the project be unduly influenced by:

	Yes	No		Yes	No
Building deterioration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transition of land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Postponed maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incompatible land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obsolete public facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate off-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are there air pollution generators nearby which would adversely affect the site:

	Yes	No		Yes	No
Heavy industry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large parking facilities (1000 or more cars)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy travelled highway (6 or more lanes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Power generating plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil refineries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cement plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other(specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Source documentation:

Site visit;reviewer experience;aerial photographs;local government inquiry;environmental database review

27. Soil Stability, Erosion, and Drainage (see EF 1.2 of Handbook 1390.2) Yes No

Slopes: Not Applicable Steep Moderate Slight

Is there evidence of slope erosion or unstable slope conditions on or near the site? Yes No

Is there evidence of ground subsidence, high water table, or other unusual conditions on the site? Yes No

Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site? Yes No

Have soil studies or borings been made for the project site or the area? Yes No Unknown

Do the soil studies or borings indicate marginal or unsatisfactory soil conditions? Yes No

Is there indication of cross-lot runoff, swales, drainage flows on the property? Yes No

Are there visual indications of filled ground? Yes No

If your answer is Yes, was a 79(g) report/analysis submitted? Yes No

Are there active rills and gullies on site? Yes No

If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted? Yes No N.A.

Is a soils report (other than structural) needed? Yes No

Are structural borings or a dynamic soil analysis/geological study needed? Yes No

Comments:

None.

Source documentation:

Site visit;NRCS;FIRM;aerials;USGS topo map

28. Nuisances and Hazards (see EF 1.3 and 1.4 of Handbook 1390.2)

Will the project be affected by natural hazards:

	Yes	No		Yes	No
Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Slope-failures from rains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects, animals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unprotected water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by built hazards and nuisances:

	Yes	No		Yes	No
Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dangerous intersection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate separation of pedestrian/vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate street lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Quarries or other excavations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumps/sanitary landfills or mining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad crossing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by nuisances:

	Yes	No	Yes	No
Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unightly land uses	<input type="checkbox"/>
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input type="checkbox"/>
Vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle	<input type="checkbox"/>
Glare from parking area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation	<input type="checkbox"/>
Vacant/boarded-up buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other (specify)	<input type="checkbox"/>

Comments:

No issued found during the ESA.

Source documentation:

Site visit; NRCS soil report (attached in stream and wetland investigation); FEMA FIRM; aerial photographs; USGS topographic map; environmental database review

29. Water, Supply, Sanitary Sewers, and Solid Waste Disposal (see EF 2.1, 2.2, and 2.4 of Handbook 1390.2)

Is the site served by an adequate and acceptable:

water supply

Yes No Municipal Private

sanitary sewers and waste water disposal systems

Yes No Municipal Private

trash collection and solid waste disposal

Yes No Municipal Private

If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Yes No

If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Yes No

Comments:

This assessment found the Site has adequate access to the above public utilities.

Source documentation:

DeKalb County Water and Sewerage confirmation letters (Appendix G.)

31. Schools, Parks, Recreation, and Social Services (see U/EF 4, 5, and 6 of Handbook 1390.2)

Will the local school system have the capability to service the potential school age children from the project?

Yes No

Are parks and play spaces available on site or nearby?

Yes No

Will social services be available on site or nearby for residents of the proposed project?

Yes No

Comments:

None.

Source documentation:

Site visit; local education authority inquiry; aerial photographs

32. Emergency Health Care, Fire and Police Services (see U/EF 7, 8, and 9 of Handbook 1390.2)

Are emergency health care providers located within reasonable proximity to the proposed project?

Yes No Approximate response time: 15 Mins

Are police services located within reasonable proximity to the proposed project?

Yes No Approximate response time: 5 mins

Is fire fighting protection municipal volunteer adequate and equipped to service the project?

Yes No Approximate/estimated response time: 15 mins.

Comments:

None.

Source documentation:

Site visit; local fire, police, and emergency inquiry

33. Commercial/Retail and Transportation (see U/EF 10 and 11 of Handbook 1390.2)

Are commercial/retail shopping services nearby?

Yes No

Is the project accessible to employment, shopping and services by

public transportation or private vehicle?

Is adequate public transportation available from the project to these facilities?

Yes No

Are the approaches to the project convenient, safe and attractive?

Yes No

11. Conditions and Requirements for Approval

Are mitigation measures required?

Yes No

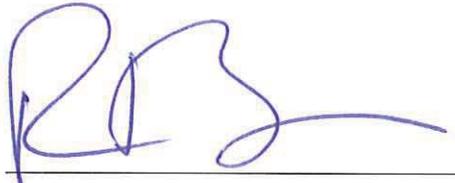
If your answer is Yes, list and describe:

Not applicable.

Brief Description of the Project:

The Site is scheduled for development as a multi-family housing.

Field Inspection on (date) 05/30/2012

By (signature)  _____

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 2009 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: **New Columbia Forrest Heights Apartments**

Project Location Address: **1048 South Columbia Drive**

City, County, State: **Decatur, DeKalb County, Georgia**

Contact person and telephone number: **Christina Davis, (404) 419-1437**

Type of project: **Multi-family new construction (Seniors Housing)**

Estimated Project Costs (from Application): **\$10,984,410**

Has the project completed a federal environmental review and received a clearance (i.e. 4128)? Pending If so, who performed the review? Robert Brawner, Principal, One Consulting Group, Inc.

*Make sure to attach it to this document

Project site is in a location described as:

Central city	<u> </u>	Rehabilitation	<u> </u>
Suburban	<u> </u>	In developing rural area	<u> </u>
Infill urban development	<u> X </u>	In undeveloped area	<u> </u>
New construction	<u> X </u>		

Project Description

Forrest Heights Apartments is an obsolete, vacant apartment complex covering approximately 5.119 acres across two parcels. The proposed location for New Columbia Forrest Heights Apartments (Site) is located along South Columbia Drive between Forrest Boulevard and Walker Drive. The existing Site structures will be demolished. The project will include new construction of 80 units for seniors. Community spaces will include an on-site management office and resident services coordinator, a computer lab and fitness center and a covered pavilion.

Funding will include federal and state Low Income Housing Tax Credits, a first mortgage from the Housing Authority of Dekalb County and a second mortgage from the Georgia Department of Community Affairs.

Planning/Zoning (complete only if new construction)

Yes No
(X) () Is the project in compliance or conformance with the local zoning?

Comments: **Site is currently zoned RM-75 (multi-family residential district)**

Source Documentation: **DeKalb County Zoning Confirmation Letter (attached)**

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 sanitary sewers and waste water disposal systems
(X) () **Municipal Private** trash collection and solid waste disposal
() () **Municipal Private** If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies? **Not applicable**
() () If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies? **Not applicable**

Comments: **None**

Source Documentation: **Site visit; Site Survey provided in Appendix A of the Environmental Site Assessment; DeKalb County Water and Sewerage Department; DeKalb County 2011 Annual Water Quality Report; Utility Availability Letters Provided by DeKalb County Water and Sewer Departments**

Schools, Parks, Recreation, and Social Services (complete only if new construction)

Yes No
() () Will the local school system have the capability to service the potential school age children from the project?
Not applicable
(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: **None**

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: **Service agency contact information and available response times are attached**

Source Documentation: **See attached contact sheet**

Commercial/Retail and Transportation (complete only if new construction)

Yes No
(X) () Are commercial/retail shopping services nearby?
(X) () Is the project accessible to employment, shopping and services by public transportation or private vehicle?
(X) () Is the project accessible to employment, shopping and services by public transportation or private vehicle?
(X) () Is adequate public transportation available from the project to these facilities?
(X) () Are the approaches to the project convenient, safe and attractive?

Comments: **Site sits adjacent to commercial and retail services, within walking distance**

Source Documentation: **Site visit. Attached Commercial/Retail and Transportation Figure**

Nuisances and Hazards (complete only if new construction)

Will the project be affected by natural hazards:

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slope-failures from rains
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects, animals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unprotected water bodies
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features

Will the project be affected by built hazards and nuisances:

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate street lighting
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dangerous intersection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quarries or other excavations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dumps/sanitary landfills or mining
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate separation of pedestrian / vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railroad crossing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial operations
					Other (specify): _____

Will the project be affected by any of the following nuisances:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Glare from parking area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unightly land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vacant/boarded-up buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other (specify): _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle			

Comments: **None.**

Source Documentation: **Site visit, Northeast Atlanta, Georgia USGS Map, Site survey**

Newspaper Contact Information

Name of local newspaper: **The Atlanta Journal and Constitution (www.ajc.com/contact)**

Address: **72 Marietta Street NW**

City: **Atlanta** State: **Georgia** Zip: **30303**

Telephone number: **(404) 526-5573** Fax number: **(404) 526-5904**

Contact name for Classifieds/Public Notice: **Bert Roughton, Jr.**

Contact email address for Classifieds/Public Notice: **legalclass@ajc.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 www.hudclips.org)
 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))
 (e.g., endangered species, farmlands protection, flood, insurance, environmental justice)

Unique Natural Features and Areas

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are other natural resources visible on site or in vicinity?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will any such resources be adversely affected or will they adversely affect the project?

Comments: **Site is in an urbanized area within an area of significant development. No unique natural features and areas were discovered in association with the Site during this assessment.**

Source Documentation: **Northeast Atlanta, Georgia USGS Topographic map**

Site Suitability, Access, and Compatibility with Surrounding Development

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the site has been used as a dump, sanitary landfill or mine waste disposal area?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there paved access to the site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there other unusual conditions on site?

Is there indication of:

	Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		distressed vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	oil/chemical spills
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	waste material/containers:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	abandoned machinery, cars, refrigerators
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	soil staining, pools of liquid
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	transformers, fill/vent pipes, pipelines
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	drainage structures
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	loose/empty drums, barrels

Will the project be unduly influenced by:

	Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power generating plants
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cement plants?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large parking facilities (1000 or more cars)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heavy traveled highway (6 or more lanes)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil refineries
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other(specify)? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Are there air pollution generators nearby which would adversely affect the site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Heavy industry Incinerators

Comments: **The Site is accessible via paved municipal streets, South Columbia Drive, Forrest Boulevard, and Walker Drive**

Source Documentation: **Site visit; Initial Noise Assessment provided in ESA-Appendix J**

Soil Stability, Erosion, and Drainage

- Slopes: Not Applicable ____ Steep ____ Moderate ____ Slight X
- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there evidence of slope erosion or unstable slope conditions on or near the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there evidence of ground subsidence, high water table, or other unusual conditions on the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have soil studies or borings been made for the project site or the area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do the soil studies or borings indicate marginal or unsatisfactory soil conditions? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there indication of cross-lot runoff, swales, drainage flows on the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there visual indications of filled ground? If your answer is Yes, please attach a 79(g) report/analysis. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there active rills and gullies on site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is a soils report (other than structural) needed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are structural borings or a dynamic soil analysis/geological study needed? |

Comments: **No concerns were discovered during this assessment**

Source Documentation: **Site visit, Northeast Atlanta, Georgia USGS Topographic map**

Wetland Protection

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there drainage ways, streams, rivers, or coastlines on or near the site? Please provide site map. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property located in a wetland? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is an incidental portion of the property within a wetland? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will disturbance of the wetland exceed 1/10th of one acre? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there ponds, marshes, bogs, swamps or other wetlands on or near the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will proposed construction/landscaping activities disturb the wetland? |

Comments: **Wetlands were not identified on the Site. A perennial stream is present on the adjacent property to the South. However, planned Site development will not impact or disturb this adjacent, state water. As per the 2012 Environmental Manual, the wetland decision making process was performed and concluded at its initial step.**

Source Documentation: **Site visit; National Wetlands Inventory Map; Wetland and Stream Investigation Report prepared by One Consulting Group, Inc.; and Figure 5 - Site Map, ESA - Appendix A**

Coastal Barrier Resources

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: **Site is not located within a coastal barrier or a coastal management zone**

Source Documentation: **Northeast Atlanta, Georgia USGS Topographic map**

Historic Preservation

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the subject property/project structure more than 50 years old? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the Application currently include Historic Tax Credits? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will Historic Tax Credits be applied for? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property listed on or eligible for listing on the National Register of Historic Places? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property located within or directly adjacent to an historic district? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the property's area of potential effects include an historic district or property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If the proposed properties are affected, have you contracted with a Preservation Professional? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the SHPO been notified of the project and requested to provide comments? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the SHPO been or is being advised of HUD's finding? |

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 Site owner and applicant submitted a letter and back-up documentation to SHPO on February 27, 2012 detailing the current condition of the Site and their intent to Minimize Adverse Effects on the historical fabric of the neighborhood as required by Section 106. It was made clear that the intent is to move forward with demolition and new construction. An historic preservation consultant has been engaged to assist the applicant with the SHPO process. Applicant has received a formal response from SHPO requesting additional documentation supporting the proposed project and compliance with Section 106. Applicant is currently assembling the requested additional documentation and expects to begin negotiations of an Memorandum of Understanding with SHPO in June 2012.**

Source Documentation: **SHPO Documentation (attached and Appendix Q of ESA); National Register of Historic Places (<http://www.nr.nps.gov/>)**

Floodplain Management

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is an incidental portion of the property within a floodplain? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located within a floodplain designated on a current FEMA flood map? |
| | | Identify FEMA flood map used to make this finding: _____ |
| | | Community Name and Number: DeKalb County, Georgia, Panel 69 |
| | | Map Panel Number: 13089C0069H |
| | | Date of Map Panel: May 7, 2001 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: **The Site is not in the 100 year or 500 year floodplain. As per the 2012 Environmental Manual, the floodplain decision making process was performed and concluded at its initial step.**

Source Documentation: **Federal Emergency Management Agency (www.fema.gov)**

Flood Insurance

Yes No

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: **None**

Source Documentation: **Federal Emergency Management Agency (www.fema.gov)**

Endangered Species

Yes No

Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?

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: **No endangered species concerns were discovered during this assessment**

Source Documentation: **Site visit; United States Fish and Wildlife Service (www.fws.gov); and Georgia Natural Heritage Inventory Program**

Wild and Scenic Rivers/Unique Natural Features and Areas

Yes No

Is the project new construction? If so please answer the following questions.

Is the site near natural features (i.e., bluffs or cliffs) or public or private scenic areas?

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?

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: **The Chattooga River is the only listed river in Georgia on the National Wild and Scenic River System. This river is not in DeKalb County and is greater than 100 miles from the Site.**

Source Documentation: **United States Fish and Wildlife Service (www.rivers.org); Google Earth (www.google.earth.com)**

Clean Air Act

Yes No

Is the project located in the Johns Creek Metropolitan area or one of the below listed counties?

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 Johns Creek (including Barrow, Bartow, Carrol, Fulton, Clayton, Cobb, Coweta, Fulton, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Newton, Paulding, Putnam, Rockdale, Spalding, Walton), Macon (Bibb, Monroe), Others Catoosa, Walker, Floyd)

Comments: **Site is in a non-attainment county; however, it is in compliance with the State SIP**

Source Documentation: (www.georgiaair.org/airpermit/html/planningsupport/naa.htm)

Farmlands Protection (complete only if new construction)

Yes No

() (X) Is the site or the area where the site is located presently being farmed?

Comments **Site is urbanized land committed to development and is therefore exempt from this requirement**

Source Documentation: **DeKalb County Tax Assessors Office**

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: **No environmental justice concerns associated with the Site were discovered during this assessment**

Source Documentation: **Site Visit, DeKalb County Planning and Zoning Department**

Noise Abatement

Yes No

() (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)?

() (X) 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.

