

**GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
ENVIRONMENTAL SITE ASSESSMENT**

**POPLAR POINTE
GA HIGHWAY 278
HIRAM, GEORGIA 30141**

ENERCON PROJECT NO. WALTON054



Prepared for:

Poplar Pointe, L.P.
2181 New Market Parkway
Marietta, Georgia 30060
Attention: Mr. David Loeffel

Date:

June 5, 2012

Prepared by:



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June 5, 2012

To: Georgia Department of Community Affairs
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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 the 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.

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 E 1527-05 of the Poplar Pointe property located along GA Highway 278 in Hiram, Paulding County, Georgia, the property. Any exceptions to, 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).

Date

Project Manager

Date

Professional Geologist

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

1.1 LOCATION 1

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS 1

 1.2.1 *On-Site* 1

 1.2.2 *Off-Site* 1

1.3 RECOMMENDATIONS 2

 1.3.1 *On-Site* 2

 1.3.2 *Off-Site* 2

2.0 INTRODUCTION..... 3

2.1 BACKGROUND..... 3

2.2 PROCEDURES..... 3

2.3 SIGNIFICANT ASSUMPTIONS 4

2.4 QUALIFICATIONS OF PERSONNEL/DOCUMENTATION OF QUALIFICATIONS AS AN
“ENVIRONMENTAL PROFESSIONAL” 5

2.5 ASSESSMENT OF SPECIALIZED KNOWLEDGE OR EXPERIENCE OF USER AND/OR
“ENVIRONMENTAL PROFESSIONAL” 5

2.6 LIMITATIONS AND EXCEPTIONS 5

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS 6

3.0 SITE SETTING..... 7

3.1 GENERAL DESCRIPTION OF THE SITE AND VICINITY 7

 3.1.1 *Current Site Use and Description*..... 7

 3.1.2 *Current Uses of Adjoining Properties* 7

 3.1.3 *Description of Structures, Road, and Other Improvements (Including Exterior and
Interior Observations)* 7

3.2 HYDROGEOLOGY 8

 3.2.1 *Geologic Setting*..... 8

 3.2.2 *Surface Drainage*..... 8

 3.2.3 *Groundwater*..... 9

3.3 WETLANDS 9

3.4 FLOODPLAIN/FLOODWAY 9

3.5 STATE WATERS..... 10

3.6 ENDANGERED SPECIES..... 10

4.0 REGULATORY INFORMATION 12

4.1 DATA REVIEW 12

 4.1.1 *Standard Environmental Record Sources*..... 12

 4.1.2 *Additional Environmental Record Sources*..... 15

4.2 AGENCY CONTACTS..... 17

 4.2.1 *Local Fire Department Official*..... 17

 4.2.2 *State, Local, or Regional Health or Environmental Agency* 17

 4.2.3 *Local Building Permit Agency Official*..... 17

4.2.4	<i>Local Groundwater Use Permit Agency Official</i>	18
4.3	INTERVIEWS.....	18
4.3.1	<i>Current Key Site Manager, Occupants, or Owners of the Property</i>	18
4.3.2	<i>Current Owners or Occupants of Neighboring Properties</i>	18
4.3.3	<i>Past Owners, Occupants, or Operators of the Property</i>	18
4.3.4	<i>Users</i>	18
5.0	SITE INFORMATION AND USE	21
5.1	SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS	21
5.2	GENERAL SITE SETTING.....	22
5.3	ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION..	22
5.4	CURRENT SITE USE.....	22
5.4.1	<i>Storage Tanks</i>	23
5.4.2	<i>Hazardous and Petroleum Products Containers/Drums</i>	23
5.4.3	<i>Heating and Cooling</i>	23
5.4.4	<i>Solid Waste</i>	23
5.4.5	<i>Sewage Disposal/Septic Tanks</i>	23
5.4.6	<i>Hydraulic Equipment</i>	23
5.4.7	<i>Contracted Maintenance Services</i>	23
5.4.8	<i>Electrical Equipment/PCBs</i>	24
5.4.9	<i>Water Supply and Wells</i>	24
5.4.10	<i>Drains and Sumps</i>	24
5.4.11	<i>Pits, Ponds, Lagoons and Surface Waters</i>	24
5.4.12	<i>Stressed Vegetation</i>	25
5.4.13	<i>Stained Soil or Pavement</i>	25
5.4.14	<i>Odors</i>	25
5.4.15	<i>Utilities/Roadway Easements</i>	25
5.4.16	<i>Chemical Use</i>	26
5.4.17	<i>Water Leaks/Mold/Fungi/Microbial Growth</i>	26
5.4.18	<i>Asbestos</i>	26
5.4.19	<i>Lead-Based Paint</i>	27
5.4.20	<i>Lead in Drinking Water</i>	27
5.4.21	<i>Radon</i>	28
5.4.22	<i>Noise</i>	28
5.4.23	<i>Vapor Encroachment Screening</i>	31
5.4.24	<i>Other Site Reconnaissance Issues</i>	32
5.5	PAST SITE USE.....	32
5.5.1	<i>Recorded Land Title Records</i>	32
5.5.2	<i>Environmental Liens</i>	33
5.5.3	<i>Activity and Use Limitations</i>	33
5.5.4	<i>Aerial Photographs and Topographic Maps</i>	33
5.5.5	<i>Sanborn Fire Insurance Maps</i>	35
5.5.6	<i>City Directories</i>	35
5.5.7	<i>Previous Environmental Studies</i>	35
5.5.8	<i>Other</i>	35

5.6	CURRENT SURROUNDING LAND USE.....	35
5.6.1	North.....	35
5.6.2	East.....	35
5.6.3	South and southwest.....	36
5.6.4	West.....	36
5.7	PAST SURROUNDING LAND USE.....	36
5.7.1	North.....	36
5.7.2	East.....	36
5.7.3	South and southwest.....	36
5.7.4	West.....	36
5.8	HISTORIC PRESERVATION	36
6.0	DATA GAPS.....	38
6.1	IDENTIFICATION OF DATA GAPS	38
6.2	SOURCES OF INFORMATION CONSULTED TO ADDRESS DATA GAPS	38
6.3	SIGNIFICANCE OF DATA GAPS.....	38
7.0	ENVIRONMENTAL CONCERNS.....	39
7.1	ON-SITE.....	39
7.2	OFF-SITE.....	39
8.0	CONCLUSIONS & RECOMMENDATIONS	40
8.1	ON-SITE.....	40
8.2	OFF-SITE.....	40
9.0	DATA REFERENCES	41
10.0	VALUATION REDUCTION.....	44
10.1	PURCHASE PRICE	44
10.2	INTERVIEW OF BROKER REGARDING MARKET VALUE.....	44
10.3	DIFFERENTIAL BETWEEN PURCHASE PRICE AND MARKET VALUE	44
10.4	ENVIRONMENTAL REASONS FOR ANY DIFFERENTIAL	44

TABLE OF CONTENTS (CONTINUED)

APPENDICES:

APPENDIX A	- FIGURES AND MAPS
APPENDIX B	- PHOTOGRAPHS
APPENDIX C	- HISTORICAL RESEARCH DOCUMENTATION
APPENDIX D	- DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL
APPENDIX E	- NON-SCOPE TESTING
APPENDIX F	- NOISE ASSESSMENT DOCUMENTATION
APPENDIX G	- REGULATORY SEARCH INFORMATION
APPENDIX H	- RECORDS OF COMMUNICATIONS AND INTERVIEWS
APPENDIX I	- AUTHOR CREDENTIALS, DOCUMENTATION OF QUALIFICATION AS AN "ENVIRONMENTAL PROFESSIONAL"
APPENDIX J	- OWNER ENVIRONMENTAL QUESTIONNAIRE
APPENDIX K	- PROPERTY LOG AND INFORMATION CHECKLIST
APPENDIX L	- PROOF OF INSURANCE
APPENDIX M	- LETTERS OF REFERENCE
APPENDIX N	- ENVIRONMENTAL CERTIFICATION
APPENDIX O	- CONSUMER CONFIDENCE REPORT ON WATER QUALITY
APPENDIX P	- ENDANGERED SPECIES DOCUMENTATION
APPENDIX Q	- SHPO REVIEW DOCUMENTATION
APPENDIX R	- ADDITIONAL HOME REQUIREMENTS
APPENDIX S	- OPERATION AND MAINTENANCE MANUALS
APPENDIX T	- PREVIOUS REPORTS
APPENDIX U	- OTHER

APPENDIX A (FIGURES AND MAPS)

FIGURE 1	- USGS TOPOGRAPHIC MAP
FIGURE 2	- USFWS NATIONAL WETLANDS INVENTORY MAP
FIGURE 3	- SOIL SURVEY MAP
FIGURE 4	- FEMA MAP
FIGURE 5	- SITE MAP (EXISTING CONDITIONS)
FIGURE 6	- SITE MAP (PROPOSED CONDITIONS)
FIGURE 7	- EPA RADON MAP

1.0 EXECUTIVE SUMMARY

1.1 LOCATION

The proposed Poplar Pointe development is located near the intersection of GA Highway 278 and Cleburne Parkway in Hiram, Paulding County, Georgia. The subject property is bordered to the north by Hooters, a drainage basin, Shoppes at Poplar Pointe, and GA Highway 278 followed by a car wash and an automobile maintenance facility; to the east by Shoppes at Poplar Pointe and Evergreen at Magnolia Commons Apartments, followed by Cleburne Parkway; to the south by Evergreen at Magnolia Commons Apartments and wooded land; and to the west by a drainage basin, followed by Movies 278 movie theatre, followed by Metromont Road. The GA Highway 278 and Cleburne Parkway intersection is located approximately 1,000 feet to the east, and downtown Hiram is located approximately 1.5 miles to the southwest. A Site Map of existing conditions is included in the Appendix as Figure 5.

It is ENERCON's understanding that the proposed construction at Poplar Pointe will consist of a 105-unit senior living facility. A Site Map of the proposed conditions is included in the Appendix as Figure 6.

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

1.2.1 On-Site

Enercon Services, Inc. (ENERCON) has performed an Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments and the Department of Community Affairs (DCA) 2012 Environmental Manual of the proposed Poplar Pointe development property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of the report. This assessment has revealed no evidence of on-site **RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)** in connection with the property.

1.2.2 Off-Site

ENERCON has performed an ESA in conformance with the scope and limitations of ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments and the DCA 2012 Environmental Manual of the proposed Poplar Pointe development property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of the report. This assessment has revealed no evidence of off-site **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 one mile that are anticipated to pose a significant environmental concern to the subject property.
- **Historical Review:** No environmental hazards were detected from the review of aerial photographs or interviews.

1.3 RECOMMENDATIONS

1.3.1 On-Site

ENERCON recommends no further investigation to determine the presence of environmental hazards to the subject property from on-site sources.

No further action with regard to on-site sources is recommended.

1.3.2 Off-Site

ENERCON recommends no further investigation to determine the presence of environmental hazards to the subject property from off-site sources.

No further action with regard to off-site sources is recommended.

2.0 INTRODUCTION

2.1 BACKGROUND

Poplar Pointe, L.P. retained ENERCON to perform this ESA of the proposed Poplar Pointe development (subject property) located near the intersection of GA Highway 278 (Wendy Bagwell Parkway) and Cleburne Parkway in Hiram, Paulding County, Georgia. The purpose of this ESA is to assess the potential impacts due to current and historic activities on the subject and surrounding properties and ascertain whether the property is environmentally suitable for the development of a senior living facility. Additionally, this ESA also serves to qualify the user for one of the three landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act, 42 USC § 9601 *et seq.* (1980): the innocent landowner limitation, the contiguous property owner limitation or the bonafide prospective purchaser limitation. Poplar Pointe, L.P. seeks to use this ESA to qualify as the innocent landowner limitation of the subject property.

The subject property consists of two adjoining parcels of land located near the intersection of GA Highway 278 and Cleburne Parkway in Hiram, Georgia. The northern parcel is an approximate 0.25-acre parcel that consists of an asphalt-paved road running perpendicular to GA Highway 278. This road provides direct access to the southern parcel from GA Highway 278. The southern parcel consists of approximately 6.76 acres and consists of an asphalt-paved drive and parking area. The remaining portions of the parcel are covered with overgrown weeds and grasses. A dumpster enclosure is located on the northeast side of this parcel. A perennial stream is located in the wooded area along the western perimeter of the southern parcel. The two parcels are identified by the Paulding County Board of Assessors' Office as Parcel Numbers 176.2.3.029.000 (northern parcel) and 176.2.3.028.000 (southern parcel) in Hiram, County of Paulding, State of Georgia. The footprint of the property being assessed is as shown on Figure 5 of Appendix A. According to information obtained during this investigation, the two parcels that are being considered for purchase historically consisted of undeveloped wooded land.

2.2 PROCEDURES

The purpose of this 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 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the DCA 2012 Environmental Manual. In following the ASTM E 1527-05 guidelines, all appropriate inquiries were conducted as part of this investigation.

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, interviews with current property owners, uses and adjoining property owners, interviews with city, county and state officials regarding available information on the subject and surrounding properties, a review of aerial photographs, an inspection for contamination, a search for PCB-containing electrical equipment, 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 SIGNIFICANT ASSUMPTIONS

The following assumptions were made in completing this report:

ENERCON assumed the direction of groundwater flow from the subject property as information providing a definitive flow direction was not obtained.

ENERCON assumes the following regarding traffic on nearby roadways were made in completing the HWEC Noise Assessment:

- Georgia Department of Transportation (GDOT) information available online indicated that an total 33,710 vehicles traveled per day through a station located just west of the subject property along US Highway 278 in 2011. Therefore, according to DCA guidelines, US Highway 278 meets the definition of a busy road. Assuming 3% yearly growth, the projected 2022 traffic count was found to be 45,508 vehicles.
- The HWEC Noise Assessment assumed that truck traffic accounted for approximately 8% of the local traffic along Rockbridge Road in 2011 (4% medium trucks and 4% heavy trucks). This information was also projected to 2022.
- The HWEC assessment assumed that the roadway gradient along this section of Rockbridge Road is 2%.
- The HWEC assessment assumed that the average speed for all vehicles in this area is 45 miles per hour, the posted speed limit.
- The HWEC assessment assumed that 15% of all traffic is nighttime traffic.
- Five Noise Assessment Locations (NALs) were utilized to determine the total day-night average sound level (DNL) of select areas of the subject property. The NALs were conducted at distances of 443 feet, 550 feet, 693 feet, 950 feet, and 1,003 feet from GA Highway 278.
- A copy of the HWEC Noise Assessment is included in Appendix F.

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

Mr. Jeffrey J. Griffin of ENERCON performed this Environmental Site Assessment of the subject property. Mr. Griffin has conducted numerous Phase I ESAs throughout the United States under the supervision of a registered Professional Geologist. Mrs. Chrissy Sherman and Mr. Doug Fidler oversaw the work, and have performed numerous Phase I ESA's throughout the United States, many under DCA guidelines. Mr. Fidler is a registered Professional Geologist. Resumes for Mr. Griffin, Mrs. Sherman, and Mr. Fidler are included in Appendix I. Mr. Griffin, Mrs. Sherman, and Mr. Fidler meet the definition of an environmental professional as stated in ASTM Section 3.2.24.

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

No other specialized knowledge or experience concerning the subject property was provided by the user or Environmental Professional during the preparation of this report that would alter its conclusions and recommendations.

2.6 LIMITATIONS AND EXCEPTIONS

The work described in this report complies with the ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the DCA 2012 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. ENERCON is not affiliated with the owner, developer, buyer or seller of the subject property. 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, ENERCON does not represent or warrant the accuracy of this information.

Georgia DCA, the Georgia Housing and Finance Authority, Poplar Pointe, L.P., Nine Poplar Pointe, LLC, and Paladin, 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 ENERCON 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.

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS

There are no special or additional conditions or contract terms associated with completing the ESA.

3.0 SITE SETTING

3.1 GENERAL DESCRIPTION OF THE SITE AND VICINITY

The subject property consists of two adjoining parcels of land located near the intersection of GA Highway 278 and Cleburne Parkway in Hiram, Georgia. The northern parcel is an approximate 0.25-acre parcel that consists of an asphalt-paved road running perpendicular to GA Highway 278. This road provides direct access to the southern parcel from GA Highway 278. The southern parcel consists of approximately 6.76 acres and consists of an asphalt-paved drive and parking area. The remaining portions of the parcel are covered with overgrown weeds and grasses. A dumpster enclosure is located on the northeast side of this parcel. A perennial stream is located in the wooded area along the western perimeter of the southern parcel. The two parcels are identified by the Paulding County Board of Assessors' Office as Parcel Numbers 176.2.3.029.000 (northern parcel) and 176.2.3.028.000 (southern parcel) in Hiram, County of Paulding, State of Georgia. The footprint of the property being assessed is as shown on Figure 5 of Appendix A. According to information obtained during this investigation, the two parcels that are being considered for purchase historically consisted of undeveloped wooded land.