Comments: **None**

Source Documentation: **Initial Noise Assessment prepared by One Consulting Group, Inc.**

Explosive and Flammable/Hazardous Industrial Operations

Yes No

- 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: **No explosive and flammable/hazardous industrial operation concerns associated with the Site were discovered during this assessment**

Source Documentation: **Site visit, local fire authority inquiry, Georgia Environmental Protection Division list of Underground Storage Tank Facilities and Hazardous Material/Waste facilities**

Hazards and Toxic Chemicals

Yes No

- 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?
- Is the project located near a dump or landfill site?
- Is the project near an industry disposing of chemicals or hazardous wastes?
- Are there issues that require a special/specific Phase II report before completing the environmental assessment?
- Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list?
- Is the site located within 3,000 feet of a toxic or solid waste landfill site?
- Does the site have an underground storage tank?
- 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: **No hazards and toxic chemical concerns associated with the Site were discovered during this assessment. Site soils are impacted with lead-based paint, and soils exceeding applicable notification concentration for lead will be removed during proposed developed for proper disposal**

Source Documentation: **Site visit; local fire and health department authority inquiry; Georgia Environmental Protection Division list of Underground Storage Tank and Hazardous Material/Waste facilities; Georgia Environmental Protection Division; and Solid Waste Facilities, USEPA National Priority List; Lead Hazard in Soil Assessment prepared by One Consulting Group, Inc.**

Airport Hazards

Yes No

- Is the project within 3,000 feet from the end of a runway at a civil airport?
- 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: **No airport hazards associated with the Site were discovered during this assessment**

Source Documentation: **Site visit, Google Earth (www.google.earth.com)**

Vapor Intrusion

Yes No

- Has a Tier I vapor intrusion assessment (VIA) revealed a vapor intrusion condition exists that may present an unacceptable health risk to occupants?

If your answer is yes, then additional assessment must be performed according to ASTM E 2600-08 standards. For more guidance, please refer to ASTM E 2600.

Comments: **None.**

Source Documentation: **Vapor Encroachment Screen prepared for Site included in Appendix E**

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.*

Proposed New Columbia Forrest Heights Apartments is located on a property that was originally zoned and developed for townhouses (multi-family). The existing apartment complex, Forrest Heights Apartments, is 58-years-old and functionally obsolete. Owner has consulted directly with the Forrest Heights Civic Association in creating a redevelopment plan that will take into account the existing environmental Site conditions as well as the desires of adjacent and abutting property owners.

One alternative might have been to identify, purchase and redevelop an alternate site (“greyfield”). Given that the subject Site has been left vacant for two years creating a source of blight for the otherwise stable single-family home neighborhood, the subject site is considered superior to this alternative. In addition, the subject Site is strategically located to commercial opportunities within walking distance making this an ideal site for the proposed Senior Independent Living programming.

A second alternative site would have been an undeveloped-raw land site (“greenfield”). Developing an undeveloped “greenfield” site would have numerous adverse impacts including removal of existing trees and a net increase to impervious surfaces. The redevelopment plan, which was undertaken following a tree condition survey by a certified arborist and a initial survey by a civil engineer, will preserve several mature trees on the site as well as install a state-of-the-art storm water management system to reduce both the flow of water from the site and improve the water quality of water leaving the site. Development of an alternate site would have had an adverse impact on the human environment, whereas the subject site and proposed development actually improves the human environment from the existing condition.

Compared to the alternatives, the selected alternative (redevelopment of an entitled infill site in a mixed use environment) will have the least impact and provide the most benefit to the human environment. Please see the attached site analysis package which will serve as the guiding document of the redevelopment plan.

No Action Alternative: *Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.*

There was is no benefit to the “no action alternative”. The existing structures are completely vacant and a source of blight for the neighborhood. Adjacent and other neighborhood property owners, those whose “human environment” will be most affected by the redevelopment are strongly in favor of demolition of the existing buildings and new construction of high quality affordable housing.

Mitigation Measures Recommended: *Are there feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality?*

The development includes mitigation measures. The development is served by a storm water management system. The applicant has also met with SouthFace (a local advocate of “responsible solutions for environment living”) to identify technology and practices that could be implemented in order to make the project more energy efficient and minimize the environmental impact of the project. As result of that meeting, the applicant shall seek energy efficient (“green”) certification for the proposed development in accordance with the EarthCraft Communities and EarthCraft Multi-Family certification programs. The preliminary site assessment is attached.

Additional Studies Performed: *Please identify any additional studies or work performed.*

Initial Noise Assessment prepared by One Consulting Group, Inc.; **Wetland and Stream Investigation Report** prepared by One Consulting Group, Inc.

List of Sources, Agencies and Persons Consulted:

Christina Davis, Columbia Residential
HUD and HOME Environmental Questionnaire Guidance
HUD website (www.hud.gov)
HUD Handbook 1390.2 (available at www.hudclips.org)
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))
National Register of Historic Places (www.nps.gov)
Federal Emergency Management Agency (www.FEMA.gov)
United States Geologic Survey (www.usgs.gov)
United States Environmental Protection Agency (www.epa.gov)
Georgia Department of Natural Resources (<http://www.gadnr.org/>)
Georgia Environmental Protection Divisions (<http://www.gaepd.com/>)
United States Department of Fish and Wildlife (www.fws.gov)
Google Earth (www.google.earth.com)
DeKalb County Tax Assessors Office
DeKalb County Department of Watershed Management
DeKalb County Department of Planning and Development
Please refer to Section 9.0 of the ESA for additional references

CERTIFICATION

COMPLETE ONLY IF PROJECT IS NEW CONSTRUCTION (see below for Rehabilitation Projects)

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 14th day of June, 2012, in the Presence of:

[Signature]
Witness

By:

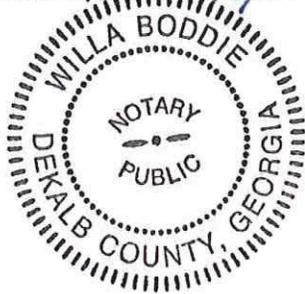
[Signature]
Applicant

Willa Boddie
Notary Public

JAMES S. GRAVELLY
Name

My commission Expires on: 4/5/2013

(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, 2012, in the Presence of:

[Signature]
Witness

By:

[Signature]

Teresa Cheshire
Notary Public

Environmental Professional

Robert Brawner, Principal,
Name

My commission Expires on: 8/23/2013

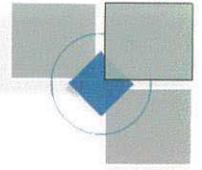
(Notary Seal)

TERESA CHESHIRE
NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES 8/23/2013



DeKalb County Department of Planning & Sustainability

Burrell Ellis
Chief Executive Officer



April 23, 2012

Columbia Residential
Attn: Ms. Willa Boddie
1718 Peachtree Street, NW – Suite 684
South Tower
Atlanta, Georgia 30309

Re: 1048 Columbia Drive; Parcel I.D. 15 216 07 030

Dear Ms. Boddie:

This is to confirm that the above-referenced portion of real property lying and being in Land Lot 216 of the 15th District of DeKalb County, Georgia, which is further described as 1048 Columbia Drive and being further described by the enclosed zoning map has a zoning classification of RM-75 (Multifamily Residential) District. Attached are copies of the zoning ordinance adopted April 13, 1999 pertaining to the RM-75 zoning district showing the permitted uses, along with the landscape and parking requirements.

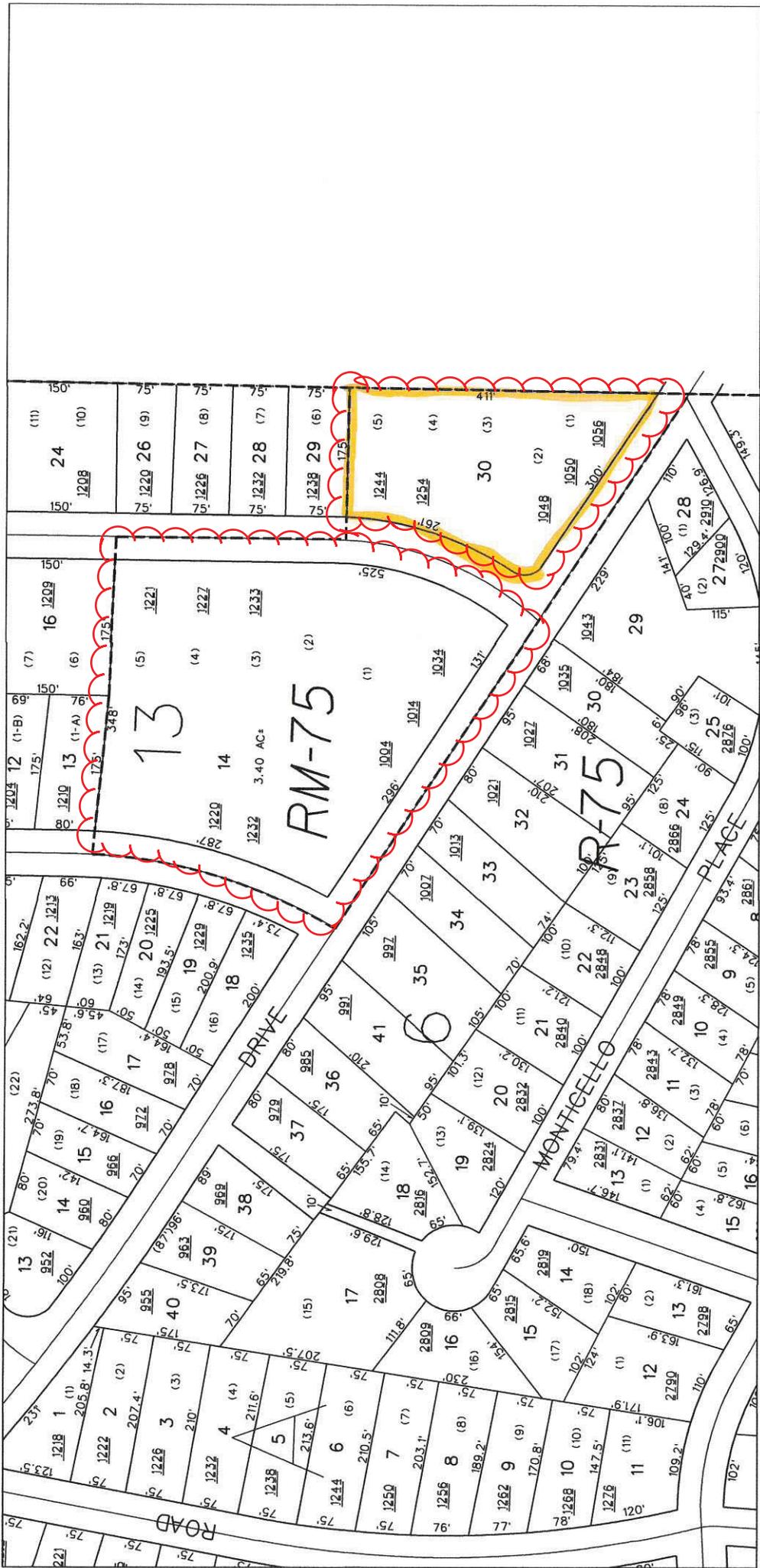
The total zoning ordinance should be consulted for all applicable zoning standards. The DeKalb County Zoning Ordinance in its entirety is available through the municipal code website at www.municode.com.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the zoning classification for any specified period of time, nor that this confirmation may be solely relied upon for the issuance of any permits or other official documents.

Sincerely,

Karmen Swan White
DeKalb County Planning & Sustainability

Enclosures



DIVISION 16. RM-75 (MULTIFAMILY RESIDENTIAL) DISTRICT

Sec. 27-376. Scope of provisions.

The provisions contained within this section are the regulations of the RM-75 (Multifamily Residential) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-377. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the RM-75 (Multifamily Residential) District is as follows:

- (a) To provide for the development of multifamily neighborhoods within the county at a density of eighteen (18) units per acre where so designated on the comprehensive plan;
- (b) To provide for infill development in multifamily neighborhoods having a density of eighteen (18) dwelling units per acre in a manner compatible with existing development;
- (c) To assure that the uses and structures authorized in the RM-75 (Multifamily Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-378. Principal uses and structures.

The following principal uses of land and structures shall be authorized in the RM-75 (Multifamily Residential) District:

- (a) *Dwellings:*
 - (1) Attached single-family dwelling.
 - (2) Detached single-family dwelling.
 - (3) Multifamily dwellings.
 - (4) Multifamily dwellings, supportive living.
- (b) *Lodging:*
 - (1) Fraternity house or sorority house.
 - (2) Rooming house or boardinghouse.
- (c) *Personal services:*
 - (1) Personal care home, family.
 - (2) Personal care home, group.
 - (3) Personal care home, registered.
 - (4) Personal care home, congregate.
- (d) *Medical and health services:*
 - (1) Nursing or convalescent home.
- (e) *Education:*
 - (1) Adult day care center or adult day care facility.
 - (2) Child day care center or child day care facility.
 - (3) Kindergarten.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-379. Accessory uses, buildings and structures.

Accessory uses, buildings and structures shall be located within the buildable area of the lot. Accessory buildings and structures shall not exceed twenty (20) feet in height and shall comply with the requirements of section 27-731. The following accessory uses of land and buildings and structures shall be authorized in the **RM-75** (Multifamily Residential) District:

(a) Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:

- (1) Club house including meeting room or recreation room.
 - (2) Garages for parking of automobiles.
 - (3) Laundry facilities for residents.
 - (4) Leasing office.
 - (5) Mail room for residents.
 - (6) Storage buildings.
 - (7) Swimming pools.
 - (8) Tennis courts and other play and recreation areas.
- (b) Signs in accordance with the provisions of this chapter and Chapter 21.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-380. Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

(a) *Special administrative permit from director of public works:*

- (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.

(b) *Special exception permit from the zoning board of appeals:*

- (1) Utility structure necessary for the transmission or distribution of service (section 27-770).

(c) *Special land use permit from board of commissioners:*

- (1) Cemetery, columbarium, or mausoleum.
- (2) Convent or monastery.
- (3) Home occupation involving any customer contact.
- (4) Place of worship.
- (5) Private elementary, middle or high school.
- (6) Shelter for homeless persons.
- (7) Telecommunications tower or antenna (section 27-779).
- (8) Transitional housing facility.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-381. Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the **RM-75** (Multifamily Residential) District:

(a) *Lot width and area:*

- (1) All lots developed with multifamily dwellings shall have at least one hundred (100) feet of frontage as measured along the public street frontage and a lot area of not less than two (2) acres and may be developed at a density not exceeding eighteen (18) dwelling units per acre.

(2) All lots developed with detached single-family dwellings shall have a lot area of not less than six thousand (6,000) square feet and shall have at least sixty (60) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least 60 feet of frontage as measured at the point of the required front yard setback line.

(b) *Minimum setback requirements:*

(1) *Multifamily dwellings:*

a. *Front yard:* Thirty-five (35) feet.

b. *Side yard:* Twenty (20) feet, except that where an RM-75 lot adjoins any R lot along a side lot line, the required yard shall be fifty (50) feet.

c. *Rear yard:* Forty (40) feet, except that where an RM-75 lot adjoins any R lot along a rear lot line, the required yard shall be fifty (50) feet.

(2) *Single-family detached dwellings:*

a. *Front yard:* Thirty (30) feet.

b. *Interior side yard:* Seven and one-half (7 1/2) feet.

c. *Side yard along side street side:* Fifteen (15) feet.

d. *Rear yard:* Thirty (30) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-382. Spacing between buildings.

Spacing between multiple buildings within an RM-75 district is subject to the requirements of section 27-788. (Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-383. Transitional buffer zone requirement.

Where a lot in the RM-75 (Multi-family Residential) District is used for attached single-family dwellings and adjoins the boundary of any property which is zoned R (Single-family Residential) District, except single-family attached developments, a transitional buffer zone not less than fifty (50) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining single-family residential.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-384. Height of buildings and structures.