3.1.1 *Current Site Use and Description*

The subject property is developed with an asphalt-paved drive and parking lot. The remaining portions of the property are covered with overgrown weeds and grasses. A perennial stream is located in the wooded area along the western perimeter of the property. Additionally, an entrance drive located northwest of the property provides direct access to the property from GA Highway 278.

3.1.2 *Current Uses of Adjoining Properties*

Adjoining properties consist of the Shoppes at Poplar Pointe and an unnamed access road, followed by US Highway 278 and commercial development to the north; an unnamed access road, a drainage basin, and a Hooters restaurant to the northwest; the Shoppes at Poplar Pointe Office/Retail Center and Evergreen at Magnolia Commons Apartments to the east; Evergreen at Magnolia Commons Apartments to the south; wooded land to the southwest; and wooded land, followed by a drainage basin and Movies 278 movie theatre to the west.

3.1.3 *Description of Structures, Road, and Other Improvements (Including Exterior and Interior Observations)*

An asphalt-paved drive and parking lot traverses the property in a U-shaped manner. The remaining portions of the property are covered with overgrown weeds and grasses. A dumpster enclosure is located on the northeast side of the property. The dumpster pad was enclosed on three sides by concrete masonry unit (CMU) walls and was accessed via metal gates. The gates were locked at the time of the ENERCON site reconnaissance. The exterior of the dumpster enclosure consisted of a brick masonry veneer and a corrugated metal roof supported by steel columns. Additionally, an entrance drive located northwest of the property provides direct access to

the property from GA Highway 278.

Urea-formaldehyde foam insulation was used beginning in the 1950s and was most extensively used from 1975 to 1978 in existing structures where insulating walls and tight spaces with other types of insulation was impractical. In the 1980s, concerns began to develop about the toxic formaldehyde vapor emitted in the curing process, as well as from the breakdown of old foam. In 1982, the Consumer Product Safety Commission banned its sale; however, this law was overturned in April 1983 by the US Court of Appeals. Consequently, its use was largely discontinued as the stigma associated to its use has persisted. As there are currently no structures on the subject property, urea-formaldehyde is not considered a significant concern for the subject property.

3.2 HYDROGEOLOGY

3.2.1 Geologic Setting

Most of the soils on the subject property are classified in the United States Department of Agriculture, Natural Resource Conservation Service (USDA-NRCS) Web Soil Survey of Paulding County as Urban land (Ub). Urban land is defined as areas where 85% or more of the surface is covered with buildings and pavement, or where the native soil has been excavated or mixed with imported soils. The soils in the wooded area along the western perimeter of the southern parcel are classified as Appling-Hard Labor Complex, 6 to 10 percent slopes (ApC). The Appling series consists of very deep, well drained, moderately permeable soils on ridges and side slopes of the Piedmont uplands. These soils are deep to saprolite and very deep to bedrock. They formed in residuum weathered from felsic igneous and metamorphic rocks of the Piedmont uplands. Slopes range from 0 to 25 percent. Near the type location, mean annual precipitation is 45 inches and mean annual temperature is 60 degrees Fahrenheit.

Underlying bedrock on the property is classified as Precambrian mica schist and gneiss, according to the Groundwater Atlas of the United States-Segment Six (1996). Depth to bedrock on the property is not known; however, depth to restrictive feature (bedrock) in this section of the Piedmont and Blue Ridge Physiographic Province is usually greater than 80 inches below ground surface (USDA-NRCS Soil Survey for Paulding County, Georgia, 2004).

3.2.2 Surface Drainage

According to the U.S. Geological Survey (USGS) Topographic map, 7.5-Minute, Lost Mountain, Georgia Quadrangle, dated 1992, the elevation of the property is approximately 965 feet (National Geodetic Vertical Datum of 1929). The Topographic Map is presented in Appendix A.

Curb inlets are located along the asphalt-paved drive aisles. Storm water flows over land to the on-site drainage structures. Detention basins are located off-site near the western and northwestern perimeters of the property.

3.2.3 *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. The subject property appeared to have a slight downward gradient to the north and northwest. However, a definitive determination regarding groundwater depth and flow direction cannot be made without the installation of on-site groundwater monitoring wells. ENERCON assumes that unconfined, surficial groundwater flows north-northwest from the property towards an unnamed tributary of Rakestraw Creek, approximately 875 feet north of the subject property. The assumed groundwater flow direction is depicted on Figure 5 in Appendix A.

3.3 WETLANDS

No wetland or suspect wetland areas were observed on the subject property during site reconnaissance. The Lost Mountain, Georgia, National Wetlands Inventory (NWI) Map, dated 1981, did not indicate any federally protected wetlands on the subject property. A copy of this NWI Map is presented in Appendix A. No wetlands were indicated on the USGS Topographic map, 7.5-Minute, Lost Mountain, Georgia Quadrangle Map (1992), or the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Paulding County, Georgia and Incorporated Areas (Community Panel Number 13223C0163C, dated September 29, 2006). The FEMA Map and Topographic Map are presented in Appendix A.

A perennial stream is located in the wooded area along the western perimeter of the southern parcel. Due to the dense vegetation growth on this area of the property, the stream could not be accessed during the site reconnaissance for verification. However, no indications of wetlands were observed in the areas of the property that were accessible.

According to a letter provided by Galier, Tolson and French, the architectural firm of record for the proposed development, construction and/or landscaping activities associated with the development of the site will not occupy or modify any wetland areas as there are no wetland areas on the property. A copy of the letter from the architect is included in Appendix R.

3.4 FLOODPLAIN/FLOODWAY

Flood Zone information for the subject property was researched online through the FEMA website: <http://store.msc.fema.gov/>. ENERCON reviewed the Flood Insurance Rate Map for Paulding County, and Incorporated Areas designated as Community Panel Number 13223C0163C, dated September 29, 2006. According to this map, the property is located in Unshaded Flood Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain". Therefore, the subject property is outside the 100-year floodplain.

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. A copy of the FEMA map is included in Appendix A.

3.5 STATE WATERS

No state waters were indicated on the USGS Topographic map, 7.5-Minute, Lost Mountain, Georgia Quadrangle dated 1992, or the FEMA Flood Insurance Rate Map for Paulding County, Georgia and Incorporated Areas (Community Panel Number 13223C0163C, dated September 29, 2006), or the Lost Mountain, Georgia, NWI Map, dated 1981. Copies of these maps are included in Appendix A.

A perennial stream is reported to be located in the wooded area along the western perimeter of the southern parcel. Due to the dense vegetation growth on this area of the property, the stream could not be accessed during the site reconnaissance for verification.

Mr. Dave Weisert of the Paulding County Development Division was contacted regarding stream buffer requirements in Paulding County. According to Mr. Weisert, Paulding County requires that all state waters in Paulding County maintain a waterway buffer of 75 feet from the top of the bank and an additional 25 foot impervious surfacing setback.

Following a review of the planned construction details for this property, it does not appear that any jurisdictional waters will be disturbed during the construction of the planned community. All construction activities will reportedly be conducted east of the stream, with no impervious areas to be constructed within approximately 100 feet of the stream. Best Management Practices should be implemented during the construction process to ensure that these areas are not impacted by soil erosion or site runoff, as required by both State and Federal laws.

According to the proposed site plan, no state waters will be disturbed as part of planned construction activities at the property. A letter from the site architect indicating that no state waters will be disturbed as part of planned construction activities is also included in Appendix R. A copy of the proposed site plan is included in Appendix A.

3.6 ENDANGERED SPECIES

A list of state and federal endangered species for Paulding County was reviewed online through the USF&WS Georgia Ecological Services website. The Georgia Ecological Services website listed numerous vascular plant and animal species in the "Lost Mountain", Georgia quadrangle of Paulding County.

In a letter dated March 9, 2012, ENERCON contacted the USF&WS-Athens, Georgia Office to obtain information regarding threatened and/or endangered species and their habitats which may

be located on or near the subject property. Ms. Sandra S. Tucker of the USF&WS indicated with a concurrence stamp (dated March 16, 2012) that based on available information, federally listed species are not likely to occur on the subject property. Therefore, the planned activities are not anticipated to have a significant impact on fish and wildlife resources. A copy of the concurrence letter from USF&WS is included in Appendix P.

4.0 REGULATORY INFORMATION

4.1 DATA REVIEW

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

A review of applicable and accessible federal, state, and local databases was made to see if the property, adjoining 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 Environmental Database Resources (EDR) (Appendix G). Please note that while ENERCON has relied upon such databases consistent with generally accepted professional practices, ENERCON cannot and does not guarantee or warrant or represent that such databases are error free.

Table 1: Records Review

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
Delisted National Priorities List – The EPA’s database of uncontrolled or abandoned hazardous waste sites under the Superfund program where no further response is appropriate.	0.5 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.	0.5 Mile	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.	0.25 Mile	0	No

SOURCE	SEARCH DISTANCE	# OF SITES	SUBJECT PROPERTY LISTED?
RCRA Small, and Very Small generators (SQGs) are facilities that generate less than 1,000 kg/month of non-acutely hazardous waste.			
RCRA Non Generators – EPA list of those persons or entities that do not presently generate hazardous wastes as defined and regulated by RCRA.	0.25 Mile	0	No
Federal Institutional Control/Engineering Control – EPA list of sites with institutional and engineering controls.	Subject Property	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
FINDS – EPA’s facility indexing system, which contains both facility information and ‘pointers’ to other sources that contain more detail.	Subject Property	0	No
STATE, TRIBAL OR LOCAL AGENCIES			
Hazardous Site Inventory (HSI) - 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
GA 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
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 registered 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	1	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	0	No
Inst. Control – Public record list of sites with institutional or engineering controls on use.	Subject Property	0	No
Engineering Control – The State of Georgia does not maintain a database for engineering controls.	Not Available	Not Available	Not Available
Brownfields – The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed. This list comes from the Georgia Department of Natural Resources (DNR) and includes sites on the State’s Voluntary Remediation Program (VRP).	0.5 Mile	0	No
OTHER ASCERTAINABLE RECORDS			
DRYCLEANERS	0.25 Mile	1	No

The property was not identified on the databases reviewed. The following facility was identified within the applicable radii. Additionally, the locations of the facilities with respect to the subject property were field verified.

DRYCLEANERS Facility

Cole's Cleaners – This facility is a drycleaners located approximately 630 feet east-northeast of the subject property at 5739 Wendy Bagwell Parkway. According to an unnamed employee of Cole's Cleaners, this facility is a “drop off only” drycleaners and no on-site drycleaning operations are conducted. Furthermore, the Georgia EPD-Air Protection Branch had no records of chlorinated solvents used at this facility. Based on the lack of listings of this facility on other environmental databases, crossgradient location, distance, and lack of on-site drycleaning operations, it is ENERCON's professional opinion that this facility does not represent a recognized environmental condition for the subject property.

UST Facilities

Southern Shell – This facility was a retail gas station located approximately 1,025 feet northwest of the subject property at 5329 Wendy Bagwell Parkway. One 10,000-gallon gasoline UST, one 8,000-gallon gasoline UST, and one 8,000-gallon vehicular diesel UST were reportedly removed from this facility in January of 2012. According to Ms. Beverly Miles-Barber of the Georgia Environmental Protection Division Underground Storage Tank Management Program (GA EPD USTMP), a confirmed petroleum product release associated with the decommissioned UST system was reported on March 6, 2012. However, Ms. Miles-Barber could not provide information regarding contaminant levels or whether free product, as a result of the release, was present at this facility. Ms. Miles-Barber further stated that a Closure Report has been submitted to the GA EPD USTMP on behalf of the responsible party for this facility. Ms. Miles-Barber indicated that the Closure Report was in line to be reviewed. According to the database report, this facility is enrolled in the GUST Trust Fund, a program that assists owner/operators of USTs with costs associated with remediation activities. Based on the identification of a responsible party, downgradient location, and distance, it is ENERCON's professional opinion that this facility does not represent a recognized environmental condition for the subject property.

RaceTrac #76 – Although not identified on the database report, this facility is a retail gas station located approximately 1,100 feet east of the subject property at 5882 Wendy Bagwell Parkway. According to the regulatory file reviewed for this facility, one 20,000-gallon gasoline UST, one 12,000-gallon gasoline UST, and one 12,000-gallon vehicular diesel UST are currently in use at this facility. There were no suspected or confirmed releases on file for the UST system in place at this facility. Based on the lack of reported releases on file for this facility and distance, it is ENERCON's professional opinion that this facility does not represent a recognized environmental condition for the subject property.

Metromont Materials Corporation (MMC) was observed during area reconnaissance. This facility is a large precast concrete manufacturing facility located approximately 650 feet west of the subject property at 220 Metromont Road. This facility was not identified on any of the environmental databases searched. Based on the lack of listings of this facility on environmental databases, it is ENERCON's professional opinion that this facility does not represent a recognized environmental condition at this time.

Adjoining properties are considered to pose a low risk of environmental concern for the subject property in accordance with the Phase I ASTM Designation E 1527-05 and the DCA 2012 Environmental Manual. The hazard associated with contamination by listed facilities is low. It is ENERCON's professional opinion that the facilities described above do not represent a recognized environmental condition with respect to the subject property.

4.1.1.2 *Orphan/Unmappable Sites*

Listed orphan sites (unmappable due to insufficient data) were cross-referenced with area street names and all were determined to be outside the ASTM-designated radii of the subject property.

It is ENERCON's professional opinion this information does not indicate an REC to the subject property.

4.1.2 *Additional Environmental Record Sources*

4.1.2.1 *Local Brownfield Lists*

The Georgia EPD list of Brownfields sites was cross-checked for properties in the vicinity of the subject property. This list also includes sites participating in the State's Voluntary Cleanup Program. No facilities within one mile of the subject property were found. Additionally, Paulding County does not maintain an individual Brownfields list.

4.1.2.2 *Local Lists of Landfill/Solid Waste Disposal Sites*

The Georgia EPD list of permitted landfill and solid waste sites was cross-checked for properties in the vicinity of the subject property. No facilities within one mile of the subject property were found, other than those discussed above. Additionally, Paulding County does not maintain an individual landfill or solid waste list.

4.1.2.3 *Local Lists of Hazardous Waste/Contaminated Sites*

The Georgia EPD HSI list of hazardous waste/contaminated sites was cross-checked for properties in the vicinity of the subject property. No facilities within one mile of the subject property were found. Additionally, Paulding County does not maintain an individual hazardous waste/contaminated site list.

4.1.2.4 *Local Lists of Registered Storage Tanks*

The Georgia EPD lists of registered UST and LUST sites were cross-checked for properties in

the vicinity of the subject property. Other than those previously mentioned, no facilities within ½-mile of the subject property were found. Additionally, Paulding County does not maintain an individual registered storage tank lists.

4.1.2.5 *Local Land Records*

The Paulding County Clerk of Superior Court's Office-Real Estate Division was contacted for information regarding environmental liens and use restrictions for the subject property. According to Ms. Gail Chandler, the Clerk of Superior Court's Office has no records of land use restrictions or environmental liens on file for the subject property.

4.1.2.6 *Records of Emergency Release Reports*

The Paulding County Fire/Rescue Department was contacted regarding records of underground storage tank installation/removal, chemical hazards, leaks, or spills on or near the property. According to Ms. Marie C. Turner, the fire department cannot research records for properties that have no physical address.

4.1.2.7 *Records of Contaminated Public Wells*

The Paulding County Health Department-Environmental Health Section was contacted for information regarding contaminated groundwater wells and well water quality associated with the subject property, if any. According to Mr. James Majors, the Environmental Health Section has no records on file for sites in the immediate vicinity of the subject property.

Additionally, the USGS maintains a database of known groundwater wells in the United States and publishes some groundwater quality analytical data on their website. The USGS database of groundwater wells was reviewed for records of groundwater wells in the vicinity of the subject property. No drinking water wells are listed within a one-mile radius of the subject property.

4.1.2.8 *Planning Department Records*

According to the Ms. Eileen Carlson of the Paulding County Community Development-Planning and Zoning Division, the southern parcel is currently zoned O&I (Office and Institutional) and the northern parcel is currently zoned B-1 (General Business). A retirement community, including non assisted-living communities is a permitted use in areas of Hiram designated as O&I. A copy of the official zoning letter for the subject property is included in Appendix U.