No building or structure shall exceed four (4) stories in height, provided however, that no building exceeding three (3) stories in height shall be authorized except after approval by the department of fire and rescue services for assurance of adequacy of fire protection facilities and service for such four-story building.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 11-02, Pt. I, § 6, 11-27-01)

Sec. 27-385. Floor area of dwelling.

The minimum floor area of each dwelling shall be as follows:

(a) *Multifamily dwellings:*

(1) *One (1) bedroom:* Six hundred fifty (650) square feet, provided however, that twenty (20) percent of the total units in a multifamily dwelling development of more than one building may have a floor area of not less than five hundred twenty (520) square feet.

(2) *Two (2) bedrooms:* Eight hundred (800) square feet.

(3) *Three (3) or more bedrooms:* One thousand (1,000) square feet.

(b) *Multifamily dwellings, supportive living:* Three hundred (300) square feet.

(c) *Single-family dwelling, attached or detached:* One thousand (1,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-386. Lot coverage.

The maximum lot coverage by buildings shall not exceed thirty-five (35) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-387. Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the **RM-75** (Multifamily Residential) District are as follows:

(a) *Adult day care center:* One (1) space for each two hundred (200) square feet of floor area.

(b) *Adult day care facility:* Four (4) spaces.

(c) *Detached single-family dwelling:* Four (4) spaces per dwelling unit.

(d) *Child day care center:* One (1) space for each two hundred (200) square feet of floor area.

(e) *Child day care facility:* Four (4) spaces.

(f) *Convent or monastery:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(g) *Elementary, middle or high school:*

(1) *Elementary and middle school:* Two (2) spaces for each classroom.

(2) *High school:* Five (5) spaces for each classroom.

(h) *Fraternity house or sorority house:* One (1) space per bed.

(i) *Kindergarten:* One (1) space per two hundred (200) square feet of floor area.

(j) *Multifamily dwelling:* One and seventy-five one-hundredths (1.75) spaces per dwelling unit.

(k) *Multifamily dwelling, supportive living:* Five-tenths (0.50) space per dwelling unit.

(l) *Nursing or convalescent home:* Five-tenths (0.50) space per bed.

(m) *Personal care home, congregate:* One (1) space for each four (4) clients.

(n) *Personal care home, family:* Four (4) spaces.

(o) *Personal care home, group:* Four (4) spaces.

(p) *Personal care home, registered:* Four (4) spaces.

(q) *Place of worship:* One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.

(r) *Rooming house or boardinghouse:* One (1) space per bedroom.

(s) *Other uses:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(t) *Attached single-family dwelling:*

(1) *Less than one thousand six hundred (1,600) square feet of floor area:* Two (2) spaces.

(2) *One thousand six hundred (1,600) through one thousand nine hundred ninety-nine (1,999) square feet of floor area:* Three (3) spaces.

(3) *Two thousand (2,000) square feet or greater:* Four (4) spaces.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-79, Pt. 1, § VI, 9-12-00)

Sec. 27-388. Landscaping requirement.

Each lot shall provide and shall maintain trees and plant material as is required in Chapter 14.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-389. Outdoor play and recreation areas required.

Each lot developed and used for multifamily housing shall provide and shall maintain outdoor play and recreation areas equal to five (5) percent of the total area of the lot. In no case shall the contiguous area of any such outdoor play and recreation area be less than four thousand (4,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-390. Parking lot landscaping requirements.

Parking lots shall be landscaped and maintained in accordance with the standards and requirements of section 27-753.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-391. Noise limitations.

All uses authorized and permitted within this district shall operate in compliance with the noise limitation requirements contained in section 27-762 of this chapter.

(Ord. No. 14-02, Pt. 1(III), 12-20-01; Ord. No. 20-02, Pt. I, 4-9-02)

Secs. 27-392--27-400. Reserved.



DEKALB COUNTY

DEPARTMENT OF WATERSHED MANAGEMENT
1580 Roadhaven Drive, Stone Mountain, GA 30083
(770) 621-7200 • FAX (770) 621-7271



LETTER OF WATER AND SEWER LOCATION

April 2, 2012

Attention: Ms. Willa Boddie
Columbia Residential
1718 Peachtree Street, NW
Suite 684, South Tower
Atlanta, Georgia 30309

Re: 1048 Columbia Drive
Map Ref: 15-216-07-030

Dear Ms. Boddie:

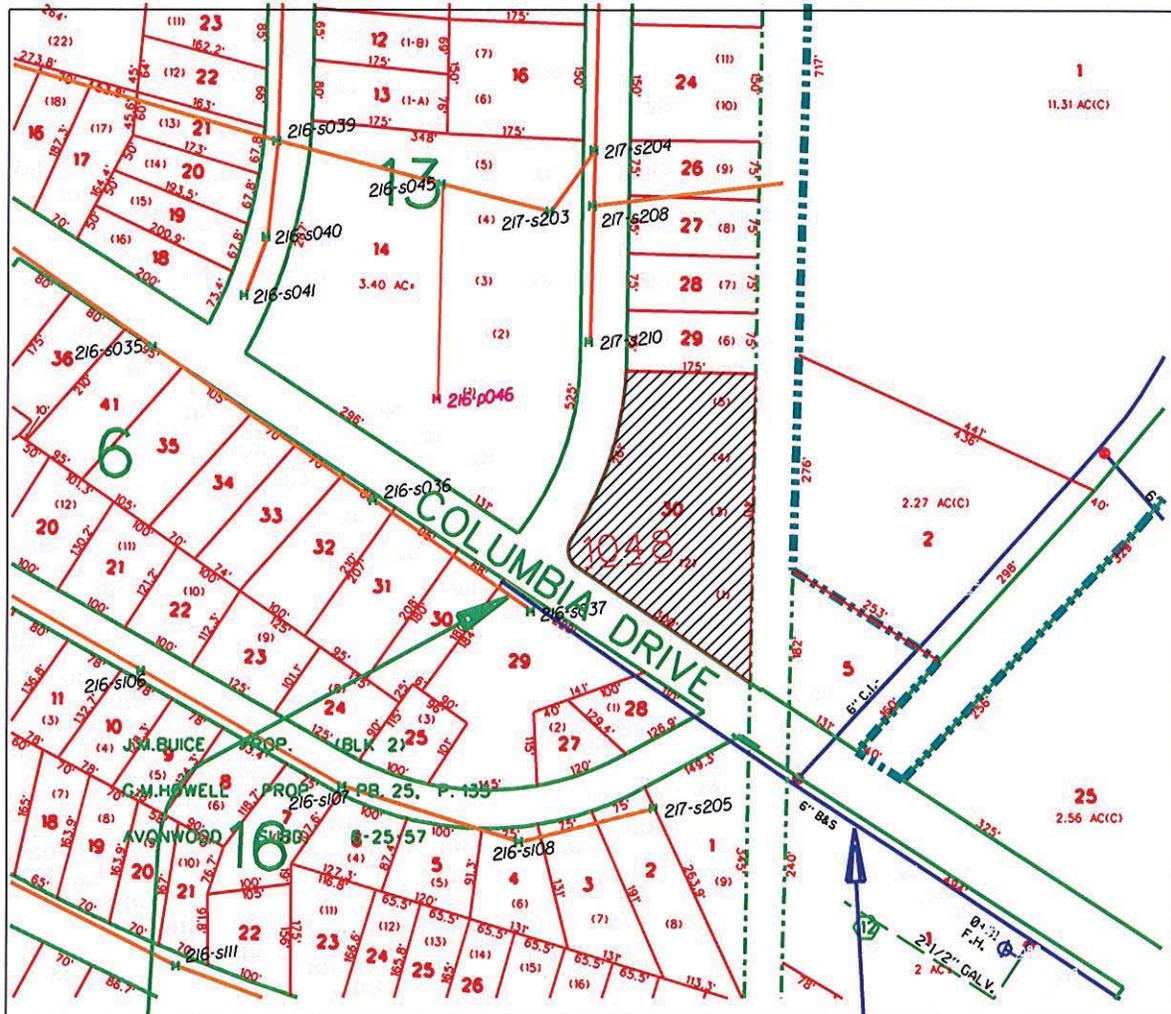
According to our records, there is sanitary sewer available on the south & west sides of the proposed site on Columbia Drive. Also, there is a 6-inch water main available on the south side of the proposed site. See attached map for GIS location. These locations are based upon the best information available to us at this time. **You should field verify this information for accuracy. If private property is crossed to access existing sewer, an easement will be required. The minimum size of pipe for a County maintained sanitary sewer is 8 inches in diameter.**

This data is being supplied for informational purposes, and should only be used to substantiate availability of water and sewer services. If additional information is required, please call our Engineering and Asset Management division at (770) 621-7272.

Sincerely,

Rudolph A. Chen, P.E.
Assistant Director
Engineering and Asset Management

DSE/jhb



EXISTING SANITARY SEWER

EXISTING 6" WATER MAIN

NOTICE:

NOTE: THIS IS THE BEST INFORMATION AVAILABLE ACCORDING TO OUR RECORDS. DEKALB COUNTY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. ALL LOCATIONS MUST BE FIELD VERIFIED.

SHEET TITLE

1048 Columbia Drive
Map Ref: 15-216-07-030

DEKALB COUNTY DEPT. OF WATERSHED MANGT., 1580 ROADHAVEN DR., STN. MTN, GA. 30083

DIST. 15	L.L. 216	ATTACHMENT - LETTER OF LOCATION	SCALE N/A	DATE 03-30-12	DRAWN JHB	CHECKED	APPROVED	SH. 1 OF 1
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Forrest Heights Emergency Service Providers

Police:

Dekalb County Police Department -
1960 West Exchange Place
Tucker, Georgia 30084
Emergency 911 / Information (770) 624-0674
Would not give out response time

Fire:

Dekalb County Fire Department
1950 W. Exchange Place
Tucker, Georgia 30084
Phone: 678-406-7750
Average Response Time is 5 min.

Ambulance Services:

Grady EMS
80 Jesse Hill Drive SE
Atlanta, Georgia 30303
Emergency 911 / Information -
28 units in service during peak times / no response time given

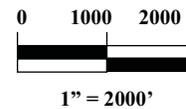
Grady EMS has a fleet of 35 Ambulances, three supervisory vehicles, one Medical Director's, and one Operations Director's vehicle. There are over 280 street level personnel, and many other support personnel including Logistics, Billing, Training, QA/QI (Quality Assurance), Management, Scheduling, and Dispatching. All units are ALS (Advanced Life Support) equipped with Lifepack 12 Monitor/Defibrillators, handheld Pulse Oximetry, S-Scort portable suction, KED(Kindrck Extrication Device), pediatric and adult traction splints, scoop stretchers, dedicated adult and pediatric immobilization supplies, and a full complement of ACLS (Advanced Cardiac Life Support)



Commercial, Retail, and Transportation Map

Map Date: 1997

**Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030**



One Group Project#A1069

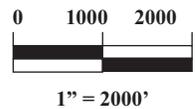
Source: GoogleEarth Maps (2012)



Unique Features

Map Date: 1997

**Forrest Heights Apartments
1048 South Columbia Drive
Decatur, DeKalb County, Georgia 30030**



One Group Project#A1069

Source: USGS Northeast and Southeast Atlanta Quads, 7.5-Minute, Topo

Monday, February 27, 2012

**Subject: Initial Noise Screening
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
One Group Project #A1069.03**

The Environmental Professional must determine if the Site (or any part thereof as measured from the property line) is within (i) five (5) miles of a civil airport; (ii) fifteen (15) miles of a military airfield; (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count; or (iv) 3000 feet of a railroad or rail line. These conclusions and supporting discussion (i.e. the distances between the Site and the above-listed noise sources and how the Environmental Professional determined these distances) should be included in Section 5.4.22 of the Phase I Report and related documentation must be included in Appendix J.

Noise sources evaluated included rail, road vehicle noise, and air traffic sources. It was determined if the Site (or any part thereof as measured from the property line) was within radius of the following facility types:

- (i) five (5) miles of a civil airport - Not applicable. Peachtree DeKalb Airport is the nearest facility to the Site, approximately 7.25 miles to the north.
- (ii) fifteen (15) miles of a military airfield - Not applicable. USAF Dobbins Air Reserve Base is the nearest facility to the Site, approximately 16.40 miles to the northwest.
- (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count - Not applicable. The Site has direct exposure to South Columbia Drive its southern boundary. Traffic data was obtained from the Georgia DOT's State Transportation and Statistics Reporting site (STARS), traffic counter 3761.

DeKalb, 0089, 4.51, 6.25,
7880, 17, COLUMBIA DRIVE, KATIE KERR DRIVE

This counter indicates South Columbia Drive has an average daily traffic count of 7,780 which is less than 10,000. Memorial Drive is located greater than 1,000 feet south of the Site.

- (iv) 3,000 feet of a railroad or rail line – not applicable. No active rail lines are within 3,000 feet of the Site.

Available aerial photographs, online search engines, and online mapping software were used to determine distances to the above-referenced facilities. Available maps and documentation is attached.

If the Site (or any part thereof as measured from the property line) is within the distances of noise sources discussed in the paragraph above, the Environmental Professional must complete a noise assessment in accordance with: the most current Georgia Department of Community Affairs Office of Affordable Housing Environmental Manual E; HUD Noise Assessment Guidelines (NAG); and 24 C.F.R § 51.100 et seq.

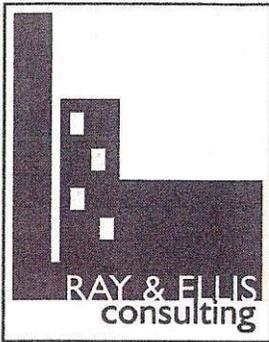
The Site is not within applicable radii of facilities identified as noise sources; therefore, a noise assessment will not be required.

Sincerely,
One Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Rrs', with a long horizontal flourish extending to the right.

Robert Brawner
Project Manager

Attachments



preservation and tax incentives

380 West Spalding Dr. NE
Atlanta, Georgia 30328
770.395.0813

Via e-mail: cdavis@columbiare.com

March 29, 2012

Columbia Residential
Attn: Christina Davis
Associate Project Manager

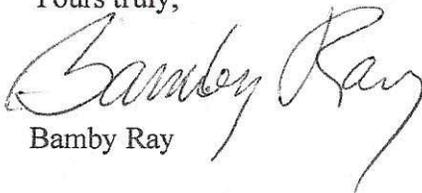
Subject: Proposal for professional consulting in regard to the Section 106 Application for the Forrest Heights Apartment Complex in DeKalb County.

Ray & Ellis Consulting proposes to provide guidance where needed, and act as a facilitator between Columbia Residential and the State Historic Preservation Office to work toward a favorable outcome of the current Section 106 review.

For this type of a project we propose a not-to-exceed fee proposal on an hourly base of \$75 plus expenses. We will notify you if we come close to the proposed ceiling of \$2000 and believe additional work is needed.

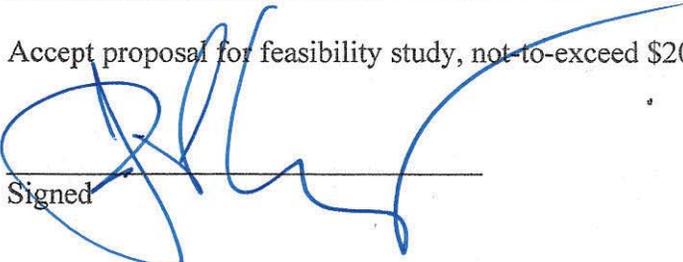
Thank you for considering Ray & Ellis for this project.