The Paulding County Community Development-Building and Permitting Division was contacted regarding the issuance of any building permits for the subject property. According to Ms. Kristi Fitzgerald, records regarding the issuance of building permits cannot be researched for properties with no assigned physical address.

4.1.2.9 *Local/Regional Pollution Control Agency Records*

No local or regional agency specifically responsible for pollution control could be located.

4.1.2.10 *Local/Regional Water Quality Agency Records*

According to the Ms. Wendy (last name not provided) of the Paulding County Water Department (PCWD), water and sewer services in the site area are provided by PCWD. A 2011 Water Quality Report for PCWD was obtained online. According to this report, the potable supply is routinely tested and in compliance with the US EPA Safe Drinking Water Act. A copy of 2011 Water Quality Report for PCWD is included in Appendix O.

4.1.2.11 *Local Electric Utility Companies*

A pad-mounted electrical power transformer was located along the paved drive aisle on the northeast side of the property. The labels on the exterior of the transformer indicated that the transformer is owned by GreyStone Power Company and does not contain PCBs. No staining was observed on the exterior of the transformer or on the ground around the transformer.

4.1.2.12 *Other*

No additional environmental record sources were investigated.

4.2 AGENCY CONTACTS

4.2.1 *Local Fire Department Official*

The Paulding County Fire/Rescue Department was contacted for information regarding environmental issues at the property, including spills or releases of hazardous or regulated substances. According to Ms. Marie C. Turner, the fire department cannot research records for properties that have no physical address.

4.2.2 *State, Local, or Regional Health or Environmental Agency*

Mr. James Majors of the Paulding County Health Department-Environmental Health Section was contacted for information concerning current or past environmental concerns, including well water quality, hazardous chemical risk analysis, lead testing, health hazards, septic systems and health-related complaints, associated with the subject property. According to Mr. Majors, the Environmental Health Section has no records of septic system use or other environmental concerns on file for sites in the immediate vicinity of the subject property.

4.2.3 *Local Building Permit Agency Official*

According to the Ms. Eileen Carlson of the Paulding County Community Development-Planning and Zoning Division, the southern parcel is currently zoned O&I (Office and Institutional) and the northern parcel is currently zoned B-1 (General Business). A retirement community, including non assisted-living communities is a permitted use in areas of Hiram designated as O&I. A copy of the official zoning letter for the subject property is included in Appendix U.

The Paulding County Community Development-Building and Permitting Division was contacted regarding the issuance of any building permits for the subject property. According to Ms. Kristi Fitzgerald, records regarding the issuance of building permits cannot be researched for properties

with no assigned physical address.

4.2.4 Local Groundwater Use Permit Agency Official

A list of municipal and industrial groundwater withdrawal permits for Paulding County was reviewed online through the GA EPD Watershed Protection Branch website. No groundwater withdrawal permits were listed on or near the subject property.

The USGS database of groundwater wells was reviewed for records of groundwater wells in the vicinity of the subject property. No wells were listed within a one-mile radius of the subject property.

4.3 INTERVIEWS

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

An Owner Environmental Questionnaire and Disclosure was sent to Mr. Joe Astrauckas, who represents the current property owner of the subject property (REO Funding Solutions II, LLC). Mr. Astrauckas was not aware of any environmental concerns associated with the subject property. In addition, Mr. Astrauckas was not aware of any environmental liens or land use restrictions associated with the property. The completed questionnaire is included in Appendix J.

4.3.2 Current Owners or Occupants of Neighboring Properties

Ms. Stephanie Trailer was interviewed regarding the past use of the subject property and any known environmental concerns associated with the property. Ms. Trailer is an insurance agent at the Nationwide Insurance Agency office located in Suite 312 in the Shoppes of Poplar Pointe Office/Retail Center. Ms. Trailer indicated that to the best of her knowledge, the subject property historically consisted of undeveloped pasture land. Ms. Trailer was unaware of any environmental concerns associated with the subject property.

Although not an owner or occupant of a neighboring property, Ms. Amy Cook was also interviewed regarding the past use of the subject property and any known environmental concerns associated with the property. Ms. Cook is a mail carrier for the Hiram, Georgia Branch of the US Post Office and has worked the postal route that services the subject property area since 2007. Ms. Cook indicated that subject property historically consisted of wooded land.

4.3.3 Past Owners, Occupants, or Operators of the Property

Previous owners were obtained from the chain of title search for the subject property. However, no contact information for previous site owners was obtained through internet searches. Additionally, no other contact information was available for the previous owners.

4.3.4 Users

The User is the party seeking to utilize ASTM E 1527-05 to complete an ESA of the property.

The User has specific obligations for completing a successful application of this practice. Poplar Pointe, L.P., Nine Poplar Pointe, LLC, and Paladin, Inc. represent the User for the purposes of this report. A User Questionnaire was sent to Mr. David Loeffel, who represents Nine Poplar Pointe, LLC and Poplar Pointe, L.P. The questionnaire was completed and returned to ENERCON. Mr. Loeffel was not aware of commonly known or reasonably ascertainable information regarding the subject property and was not aware of any environmental concerns associated with the subject property. Mr. Loeffel indicated that the reason for performing the ESA was related to DCA requirements for the purchase or ground lease of the subject property.

A User Questionnaire was also sent to Mr. Phil Ellen of Paladin, Inc. This questionnaire was also completed and returned to ENERCON. Mr. Ellen was not aware of commonly known or reasonably ascertainable information regarding the subject property and was not aware of any environmental concerns associated with the subject property.

The completed questionnaires are included in Appendix H.

4.3.4.1 Title Records

A chain of title search for the subject property was prepared by Texas Environmental Research of Rockwall, Texas. The chain-of-title goes back to 1930, and includes seven deed exchanges. The chain-of-title information as provided is included in the following table:

Table 2: Chain of Title

Date	Deed Type	Grantor	Grantee
3/2/1930	Warranty Deed	D.R. Brantley	W.D. Womack
10/8/1942	Warranty Deed	W.D. Womack	Robert G. Drevitson
4/22/1966	Warranty Deed	Robert G. Drevitson	James R. Henson
1/7/1978	Warranty Deed	James R. Henson	Larry Ray Stansfield
11/3/1995	Warranty Deed	Larry Ray Stansfield	SunTrust Bank
7/21/2010	Warranty Deed	SunTrust Bank	CRM Central Properties, LLC
5/25/2011	Warranty Deed	CRM Central Properties, LLC	REO Funding Solutions II LLC

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, leases or institutional controls on the subject property.

The Paulding County Board of Assessors' Office indicates the subject property is currently owned by the REO Funding Solutions II, LLC. The chain of title search is provided in Appendix D.

It is ENERCON's professional opinion this information does not indicate an REC to the subject

property.

4.3.4.2 *Environmental Liens*

Texas Environmental Research of Rockwall, Texas prepared an environmental lien search for the subject property. No evidence of environmental liens associated to the subject property was found during the environmental lien search or reported by the Paulding County Clerk of Superior Court's Office. The title search is provided in Appendix D.

4.3.4.3 *Specialized Knowledge of the User*

The Users, Poplar Pointe, L.P., Nine Poplar Pointe, LLC, and Paladin, Inc., are not aware of any environmental concerns associated with the subject property.

4.3.4.4 *Commonly Known/Reasonably Ascertainable Information*

The Users did not provide any commonly known or reasonably ascertainable information other than what has previously been described in Section 4.3.1.

4.3.4.5 *Reason for Performing the Phase I*

This ESA has been completed as part of an application package to obtain 9% tax credits through the Georgia DCA.

4.3.4.6 *Relationship of Purchase Price to Fair Market Value (If Property Is Being Purchased)*

4.3.4.6.1 *Purchase Price*

REO Funding Solutions II, LLC, the current owner of this property, did not disclose the purchase price of the subject property; however, indicated that the purchase price of the property reasonably reflects the fair market value of the property.

4.3.4.6.2 *Differential Between Purchase Price and Fair Market Value*

No differential between the purchase price and fair market value was provided by REO Funding Solutions II, LLC, the current owner of this property.

4.3.4.6.3 *Reasons For Any Differential*

No differential between the purchase price and fair market value was provided by REO Funding Solutions II, LLC, the current owner of this property.

5.0 SITE INFORMATION AND USE

Mr. Jeffrey J. Griffin of ENERCON visited the property on March 8, 2012 and was unaccompanied during the site visit. The weather during the site visit was partly cloudy and cool (55-60 degrees Fahrenheit), and did not impede the site visual observations.

5.1 SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS

Reconnaissance of the property and adjoining parcels through a walking tour to identify direct evidence (stained soils, drums, unauthorized dumping) and indirect evidence (distressed vegetation, barren areas, foul odors, etc.) of environmental issues or concerns was completed. Due to excessive undergrowth on portions of the southern parcel, only accessible and representative portions of this parcel were observed. ENERCON observed the property perimeter and representative sections of the parcel interior.

An asphalt-paved road with associated parking traverses the parcel in a U-shaped manner. The remaining portions of the property are covered with overgrown weeds and grasses. A dumpster pad was located on the northeast side of the parcel. The dumpster pad was enclosed on three sides by concrete masonry unit (CMU) walls and was accessed via metal gates. The gates were locked at the time of the ENERCON site reconnaissance. The exterior of the dumpster enclosure consisted of a brick masonry veneer and a corrugated metal roof supported by steel columns. Some trash (food wrappers and paper beverage containers) was observed in grassy areas throughout the property. A perennial stream is located in the wooded area along the western perimeter of the property. Additionally, an entrance drive located northwest of the property provides direct access to the property from GA Highway 278.

A pad-mounted electrical power transformer was located along the paved drive aisle on the northeast side of the southern parcel. The labels on the exterior of the transformer indicated that the transformer is owned by GreyStone Power Company and does not contain PCBs. No staining was observed on the exterior of the transformer or on the ground around the transformer.

Interviews with current property owners, adjoining property occupants, and local officials (as readily available), combined with review of available maps, photographs, and other archival records, were completed to establish a prior-use history of the property.

ENERCON conducted a review of applicable and accessible environmental databases to identify potential environmental hazards on, or near, the subject property. Our review complied with the protocol of the ASTM, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-05 and the DCA 2012 Environmental Manual.

There are no structures located on the subject property; therefore, no asbestos, lead-paint, radon, or lead in drinking water samples were taken as part of this assessment.

In accordance with DCA requirements, an assessment of noise at the subject property was completed.

ENERCON contracted Texas Environmental Research of Rockwall, Texas to conduct a 60-year chain of title for the subject property.

Except as stated elsewhere in this report, there were no limiting conditions present to hinder the execution of the above scope of work.

5.2 GENERAL SITE SETTING

The subject property is located on the south side of GA Highway 278, approximately 1,000 feet west of the GA Highway 278 and Cleburne Parkway intersection in Hiram, Paulding County, Georgia. The general vicinity surrounding the subject property mainly consists of mixed-use development.

5.3 ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION

The Users, Mr. Loeffel (Poplar Pointe, L.P. and Nine Poplar Pointe, LLC) and Mr. Ellen of Paladin, Inc., were unaware of commonly known or reasonably ascertainable information regarding the southern parcel. Additionally, Mr. Loeffel and Mr. Ellen were unaware of any environmental concerns associated with the subject property.

The current property owner, REO Funding Solutions II, LLC, did not provide any commonly known or reasonably ascertainable information in regard to the subject property.

5.4 CURRENT SITE USE

The subject property consists of two adjoining parcels of land located near the intersection of GA Highway 278 and Cleburne Parkway in Hiram, Georgia. The northern parcel is an approximate 0.25-acre parcel that consists of an asphalt-paved road running perpendicular to GA Highway 278. This road provides direct access to the southern parcel from GA Highway 278. The southern parcel consists of approximately 6.76 acres and consists of an asphalt-paved drive and parking area. The remaining portions of the parcel are covered with overgrown weeds and grasses. A dumpster enclosure is located on the northeast side of this parcel. A perennial stream is located in the wooded area along the western perimeter of the southern parcel. The two parcels are identified by the Paulding County Board of Assessors' Office as Parcel Numbers 176.2.3.029.000 (northern parcel) and 176.2.3.028.000 (southern parcel) in Hiram, County of Paulding, State of Georgia. The footprint of the property being assessed is as shown on Figure 5 of Appendix A. According to information obtained during this investigation, the two parcels that are

being considered for purchase historically consisted of undeveloped wooded land.

5.4.1 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 property was not identified as a UST facility on the environmental databases reviewed. No recognized environmental conditions associated with storage tanks were identified as a result of field reconnaissance.

5.4.2 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. No drums were observed at the subject property. No recognized environmental conditions associated with hazardous and petroleum product containers or drums were identified as a result of field reconnaissance.

5.4.3 Heating and Cooling

No structures are located on the subject property; therefore, there are no heating or cooling units associated with the subject property.

5.4.4 Solid Waste

Solid waste is not collected at the subject property at this time. However, a locked dumpster enclosure is located on the northeast side of the southern parcel. Some trash (food wrappers and beverage containers) was observed on the southern parcel. No corresponding staining of site soils or odors was observed in proximity to the trash locations. None of the trash observed appeared to represent an environmental issue with regard to the subject property as none of the waste observed appeared hazardous or in significant enough quantities to pose a concern. Removal of this trash should be addressed during site development. No recognized environmental conditions associated with solid waste were identified as a result of field reconnaissance.

5.4.5 Sewage Disposal/Septic Tanks

According to the Ms. Wendy (last name not provided) of the Paulding County Water Department (PCWD), water and sewer services in the site area are provided by PCWD. The subject property does not have any reported or known septic tanks or septic systems.

5.4.6 Hydraulic Equipment

There are no elevators or other hydraulic equipment located on the subject property. No recognized environmental conditions associated with use of hydraulic equipment were identified as a result of field reconnaissance.

5.4.7 Contracted Maintenance Services

No information was provided to indicate that any companies currently maintain this property. No recognized environmental conditions associated with contracted maintenance services were

identified as a result of field reconnaissance.

5.4.8 Electrical Equipment/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.

A pad-mounted electrical power transformer was located along the paved drive aisle on the northeast side of the southern parcel. The labels on the exterior of the transformer indicated that the transformer is owned by GreyStone Power Company and does not contain PCBs. No staining was observed on the exterior of the transformer or on the ground around the transformer.

5.4.9 Water Supply and Wells

Potable water is not currently supplied to the subject property. Additionally, there are no wells on the subject property providing drinking water. According to the Ms. Wendy (last name not provided) of the Paulding County Water Department (PCWD), drinking water in the site area is provided by PCWD.

No recognized environmental conditions associated with water supply or wells were identified as a result of field reconnaissance.

5.4.10 Drains and Sumps

No sumps were observed on the subject property. Curb inlets along the asphalt-paved drive aisles provide storm water drainage on the subject property. Detention basins are located off-site near the western and northwestern perimeters of the property. No recognized environmental conditions associated with the site drainage system were identified as a result of field reconnaissance.

5.4.11 Pits, Ponds, Lagoons and Surface Waters

No pits, ponds, or lagoons were observed on the subject property. A perennial stream is located in the wooded area along the western perimeter of the southern parcel. Due to the dense vegetation growth on this area of the property, the stream could not be accessed during the site reconnaissance for verification. No recognized environmental conditions associated with the perennial stream were identified as a result of field reconnaissance.

Mr. Dave Weisert of the Paulding County Development Division was contacted regarding stream buffer requirements in Paulding County. According to Mr. Weisert, Paulding County requires that all state waters in Paulding County maintain a waterway buffer of 75 feet from the top of the bank and an additional 25 foot impervious surfacing setback.

Following a review of the planned construction details for this property, it does not appear that any jurisdictional waters will be disturbed during the construction of the planned community. All construction activities will reportedly be conducted east of the stream, with no impervious areas to be constructed within approximately 100 feet of the stream. Best Management Practices should be implemented during the construction process to ensure that these areas are not impacted by soil erosion or site runoff, as required by both State and Federal laws.

According to the proposed site plan, no state waters will be disturbed as part of planned construction activities at the property. A letter from the site architect indicating that no state waters will be disturbed as part of planned construction activities is also included in Appendix R. A copy of the proposed site plan is included in Appendix A.

5.4.12 Stressed Vegetation

No areas of stressed vegetation were observed during the subject property visit. No recognized environmental conditions associated with stressed vegetation were identified as a result of field reconnaissance.

5.4.13 Stained Soil or Pavement

No stained soil or pavement was observed on the subject property. No recognized environmental conditions associated with stained soil or pavement were identified as a result of field reconnaissance.