Yours truly,



Bamby Ray

Accept proposal for feasibility study, not-to-exceed \$2000



Signed

3-30-2012
Date



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

March 27, 2012

Jim Grauley
Columbia Residential
1718 Peachtree Street, NW
Suite 684, South Tower
Atlanta, Georgia 30309

**RE: Demolition and New Construction: Forrest Heights Apartments, 1048 South Columbia Drive,
Decatur
DeKalb County, Georgia
HP-100903-002**

Dear Mr. Grauley:

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the above referenced project. Our comments are offered to assist the US Department of Housing and Urban Development, the Georgia Department of Community Development (DCA), and their applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of demolition of the 12-building Forrest Heights Apartments complex (b.1954) at 1048 South Columbia Drive, Decatur and its replacement with a new senior housing complex and was previously determined an adverse effect on historic property within its area of potential effects (APE). The current submitted information consists of a cover letter and photos responding to HPD's adverse effect letter (dated 09/09/2010) describing the property's existing condition and owner's redevelopment scheme.

While the photographs provide documentation of roofing at the end of its service life, degraded finishes, M/E/P system deficiencies, and other existing conditions, they do not appear to demonstrate deterioration beyond repair. Instead, the documentation indicates conditions that appear to be within the range of what would be anticipated for buildings of their age and deferred maintenance and also identifies typical conditions commonly expected and addressed in rehabilitation work. Additionally, the information submitted does not include consideration of alternatives to avoid demolition of the buildings.

Please refer to project number **HP-100903-002** in any future correspondence on this project. If we may be of further assistance, please do not hesitate to contact Bill Hover, Architectural Reviewer, at (404) 651-5288, or Elizabeth Shirk, Environmental Review Coordinator, at (404) 651-6624.

Sincerely,


Karen Anderson-Cordova
Program Manager
Environmental Review and Preservation Planning

KAC:ebp

cc: Cassandra Knight, DCA
Allison Duncan, Atlanta Regional Commission

FILE: FOREST HEIGHTS ENVIRONMENTAL



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

March 9, 2011

Chris H. Morris
Director
DeKalb County Community Development Department
150 East Ponce de Leon Avenue, Suite 330
Decatur, Georgia 30030

Attn : John Jaugstetter

RE: NSP: Demolish Forest Heights Apartments for Green Space, 1048 Columbia Drive, Decatur
DeKalb County, Georgia
HP-110216-004

Dear Ms. Morris:

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the above referenced project. Our comments are offered to assist the US Department of Housing and Urban Development (HUD) and its applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of the demolition of the Forest Heights Apartments, located at 1048 Columbia Drive, Decatur, for green space. Based on the information provided, it is HPD opinion that the Forest Heights Apartments complex should be considered eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. The 1948 portion of the complex is a good example of a mid-twentieth century apartment complex as defined in the historic context *Modern Apartment Complexes in Georgia, 1936-1954*. As proposed, HPD finds that the subject project constitutes an adverse effect to historic properties located within the subject project's area of potential effect (APE), as defined in 36 CFR Part 800.5(a)(2).

When an adverse effect to a historic property is found, the federal agency must notify the Advisory Council on Historic Preservation and consult with the State Historic Preservation Officer on ways to avoid or reduce adverse effects to historic properties. HPD would be pleased to work with HUD and DeKalb County in finding ways to avoid, minimize or mitigate this adverse effect.

Please refer to project number HP-110216-004 in any future correspondence on this project. If we may be of further assistance, please do not hesitate to contact Elizabeth Shirk, Environmental Review Coordinator, at (404) 651-6624.

Sincerely,

Dr. David Crass
Division Director,
Deputy State Historic Preservation Officer

DCC:ebp

cc: Juan Roman, HUD
Allison Duncan, Atlanta Regional Commission



Jim Grauley
1718 Peachtree Street NW
Atlanta, GA 30309

February 27, 2012

Dr. David Crass
State Historic Preservation Office
254 Washington Street SW Ground level
Atlanta, GA 30334

Re: Demolition & New Construction: Forrest Heights Apartments, 1048 S. Columbia Drive Decatur, DeKalb County, GA
HP 100903-002

Dear Dr. David Crass:

In an effort to respond appropriately to Section 106 of the National Historic Preservation Act of 1966; this letter serves as a response to the letters from the State Historic Preservation Office dated September 9, 2010 and March 9th, 2011 addressed to Robert Brawner & John Jaugstetter. Those letters stated that the property's demolition would create an adverse effect to historic properties within the area of potential effect (APE). We would like to take this opportunity to describe the current condition of the property and discuss proper efforts to minimize/mitigate the adverse effect.

Current Condition:

Forrest Heights Apartments is an existing, abandoned apartment development constructed in 1954 located at 1048 South Columbia Drive in Decatur, Georgia. Columbia Residential, through New Columbia Residential, LLC ("Columbia") has taken ownership of the property from its previous owner, Progressive Columbia Inc., whose general partner is Progressive Redevelopment. The property was acquired through a series of agreements with the prior owner, the State of Georgia, and DeKalb County. The property currently holds existing loans from the Housing Authority of DeKalb County, GA and the Georgia Housing and Finance Authority (GHFA loan). As of 3/31/2011 the reported balances on these loans were \$404,471 on the DeKalb Housing loan and \$418,616 on the GHFA loan. Due to financial infeasibility of the project and its physical conditions, the property has been abandoned for 2 years.

March 21, 2012

Page 2

The 5.13 acre property fronts South Columbia Drive and overlooks the Memorial Commercial corridor and former Avondale Mall. Currently, there are twelve (12), two-story, brick buildings with sixty-four (64) apartments. The apartments are a mix of efficiency (360sf), 1-bedroom (607sf), and 2-bedroom (760sf) units. The buildings are currently vacant, and have been vacant for over a year. They are in various stages of disrepair. Columbia has established a close working relationship with the Forrest Heights Civic Association and is taking their input into the development program and design concepts. Currently, this group has expressed serious concern over the security of the site and the aesthetic eyesore it has become. The Association has expressed interest in demolishing and clearing the property and supports a redevelopment that is architecturally compatible with the neighborhood.

Since taking ownership, Columbia Residential has secured the buildings and is currently paying to keep the buildings secured and street lights on. Columbia Residential, with the support of the Georgia Department of Community Affairs, plans to create an affordable, mixed income rental community.

Minimizing Adverse Effects

Today, the property is over 58 years old (originally built in 1954) and requires new construction. Due to its condition and the financing availability, new construction is required.

Columbia has requested assistance from Georgia Department of Community Affairs (DCA) for demolition and maintenance costs through the NSP III program, for which the project in its current condition qualifies. Funds would be utilized to pay costs for site preparation, environmental abatement, and demolition of the existing structures, as well as to support the financing of the redevelopment of the site. DCA will not support a substantial rehabilitation of the property because they take a stance that such spending is a wasteful use of government resources for affordable housing as it would cost far more than constructing newer housing. This is based on the current condition of the property and its functional obsolescence of the building unit sizes.

Columbia intends to redevelop the property into high quality housing that is consistent with the architectural character of the surrounding neighborhood, and exhibits the quality design features, living spaces, and sustainability elements (LEED or Earth Craft) that are characteristic of the Columbia product and rooted in the architectural elements of the community. The preferred redevelopment strategy is to construct 90 to 95 units of mostly 1-BR and some 2-BR units of senior housing (62 and older) on the site, supported by tax credit rents and project-based rental assistance on a majority of the units to allow for much-needed affordable senior housing. The alternative strategy, which would be implemented if PBRA rental assistance cannot be obtained, would be a 64-unit family housing development, including 1, 2 and 3-BR flats and townhomes, replicating the

David Crass

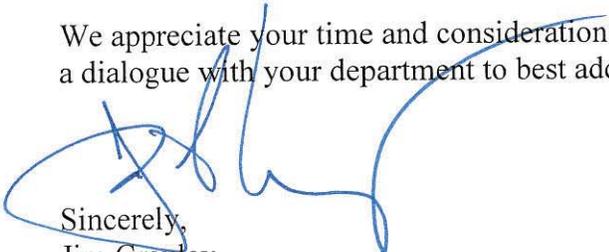
March 21, 2012

Page 3

number of units currently on the site but with modern unit sizes and amenities which will allow for a healthy occupancy rate.

The design of the new buildings would respect the architectural characteristics of the neighborhood and respond to SHPO 106 review comments. Likewise, the team plans to document the history of the current property with a photo exhibition or some other lasting historical project displayed in the new community leasing office/community room. We plan to work with the Forrest Heights Civic Association to locate other community spaces that photos of the site could be displayed for public viewing.

We appreciate your time and consideration in reviewing this project and look forward to a dialogue with your department to best address this situation.



Sincerely,
Jim Grauley
Columbia Residential
President/Chief Operating Officer

Cc: Noel Khalil
: Elizabeth Shirk



Jim Grauley
1718 Peachtree Street NW
Atlanta, GA 30309

February 27, 2012

Elizabeth Shirk
State Historic Preservation Office
254 Washington Street SW Ground level
Atlanta, GA 30334

Re: Demolition & New Construction: Forrest Heights Apartments, 1048 S. Columbia Drive Decatur, DeKalb County, GA
HP 100903-002

Dear Mrs. Shirk:

In an effort to respond appropriately to Section 106 of the National Historic Preservation Act of 1966; this letter serves as a response to the letters from the State Historic Preservation Office dated September 9, 2010 and March 9th, 2011 addressed to Robert Brawner & John Jaugstetter. Those letters stated that the property's demolition would create an adverse effect to historic properties within the area of potential effect (APE). We would like to take this opportunity to describe the current condition of the property and discuss proper efforts to minimize/mitigate the adverse effect.

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The 5.13 acre property fronts South Columbia Drive and overlooks the Memorial Commercial corridor and former Avondale Mall. Currently, there are twelve (12), two-story, brick buildings with sixty-four (64) apartments. The apartments are a mix of efficiency (360sf), 1-bedroom (607sf), and 2-bedroom (760sf) units. The buildings are currently vacant, and have been vacant for over a year. They are in various stages of disrepair. Columbia has established a close working relationship with the Forrest Heights Civic Association and is taking their input into the development program and design concepts. Currently, this group has expressed serious concern over the security of the site and the aesthetic eyesore it has become. The Association has expressed interest in demolishing and clearing the property and supports a redevelopment that is architecturally compatible with the neighborhood.

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Elizabeth Shirk

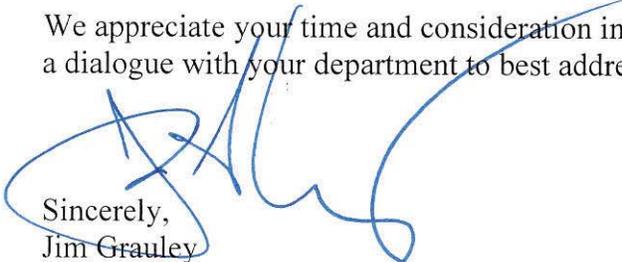
March 21, 2012

Page 3

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Sincerely,
Jim Grauley
Columbia Residential
President/Chief Operating Officer

Cc: Noel Khalil
: Dr. David Crass

12 February 2012

SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: **Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments

RECEIVED

FEB 14 2012

12 February 2012

ATHENS, GA AND TECHNICAL ASSISTANCE REQUEST

USFWS

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

NG-12-121-DEKALB

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

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Thank you in advance for your prompt attention to

Sincerely,
One Consulting Group, Inc.

**Robert Brawner
Project Manager**

Attachments



U. S. Fish and Wildlife Service
105 Westpark Dr. Ste D, Athens, GA 30606
Phone: 706-613-9493 Fax 706-613-6059

FWS Log No. NG-12-121-DeKalb

Based on the information provided, the proposed action is not expected to significantly impact fish and wildlife resources under the U.S. Fish and Wildlife Service jurisdiction.

Sandra S. Tucker, Field Supervisor

2/27/2012
Date

12 February 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
Nongame Conservation Section
2070 65 Highway 278 SE, Social Circle, Georgia 30025-4743

**Subject: Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

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Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments



GEORGIA
DEPARTMENT OF NATURAL RESOURCES
WILDLIFE RESOURCES DIVISION

MARK WILLIAMS
COMMISSIONER

DAN FORSTER
DIRECTOR

March 16, 2012

Robert Brawner
Project Manager
One Consulting Group
P.O. Box 54382
Atlanta, GA 30308

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near Forrest Heights Apartments, DeKalb County, Georgia

Dear Mr. Brawner:

This is in response to your request of February 12, 2012. According to our records, within a three-mile radius of the project site there is the following Natural Heritage Database occurrence:

Greenspace [DeKalb County] approx. 1.5 mi. NW of site

* Entries above preceded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of high priority species or habitats within the project area. Because this site has already been disturbed, it is not likely to provide habitat for rare species or communities. We are concerned about aquatic habitats that could be impacted by any future construction activities. In order to protect aquatic habitats and water quality, we recommend that all machinery be kept out of creeks during construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

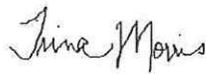
Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our

staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com/node/1376>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,



Katrina Morris
Environmental Review Coordinator

Data Available on the Nongame Conservation Section Website

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. Visit <http://www.georgiawildlife.com/node/2721>.
- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://www.georgiawildlife.com/conservation/species-of-concern?cat=conservation>.
- Downloadable files of rare species and natural community data by quarter quad and county are also available. They can be downloaded from: <http://www.georgiawildlife.com/node/1370>.

February 12, 2012

National Park Service
Rivers, Trails, and Conservation Assistance
535 Chestnut Street, Suite 207
Chattanooga, Tennessee 37402

Attn: **Alison Bullock**

Subject: **Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
Tax Parcel 15 216 07 030**

Query: **Wild Scenic Rivers**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

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Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

March 27, 2012

New Columbia Forrest Heights, LP
1718 Peachtree Street; Suite 684
Atlanta, Georgia 30309

Attention: **Jakob Von Trapp**

Subject: **Wetland and Stream Investigation
Forrest Heights Apartments
1048 South Columbia Drive
Decatur, Dekalb County, Georgia 30030
One Group Project #A1069.03**

Jakob:

One Consulting Group, Inc. (One Group) is pleased to provide the following Wetland and Stream Investigation performed at the above-referenced property (Site). This investigation was performed to comply with the Georgia Department of Community Affairs 2012 Environmental Manual, specifically the requirements of *Section 3.3 – Wetlands* and *Section 3.5 – State Waters*. This document may be relied upon by Ivywood FAC Limited Partnership, the Georgia Department of Community Affairs, and the Georgia Housing and Finance Authority.

GOVERNANCE

This scope of work was performed to determine the presence of state waters, streams, and/or wetlands at the Site. This investigation was performed using the following published documents as applicable guidance:

- US Department of the Army, Corps of Engineers Wetland Delineation Manual, 1987;
- Georgia Water Quality Control Act (Chapter 391-3-6-.01);
- Georgia Erosion and Sediment Control Rules (Chapter 391-3-7);
- Georgia Department of Natural Resources, Field Guide for Determining the Presence of State Waters that Require a Buffer;
- The Georgia Department of Community Affairs 2012 Environmental Manual.

BACK GROUND

The Site is an approximately 5.119-acre tract that is a vacant, multi-family apartment complex and scheduled for demolition and redevelopment.

MAP RESEARCH

The following sources were reviewed to determine the presence of documented state waters, wetlands and/or streams associated with the Site:

- Technical Survey Services, Inc., Boundary and Topographic Survey, February 24, 2012;
- The National Wetland Inventory Map for Decatur, Georgia;
- National Flood Insurance Program, Flood Insurance Rate Map for DeKalb County, Georgia and Unincorporated Areas, Map Number #13089C0069H dated May 7, 2001;

- United States Geologic Survey, 7.5 Minute Series Topographic Map, Northeast and Southeast Atlanta, Georgia Quadrangle dated 1997;
- United States Department of Agriculture, Natural Resource Conservation Service, DeKalb County Soil Survey.

Based on the National Wetland Inventory Map, no wetlands are present on the Site.