5.4.14 Odors

No strange or unusual odors were present during the subject property visit. No recognized environmental conditions associated with odors were identified as a result of field reconnaissance.

5.4.15 Utilities/Roadway Easements

Utility easements for water and sewer are assumed to be located on the property since the property is serviced by the PCWD. A utility easement for power is also assumed to be located on the property since the transformer near the northeast side of the southern is owned by GreyStone Power Company. Flags and paint markings indicated the presence of underground natural gas lines (Atlanta Gas) on the southern parcel.

A perennial stream is reported to be located in the wooded area along the western perimeter of the southern parcel. Due to the dense vegetation growth on this area of the property, the stream could not be accessed during the site reconnaissance for verification.

Mr. Dave Weisert of the Paulding County Development Division was contacted regarding stream buffer requirements in Paulding County. According to Mr. Weisert, Paulding County requires that all state waters in Paulding County maintain a waterway buffer of 75 feet from the top of the bank and an additional 25 foot impervious surfacing setback.

Following a review of the planned construction details for this property, it does not appear that any jurisdictional waters will be disturbed during the construction of the planned community. All construction activities will reportedly be conducted east of the stream, with no impervious areas to be constructed within approximately 100 feet of the stream. Best Management Practices should be implemented during the construction process to ensure that these areas are not impacted by soil erosion or site runoff, as required by both State and Federal laws. A letter from the site architect indicating that no state waters will be disturbed as part of planned construction activities is included in Appendix R. A copy of the proposed site plan is included in Appendix A.

5.4.16 Chemical Use

No large quantities of cleaning supplies, chemicals, pesticides, fuels, or other hazardous or waste materials were observed on the property. No drums were observed on the subject property. No recognized environmental conditions associated with chemical use were identified as a result of field reconnaissance.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

No structures are located on the subject property; therefore, water leaks and occurrences of mold were not investigated. No recognized environmental conditions associated with water leaks, mold, fungi or microbial growth were identified as a result of field reconnaissance.

5.4.18 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.

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.

Since there are currently no structures on the subject property, no asbestos samples were collected for analysis as part of this investigation. No recognized environmental conditions associated with asbestos were identified as a result of field reconnaissance.

5.4.19 Lead-Based Paint

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 (or 1.0 mg/cm²). 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.

Since there are currently no structures on the subject property, LBP is not considered a significant environmental concern. No recognized environmental conditions associated with LBP were identified as a result of field reconnaissance.

5.4.20 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 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 (µg/l-parts per billion) by the EPA. Under the Lead and Copper Rule, established in 1991, the EPA subsequently replaced this MCL with an action level of 15 µg/l.

In 1993, the 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 µg/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

A 2011 Water Quality Report for the PCWD was obtained online. According to this report, the potable supply is routinely tested and in compliance with the US EPA Safe Drinking Water Act. No recognized environmental conditions associated with lead in drinking water were identified as a result of field reconnaissance.

5.4.21 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 2 potential for radon gas. Zone 2 has a predicted average indoor radon screening level between 2.0 and 4.0 pCi/L. The EPA Recommends additional testing and investigation when radon levels are greater than 4.0 pCi/L. The EPA Radon Map is included in Appendix A.

No structures are present on the subject property; therefore, no radon sampling was conducted as part of this investigation. The proposed construction on the subject property must be constructed in accordance with current EPA requirements for radon resistant construction techniques, including, but not limited to, *ASTM E 1465-08: Standard Practice for Radon Control Options for Design and Construction of New Low-Rise Residential Buildings*. All new structures must be tested for radon following completion of construction.

5.4.22 Noise

Harry Walls Environmental Consulting (HWEC) 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.

The five noise assessment locations chosen by HWEC were based on the conceptual site drawing provided by the Client.

Roadways

HWEC reviewed the online traffic count information at the GDOT website. According to the online information, there were several locations within close proximity of the subject property where traffic counts have been conducted.

ENERCON assumes the following regarding traffic on nearby roadways were made in completing the HWEC Noise Assessment:

- GDOT information available online indicated that an total 33,710 vehicles traveled per day through a station located just west of the subject property along US Highway 278 in 2011. Therefore, according to DCA guidelines, US Highway 278 meets the definition of a busy road. Assuming 3% yearly growth, the projected 2022 traffic count was found to be 45,508 vehicles.
- The HWEC Noise Assessment assumed that truck traffic accounted for approximately 8% of the local traffic along Rockbridge Road in 2011 (4% medium trucks and 4% heavy trucks). This information was also projected to 2022.
- The HWEC assessment assumed that the roadway gradient along this section of Rockbridge Road is 2%.
- The HWEC assessment assumed that the average speed for all vehicles in this area is 45 miles per hour, the posted speed limit.
- The HWEC assessment assumed that 15% of all traffic is nighttime traffic.
- Five Noise Assessment Locations (NALs) were utilized to determine the total day-night average sound level (DNL) of select areas of the subject property. The NALs were conducted at distances of 443 feet, 550 feet, 693 feet, 950 feet, and 1003 feet from GA Highway 278.

Based on the assumptions above, HWEC estimated the DNL in and around the subject property from all roadway noise is as follows:

Table 3: Roadway Noise

Noise Assessment Locations	Combined DNL (decibels)
NAL #1	62.5
NAL #2	63.9
NAL #3	61.0
NAL #4	58.6
NAL #5	59.0

As shown in Table 3, the portions of the subject property assessed for roadway noise were calculated to be below the 65 decibels threshold, as indicated in *The Noise Guidebook*. A copy of the Site DNL Calculator worksheets used to determine the DNLs for roadway noise are located in Appendix F along with other supporting documentation.

Railroads

A Norfolk Southern freight rail line is located south of the subject property and within 3,000 feet. The nearest at-grade crossing for this portion of rail line is located along Metromont Road, south-southwest of the subject property.

HWEC estimated the DNL in and around the subject property from all railroad noise as follows:

Table 4: Railroad Noise

Noise Assessment Locations	Norfolk Southern (decibels)
NAL #1	56.6
NAL #2	56.6
NAL #3	57.4
NAL #4	58.3
NAL #5	58.2

As shown in Table 4, the portions of the subject property assessed for railroad noise were calculated to be below the 65 decibels threshold, as indicated in *The Noise Guidebook*.

Airports

No commercial airports were located within five miles of the subject property. Dobbins Air Force Reserve Base is located approximately 12.5 miles east-northeast of the subject property.

HWEC estimated the DNL in and around the subject property from all aircraft noise as follows:

Table 5: Airport Noise

Noise Assessment Locations	Dobbins AFRB (decibels)
NAL #1	45
NAL #2	45
NAL #3	45
NAL #4	45
NAL #5	45

As shown in Table 5, the portions of the subject property assessed for airport noise were calculated to be below the 65 decibels threshold, as indicated in *The Noise Guidebook*.

All Noise Sources

ENERCON estimates the combined DNL from all noise sources in and around the subject property for the five different NALs are as follows:

Table 6: Combined Noise Sources

Noise Assessment Locations	Combined DNL (decibels)
NAL #1	63.5
NAL #2	64.7
NAL #3	62.6
NAL #4	61.5
NAL #5	61.6

As shown in the previous table, when taking all noise sources into consideration, the portions of the subject property assessed were calculated to be below the 65 decibels threshold, as indicated in *The Noise Guidebook*. Based upon the documentation provided in the HWEC Noise Assessment, ENERCON does not anticipate noise to be a significant concern for the proposed development. A copy of the HWEC Noise Assessment is included in Appendix F.

5.4.23 Vapor Encroachment Screening

This procedure was developed using the ASTM Standard Practice for Assessment of Vapor Intrusion (VI) into Structures on Property Involved in Real Estate Transactions (ASTM E 2600 – 08).

Minimum (non-numerical) information needed to conduct a Tier 1 Screen:

- Existing/planned use of the target property (i.e. developed, undeveloped, industrial, commercial, residential, etc.). If the future use is uncertain, assume the most conservative use for which the property is zoned. If zoning information is not available, assume residential.
- Type of existing/planned on-site structures (i.e. single-family/multi-family, office, industrial, retail, hotel, warehouse, institutional, etc.).
- Surrounding area/use description.
- Regulatory records for the target and surrounding properties to identify known or suspect contaminated sources having chemicals of concern (COC) on or near the target property.
- Historical use of the target and surrounding properties to identify known or suspect contaminated sources having COC on or near the target property.
 - fire insurance maps
 - historical directories
 - aerial photographs
 - topographic maps

- General physical setting information:
 - soil type
 - geology
 - hydrology
 - hydrogeology
 - topography
- Significant natural/man-made conduits that may provide a more direct path for vapors to enter structures (i.e. utility corridors, sewers, storm drains, Karst terrain, etc.).
- User specialized knowledge, experience, and commonly known or reasonably ascertainable information that has been supplied to the environmental professional (EP).

The vapor intrusion assessment (VIA) at Tier 1 consists of reviewing the above information combined with the application of professional judgment and the following:

- 1) a search distance test to determine if there are any known or suspect contaminated sites in the primary and the secondary areas,
- 2) a COC test to determine whether or not COCs are likely to be present and if the information is available, for example, from the Phase I ESA investigation,
- 3) a plume test to determine whether or not COC in the contaminated plume may be within the critical distance and whether risk-based concentrations (RBC) are exceeded.

Based upon the information obtained during this assessment, the subject property does not appear to be currently or been previously occupied by facilities which would create vapor intrusion conditions (VIC). Furthermore, no facilities within the primary or secondary areas of concern were identified which would create a VIC. Given the existing information, it is ENERCON's opinion that it is unlikely that vapor intrusion conditions will exist within the proposed subject property structures.

5.4.24 Other Site Reconnaissance Issues

No other onsite reconnaissance issues were observed.

5.5 PAST SITE USE

5.5.1 Recorded Land Title Records

Chain-of-title searches for the parcels associated with the subject property were prepared by Texas Environmental Research of Rockwall, Texas. The chain-of-title goes back to 1930, and includes seven (7) deed exchanges as provided in Table 2 in Section 4.3.

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, leases or institutional controls on the subject property.

The Paulding County Board of Assessors’ Office indicates the parcel is currently owned by the REO Funding Solutions II, LLC. The chain of title search is provided in Appendix D.

It is ENERCON’s professional opinion this information does not indicate an REC to the subject property.

5.5.2 Environmental Liens

Texas Environmental Research of Rockwall, Texas prepared an environmental lien search for the subject property. No evidence of environmental liens associated to the subject property was found during the environmental lien search or through review of Paulding County Board of Assessors’ documents. The title search is provided in Appendix D.

5.5.3 Activity and Use Limitations

The Paulding County Clerk of Superior Court-Real Estate Division was contacted for information regarding use restrictions at the subject property. No use restrictions were reported for the subject property. Additionally, the chain-of-title search did not identify any activity or land use restrictions on the subject property.

5.5.4 Aerial Photographs and Topographic Maps

Aerial photographs for the years 1943, 1955, 1960, 1966, 1978, 1988, 1993, 2005, 2006, and 2007 were reviewed to identify potential environmental concerns on or near the property. The aerial photographs were provided by EDR, Inc. A 2011 aerial photograph was reviewed online via Google Earth.

Table 7: Aerial Photograph Review

Year	Subject Property	Adjoining Properties
1943	The subject property is pictured as undeveloped, wooded land. No structures are pictured on the subject property.	All adjoining properties are shown undeveloped. However, GA Highway 278 is pictured to the north, beyond the vacant adjoining properties.
1955, 1960, 1966, 1978, 1988, and 1993	The subject property is pictured as undeveloped, wooded land. No structures are pictured on the subject property.	A road leading to an apparent residence intersects GA Highway 278, just east of the northern parcel of the subject property. No other significant changes from previous year photograph.

Year	Subject Property	Adjoining Properties
2005	The subject property is pictured as undeveloped, wooded land. No structures are pictured on the subject property.	Evergreen at Magnolia Commons Apartments is pictured to the south and east. Movies 278 movie theatre and commercial development are pictured to the west and northwest, respectively. No other significant changes from previous year photograph.
2006	Clearing for development has occurred on the subject property. No structures are pictured on the subject property.	Clearing for development of the Shoppes at Poplar Pointe has occurred north of the subject property. No other significant changes from previous year photograph.
2007	No structures are pictured on the subject property.	Some of the office buildings associated with the Shoppes at Poplar Pointe are pictured north of the subject property. No other significant changes from previous year photograph.
2010	Asphalt-paved drive aisles and associated parking are pictured on the southern parcel. Additionally, an entrance drive located northwest of the property is shown. No structures are pictured on the subject property.	Some of the commercial buildings associated with the Shoppes at Poplar Pointe are pictured north of the subject property. No other significant changes from previous year photograph.

Based on the review of aerial photographs, the subject property and adjoining parcels do not appear to have been occupied by facilities that would create issues of environmental concern for the subject property. Copies of the reviewed aerial photographs are included in Appendix C.

Historical topographic maps for the year 1954 and 1992 were reviewed to identify potential environmental concerns on or near the property. The topographic maps were reviewed online via the USGS Store website.

Table 8: Topographic Map Review

Year	Subject Property	Adjoining Properties
1954 and 1992	The subject property is illustrated as undeveloped land. No structures are illustrated on the subject property.	GA Highway 278 is illustrated to the north. Structures are illustrated to the north along GA Highway 278.

No concerns were noted from the review of the historical topographic maps. Copies of the

reviewed historical topographic maps are included in Appendix C.

It is ENERCON's professional opinion this information does not indicate an REC to the subject property.

5.5.5 Sanborn Fire Insurance Maps

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 C). 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.

It is ENERCON's professional opinion the lack of this information does not indicate an REC to the subject property.

5.5.6 City Directories

Historical City Directories were not reviewed during this assessment, as historical city directories were unavailable at the Paulding County Public Library.

It is ENERCON's professional opinion that this does not indicate an REC to the subject property.

5.5.7 Previous Environmental Studies

Previous environmental studies for the subject property were provided to ENERCON.

- Phase I Environmental Site Assessment (ESA) for Poplar Pointe, prepared by MDM Services, Inc. (MDM) and dated November 2008. The MDM ESA revealed no evidence of RECs in connection with the subject property.
- Environmental Transaction Screen (ETS) for Poplar Pointe Center, prepared by Nova Consulting (Nova) and dated March 10, 2011. The Nova ETS revealed no environmental concerns in connection with the subject property.

5.5.8 Other

No other historical sources were researched.

5.6 CURRENT SURROUNDING LAND USE

5.6.1 North and northwest

Shoppes at Poplar Pointe and an unnamed access road, a drainage basin, commercial development, and GA Highway 278, followed by commercial development.

5.6.2 East

Shoppes at Poplar Pointe and Evergreen at Magnolia Commons Apartments.

5.6.3 *South and southwest*

Evergreen at Magnolia Commons Apartments and wooded land.

5.6.4 *West*

Wooded land and a drainage basin, followed by Movies 278 movie theatre.

5.7 PAST SURROUNDING LAND USE

5.7.1 *North*

The north adjoining property consisted of undeveloped wooded land in 1943 and was developed with an apparent residence from 1955 through 1993. The north adjoining properties have been developed with the office and commercial development since at least 2006.

5.7.2 *East*

The east adjoining property appears to have consisted of undeveloped wooded land until circa 2005, when Evergreen at Magnolia Commons Apartments was constructed. No structures appear to have been located on the east adjoining property prior to construction of Evergreen at Magnolia Commons Apartments.

5.7.3 *South*

The south adjoining property appears to have consisted of undeveloped wooded land until circa 2005, when Evergreen at Magnolia Commons Apartments was constructed. No structures appear to have been located on the south adjoining property prior to construction of Evergreen at Magnolia Commons Apartments.

5.7.4 *West*

The west adjoining property appears to have consisted of undeveloped wooded land until circa 2005, when the Movies 278 movie theatre was constructed. No structures appear to have been located on the west adjoining property prior to construction of Movies 278 movie theatre.

It is ENERCON's professional opinion that past uses of adjoining properties do not appear to pose a recognized environmental condition to the subject property.

5.8 HISTORIC PRESERVATION

ENERCON completed a review of registered historic properties on the Georgia Historic Preservation Division (GHPD) and National Register of Historic Places websites. Neither the subject property nor adjoining properties were listed GHPD and National Register of Historic Places databases.

An Environmental Review Form for the subject property was submitted to the GHPD on March

9, 2012. According to Ms. Elizabeth Shirk (Environmental Review Coordinator-GHPD), there are no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places which will be affected by the proposed activities at the subject property. A copy of the Finding of “No Historic Properties Affected” Letter from Georgia HPD is included in Appendix Q.