The FEMA flood map for the Site indicates the southern portion of the on-Site stream is within the 100-year flood plain. Subsequently, the Site survey was updated and the existing Site improvements were determined outside of the floor plain boundary. Additionally, Site building finish floor elevations adjacent to the stream channel were surveyed and verified to be greater than one foot above the 100-year flood plain elevation.

Topography across the Site generally slopes to the north across the developed portion of the parcel. A perennial stream is depicted on the adjacent property to the north, flowing east to west on the attached Figure 3, Site Plan.

The Cobb County Soil Survey was reviewed to determine if any known hydric soils have been mapped on the Site. No hydric soil types were identified on the attached Soil Survey.

SITE INVESTIGATION

The project Site was reviewed on March 12, 2012, by One Group personnel.

A perennial stream was observed flowing east to west on the adjacent property to the north. The stream is contained within a well-defined channel and discharges from a bridge culvert.

However, this regulated area is clearly delineated by topography and vegetative borders from the developed areas of the Site. The Site development was not observed to encroach and/or disturb the stream.

A copy of the Site survey is provided that has the nearby stream and its associated buffers marked. A photographic record of the Site is provided as an attachment, as well.

CONCLUSIONS

The perennial stream nearby the Site is considered a state water and is subject to the appropriate state and county buffers. However, current and proposed Site improvements do not constitute an environmental concern.

Based on the results of this investigation, no state waters, streams, and/or wetlands requiring buffers have been disturbed, encroached, or damaged. The planned Site improvements are well outside applicable buffers and will not disturb, encroach, and/or damage these identified, regulated areas.

The nearby stream is regulated by the United States Department of the Army, Corps of Engineers under Section 404 of the Clean Water Act. However, no disturbance is reportedly proposed for this area. Therefore, no agency permit consultation regarding these regulated areas would be required.

It is One Group's opinion that no permit approval would be necessary for Site redevelopment from the United States Department of the Army, Corps of Engineers or the Georgia Environmental Protection Division regarding state waters, streams, and/or wetlands.

CONCLUSIONS

Thank you for the opportunity to be of service. If you have any further questions, please feel free to call.

Sincerely,

One Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Rrs', with a long horizontal flourish extending to the right.

Robert Brawner
Project Manager

Figure 3
Site Map

Forrest Heights Apartments
 1048 South Columbia Drive
 Decatur, Dekalb County, Georgia
 Project #A1069
 Source: TSS survey (2012) and field notes

Residential

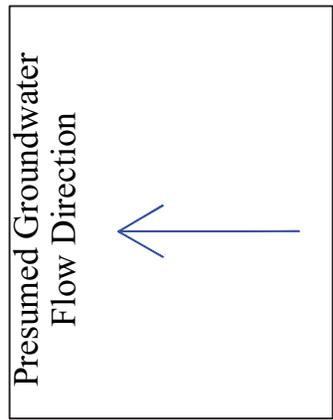
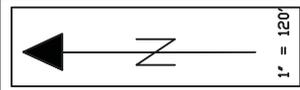
Residential

Residential

School

School Ball Fields

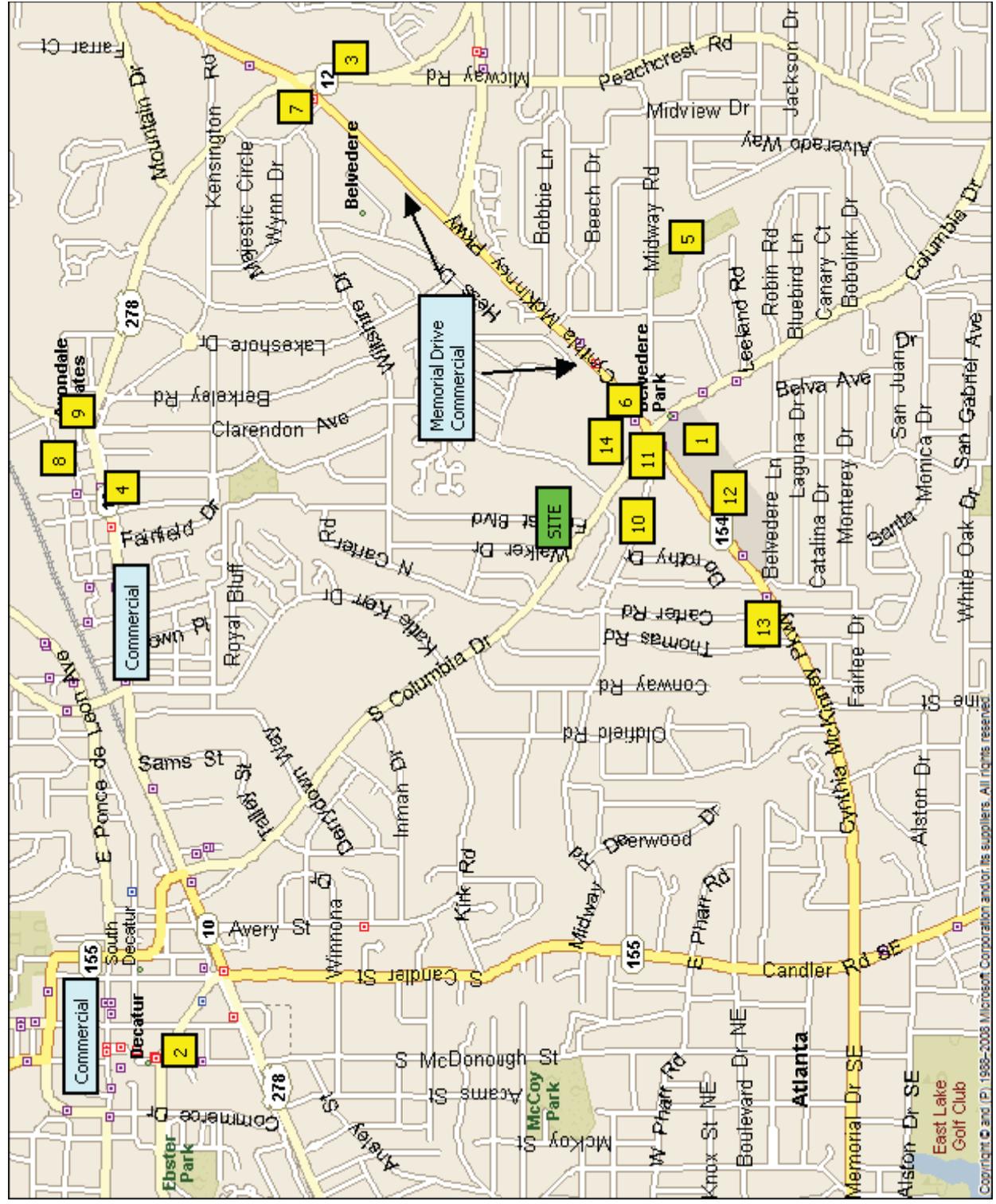
Commercial



Columbia Forrest Heights South Columbia Drive, Decatur

KEY

1. Kroger
3479 Memorial Dr.
Decatur - .25 miles
2. Decatur Square
N. McDonough/E. Ponce
Decatur - 2 miles
3. Dekalb Library-Covington
3500 Covington Highway
Decatur - 1.5 miles
4. Post Office
15 Franklin St.
Avondale Estates - 2 miles
5. Midway Recreation Center
3181 Midway Rd.
Decatur - .5 miles
6. SunTrust Bank
3604 Memorial Drive
Decatur - .25 miles
7. Rite Aid
4110 Memorial Drive
Decatur - 1.5 miles
8. Fire Department #3
24 Clarendon Avenue
Avondale Estates - 1.75 miles
9. Avondale Estates Police
21 N. Avondale Plaza
Avondale Estates - 1.5 miles
10. Belvedere Methodist Church
2915 Midway Road
Decatur - .25 miles
11. Burger King
3542 Memorial Drive
Decatur - .25 miles
12. Dollar Tree
3447 Memorial Drive
Decatur - .5 miles
13. Belvedere Medical Plaza
3300 Memorial Drive
Decatur - 1 mile
14. Wal-Mart
3580 Memorial Drive
Decatur - .25 miles





Kroger
3479 Memorial Drive, Decatur



Decatur Town Square/Courthouse.
Government buildings behind courthouse - 509 N. McDonough Street



Dekalb County Public Library-Covington
3500 Covington Highway, Decatur



Midway Recreation Center
3181 Midway Road, Decatur



Post office
15 Franklin Street, Avondale Estates



SunTrust Bank
3604 Memorial Drive, Decatur



Rite Aid Pharmacy
4110 Memorial Drive, Decatur



Fire Department #3
24 Clarendon Avenue, Avondale Estates



Avondale Estate Police
21 N. Avondale Plaza, Avondale Estates



Belvedere United Methodist Church
2915 Midway Road, Decatur



Burger King
3542 Memorial Drive, Decatur



Dollar Tree
3447 Memorial Drive, Decatur



Belvedere Medical Plaza
3300 Memorial Drive, Decatur



Wal-Mart
3580 Memorial Drive, Decatur

APPENDIX S
OPERATION AND MAINTENANCE MANUAL

NOT APPLICABLE

APPENDIX T
PREVIOUS REPORTS
(PRIOR PHASE I AND PHASE II)

Epic Consulting, Inc.
providing solutions

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

FORREST HEIGHTS APARTMENTS
1048 COLUMBIA DRIVE
DECATUR, GEORGIA 30030

EPIC PROJECT #D6114

MARCH 16, 2006

PREPARED FOR:

PROGRESSIVE REDEVELOPMENT, INC.
321 WEST HILL STREET
SUITE 3
DECATUR, GEORGIA 30030

1341 Canton Road, Suite E
Marietta, Georgia 30066

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APPENDIX G	- PHASE II REPORT
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1.0 EXECUTIVE SUMMARY

1.1 LOCATION

The Forrest Heights Apartments are located in Decatur, Georgia at 1048 Columbia Drive. The multi-family property is located on the north side of Columbia Drive. The subject property is bordered to the north and west by single-family homes; to the south by Columbia Drive followed by single-family homes; and, to the east by Sherwin-Williams Company retail store, Avondale Elementary School, and single-family residences. The subject property is located approximately 1,500 feet northwest of the Columbia Drive and Memorial Drive intersection, and 10 miles east of downtown Atlanta.

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

1.2.1 On-Site

Epic Consulting, Inc. (Epic) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E 1527-00, Standard Practice for Environmental Site Assessments of the Forrest Heights Apartments. Any exceptions to, or deletions from, this practice are described in Section 2.2 of the report. This assessment has revealed no evidence of **RECOGNIZED ENVIRONMENTAL CONDITIONS** in connection with the property.

Noteworthy information concerning the subject property includes the following:

- **Historical Review:** No environmental hazards were detected from the review of aerial photographs, historical city directories, interviews, or historical maps.
- **Asbestos:** Four samples of suspect asbestos containing materials were collected from the subject property. No asbestos was detected in the collected samples. No friable or damaged non-friable suspect ACM was observed. Asbestos is not considered to be a significant environmental concern.
- **Radon:** The subject property is in a U.S. EPA Radon Zone 1 where average indoor radon gas concentrations are expected to be greater than 4.0 picocuries of radon gas per liter of air (pCi/L). Four short-term radon tests were conducted on lower level units at the subject property. No radon concentrations above the US EPA Action Level of 4.0 pCi/L were detected.
- **Lead-Based Paint:** Ten samples of paint were collected at the subject property and analyzed for lead. Lead-based paint was detected in one sample collected from a building exterior, and the paint was observed to be in fair to poor condition. Lead-based paint is considered an environmental concern.

- **Lead in Drinking Water Review:** The property receives drinking water from the Dekalb municipal supply, which is regularly tested and in compliance with the Safe Drinking Water Act (SDWA). Drinking water samples were collected from two different locations on the property. No lead concentrations above the 15 parts per billion (ppb) US EPA Action Level were detected.
- **PCB Electrical Equipment Identification:** The transformers on the subject property are owned by Georgia Power Company and were observed to be in good condition with no leaks.
- **Mold and Moisture:** No mold or moisture concerns were noted during the subject property inspection.
- **Site Inspection:** There is no indication of underground or aboveground storage tanks, or hazardous waste generation/storage on the subject property.
- **Environmental Database Review:** The subject property was not identified on any state or federal regulatory databases from our environmental database review. There are no properties within a one-mile radius that are considered a significant environmental concern to the subject property.

1.2.2 Off-Site

Epic has performed a Phase I ESA in conformance with the scope and limitations of ASTM Designation E 1527-00, Standard Practice for Environmental Site Assessments of the Forrest Heights Apartments. Any exceptions to, or deletions from, this practice are described in Section 2.2 of the report. This assessment has revealed no evidence of **RECOGNIZED ENVIRONMENTAL CONDITIONS** in connection with the property.

Noteworthy information concerning the subject property includes the following:

- **Environmental Database Review:** There are no properties within a one-mile radius that are considered a significant environmental concern to the subject property.
- **Historical Review:** No environmental hazards were detected from the review of aerial photographs, historical city directories, interviews, or historical maps.

1.3 RECOMMENDATIONS

1.3.1 On-Site

The results of the lead-in-paint testing indicated that one of the collected samples is considered LBP. Typically, the interior walls and ceilings of an apartment are painted each time it is vacated. Exterior surfaces are generally painted every seven years with acrylic-based paint.

Painted surfaces at the property are generally in good condition and not peeling.

Exterior paint at some of the buildings constructed during the first phase of development has deteriorated paint and wood at their entrances. Epic recommends that these areas be repaired and painted in accordance with local, state and federal requirements when working with LBP. In addition, Epic has prepared a lead in paint Operations and Maintenance (O&M) Plan be prepared and implemented to properly manage the identified LBP in-place.

Based on the lead paint found during Epic's limited lead paint sampling, Progressive Redevelopment contracted Spectrum to perform lead in soil testing at the subject property. The results of this Phase II investigation are included in Appendix G.

Epic recommends no further investigation to determine the presence of environmental hazards on the subject property.

1.3.2 Off-Site

Epic recommends no further investigation to determine the presence of environmental hazards to the subject property from off-site sources.

2.0 INTRODUCTION

2.1 BACKGROUND

Progressive Redevelopment, Inc. retained Epic to perform this Phase I ESA of the Forrest Heights Apartments (subject property) at 1048 Columbia Drive, Decatur, Dekalb County, Georgia. Ms. Achdah Reuven of Epic visited the property on March 8, 2006 and was accompanied by Mr. Damon Hodge (Maintenance Technician) during the inspection.

The subject property was reportedly constructed in phases between the late 1940's and 1951. The property consists of a 64-unit apartment complex with a total of 39,545 rentable square feet. The complex contains 12 two-story apartment buildings on an approximate five-acre lot. The leasing office is contained within Building 1048 and the laundry room is contained within Building 1250. The property is additionally improved with a playground, landscaped areas, and asphalt parking areas. The subject property is used strictly as multifamily housing.

According to information obtained during this investigation, the portion of the property located east of Forest Boulevard was first developed with four buildings from vacant land circa 1951. The parcel located between Forrest Boulevard and Walker Drive was constructed since 1949. According to the Historical Chain of Title report, J W Dickson purchased the property from C J McGahee in January 1935. Neither of these owners are believed to have conducted operations on the property that would represent a Recognized Environmental Concern.

2.2 PROCEDURES

The purpose of this Phase I ESA is to determine the environmental condition of the property and comply with the due diligence property inspection requirements of the Innocent Landowner Defense under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, and subsequent amendments. This report follows the procedures outlined in the ASTM Designation E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Department of Community Affairs (DCA's) 2006 Environmental Manual.