ENERCON also contacted the Tribal Historic Preservation Offices of the Eastern Band of Cherokee Indians, the Muscogee (Creek) Nation, and the Seminole Nation of Oklahoma in order to obtain Tribal Consultation under Section 106 of the National Historic Preservation Act (NHPA) regarding the proposed development activities at the subject property. A response to our notification has not been received as of the date of this report. ENERCON will contact the Poplar Pointe, L.P. upon receipt of the requested information.

6.0 DATA GAPS

6.1 IDENTIFICATION OF DATA GAPS

The following data gaps have been identified during the completion of this ESA:

- Lack of response from the previous site owners.
- There are several gaps in aerial photograph coverage, prior to 1943, between 1943 and 1955, between 1966 and 1988, and between 1993 and 2005.

6.2 SOURCES OF INFORMATION CONSULTED TO ADDRESS DATA GAPS

Topographic maps, aerial photographs, property tax records, interviews, and information provided on the chain of title, when taken together, provide a more complete history of the subject property.

6.3 SIGNIFICANCE OF DATA GAPS

Given that the subject property has had very limited development, the lack of response from the previous property owner is not significant at this time.

The gaps in aerial photo coverage are not deemed significant as other sources (topographic maps property tax records, and interviews) were available and used to establish a past use of the subject property.

7.0 ENVIRONMENTAL CONCERNS

7.1 ON-SITE

ENERCON has performed an ESA in conformance with the scope and limitations of ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments and the DCA 2012 Environmental Manual of the proposed Poplar Pointe development property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of the report. This assessment has revealed no evidence of on-site **RECOGNIZED ENVIRONMENTAL CONDITIONS** in connection with the property.

7.2 OFF-SITE

ENERCON has performed an ESA in conformance with the scope and limitations of ASTM Designation E 1527-05, Standard Practice for Environmental Site Assessments and the DCA 2012 Environmental Manual of the proposed Poplar Pointe development property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of the report. This assessment has revealed no evidence of off-site **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 one mile that are anticipated to pose a significant environmental concern to the subject property.
- **Historical Review:** No environmental hazards were detected from the review of aerial photographs, historical city directories, or interviews.

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 ON-SITE

Per the findings of the comprehensive historic review described herein, ENERCON recommends no further investigation to determine the presence of environmental hazards to the subject property from on-site sources.

8.2 OFF-SITE

Per the findings of the comprehensive historic review described herein, ENERCON recommends no further investigation to determine the presence of environmental hazards to the subject property from off-site sources.

9.0 DATA REFERENCES

The EDR Radius Map Report, dated March 7, 2012.

Federal and state environmental databases

The EDR Aerial Photo Decade Package, [1943, 1955, 1960, 1966, 1978, 1988, 1993, 2005, 2006 and 2007] dated March 9, 2012.

The EDR Certified Sanborn Map Report (Unmapped Report), dated March 6, 2012.

Groundwater Atlas of the United States-Segment Six [dated 1996].

Google Earth, Aerial photograph dated 2011.

USGS 7.5-Minute "Lost Mountain, GA" Topographic Map, dated 1954 (reproduced 1992).

USF&WS Lost Mountain, GA National Wetlands Inventory Map, dated 1981.

USDA-NRCS, Soil Conservation Service Web Soil Survey for Paulding County, GA, 2010.

Federal Emergency Management Agency (FEMA), website review on March 6, 2012 (<http://store.msc.fema.gov/>).

Flood zone information

Ms. Beverly Miles-Barber, Georgia Environmental Protection Division-UST Branch, office visit on March 9, 2012 (4244 International Parkway, Atlanta, GA)

USL/LUST database

Georgia Environmental Protection Division-Air Protection Branch, office visit on March 9, 2012 (4244 International Parkway, Atlanta, GA)

Drycleaners database

Paulding County Board of Assessors' Office, reviewed online on March 2, 2012

USGS Groundwater Well Inventory, reviewed online on March 7, 2012 (<http://waterdata.usgs.gov/nwis/gwsi>)

Groundwater well locations

Georgia DOT, website reviewed for available traffic data on March 2, 2012 (www.gadot.gov)

Traffic data

Georgia Historic Preservation Division, internet search on March 8, 2012 (<https://www.itos.uga.edu/nahrgisjsp/historic/Login.do?action=reset>)

State Historic Sites

National Register of Historic Places, internet search on March 8, 2012
(<http://www.cr.nps.gov/nr/research/nris.htm>)

National Historic Places

Ms. Gail Chandler, Paulding County Clerk of Superior Court's Office, telephone conversation on March 8, 2012 (77-443-7527).

General property information

Ms. Sandra S. Tucker, USF&WS-Athens, GA Office, Open Records Request on March 9, 2012.

Endangered species listing

Georgia Historic Preservation Division, Open Records Request on March 9, 2012.

State Historic Sites

Ms. Marie C. Turner, Paulding County Fire/Recue, Open Records Request response, dated on March 12, 2012 (678-383-3418).

Environmental issues

Mr. James Majors, Paulding County Health Department-Environmental Health Section, telephone conversation on March 8, 2012 (770-443-7877).

Health and environmental concerns

Ms. Kristi Fitzgerald, Paulding County Community Development-Building and Permitting Division, telephone conversation on March 8, 2012 (770-443-7571).

Building permits

Ms. Eileen Carlson, Paulding County Community Development-Planning and Zoning Division, telephone conversation on March 8, 2012 (770-443-7601).

Zoning

Ms. Wendy (last name not provided), Paulding County Water Department, telephone conversation on March 8, 2012 (770-222-6868).

Water Quality Report, water and sewer verification

Unnamed employee, Cole's Cleaners, interview on March 8, 2012

On-site drycleaning operations

Ms. Stephanie Trailer, Nationwide Insurance Agency, interview on March 8, 2012

General property information

Ms. Amy Cook, Mail carrier-Hiram Post Office, interview on March 8, 2012

General property information

Mr. Jason Myers, Norfolk Southern Corporation, telephone conversation on March 14, 2012 (404-529-1339).

Railroad information

Eastern Band of Cherokee Indians, Tribal consultation request dated March 23, 2012 (828-554-6851).

Muscogee (Creek) Nation, Tribal consultation request dated March 23, 2012 (918-756-8700).

Seminole Nation of Oklahoma, Tribal consultation request dated March 23, 2012 (405-257-6287).

Mr. Dave Loeffel, Nine Poplar Pointe, LLC and Poplar Pointe, LP, User Questionnaire dated May 25, 2012 (678-303-4127).

Mr. Phil Ellen, Paladin, Inc, User Questionnaire dated May 25, 2012 (404-724-0608).

Mr. Joe Astrauckas, REO Funding Solutions II, LLC, Owner Questionnaire dated May 25, 2012 (678-303-4100).

Phase I Environmental Site Assessment (ESA) for Poplar Pointe, prepared by MDM Services, Inc. (MDM) and dated November 2008.

Environmental Transaction Screen (ETS) for Poplar Pointe Center, prepared by Nova Consulting (Nova) and dated March 10, 2011.

Noise Assessment, prepared by Harry Walls Environmental Consulting, dated June 5, 2012.

10.0 VALUATION REDUCTION

10.1 PURCHASE PRICE

REO Funding Solutions II, LLC, the current owner of this property, did not disclose the purchase price of the subject property.

10.2 INTERVIEW OF BROKER REGARDING MARKET VALUE

REO Funding Solutions II, LLC, the current owner of this property, indicated that the purchase price of the subject property reflects the fair market value of the subject property.

10.3 DIFFERENTIAL BETWEEN PURCHASE PRICE AND MARKET VALUE

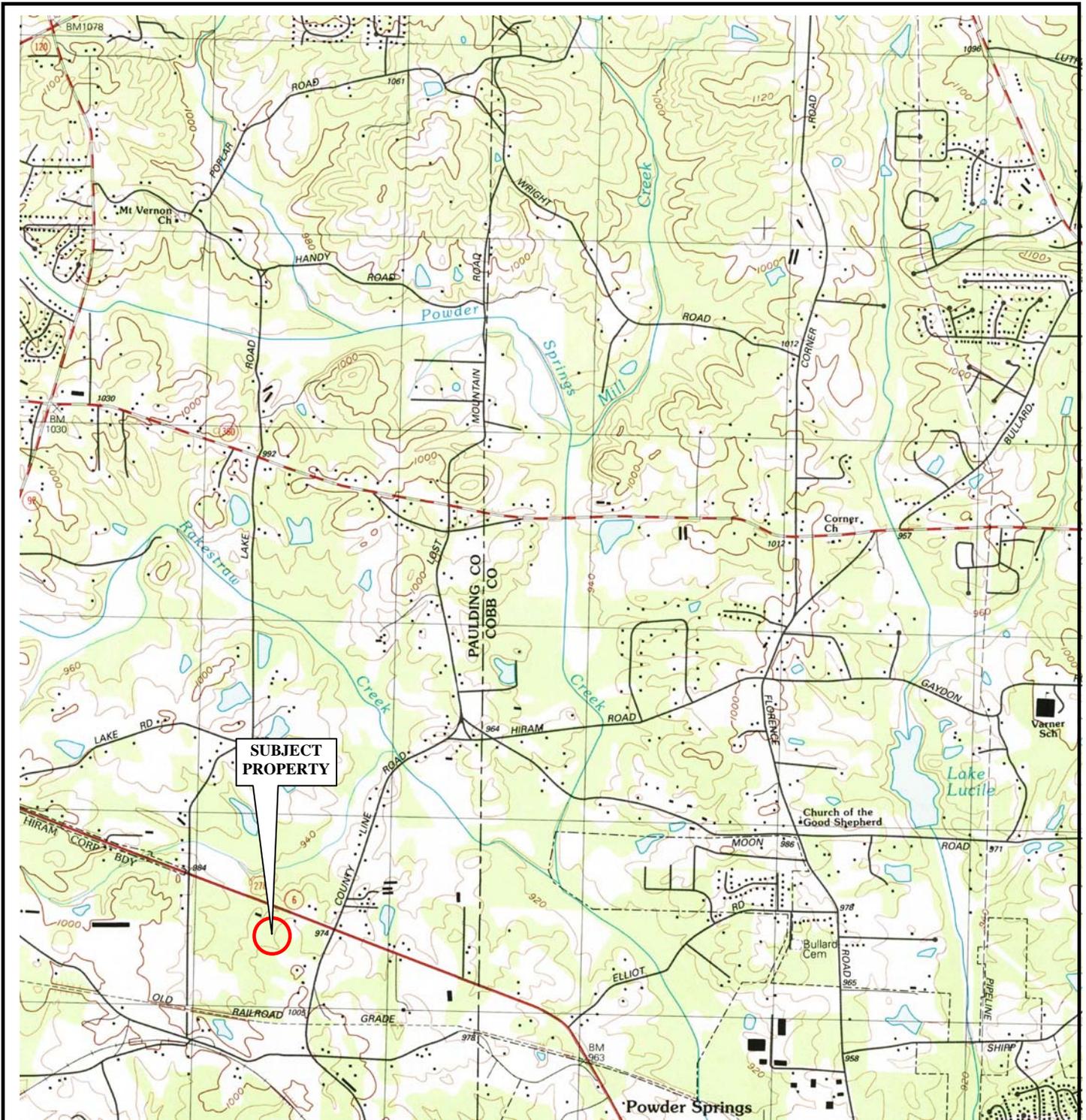
No differential between the purchase price and fair market value was provided by REO Funding Solutions II, LLC, the current owner of this property.

10.4 ENVIRONMENTAL REASONS FOR ANY DIFFERENTIAL

No differential between the purchase price and fair market value was provided by REO Funding Solutions II, LLC, the current owner of this property.

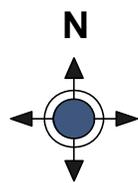
APPENDIX A
FIGURES AND MAPS

USGS Topographic Map



Source: U.S. Geological Survey. "Lost Mountain", Georgia Quadrangle [1992]. 7.5 Minute Series

Poplar Pointe
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia



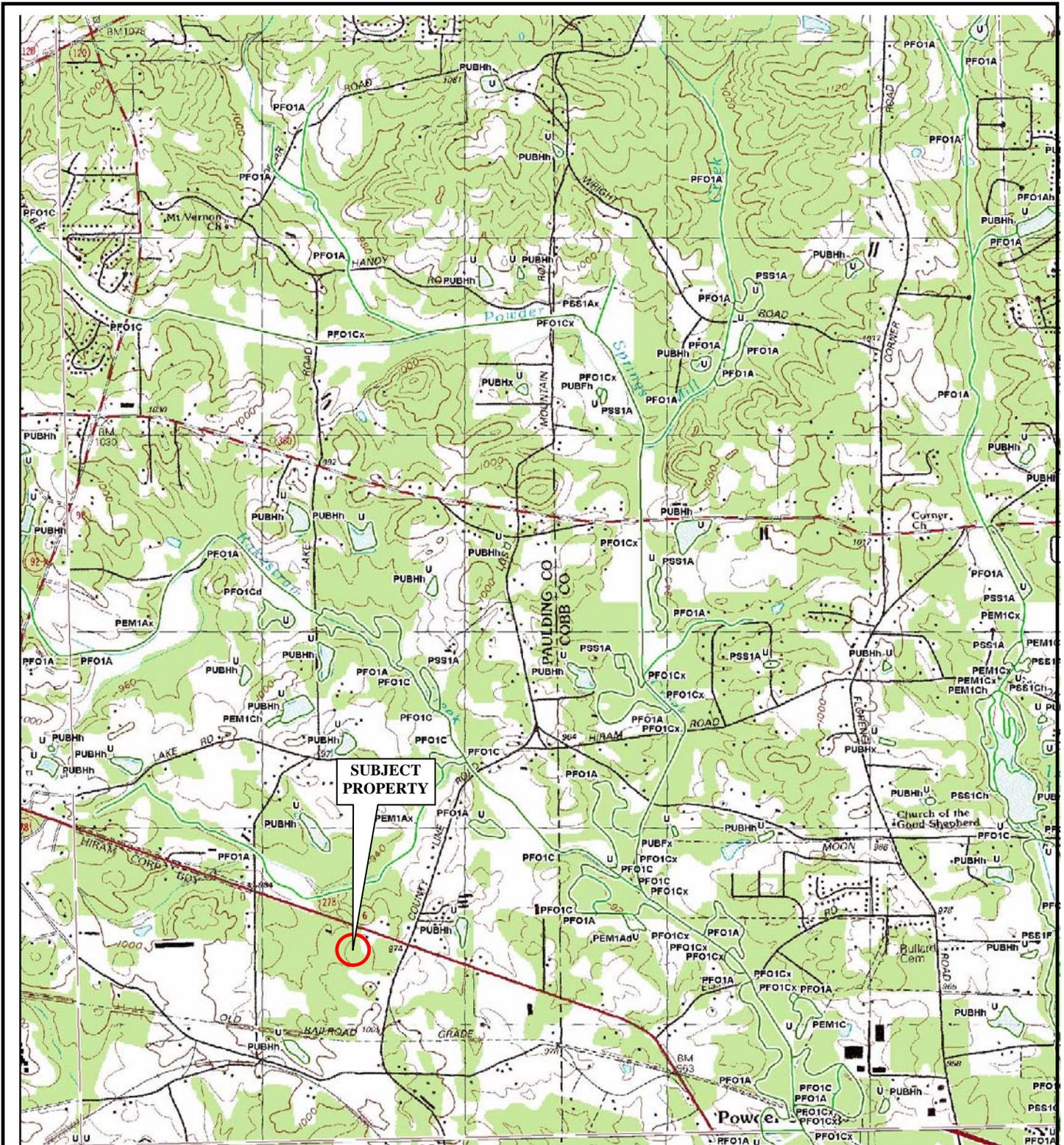
1" ≈ 2,000'



Figure 1
 Topographic Map

Project No: WALTON054

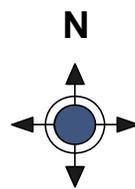
USF&WS National Wetlands Inventory Map



Source: WetLandMAPS by ChartTiff

Map Date: 1981

Poplar Point
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia



1" ≈ 1,750'



Figure 2
 Wetlands Map

Project No: WALTON054

Soil Survey Map

Soil Map—Paulding County, Georgia



USDA Natural Resources Conservation Service

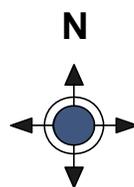
Web Soil Survey National Cooperative Soil Survey