This ESA included a review of state and federal environmental databases for information about the subject and neighboring properties, a review of the property's prior-use history, a review of aerial photographs, an inspection for contamination, limited sampling for asbestos-containing materials, sampling for radon gas, limited sampling for lead-based paint, sampling of the potential for lead in drinking water, a search for PCB-containing electrical equipment, a visual inspection for mold, and a search for underground and aboveground storage tanks.

It is not the purpose of the ESA to determine the presence, degree, or extent of contamination, if any, but rather the potential for contamination. Photographs of the property and surrounding areas were taken during the inspection as a means of documenting the findings discussed in this

report. Copies of some of these photographs are included in Appendix B.

2.3 QUALIFICATIONS OF PERSONNEL

Ms. Reuven of Epic performed this Phase I Environmental Site Assessment of the subject property. Ms. Reuven has conducted numerous Phase I ESA's throughout the United States. Mr. Valdez oversaw the work, and has performed hundreds of Phase I ESA's throughout the United States, many under DCA guidelines. Mr. Valdez is a registered Professional Engineer in the State of Georgia. Resumes for Ms. Reuven and Mr. Valdez, are included in Appendix K.

2.4 LIMITATIONS

The work described in this report complies with the ASTM Designation E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the Department of Community Affairs 2006 Environmental Manual.

Our survey, and this report, pertain only to the current environmental condition of the property, and relate only to areas readily accessible for inspection. Our compensation for preparing this report is not contingent upon our observations or conclusions. This report is intended for use in its entirety.

To the best of our knowledge, the statements of fact contained herein, on which we based our opinions, conclusions, and recommendations, are true and correct. Information obtained from third parties, and included in this report, is deemed reliable; however, Epic does not represent or warrant the accuracy of this information.

The Georgia Finance and Housing Authority, Progressive Redevelopment, Inc., their affiliates, nominees, successors, and/or assigns, in evaluating a request for an extension of credit (the "Mortgage Loan") to be secured by the property, may rely upon this report. This information also may be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan, and any rating agency actually or prospectively rating any such liquidity facility or credit support for such financing. In addition, this report, or a reference to this report, may be included or quoted in any offering, private placement memorandum, registration statement, or prospectus, and Epic agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the Mortgage Loan and/or such securities.

2.5 SIGNATURE OF QUALIFIED PE AS TO REPORT

for 
Achdah A. Reuven
Author/Project Manager



Anthony J. Valdez, P.E.
Reviewer/Principal
Georgia Registration #023039



3.0 SITE SETTING

3.1 GENERAL DESCRIPTION

The subject property was reportedly constructed in phases between the late 1940's and 1951. The property consists of a 64-unit apartment complex with a total of 39,545 rentable square feet. The complex contains 12 two-story apartment buildings on an approximate five-acre lot. The leasing office is contained within Building 1048 and the laundry room is contained within Building 1250. The property is additionally improved with a playground, landscaped areas, and asphalt parking areas. The subject property is used strictly as multifamily housing.

3.2 HYDROGEOLOGY

3.2.1 Geologic Setting

The property soils are considered Urban land. Urban land is defined as areas where 75% or more of the surface is covered with buildings and pavement, or where the native soil has been excavated or mixed with imported soil.

Geologic units underlying the property are classified as lower Paleozoic and Precambrian granite gneiss and granite, according to the Geologic Map of Georgia (1976). Depth to bedrock on the property is not known; however, bedrock in this section of the Piedmont is usually more than 50 feet below ground surface (bgs).

Depth to groundwater on the subject property is not known; however, surficial, unconfined groundwater is usually less than 50 feet bgs in this area of the Piedmont. Groundwater flow direction may follow surface topography downgradient. Unconfined, surficial groundwater likely flows west-northwest from the property towards a tributary of Shoal Creek, approximately ¼-mile away.

3.2.2 Surface Drainage/Surface Waters

The subject property is approximately ¼-mile west of Cobb Creek. According to the U.S. Geological Survey Topographic map, 7.5-Minute, Northeast Atlanta, Georgia Quadrangle, dated 1997, the elevation of the property is approximately 1,000 feet, based on the National Geodetic Vertical Datum of 1929. The property has a moderate downward gradient to the west-northwest, towards a tributary of Shoal Creek. The Topographic Map is presented as Figure III.

Stormwater is discharged from gutters and downspouts onto grassed surfaces on the property. Curb gutters and sewer grates were observed and water appears to discharge into the municipal storm sewer.

3.2.3 Flood Plains/Floodways

Flood Zone information for the subject property was reviewed online at the Federal Emergency Management Agency (FEMA) website: <http://store.msc.fema.gov/>. The FEMA Flood Insurance Rate Map for DeKalb County, Georgia (Community Panel Number 13089C0069H, dated May 7, 2001), lists the property in Unshaded Flood Zone X, defined as “areas determined to be outside the 500-year floodplain.” The FEMA maps do not reflect potential local drainage problems or the ability of the local stormwater management system to convey the surface water runoff created by storms or other occurrences. A copy of the FEMA map is included in Appendix A.

3.2.4 Groundwater

Groundwater flow direction generally follows surface topography downgradient. There may also be underlying, confined aquifers with site-specific groundwater flow directions dependent on interconnectivity of aquifers and continuity of confining layers. Unconfined, surficial groundwater likely flows west-northwest from the property towards a tributary of Shoal Creek, ¼-mile from the subject property.

3.3 WETLANDS

The subject property survey did not indicate the presence of any wetland or suspect wetland areas. The Decatur, Georgia, National Wetlands Inventory (NWI) Map, dated 1990, did not indicate any wetlands on the subject property. A copy of this NWI Map is presented in Appendix A.

3.4 FLOOD PLAIN

Flood Zone information for the subject property was reviewed online at the Federal Emergency Management Agency (FEMA) website: <http://store.msc.fema.gov/>. The FEMA Flood Insurance Rate Map for DeKalb County, Georgia (Community Panel Number 13089C0069H, dated May 7, 2001), lists the property in Unshaded Flood Zone X, defined as “areas determined to be outside the 500-year floodplain.” The FEMA maps do not reflect potential local drainage problems or the ability of the local stormwater management system to convey the surface water runoff created by storms or other occurrences. A copy of the FEMA map is included in Appendix A.

4.0 REGULATORY INFORMATION

4.1 AGENCY DATA REVIEW

A review of applicable and accessible federal, state, and local databases was made to see if the property, adjacent properties, or properties within a one-mile radius were suspected of having environmental problems that could impact the subject property. The review included records from the following databases provided by EDR (Appendix C):

SOURCE	SEARCH DISTANCE	# OF SITES	SUBJECT PROPERTY LISTED?
FEDERAL AGENCIES			
National Priorities List (NPL) – The EPA’s database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program.	1.0 Mile	0	NO
CERCLIS – The list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the NPL.	0.5 Mile	0	NO
NFRAP – Former CERCLIS sites where no further remedial action is planned under CERCLA.	Adjoining	0	NO
CORRACTS – List of hazardous waste treatment, storage, or disposal facilities and other RCRIS facilities who have been notified by the EPA to undertake corrective action under RCRA.	1.0 Mile	0	NO
RCRA TSD – EPA list of facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.	0.5 Mile	0	NO
RCRA Generators – EPA list of those persons or entities that generate hazardous wastes as defined and regulated by RCRA. RCRA large generators (LQGs) are facilities that generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. RCRA Small, and Very Small generators (SQGs) are facilities that generate less than 1,000 kg/month of non-acutely hazardous waste.	0.25 Mile	0	NO
ERNS – EPA’s emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.	Subject Property	0	NO

SOURCE	SEARCH DISTANCE	# OF SITES	SUBJECT PROPERTY LISTED?
STATE OR LOCAL AGENCIES			
SHWS - This database is a comprehensive list of sites that have had a release of hazardous substances and are listed as a State-equivalent CERCLIS site by the Georgia Environmental Protection Division (EPD).	1.0 Mile	0	No
SWF/LF - Solid Waste/Landfill Facilities his database is a list of all permitted active, inactive, in-closure, and industrial solid waste facilities operating in the state provided by the EPD.	0.5 Mile	0	No
UST - The Georgia underground storage tank list is a comprehensive list of all registered active and inactive storage tanks in the state provided by the EPD.	0.25 Mile	3	No
LUST - The Georgia leaking UST list is a comprehensive list of all regulated and non-regulated confirmed/suspected releases in the state provided by the EPD.	0.5 Mile	8	No
Non-HSI - This database is a list of all properties that have reported contamination of soil or groundwater, but whose contamination levels did not exceed threshold limits established by EPD.	1.0 Mile	0	No
GA SPILLS - This database is a listing of oil or hazardous material spills or releases in the state of Georgia. The Emergency Response Incident Reporting System list comes from the Department of Natural Resources.	0.25 Mile	0	No
DRYCLEANERS - This database is a listing of drycleaners in the state of Georgia.	0.25 Mile	2	No

The property was not identified on the databases reviewed.

The following facilities were identified within ASTM-specified radii:

Drycleaners facilities

Of the two Drycleaners facilities within ¼-mile, neither is adjacent to the subject property. One Drycleaners facility is discussed in this section due to its close proximity. The remaining Drycleaners facility is approximately 1,100 feet southeast of the subject property, and is not considered a significant environmental concern based on its distance and down gradient location. The Drycleaners facility is as follows:

Custom Care Cleaners - This facility is a Drycleaners facility located approximately 130 feet southeast of the property at 1065 Columbia Drive. The facility identification number for this facility is 403421. According to Ms. Ann (last name withheld) of the Small Business Assistance

Program, there are no Georgia Environmental Protection Division (EPD) records associated with this facility indicating that this facility was likely a drop-off drycleaning facility. There is no additional information available for this facility. It appears that this facility is no longer operating. Based on the cross-gradient location, assumption it was a drop off location, lack of reported release, and identification of a responsible party, Epic considers this facility to be a low environmental concern with respect to the subject property.

UST facilities

Of the three UST facilities within ¼-mile, none are adjacent to the subject property. All of the UST facilities are discussed as LUST facilities in the following section.

LUST facilities

Of the eight LUST facilities within ½-mile of the subject property, five are greater than ¼-mile and are not considered a significant environmental concern based on their distance. The remaining three LUST facilities include the following:

Firestone Store #07E6/J Nemeth – This facility is a automobile service station approximately 1,100 feet south-southeast of the property at 3518 Memorial Drive. The facility identification number is 04440040. This facility has a confirmed release dated November 15, 1994. According to Mr. Winthrop Brown of the Georgia EPD UST Management Program, this facility was granted a no further action (NFA) status on February 21, 1995. Based on the NFA status, cross-gradient location, and identification of a responsible party, Epic considers this facility to be a low environmental concern with respect to the subject property.

Belvedere Chevron – This facility is a retail gas and auto service station approximately 1,160 feet southeast of the property at 3557 Memorial Drive. The facility identification number is 04440826. The property had two suspected releases and one confirmed releases from 1993 until 1995. This facility reportedly has five permanently closed and five currently in use gasoline and used oil tanks. According to Mr. Brown, this facility is undergoing additional remedial activities. Based on the site's distance, cross-gradient location, regulatory monitoring, and identification of a responsible party, this facility is considered to be a low environmental concern with respect to the subject property.

Texaco Food & Gas – This facility is a retail gas station located approximately 1,200 feet east-southeast at 3568 Memorial Drive. The facility identification number is 04440062. The property has four confirmed releases from 1990 until 2002. This facility reportedly has seven permanently closed and four currently in use gasoline tanks. According to Mr. Brown, this facility is undergoing additional remedial activities. Based on the site's distance, down-gradient location, regulatory monitoring, and identification of a responsible party, this facility is considered to be a low environmental concern with respect to the subject property.

Adjacent properties are considered to pose a low risk of environmental concern for the subject property in accordance with the Phase I ASTM Designation E 1527-00. The hazard associated

with contamination by listed facilities is low. Additionally, listed orphan sites (unmappable due to insufficient data) were cross-referenced with area street names and determined to be outside the ASTM-designated radii of the subject property.

It is Epic's professional opinion this information does not indicate a significant environmental concern to the subject property.

4.2 AGENCY CONTACTS

Epic has contacted the following via office visit or telephone:

Dekalb County Fire Department
Natural Resource Conservation Service, Lawrenceville field office
Georgia Department of Environmental Protection – Hazardous Waste Compliance Division
Georgia Department of Environmental Protection – Small Business Assistance Program
Georgia Department of Environmental Protection – UST Management Division
Dekalb County Health Department
Jackson EMC – Lawrenceville Office
Georgia Department of Natural Resources – EPD Emergency Response Division
City of Decatur Planning Department – Decatur Historical Commission

Records of Communication are provided in Appendix D.

5.0 SITE INFORMATION AND USE

Ms. Achdah Reuven of Epic visited the property on March 8, 2006 and was accompanied by Mr. Hodge during the inspection. The weather during the site visit was sunny and warm (70° Fahrenheit), and did not impede the site visual observations.

5.1 CURRENT SITE USE

5.1.1 Storage Tanks

No petroleum or chemical underground or aboveground storage tanks were observed on the property. No tanks, ports, vents, concrete pads, saw cuts, or fuel pumps were observed on the property. The subject property was not identified on any state or federal regulatory databases from our environmental database review.

5.1.2 Hazardous and Petroleum Products Containers/Drums

No large quantities of cleaning supplies, chemicals, pesticides, fuels, or other hazardous or waste materials were observed on the property. Residents may use and store small quantities of chemicals and petroleum products. No drums were observed at the subject property.

5.1.3 Heating and Cooling

Individual gas furnaces provide heat to the apartments. Cooling is provided by individual window-mounted units.

5.1.4 Solid Waste

Solid waste is collected in several trash dumpsters located throughout the subject property. The dumpsters sit directly on the concrete pavement, and are emptied by Dekalb County. No trash buildup was observed around the dumpsters.

5.1.5 Sewage Disposal/Septic Tanks

The subject property is connected to the municipal sanitary sewer system, maintained by Dekalb County. The subject property does not have any reported or known septic tanks or septic systems.

5.1.6 Hydraulic Equipment

There are no elevators or other hydraulic equipment located on the subject property.

5.1.7 Contracted Maintenance Services

According to Ms. Mary Candies, the property manager, on-site personnel provide maintenance services.

5.1.8 Electrical Transformers/PCBs

Polychlorinated Biphenyl (PCB) is the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. In 1986, the EPA estimated approximately 77,000 PCB transformers were still in use. Of these, about 18,000 were owned by utility companies, with the majority of the transformers belonging to building owners.

Several pole-mounted transformers were observed on the subject property. They appeared to be in good condition and are owned by Georgia Power Company. No leaks were observed from the transformers. Ms. Stacy (last name withheld) of the Georgia Power Company Customer Service Department was contacted about the transformers observed on the subject property. Ms. Stacy stated that it is unknown whether the pole-mounted transformers are free of PCBs. The transformers are only tested in the event of a leak or upon request for a fee. As owner of the transformers, Georgia Power Company is responsible for keeping them in compliance with federal, state, and local regulations, and would be responsible for cleanup of any releases associated with the equipment. Therefore, considering transformer condition and ownership by the utility company, the risk associated with PCBs at the subject property is considered to be low.

5.1.9 Water Supply and Wells

Potable water to the subject property is currently supplied by Dekalb County municipal water system, from the Chattahoochee River. There are no wells on the subject property providing drinking water.

5.1.10 Drains and Sumps

No sumps were observed on the subject property. Storm sewer drains are located throughout the property, in the pavement and grassed areas. No sanitary drains were noted on the property.

5.1.11 Pits, Ponds, Lagoons

No pits, ponds, or lagoons were observed on the subject property.

5.1.12 Surface Waters/State Waters

The subject property does not contain any State Waters as defined in the DCA Environmental Guide - Section (II) (b) (1).

5.1.13 Stressed Vegetation

No areas of stressed vegetation were observed during the subject property visit.

5.1.14 Odors

No evidence of odors was detected by olfactory inspection during the site assessment.

5.1.15 Utilities

Utility providers include Dekalb County (water and sewer), Georgia Natural Gas (natural gas), and Georgia Power (electricity).

5.1.16 Chemical Use

No large quantities of cleaning supplies, chemicals, pesticides, herbicides, fuels, or other hazardous or waste materials were observed on the property. Small amounts of paints, cleaners, and maintenance chemicals are located in the maintenance office and tenant storage rooms. The paints and chemicals are stored in properly labeled, original containers with no signs of leaks or spills.

The subject property is used for residential purposes, and does not involve the use of large quantities of hazardous materials. The subject property is in good condition and environmentally well maintained.

5.1.17 Water Leaks/Mold

No evidence of mold or areas of water infiltration were observed either by visual or olfactory inspection during the site assessment. Outward and obvious signs of mold that could affect indoor air quality or deteriorate concealed, structural building materials were not observed. There were no reported issues from the property management or from the municipal code enforcement office that mold has been or is a concern at the subject property.

5.1.18 Lead in Drinking Water

Guidelines

Lead is a toxic heavy metal that does not decompose. It can be present in drinking water supplies as a result of contaminated source waters, the use of lead pipes, copper pipes with lead solder, and brass faucets or fittings that contain lead.

The Federal Safe Drinking Water Act (SDWA) of 1974 established a Maximum Contaminant Level (MCL) goal of zero for lead in drinking water and the regulatory MCL for public water

systems was set at 50 micrograms per liter ($\mu\text{g/l}$ -parts per billion) by the US EPA. Under the Lead and Copper Rule, established in 1991, the US EPA subsequently replaced this MCL with an action level of 15 $\mu\text{g/l}$.

In 1993, the US EPA published survey results on lead amounts in drinking water of all towns in the United States with populations over 3,000. They found over 800 public water systems (PWSs) had lead concentrations above the action level of 15 $\mu\text{g/l}$, including 100 towns with populations greater than 50,000 (large communities). If a PWS exceeds the action level in more than ten percent of samples collected, the provider is required to implement a corrosion control program and provide public education on lead in drinking water.

Conclusions

Six drinking water samples were taken from the subject property. Three drinking water samples were collected from a faucet located in Apartment 5 of Building 1034, and three drinking water samples were taken from a faucet in Apartment A of Building 1244. An initial, 30-second, and two-minute draw sample was collected from these locations and analyzed for lead. No lead concentrations above the US EPA action level were detected in the collected water samples. Laboratory analyses are provided in Appendix I.

According to an on-line, 2005 Water Quality Report for the DeKalb County Water System, the potable supply is routinely tested and in compliance with the EPA SDWA. Water supply pipes are copper. Therefore, considering the potable water source and the composition of supply pipes, the potential environmental hazard for impact by lead in drinking water is considered low.

5.1.19 Asbestos

Guidelines

Asbestos is an incombustible, chemical-resistant, carcinogenic, fibrous mineral. Asbestos-containing materials (ACMs) have been used extensively in fireproofing, electrical insulation, building materials, brake linings, and chemical filters.

The U.S. Environmental Protection Agency (EPA) first classified asbestos as a hazardous air pollutant in 1971 under the National Emission Standards for Hazardous Air Pollutants (NESHAPS). On July 12, 1989, the EPA published its ban/phase-out rule for asbestos products. The rule prohibited, at interval stages, the future manufacturing, importation, processing, and distribution of almost all asbestos-containing products. This law was challenged by some manufacturers. As a result, on October 18, 1991, the 5th U.S. Circuit Court of Appeals vacated and remanded most of the ban/phase-out rule. The court left intact the portion of the rule that regulates products not being manufactured, produced, or imported when the rule was published. So, for the most part, the ban/phase-out rule was overturned. Products no longer subject to the ban are asbestos cement products, asbestos clothing, pipeline wrap, roofing felt, floor tile, shingles, mill board, transmission components, clutch facings, disc brake pads, drum brake linings, gaskets, and roof and non-roof coatings.

The preliminary asbestos screening performed on the property was designed solely to identify the potential for contamination from the most obvious and common suspect ACMs. The determination of exact quantities and locations of all ACMs was beyond the scope of this screening. Building materials inspected were readily accessible for screening. Inaccessible areas are not included in the screening since they are normally investigated prior to building renovation or demolition work. Inaccessible areas include, but are not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery and equipment, and the water and sewer system.

A material is considered to be asbestos-containing if it contains greater than one percent asbestos as analyzed by polarized light microscopy (PLM) coupled with dispersion staining techniques. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

Sample Collection Methods and Results

Four samples of suspect ACM were collected from the property in accordance with the EPA’s “Guidance for Controlling Asbestos-Containing Materials in Buildings”, published in 1985. The samples collected consisted of floor tile. Suspect ACM was present in the form of ceiling texture at the property; however, samples were not collected due to its good condition. The samples were submitted to AES Laboratories in Atlanta, Georgia, a member of the National Voluntary Laboratory Accreditation Program (NVLAP), and analyzed by PLM coupled with dispersion staining techniques in accordance with the EPA’s Interim Method EPA-600/R-93/116 for the determination of asbestos in bulk material samples. The results are presented in the following table.

Asbestos Results

Sample ID	Sample Location	Material Description	Friability	Material Condition	% Asbestos
A1 Layer 1	Building 1250 Apartment 1 kitchen	Vinyl flooring	Non-Friable	Good	None Detected (ND)
A1 Layer 2	Building 1250 Apartment 1 kitchen	Vinyl flooring	Non-Friable	Good	ND
A2	Building 1250 Apartment 1 kitchen	Vinyl flooring	Non-Friable	Fair	ND
A3	Building 1244 Apartment building entry	Vinyl flooring	Non-Friable	Good	ND

Sample ID	Sample Location	Material Description	Friability	Material Condition	% Asbestos
A4	Building 1004 Apartment building entry	Vinyl floor tile	Non- Friable	Good	ND

As shown in the above table, asbestos was not detected in the collected samples. Asbestos is not considered to be a significant environmental concern. Please note that the asbestos sampling was limited to obvious and accessible suspect ACM. All state and federal regulations regarding asbestos assessments must be met prior to scheduled renovation or demolition of the structures. The asbestos laboratory analytical report is presented in Appendix I.

In addition, Epic has prepared an asbestos Operations and Maintenance (O&M) Plan to properly manage the suspect ACM ceiling texture in-place.

5.1.20 Lead-Based Paint

Guidelines

Paints manufactured before 1960 were heavily leaded. Lead content was tapered off until 1978 when lead was banned from use in household paint. Lead is toxic to humans, especially children because of their size and weight. High concentrations of lead can cause mental retardation, seizures, coma, and death in children. Adults may suffer severe nervous disorders, but are less likely to die from acute lead exposure. Lead-based paint (LBP) in good condition is not usually a problem except in places where painted surfaces rub against each other and create dust, such as the friction surfaces of a painted window.

The EPA does not publish a guideline or threshold limit specifically for lead in paint for private housing; however, the LBP Poisoning Prevention Act requires public housing projects to be inspected for LBP. Under the statute, LBP is defined as paint containing at least 0.5% lead by weight. Lead concentrations above this limit must be managed with an Operations and Maintenance (O&M) Program, or be abated if in poor condition. The 0.5% threshold is equivalent to 5,000 mg/kg (parts per million) of lead.

Results

The subject property was constructed prior to 1978; therefore, the presence of LBP is possible. A total of 10 paint chip samples were collected from the interior of inspected apartments and exterior common areas. The samples were submitted to AES Laboratories in Atlanta, Georgia, and analyzed for the presence of lead. Results are presented in the following table.

Lead-in-Paint Results

Sample ID	Sample Location	Interior/ Exterior	Material Condition	% Lead by Weight
P1	Building 1034, exterior door, red	Exterior	Poor	<0.00919
P2	Building 1034, exterior door post, white	Exterior	Poor	1.09
P3	Building 1034 Apartment A, living room wall	Interior	Good	<0.00965
P4	Building 1244 Apartment 5 kitchen wall	Interior	Good	<0.0135
P5	Building 1244 Apartment 5 living room wall	Interior	Good	<0.00906
P6	Building 1004 exterior door, white	Exterior	Poor	<0.0375
P7	Building 1004 common corridor, cream	Interior	Poor	0.0952
P8	Building 1004 exterior door, red	Exterior	Good	<0.0111
P9	Building 1056 Apartment 1 living room	Interior	Good	0.109
P10	Leasing Office wall	Interior	Good	<0.00914

The results of the lead-in-paint testing indicated that one of the collected samples is considered LBP. The laboratory analytical report is presented in Appendix I. Typically, the interior walls and ceilings of an apartment are painted each time it is vacated. Exterior surfaces are generally painted every seven years with acrylic-based paint. Painted surfaces at the property are generally in good condition and not peeling.

Exterior paint at some of the buildings constructed during the first phase of development has deteriorated paint and wood at their entrances. Epic recommends that these areas be repaired and painted in accordance with local, state and federal requirements when working with LBP. In addition, Epic has prepared a lead in paint Operations and Maintenance (O&M) Plan to properly manage the identified LBP in-place.

Based on the lead paint found during Epic's limited lead paint sampling, Progressive Redevelopment contracted a third party, Spectrum, to perform lead in soil testing at the subject property. Epic did not review the scope of work or results of the lead in soil testing. The results of this Phase II investigation are included in Appendix G.

5.1.21 Radon

Radon is a colorless, odorless, naturally-occurring, radioactive gas originating from the breakdown of uranium in the subsurface. Radon is a known carcinogen implicated as a cause of lung cancer. The EPA has published a Map of Radon Zones in the United States, which indicates the property is in a Zone 1 potential for radon gas. Zone 1 has a predicted average indoor radon screening level of greater than 4.0 pCi/L. The EPA recommends additional testing and investigation when radon levels are greater than 4.0 pCi/L.

Sample Collection Methods and Results

Four short-term radon tests were conducted on lower level units at the subject property. The radon kits were submitted to Accustar Labs, a Radon Measurement Proficiency Laboratory accredited by the EPA. Results are presented in the following table.

Radon Results

Sample ID#	Sample Location	Radon Concentration (pCi/L)
162428	Building 1034 Apartment A	<0.4
1624958	Building 1250 Apartment 1	<0.4
1624958	Building 1221 Apartment A	<0.4
1624978	Building 1004 Apartment B	<0.4

No radon concentrations greater than 4.0 pCi/L were detected; therefore, the potential environmental risk due to radon gas is low. The radon laboratory analysis report is presented in Appendix I.

5.1.22 Noise

Epic assessed the subject property in general accordance with HUD guidelines, as specified in "The Noise Guidebook". According to these guidelines, the subject property was assessed to determine whether it is located within 1,000 feet of a freeway, major highway, or busy road; within 3,000 of a railroad; within five miles of a civil airport; or, within 15 miles of a military airfield.

The acceptability of noise for the HUD criteria calls for a day-night average sound level (DNL) of less than 65 decibels. Any DNL above 75 decibels is deemed unacceptable. DNL values between 65 and 75 decibels may be acceptable through engineering adjustments to the subject property.

Roadways

The subject property is not located within 1,000 feet of a major freeway, major highway or busy road.

Airports

The subject property is not located within five-miles of a civil airport.

Railways

The subject property is not located within 3,000 feet of a railroad.

The subject property was found to be acceptable for noise.

5.1.23 PCBs

Polychlorinated Biphenyl (PCB) is the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. In 1986, the EPA estimated approximately 77,000 PCB transformers were still in use. Of these, about 18,000 were owned by utility companies, with the majority of the transformers belonging to building owners.

Several pole-mounted transformers were observed on the subject property. They appeared to be in good condition and are owned by Georgia Power Company. No leaks were observed from the transformers. Ms. Stacy (last name withheld) of the Georgia Power Company Customer Service Department was contacted about the transformers observed on the subject property. Ms. Stacy stated that it is unknown whether the pole-mounted transformers are free of PCBs. The transformers are only tested in the event of a leak or upon request for a fee. As owner of the transformers, Georgia Power Company is responsible for keeping them in compliance with federal, state, and local regulations, and would be responsible for cleanup of any releases associated with the equipment. Therefore, considering transformer condition and ownership by the utility company, the risk associated with PCBs at the subject property is considered to be low.

5.2 PAST SITE USE

5.2.1 Deed Research

A chain of title search for the subject property was prepared by NETR Real Estate Research & Information (NETR) of Tempe, Arizona. The chain-of-title goes back to 1935, and includes ten deed exchanges as provided in the following table:

Chain of Title

Date	Deed Type	Grantor	Grantee
1/28/1935	Warranty Deed	C J McGahee	J W Dickson

Date	Deed Type	Grantor	Grantee
3/11/1947	Quit Claim Deed	J W Dickson	Columbia Realty Company of Atlanta
11/06/1947	Warranty Deed	Columbia Realty Company of Atlanta	A T Langley
01/08/1948	Warranty Deed	A T Langley	L W Morris
2/27/1948	Warranty Deed	L W Morris	Columbia Heights Development Company
8/06/1982	Warranty Deed	Columbia Heights Development Company	Southern Diversified Properties
08/14/1984	Warranty Deed	Southern Diversified Properties	Atlanta Investment Properties, Inc.
10/08/1987	Quit Claim Deed	Atlanta Investment Properties, Inc.	Columbia Heights, LP
10/09/1992	Deed	Columbia Heights, LP	Federal Home Loan Mortgage Association
10/18/1994	Warranty Deed	Federal Home Loan Mortgage Association	Progressive Columbia, Inc.

No information obtained during the title search indicated the presence of hazardous substances stored or generated at the subject property. The chain of title search did not identify any environmental liens on the subject property. The chain of title search is provided in Appendix F.

It is Epic's professional opinion this information does not indicate a significant environmental concern to the subject property.

5.2.2 Aerial Photographs and Topographic Maps

Aerial photographs for the years 1949, 1955, 1960, 1972, 1978, and 1988 were reviewed to identify potential environmental concerns on or near the property. The aerial photographs were reviewed at the Natural Resource Conservation Service (NRCS) field office in Lawrenceville. Aerial photographs from 1993 and 2002 were reviewed online through teraserver.microsoft.com.

Aerial Photograph Review

Year	Subject Property	Adjacent Properties
1949	The subject property is shown partially developed. The property is developed with eight buildings located between Forrest Boulevard and Walker Drive. The portion of the property that is east of Forrest Boulevard is developed with what appears to be a single-family residence.	Properties located to the east are undeveloped. Walker Drive is located to the west followed by single-family residences. Columbia Drive is located to the south followed by single-family residences. Single-family residences and undeveloped land are located to the north.

Year	Subject Property	Adjacent Properties
1955	The subject property is developed with the current improvements.	Properties to the north, west, and south are further developed with single-family residences.
1960	No significant change from the 1955 aerial photograph.	No significant change from the 1955 aerial photograph.
1972	No significant change from the 1960 aerial photograph.	No significant change from the 1960 aerial photograph.
1978	No significant change from the 1972 aerial photograph.	No significant change from the 1972 aerial photograph.
1988	No significant change from the 1978 aerial photograph.	No significant change from the 1978 aerial photograph.
1993	No significant change from the 1978 aerial photograph.	Avondale Elementary School is developed to the east.
2002	No significant change from the 1993 aerial photograph.	The east adjacent property is further developed with a commercial building (currently occupied by Sherwin Williams Company).

Based on the review of aerial photographs, the property and adjacent parcels do not appear to have been occupied by facilities that would create issues of environmental concern for the subject property. Copies of selected aerial photographs are included in Appendix F.

According to the U.S. Geological Survey Topographic map, 7.5-Minute, Northeast Atlanta, Georgia Quadrangle, dated 1997, the subject property is shown in a heavily developed area. This map is presented in Appendix A.