4/25/2012 Page 1 of 3

Source: USDA-NRCS Soil Survey Map, Paulding County, GA

Map Date: 2010

Polar Pointe
US Highway 278 near Cleburne Pkwy
Hiram, Paulding County, Georgia



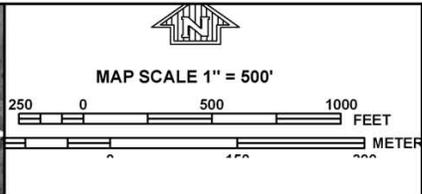
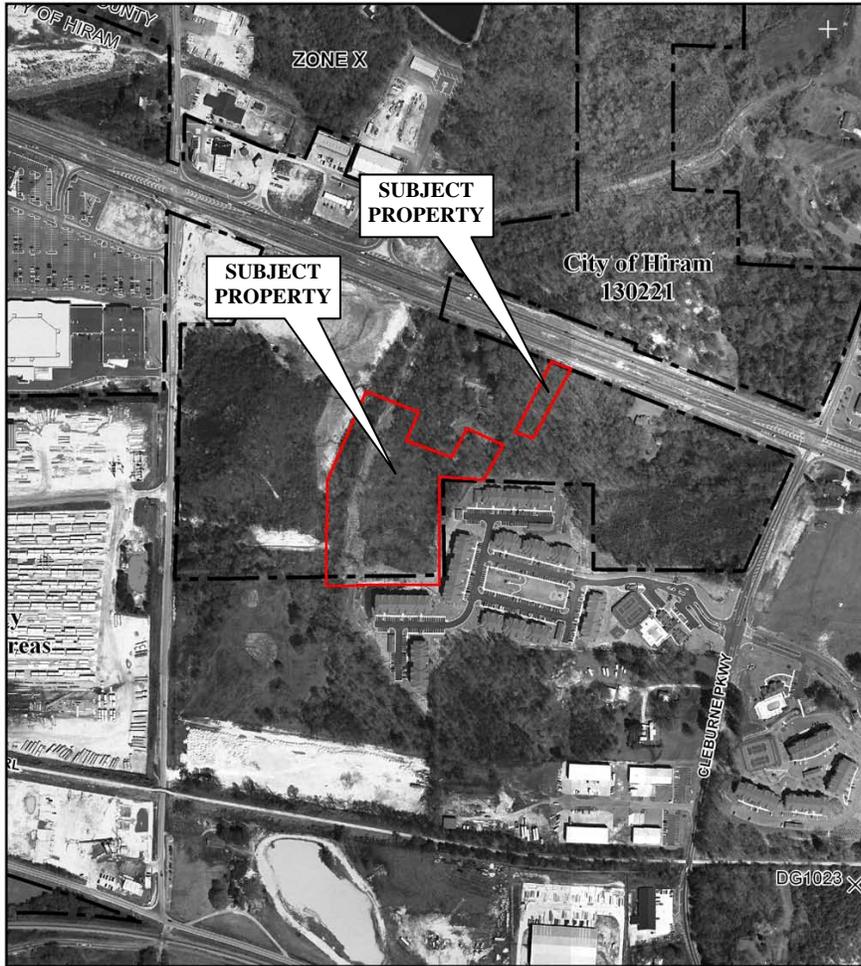
As Shown



Figure 3
Soil Survey Map

Project No: WALTON054

FEMA Map



NFP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0163C

FIRM
FLOOD INSURANCE RATE MAP

PAULDING COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 163 OF 265
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HIRAM CITY OF PAULDING COUNTY	130221	0163	C
	130147	0163	C

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

MAP NUMBER
13223C0163C

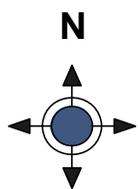
MAP REVISED
SEPTEMBER 29, 2006

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

Source: FEMA Map Panel 13223C0163C

Poplar Pointe
US Highway 278 near Cleburne Pkwy
Hiram, Paulding County, Georgia



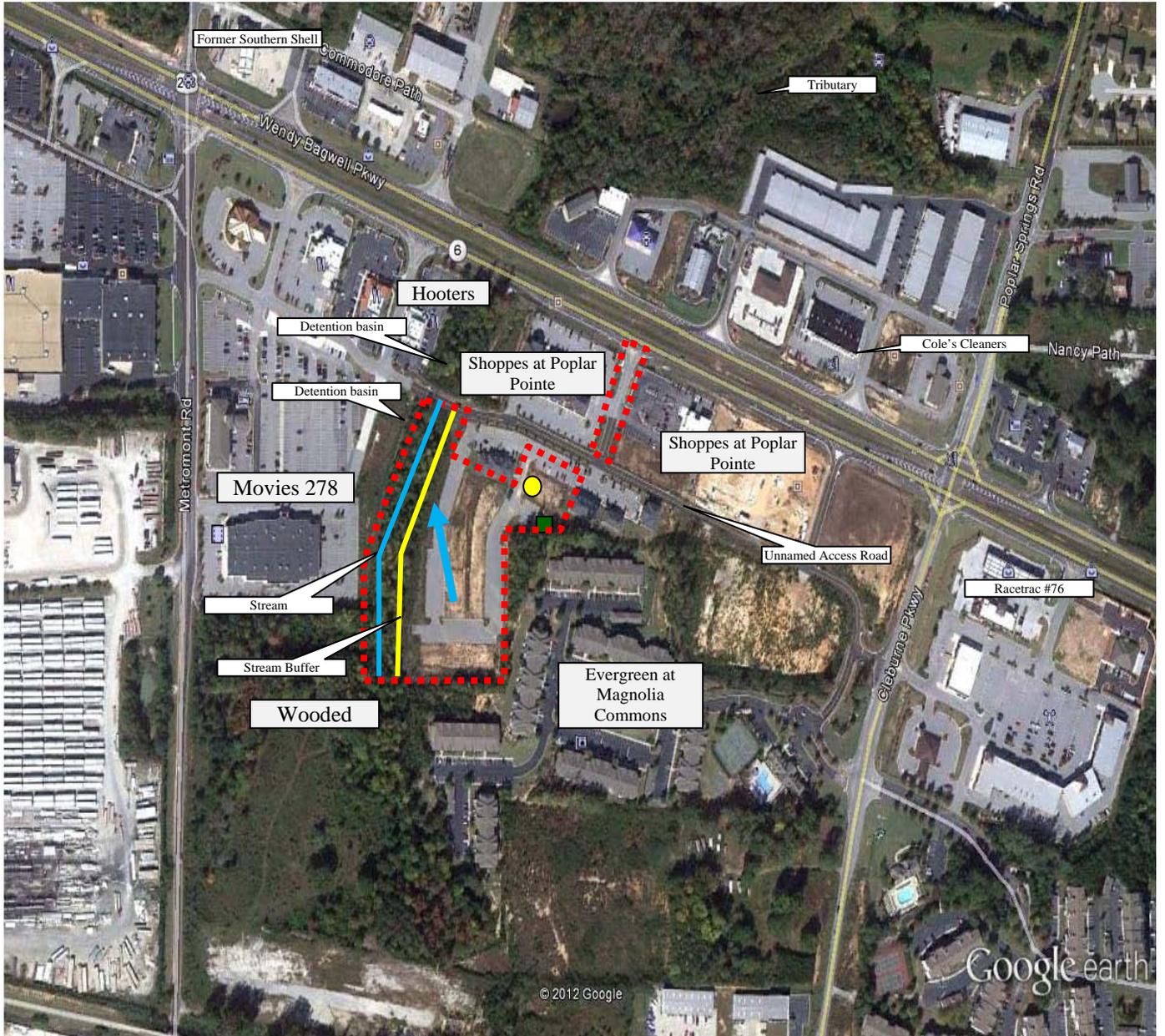
1" ≈ 875'



Figure 4
FEMA Map

Project No: WALTON054

Site Map (Existing Conditions)



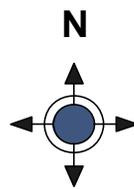
Legend:

-  Assumed Groundwater Flow Direction
-  Approximate Boundary
-  Pad-mounted Transformer
-  Dumpster enclosure

Map Date: 2011

Source: Google Earth and ENERCON Field Notes

Poplar Point
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia



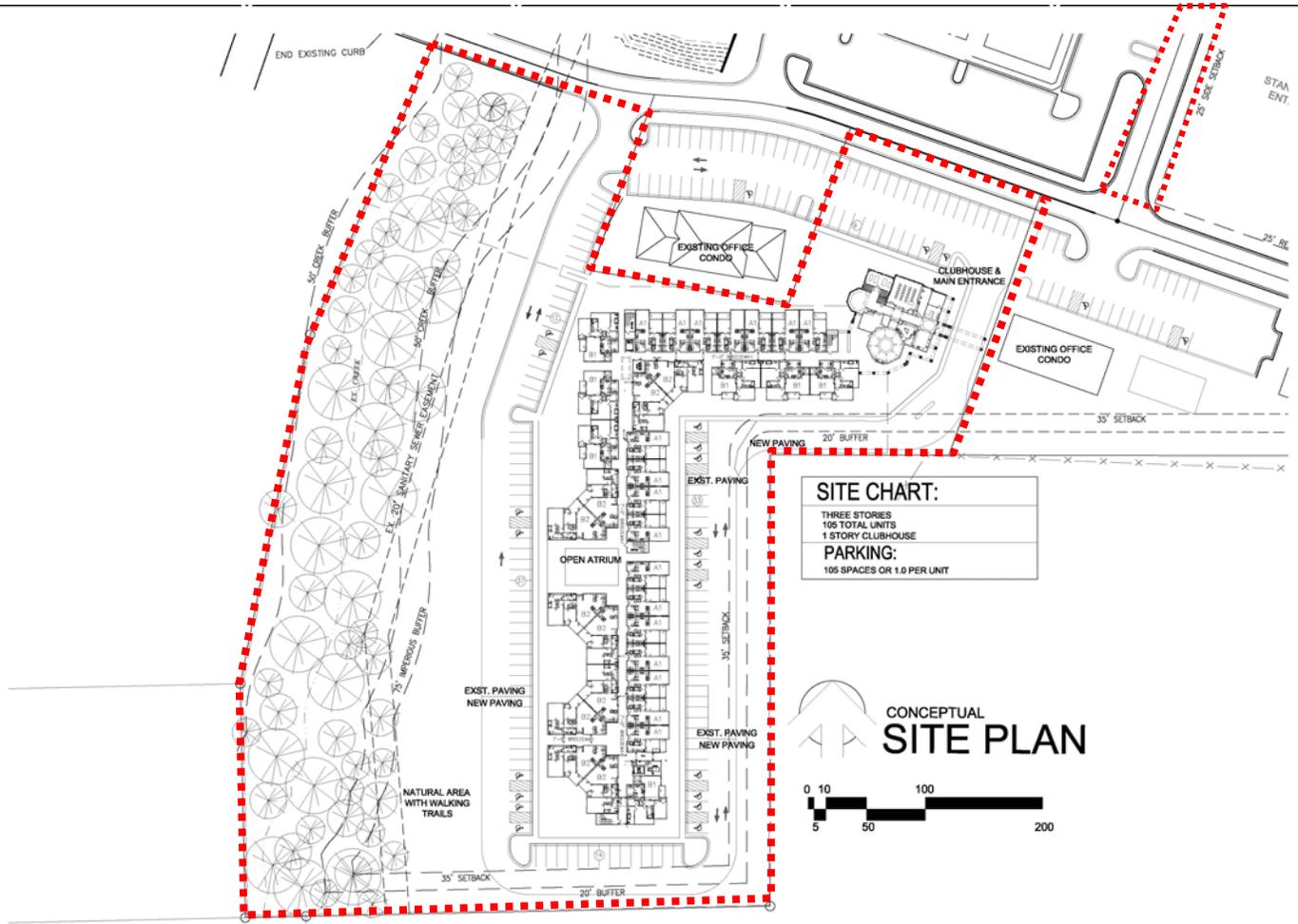
1" = 275'



Figure 5
 Site Map (existing conditions)

Project No: WALTON054

Site Map (Proposed Conditions)



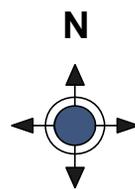
Legend:

..... Approximate Boundary

Map Date: 2012

Source: ENERCON Field Notes

Poplar Point
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia



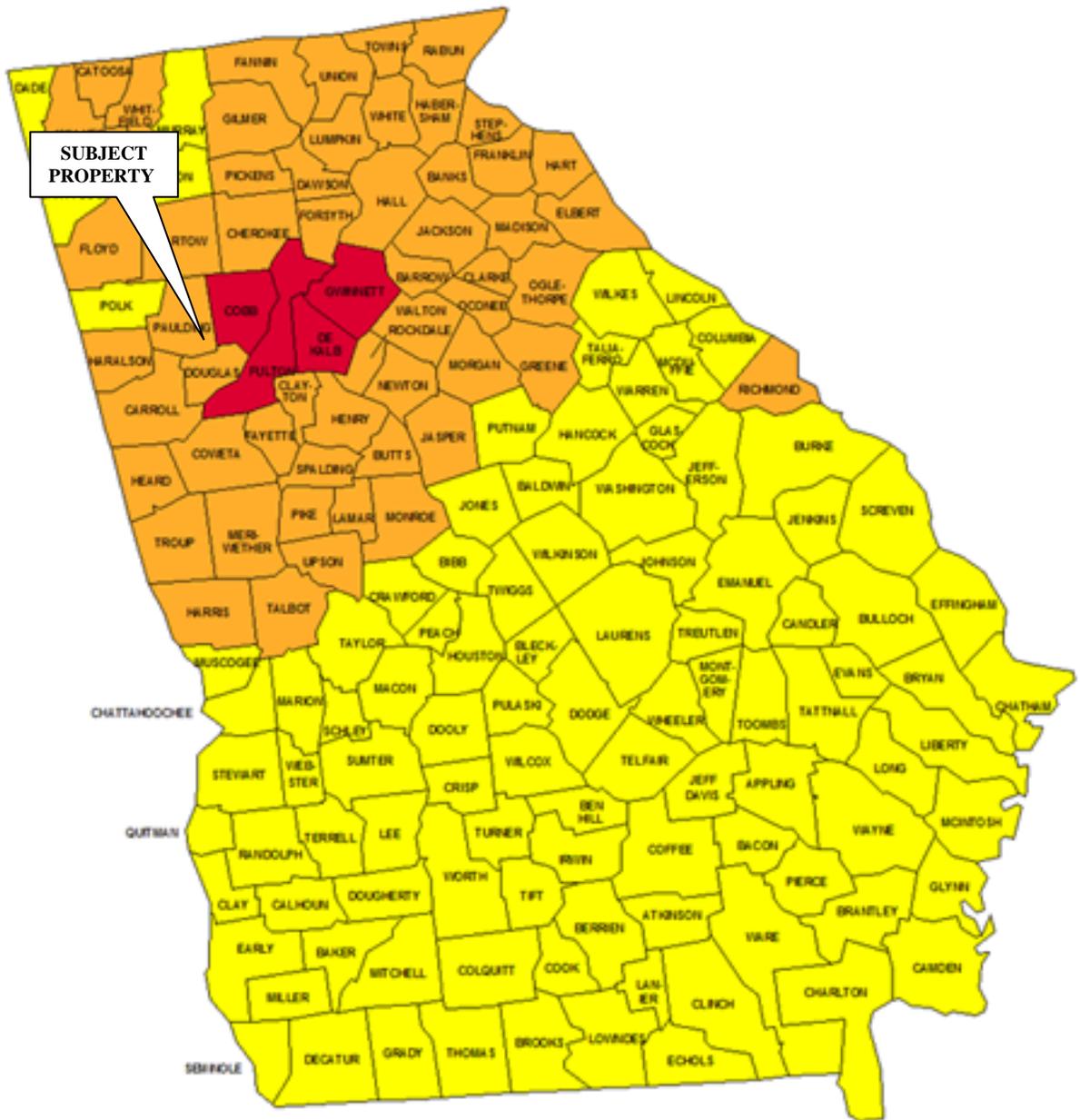
As Shown



Figure 6
 Site Map (Proposed)

Project No: WALTON054

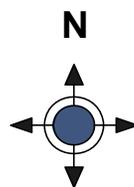
Radon Map



- Legend:**
- Radon Zone 1
 - Radon Zone 2
 - Radon Zone 3

Source: US EPA Website, <http://www.epa.gov/radon/zonemap/georgia.htm>

Poplar Pointe
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia



Not to Scale



Figure 7
 Georgia Radon Zones Map

Project No: WALTON054

APPENDIX B
PHOTOGRAPHS



Picture #1: View of northern parcel.



Picture #2: View of southern parcel



Picture #3: View of southern.



Picture #4: View of southern parcel.



Picture #5: View of drive aisle on southern parcel.