It is Epic's professional opinion this information does not indicate a significant environmental concern to the subject property.

5.2.3 Sanborn Fire Insurance Maps

Environmental Data Resources, Inc. (EDR), performed a search of Sanborn Fire Insurance Maps for the subject property. According to EDR, there is no Sanborn coverage for the subject property area (Appendix F). In most instances, the lack of map preparation indicates the property was not incorporated into a city, was in an area for which maps were never prepared, or was undeveloped land prior to construction of the current improvements.

5.2.4 City Directories

Polk Historical City Directories were reviewed for indications of previous hazardous material use on the property. The years reviewed and their listings are included in the following table.

City Directory Review

Year	Subject Property Listing	Adjacent Properties
------	--------------------------	---------------------

1954	The subject property is not listed.	762-767 Columbia Drive – Single-family residences. 775 Columbia Drive – Single-family residences.
1960	1004 and 1014 Columbia Drive - Apartments and Tenants. 1034 Columbia Drive - Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive - Forrest Boulevard Apartments and Tenants. 1221-1250 Forrest Boulevard - Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.
1965	1004 and 1014 Columbia Drive - Apartments and Tenants. 1034 Columbia Drive - Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive - Forrest Boulevard Apartments and Tenants. 1221-1250 Forrest Boulevard - Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.
1970	1004 and 1014 Columbia Drive - Apartments and Tenants. 1034 Columbia Drive - Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive - Forrest Boulevard Apartments and Tenants. 1221-1250 Forrest Boulevard - Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.
1975	1004 and 1014 Columbia Drive - Apartments and Tenants. 1034 Columbia Drive - Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive - Forrest Boulevard Apartments and Tenants. 1221-1250 Forrest Boulevard - Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.
1979	1004 and 1014 Columbia Drive - Apartments and Tenants. 1034 Columbia Drive - Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive - Forrest Boulevard Apartments and Tenants. 1221-1250 Forrest Boulevard - Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.

1985	1004 and 1014 Columbia Drive - Apartments and Tenants. 1034 Columbia Drive - Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive - Forrest Boulevard Apartments and Tenants. 1221-1250 Forrest Boulevard - Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.
1990	1004 and 1014 Columbia Drive- Apartments and Tenants. 1034 Columbia Drive-Columbia Heights Apartments and Tenants 1048 and 1056 Columbia Drive- Apartment and tenants. 1221-1250 Forrest Boulevard-Columbia Heights Apartments and tenants.	978-977 Columbia Drive – Single-family residences. 1007-1013 Columbia Drive - Single-family residences. 1226, 1232, and 1238 Forrest Boulevard - Single-family residences.

No concerns were noted from the review of the city directories.

It is Epic's professional opinion this information does not indicate a significant environmental concern to the subject property.

5.2.5 Previous Environmental Studies

No previous environmental site assessment reports were made available to Epic.

5.2.6 Interviews and Contacts

A Pre-Survey Questionnaire was sent to Ms. Mary Candies, Property Manager. The questionnaire was returned to Epic. According to Ms. Candies, there are no issues of environmental concern associated with the subject property. In addition, Ms. Candies was not aware of any environmental liens or land use restrictions associated with the property. Ms. Candies was not aware of the past use of the property.

Fire Captain Randy Comans of the Dekalb Fire Department was contacted for recorded information regarding underground storage tank installation/removal, chemical hazards, leaks, or spills on or near the property. According to Fire Captain Comans, there have been no reported environmental hazards on or near the property.

The Dekalb Health Department was contacted for information concerning current or past environmental concerns associated with the subject property. A response to our request has not been received as of the date of this report. Epic will contact Progressive Redevelopment, Inc. upon notification of any potential violations or environmental concerns received from the health department.

It is Epic's professional opinion that information obtained from interviews does not indicate a significant environmental concern to the subject property.

5.3 CURRENT SURROUNDING LAND USE

5.3.1 North

Single-family homes.

5.3.2 East

Avondale Elementary School, Sherwin Williams Company, and single-family residences.

5.3.3 South

Columbia Drive followed by single-family residences.

5.3.4 West

Walker Drive followed by single-family residences.

5.4 PAST SURROUNDING LAND USE

5.4.1 North

The north adjacent properties appear to have been occupied by woodland in 1949. Single-family residences occupied the north adjacent property since 1955.

5.4.2 East

The east adjacent properties were undeveloped until 1993, after which time Avondale Elementary School, Sherwin Williams Company, and single-family residences were constructed.

5.4.3 South

Columbia Drive and single-family residences is shown developed as far back as 1949.

5.4.4 West

Walker Drive followed by single-family residences were developed since 1949.

It is Epic's professional opinion the past uses of adjacent properties do not indicate a significant environmental concern to the subject property.

6.0 ENVIRONMENTAL CONCERNS

6.1 ON-SITE

This assessment has revealed no evidence of **RECOGNIZED ENVIRONMENTAL CONDITIONS** in connection with the property.

Ten samples of paint were collected at the subject property and analyzed for lead. Lead-based paint was detected in one sample collected from a building exterior, and the paint was observed to be in fair to poor condition. Lead-based paint is considered an environmental concern.

6.2 OFF-SITE

This assessment has revealed no evidence of **RECOGNIZED ENVIRONMENTAL CONDITIONS** in connection with the property as a result of off-site sources.

7.0 CONCLUSIONS & RECOMMENDATIONS

7.1 ON-SITE

The results of the lead-in-paint testing indicated that one of the collected samples is considered LBP. Typically, the interior walls and ceilings of an apartment are painted each time it is vacated. Exterior surfaces are generally painted every seven years with acrylic-based paint. Painted surfaces at the property are generally in good condition and not peeling.

Exterior paint at some of the buildings constructed during the first phase of development has deteriorated paint and wood at their entrances. Epic recommends that these areas be repaired and painted in accordance with local, state and federal requirements when working with LBP. In addition, Epic has prepared a lead in paint Operations and Maintenance (O&M) Plan be prepared and implemented to properly manage the identified LBP in-place.

Based on the lead paint found during Epic's limited lead paint sampling, Progressive Redevelopment contracted a third party, Spectrum, to perform lead in soil testing at the subject property. Epic did not review the scope of work or results of the lead in soil testing. The results of this Phase II investigation are included in Appendix G.

Epic recommends no further investigation to determine the presence of environmental hazards on the subject property.

7.2 OFF-SITE

Epic recommends no further investigation to determine the presence of environmental hazards on the subject property from off-site sources.

8.0 REFERENCES

The EDR Radius Map Report, dated March 9, 2006.

Federal and state environmental databases, Sanborn maps

Dekalb County Fire Department, e-mail request sent on March 9, 2006, eljackso@co.dekalb.ga.us.

Outstanding fire code violation information, environmental issues

Dekalb County Health Department, facsimile request sent on March 13, 2006 (404-508-7979).

Environmental issues

Federal Emergency Management Agency (FEMA), website review on March 9, 2006 (<http://store.msc.fema.gov/>).

Flood zone information

Terraserver.microsoft.com website review on March 9, 2006.

Aerial photograph

Natural Resource Conservation Service field office, Lawrenceville, Georgia, office visit on March 6, 2006 (700 South Perry Road, Lawrenceville).

Aerial photographs, flood zone information, wetlands information

Mr. Winthrop Brown, Georgia Environmental Protection Agency – UST Division, telephone conversation on March 13, 2006 (404-362-2687).

Information regarding neighborhood regulated facilities

Ms. Ann (last name withheld), Georgia Environmental Protection Agency – Small Business Assistance Program, telephone conversation on March 14, 2006 (404-362-4842).

Information regarding neighborhood regulated facilities

Ms. Mary Candies (Property Manager) and Mr. Damon Hodge (Maintenance Technician), Subject Property, site visit on March 8, 2006 (404-289-7373).

General property information



General Services Department
Building Construction Division
141 Pryor St. S.W., Suite 8053
Atlanta, Georgia 30303
Telephone: 404-505-5736
Fax: 404-505-5735

To whom it may concern:

I have utilized Mr. Robert Brawner via Epic Engineering on many occasions in the past seven years. Mr. Brawner always makes himself available; he is knowledgeable, polite and gets the job done. His many attributes have made my dealings with State Agencies pleasant and have elevated our standing with them. I would recommend Mr. Brawner and Epic on many fronts, foremost their level of expertise. I am pleased with their performance and pricing schedule and would readily hire them again.

Sincerely,

Russell A. Widener
UST/AST Program Manager
Fulton County Government
404-505-5730
404-216-2232

*Cc file/UST/AST
5/3/04 R.W.*

COLLATERAL

Collateral Mortgage Capital, LLC

8200 Roberts Drive

Suite 205

Atlanta, GA 30350

Tel: (770) 817-1600

Fax: (678) 205-1931

April 30, 2004

Mr. Anthony J. Valdez
Epic Consulting, Inc.
1341 Canton Road, Suite E
Marietta, Georgia 30066

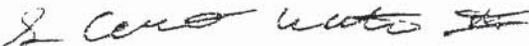
Subject: Epic Consulting, Inc. Letter of Reference

Dear Mr. Valdez:

This letter is to serve as a general reference for your firm performing environmental site assessments and property condition reports. Collateral Mortgage Capital, LLC has used Epic Consulting, Inc. (Epic) to prepare Phase I Environmental Site Assessments and Property Condition Reports for many real estate transactions over the last few years. Epic has prepared reports for Collateral following Fannie Mae, Freddie Mac, New South Federal, and HUD requirements. We would highly recommend Epic to any company requiring these services.

We appreciate the service Epic has provided to Collateral.

Sincerely,
Collateral Mortgage Capital, LLC



G. Carlton Watts, III
Vice President

LAMBERTH, CIFELLI, STOKES & STOUT, P.A.

ATTORNEYS AT LAW
ATLANTA FINANCIAL CENTER
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TELEPHONE (404) 262-7878
FACSIMILE (404) 262-9911

Carter L. Stout

Email: CStout@LCSSlaw.com

Direct Dial: (404) 495-4455

May 3, 2004

Re: Epic Consulting, Inc.

To Whom It May Concern:

I have been using Epic Consulting, Inc. for the last five years for environmental work for my clients. This work has included Phase I, Phase II, mold and asbestos studies.

Epic has always provided prompt and professional service at a reasonable price. However, what has impressed me most is that Epic's consultants are problem solvers. They can analyze the problem and provide solutions, rather than just recommend additional testing.

I would recommend Epic Consulting, Inc. without reservation. Please feel free to contact me if I can provide any additional information.

Very truly yours,

LAMBERTH, CIFELLI, STOKES
& STOUT, P.A.

Carter L. Stout

CLS/sfk

9.0 OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

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 consultant must determine whether further inquiry is warranted. The property owner must fully document the reason for any affirmative answer, and provide the environmental consultant with all appropriate supporting information.

Purchaser:	<u>PROGRESSIVE HEIGHTS, L.P.</u>
(Phone)	<u>404-371-1230</u>
Owner/seller:	<u>PROGRESSIVE COLUMBIA, INC.</u>
(Phone)	<u>404-371-1230</u>
Subject property:	<u>FORREST HEIGHTS APARTMENTS</u>
(Phone)	<u>404-289-7373</u>

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: PAINT SUPPLY CENTER

Provide the name and describe the type of business operating at the property:

RESIDENTIAL RENTAL APARTMENTS
MULTI-FAMILY HOUSING

Name and type of business operating at the adjacent property to the **north**:

PCA for CHILD CARE
SINGLE FAMILY HOMES

south: SHERWIN WILLIAMS PAINT CENTER

east: SINGLE FAMILY HOMES

west: SINGLE FAMILY HOMES

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: *MULTI-FAMILY HOUSING*

Previous use of property: *MULTI-FAMILY HOUSING*

Previous use of property to north: *SINGLE FAMILY HOMES*

south: *PAINT SUPPLY CENTER*

east: *SINGLE FAMILY HOMES*

west: *SINGLE FAMILY HOMES*

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)

NOT TO KNOWLEDGE OF CURRENT OWNER

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)

N/A

- 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)

NOT TO KNOWLEDGE OF CURRENT OWNER

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.

GA. DEPT. OF COMMUNITY AFFAIRS (HOME LOAN)

60 EXECUTIVE PARK SOUTH, N.E.

ATLANTA, GA. 30329

404-679-4940

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)

NOT TO OWNER'S KNOWLEDGE

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)

NOT TO OWNER'S KNOWLEDGE

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)

NOT TO OWNER'S KNOWLEDGE

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Runway Clear Zones & Accident Potential Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Endangered Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Farmland Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Compatibility with Local Codes, Plans and Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Wetlands Designated land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Thermal & Explosive Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Toxic Chemicals & Radioactive Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Solid Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Local Zoning Plans Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(If yes, please describe.)

4. Is the site within 1000 feet of a major road/highway/freeway?
__Yes* No * (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 * (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 * (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 * (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

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer/owner Name: PROGRESSIVE COLUMBIA, INC.
Relationship to Site: OWNER
Address: 321 WEST HILL STREET
SUITE 3, DECATUR, GA. 30030
E-mail Address: www.prihousing.org
Phone Number: 404-371-1230
Date: MARCH 10, 2006

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this 10th day of March, 2006, in the

Presence of:

By:

Signature of witness: Agreem
Witness

Signature of Property Owner: Bruce Gunter
Property Owner

Signature of Notary Public: Lorraine P. Mills
Notary Public

Name: BRUCE GUNTER

My Commission Expires on: MARCH 9TH, 2008
NOTARY PUBLIC (Notarial Seal)

Title: PRESIDENT, PRI

**10.0 PHASE I DOCUMENTATION: PROPERTY LOG AND INFORMATION
CHECKLIST**

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:

Forrest Heights Apartments
1048 Columbia Drive
Decatur, Georgia 30030

Developer's Name and Address:

Progressive Redevelopment, Inc.
321 West Hill Street, Suite 3
Decatur, Georgia 30030

Developer's e-mail Address:

richellepatton@prihousing.org

Developer's Telephone Number:

404-371-1230

Qualified Environmental Professional's' Name:

Ms. Achdah A. Reuven

Qualified Environmental Professional's' Telephone Number and e-mail address:

(770) 528-0200
areuven@epicconsulting.com

Environmental Consulting Firm's Name and Address:

Epic Consulting, Inc.
1341 Canton Road, Suite E
Marietta, Georgia 30366

Date Phase I Environmental Site Assessment Completed:

March 8, 2006

Summary of Phase I Results:

This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the subject property.

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)

2. Asbestos

- Dated Building Construction Or Rehabilitation Specifications
- Engineer's/Consultant's Asbestos Report
- Other (Specify)

3. Polychlorinated Biphenyls

- Utility Transformer Records
- Site Survey of Transformers
- Site Soil and Groundwater PCB Test Results
- Other (Specify)

4. Radon

- Water Utility Records
- Gas Utility Records
- On-Site Radon Test Results
- Other (Specify)

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

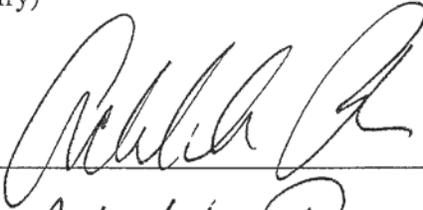
- CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)
- State EPD site lists for neighborhoods (within radius of one mile)
- Federal Facilities Docket
- Site Soil and Groundwater Test Results
- Other (Specify)

7. Lead Based Paint

- Lead Paint Survey
- Certification/Compliance Records
- Site Soil Test Results
- Other (Specify)

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results
- Mold Inspection Results
- Other (Specify)

Checklist completed by: 

Name (Type or Print): Acheleah Brewer

Date: 3/15/06

APPENDIX U
OTHER

NOT APPLICABLE

ATTACHMENT 1, PHASE II REPORT

NOT APPLICABLE