Picture #6: View of entrance drive leading to southern parcel.



Picture #7: View of on-site transformer.



Picture #8: View of on-site stormwater drain.



Picture #9: View of trash on southern parcel.



Picture #10: View of wooded area along western perimeter of property.



Picture #11: View of north adjoining property (office buildings in Shoppes of Poplar Pointe Office/Retail Center).



Picture #12: View of off-site, unnamed access road.



Picture #13: View of drainage basin on west adjoining property (Movies 278 in background).



Picture #14: View of northwest adjoining property.



Picture #15: View looking from property east along US Highway 278.



Picture #16: View from property looking west along US Highway 278.



Picture #17: South and east adjoining property.



Picture #18: View from subject property looking southwest.

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

Historic Aerial Photographs



Legacy At Walton Pointe

US Highway 278 Near Cleburne Parkway
Hiram, GA 30141

Inquiry Number: 3272290.4

March 09, 2012

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography March 09, 2012

Target Property:

US Highway 278 Near Cleburne Parkway

Hiram, GA 30141

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1943	Aerial Photograph. Scale: 1"=476'	Flight Year: 1943	AAA
1955	Aerial Photograph. Scale: 1"=476'	Flight Year: 1955	CSS
1960	Aerial Photograph. Scale: 1"=476'	Flight Year: 1960	CSS
1966	Aerial Photograph. Scale: 1"=476'	Flight Year: 1966	ASCS
1978	Aerial Photograph. Scale: 1"=476'	Flight Year: 1978	USDA
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=500'	/Composite DOQQ - acquisition dates: 1993	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2007	Aerial Photograph. Scale: 1"=500'	Flight Year: 2007	EDR



Subject Property

INQUIRY #: 3272290.4

YEAR: 1943

| = 476'





Subject Property

INQUIRY #: 3272290.4

YEAR: 1955

| = 476'





Subject Property

INQUIRY #: 3272290.4

YEAR: 1960

| = 476'





Subject Property

INQUIRY #: 3272290.4

YEAR: 1966

| = 476'





Subject Property

INQUIRY #: 3272290.4

YEAR: 1978

| = 476'





Subject Property

INQUIRY #: 3272290.4

YEAR: 1988

| = 950'





Subject Property

INQUIRY #: 3272290.4

YEAR: 1993

| = 500'





Subject Property

INQUIRY #: 3272290.4

YEAR: 2005

| = 500'





Subject Property

INQUIRY #: 3272290.4

YEAR: 2006

| = 500'





Subject Property

INQUIRY #: 3272290.4

YEAR: 2007

| = 500'

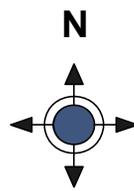




Source: Google Earth

Flight Date: 2011

Poplar Point
US Highway 278 near Cleburne Pkwy
Hiram, Paulding County, Georgia



1" ≈ 275'



2011 Aerial Photograph

Project No: WALTON054

Fire Insurance Maps

Poplar Pointe

US Highway 278 Near Cleburne Parkway
Hiram, GA 30141

Inquiry Number: 3272290.3

March 06, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

3/06/12

Site Name:

Legacy At Walton Pointe
US Highway 278 Near
Hiram, GA 30141

Client Name:

Enercon Services, Inc.
500 Townpark Lane
Kennesaw, GA 30144



EDR Inquiry # 3272290.3

Contact: Jeffrey Griffin

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Enercon Services, 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: Poplar Pointe
Address: US Highway 278 Near Cleburne Parkway
City, State, Zip: Hiram, GA 30141
Cross Street:
P.O. # NA
Project: WALTON054
Certification # B49F-425E-A4E6



Sanborn® Library search results
Certification # B49F-425E-A4E6

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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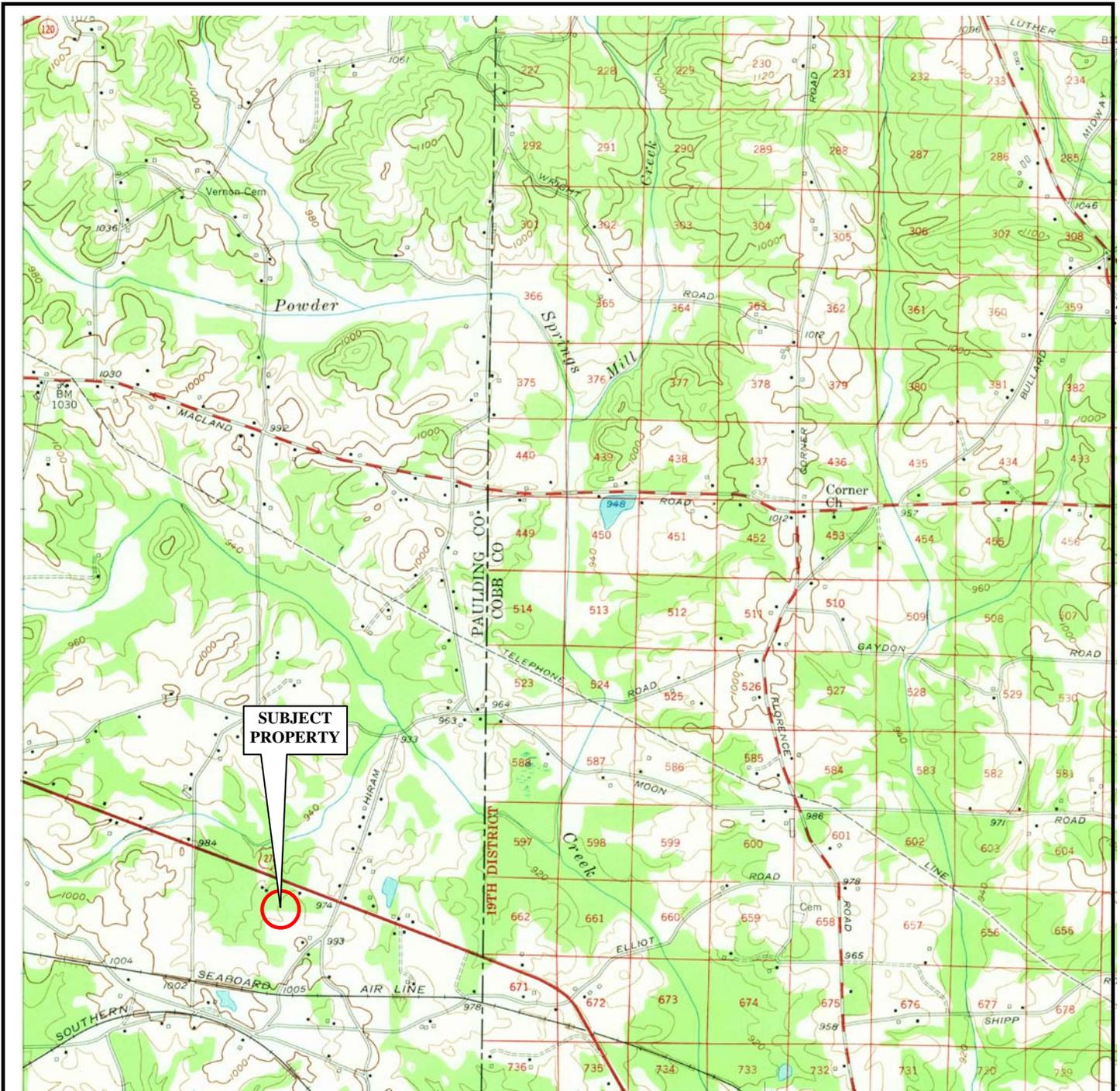
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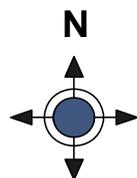
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Historic Topographic Maps



Source: U.S. Geological Survey. "Lost Mountain", Georgia Quadrangle [1954]. 7.5 Minute Series

Poplar Point
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia

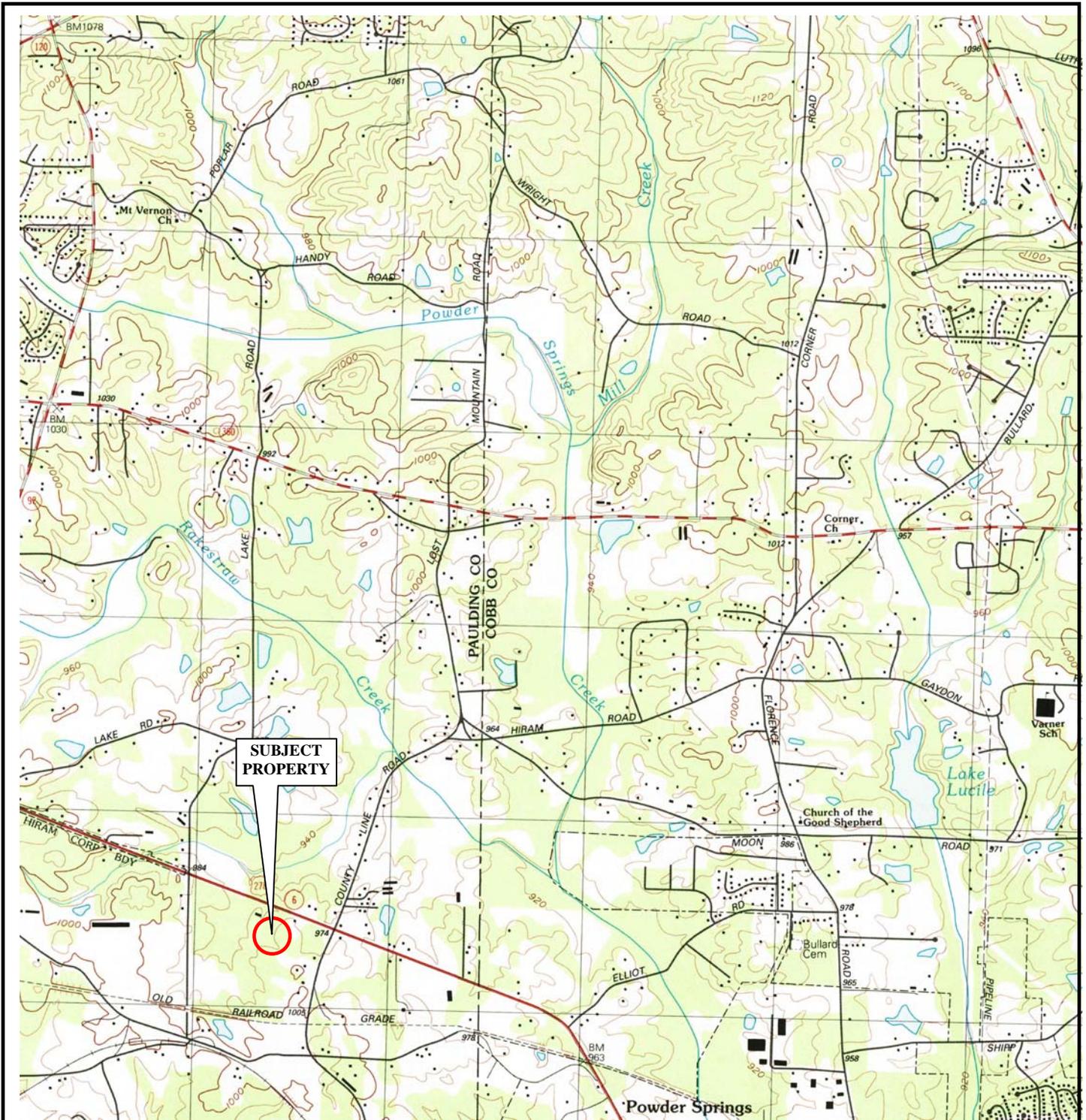


1" ≈ 1,750'



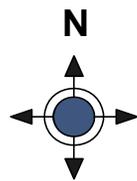
1954 Topographic Map

Project No: WALTON054



Source: U.S. Geological Survey. "Lost Mountain", Georgia Quadrangle [1992]. 7.5 Minute Series

Poplar Point
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia



1992 Topographic Map

Project No: WALTON054

City Directories

None Provided

APPENDIX D

**DOCUMENTATION FROM TITLE COMPANY/TITLE
PROFESSIONAL**

Recorded Land Title Records

JEFF GRIFFIN

ENERCON SERVICES INCORPORATED

500 TOWNPARK LANE, SUITE 195

KENNESAW, GEORGIA 30144

US HIGHWAY 278 AT CLEBURNE PARKWAY

TEXAS ENVIRONMENTAL RESEARCH

126 SCEPTRE DRIVE TEL: (972) 772-4283
ROCKWALL, TEXAS 75032 FAX: (972) 772-4283

ENVIRONMENTAL AND OTHER ACTIVITY AND USE LIMITATION

(AUL) SEARCH

THE ATTACHED REPORT IS BEING PROVIDED TO APPLICANT SOLELY FOR THE PURPOSE OF FACILITATING LANDOWNER OR PURCHASE DEFENSES WHICH MAY BE AVAILABLE UNDER THE LIABILITY ACT OF 1980, AS AMENDED. IT IS PROVIDED FOR THE SOLE USE AND BENEFIT OF APPLICANT AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY FOR ANY REASON.

NOTE: THIS SEARCH REPRESENTS SURFACE CONVEYANCES ONLY.
TOTAL LIABILITY OF TEXAS ENVIRONMENTAL RESEARCH COMPANY
IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

THIS REPORT WAS PREPARED FOR THE PURPOSE OF ASSISTING IN AN
ENVIRONMENTAL HAZARD INSPECTION OF THE FOLLOWING DESCRIBED
PROPERTY.

LEGAL DESCRIPTION

Parcel's: 176.2.3.028.000 & 176.2.3.029.000, 19th District 2nd Section Land Lot 665, Paulding County, Hiram, Georgia.

CURRENT OWNER

Reo Funding Solutions II L.L.C.

DATE	GRANTOR	GRANTEE	DOCUMENT TYPE
5/25/11	CRM Central Properties L.L.C.	Reo Funding Solutions II L.L.C.	Warranty Deed File No.: 2895678
7/21/10	Suntrust Bank	CRM Central Properties L.L.C.	Warranty Deed File No.: 2817742
11/3/95	Larry Ray Stanfield	Suntrust Bank	Warranty Deed File No.: 478286
1/7/78	James R. Henson	Larry Ray Stanfield	Warranty Deed File No.: 226412
4/22/61	Robert G. Drevitson	James R. Henson	Warranty Deed File No.: 189941
10/8/42	M.D. Womack	Robert G. Drevitson	Warranty Deed File No.: 066254
3/2/30	D.R. Brantley	M.D. Womack	Warranty Deed File No.: 021485
Easements: Utility Easement			

Records of Environmental Liens and Activity Use Limitations

ENVIRONMENTAL LIEN AND OTHER ACTIVITY AND USE
LIMITATIONS SEARCH

AFTER COMPLETING AN ENVIRONMENTAL LIEN AND OTHER
ACTIVITY AND USE LIMITATIONS SEARCH A FINDING THAT NO
ENVIRONMENTAL LIENS OR AUL'S HAVE BEEN FILED OF PUBLIC
RECORD AND THAT IT HAS BEEN DETERMINED THAT THE
PROPERTY RESEARCHED IN THIS REPORT COMPLIES WITH ASTM E
1527-00-SEC. 8.3.4.4 AND SECTION 6.2

THIS REPORT MEETS OR EXCEEDS A.S.T.M. E 1527-05.

Legal Description

Legal Description

Tract 1

To reach the True Point of Beginning, commence at a point being the intersection of the southerly Right of Way of U.S. Highway 278 and the Land Lot Line common to Land Lots 665 and 666; thence running along said Right of Way of U.S. Highway 278 South $68^{\circ} 22' 15''$ East a distance of 376.56 feet to an iron pin set; thence leaving said Right of Way and running South $21^{\circ} 35' 53''$ West a distance of 287.49 feet to a magnetic nail set; thence North $68^{\circ} 24' 36''$ West a distance of 31.18 feet to a magnetic nail set and the TRUE POINT OF BEGINNING, from point thus established running South $21^{\circ} 35' 46''$ West for a distance of 236.44 feet to an iron pin set; thence North $87^{\circ} 39' 21''$ West for a distance of 152.17 feet to an iron pin set; thence South $02^{\circ} 14' 11''$ West for a distance of 385.00 feet to an iron pin set; thence North $89^{\circ} 05' 27''$ West for a distance of 395.77 feet to a $\frac{1}{2}$ " rebar; thence North $89^{\circ} 02' 14''$ West for a distance of 51.85 feet to a $\frac{1}{2}$ " rebar; thence North $00^{\circ} 57' 15''$ East for a distance of 199.85 feet to a $\frac{1}{2}$ " rebar; thence North $13^{\circ} 29' 23''$ East for a distance of 303.67 feet to an iron pin set; thence North $25^{\circ} 08' 34''$ East for a distance of 281.77 feet to a magnetic nail set; thence South $68^{\circ} 34' 10''$ East for a distance of 114.48 feet to a point; thence along a curve to the left having a radius of 300.00 feet and an arc length of 10.31 feet, being subtended by a chord of South $69^{\circ} 33' 11''$ East for a distance of 10.31 feet to a magnetic nail set; thence South $17^{\circ} 49' 35''$ West for a distance of 137.24 feet to an iron pin set; thence South $68^{\circ} 43' 28''$ East for a distance of 115.13 feet to an iron pin set; thence South $78^{\circ} 21' 03''$ East for a distance of 122.33 feet to a magnetic nail set; thence North $21^{\circ} 37' 45''$ East for a distance of 153.69 feet to a magnetic nail set; thence South $68^{\circ} 24' 07''$ East for a distance of 161.13 feet to the TRUE POINT OF BEGINNING. Said tract contains 6.993 acres.

Legal Description

Tract 2

To reach the True Point of Beginning, commence at a point being the intersection of the southerly Right of Way of U.S. Highway 278 and the Land Lot Line common to Land Lots 665 and 666; thence running along said Right of Way of U.S. Highway 278 South $68^{\circ} 22' 15''$ East a distance of 376.56 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right of Way South $68^{\circ} 22' 12''$ East for a distance of 38.08 feet to a magnetic nail set; thence leaving said Right of Way and running South $21^{\circ} 35' 53''$ West for a distance of 287.47 feet to a magnetic nail set; thence North $68^{\circ} 24' 14''$ West for a distance of 38.08 feet to a magnetic nail set; thence North $21^{\circ} 35' 53''$ East for a distance of 287.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.251 acre.

APPENDIX E

NON-SCOPE TESTING

Lead-based Paint

Not Applicable

Lead in Soils

Not Applicable

Lead in Water

Not Applicable

Asbestos

Not Applicable

Radon

Not Applicable

Vapor Encroachment Screening

Not Applicable

APPENDIX F

NOISE ASSESSMENT DOCUMENTATION

Noise Assessment Report



HARRY WALLS ENVIRONMENTAL CONSULTING

NOISE ASSESSMENT POPLAR POINTE DEVELOPMENT HIRAM, GA

OBJECTIVE: The objective of the noise analysis for the proposed development (Exhibit A), located at SW of the intersection of U.S. 278 & Poplar Springs Road in Hiram, GA was to gather noise data, prepare a noise assessment, and determine if any mitigation is required by setbacks, barriers and/or STC calculations in order to comply with HUD/DCA Noise Regulations, 24 CFR Part 51B for Housing Development actions.

SUMMARY: After preparing the noise assessment for the proposed Development and determining if there were any areas in the development area above the 65 DNL level, determining if interior noise levels would be less than 45 DNL, reviewing HUD Noise Regulations and related noise policies, reviewing HUD's methodology for preparing noise assessments (The Noise Guidebook and the Chapter 4 supplement, Sound Transmission Class Guidance), it is the conclusion of the reviewer that the project as proposed will comply with the noise regulations, 24 CFR Part 51B, without any noise mitigation.

There are three noise sources impacting the proposed development. U.S. 278 is just north of the proposed development and the Norfolk Southern Railway is south of the development. In addition, Dobbins Air Reserve Base (ARB) is located within 15 miles of the proposed development and the noise policy requires military airfields within 15 miles to be included in the noise assessment. 5 Noise Assessment Locations (NAL's) were chosen for noise measurement and the NAL map as well as the Noise Assessment and all other noise documentation is contained in Exhibit B. The exterior noise levels ranged from 61.50 at NAL 4 to 64.71 DNL at NAL 2. All 5 NAL's resulted in exterior noise levels of less than 65 DNL.

PROCEDURES AND METHODS USED: As stated in the summary, noise data was obtained and a noise assessment for the Poplar Pointe Development was prepared per the format of the HUD Noise Assessment Guidelines (enclosed). Five NAL's were chosen, to clearly indicate noise impact to the proposed development. These five NAL's were all that was needed to document the entire development's exposure to exterior noise levels of less than 65 DNL. The HUD Noise Calculations are included in Exhibit B, which includes a site map indicating the NAL's chosen.

EXTERIOR MITIGATION: As the exterior noise level of the entire site is less than 65 DNL, no exterior noise mitigation is required.

**1216 FENMORE HALL DR.  POWDER SPRINGS, GA 30127
TEL: (770) 792-0114  FAX: (770) 792-2900
E-MAIL: HWALLS45@BELLSOUTH.NET**



HARRY WALLS ENVIRONMENTAL CONSULTING

INTERIOR MITIGATION: No interior noise mitigation is required as the exterior noise levels are below 65 DNL.

CONCLUSION: The entire site is less than 65 DNL and is in compliance with the HUD/DCA Noise Regulations, without any noise mitigation.

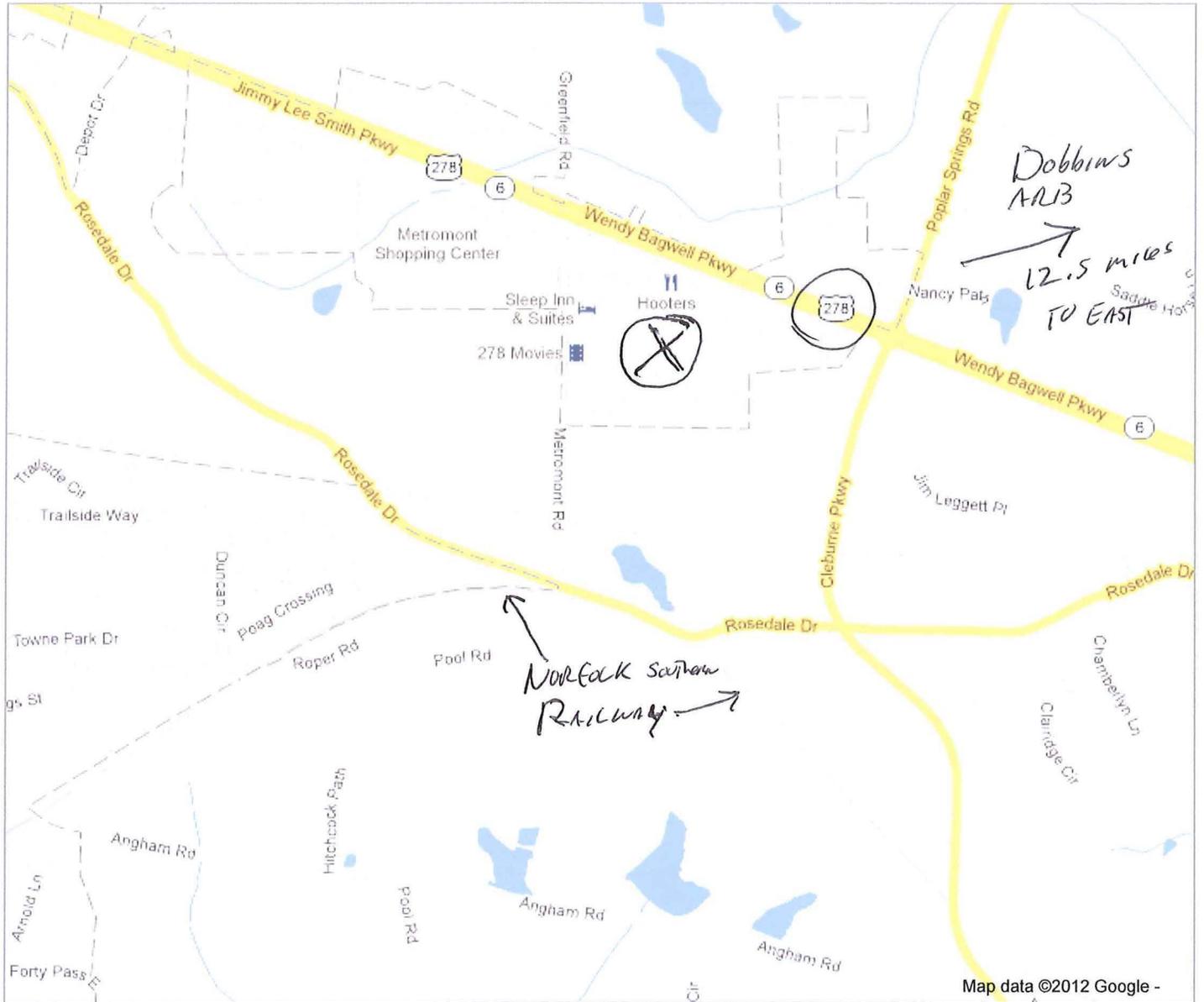
A handwritten signature in black ink that reads "Harry Walls". The signature is written in a cursive, flowing style.

Harry Walls
Environmental Professional
June 5, 2012

EXHIBIT A

PROJECT DESCRIPTION

To see all the details that are visible on the screen, use the "Print" link next to the map.

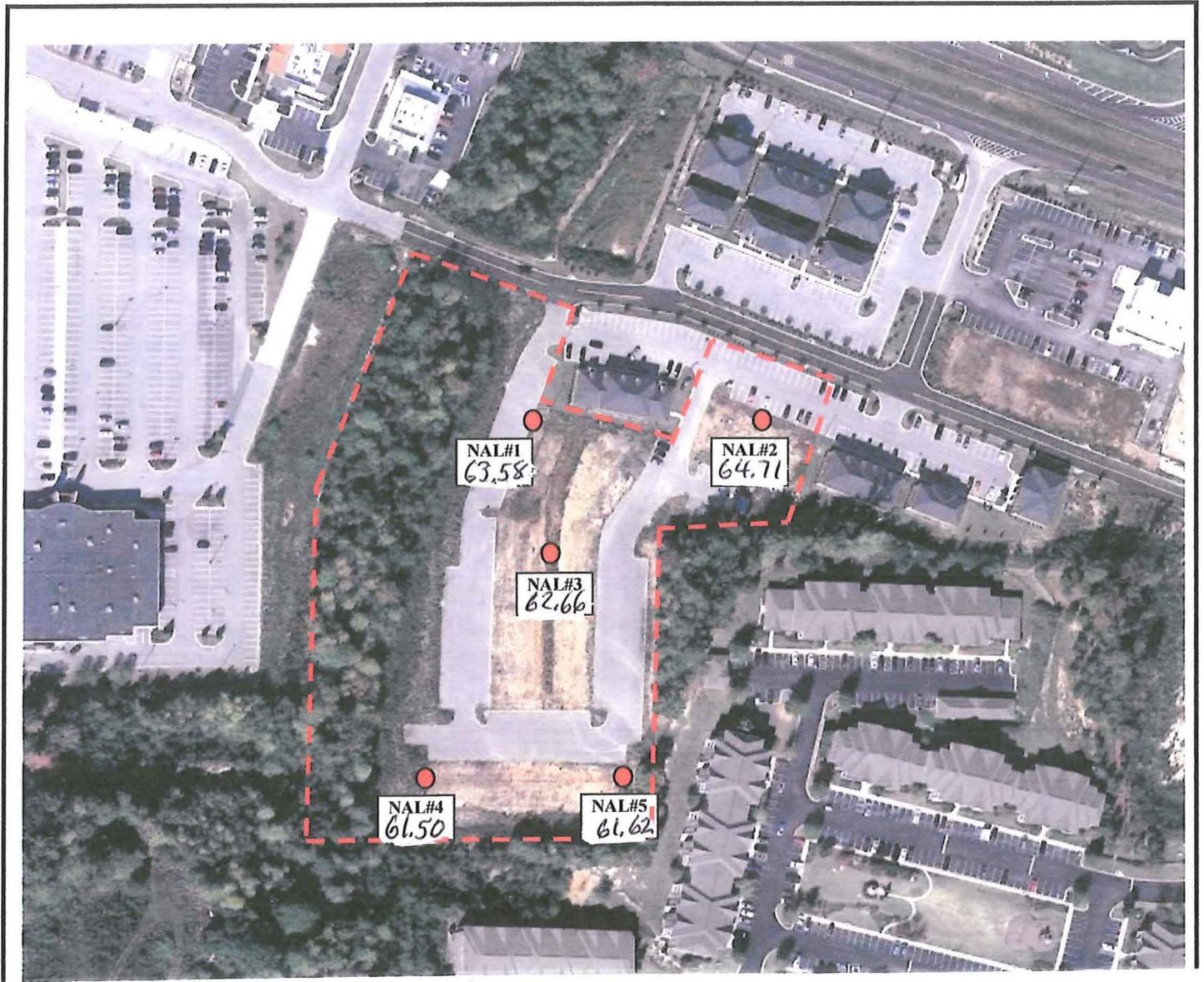


(X) Poplar Pointe Development

EXHIBIT B

NOISE ASSESSMENT & SUPPORTING DOCUMENTATION

NAL LOCATIONS



DISTANCE TO:

<u>DNL</u>		U.S. 278 C/L	Norfolk-Southern RAILWAY	Dobbins ARB 66,000 ± FT For ALL
63.58	NAL 1	550 FT	2240 FT	
64.71	NAL 2	443 FT	2240 FT	
62.66	NAL 3	693 FT	2000 FT	
61.50	NAL 4	1003 FT	1730 FT	
61.62	NAL 5	950 FT	1760 FT	

NAL |

Poplar Pointe Development

Homes & Communities

U.S. Department of Housing and Urban Development

Community Planning & Development

En español | Contact Us | Text only | Search/index

Site DNL Calculator

Community Planning and Development

- About CPD
- Economic Development
- Community Development
- Affordable Housing
- Homeless Assistance
- HUDVet
- Environment
 - Environmental Contacts
 - Review Requirements
 - Laws and Regulations
 - Training
 - Resource Library
- Acquisition/Relocation
- Energy
- HIV/AIDS Housing
- Technical Assistance
- Online Systems/ Databases
- Library
- Laws and Regulations

HUD news

Homes

Resources

Communities

Working with HUD

Tools

- Webcasts
- Mailing lists
- RSS Feeds
- Help



Providing Feedback & Corrections

After using the DNL Assessment Tool, following the directions in the User's Guide, users are encouraged to provide feedback on how the DNL Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input to: ATEC@hud.gov

Related Information

- ▶ [Day/Night Noise Level Assessment Tool User Guide](#)
- ▶ [Day/Night Noise Level Assessment Tool Flowcharts](#)

System Requirements

- ▶ [Internet Explorer 6.0 or above](#)
- ▶ [Adobe Reader](#)
- ▶ Enabling JavaScript

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page:

[Day/Night Noise Level Electronic Assessment Tool](#)

Guidelines:

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

U.S. 278/Poplar SPRINGS INTERSECTION (SW of it)

Hiram, GA

Record Date

6-5-2012

User's Name

Harry Walls

Road # 1 Name:

U.S. 278

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	550	550	550
Distance to Stop Sign			

INFO from GA DOT on-line STARS projected TO 2022

NAL 1

Average Speed	45	45	45
Average Daily Trips (ADT)	41867	1820	1820
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	57.0882	53.4702	60.305
Calculate Road #1 DNL	62.5641	Reset	

From Federal Railway Admin on-line DATA

Railroad #1 Track Identifier: *info*

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		2240
Average Train Speed		60
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		35
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL		56.6776
Calculate Rail #1 DNL	56.6776	Reset

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources **63.5868**

Combined DNL including Airport **63.5868**

Site DNL with Loud Impulse Sound

Acceptable w/o noise mitigation

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
 - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).

NAL2

Homes & Communities

U.S. Department of Housing and Urban Development

Community Planning & Development

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Site DNL Calculator

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- About CPD
- Economic Development
- Community Development
- Affordable Housing
- Homeless Assistance
- HUDVet
- Environment
 - Environmental Contacts
 - Review Requirements
 - Laws and Regulations
 - Training
 - Resource Library
- Acquisition/Relocation
- Energy
- HIV/AIDS Housing
- Technical Assistance
- Online Systems/ Databases
- Library
- Laws and Regulations

HUD news

Homes

Resources

Communities

Working with HUD

Tools

- Webcasts
- Mailing lists
- RSS Feeds
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Providing Feedback & Corrections

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Please send comments or other input to: ATEC@hud.gov

Related Information

- ▶ [Day/Night Noise Level Assessment Tool User Guide](#)
- ▶ [Day/Night Noise Level Assessment Tool Flowcharts](#)

System Requirements

- ▶ [Internet Explorer 6.0 or above](#)
- ▶ [Adobe Reader](#)
- ▶ Enabling JavaScript

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page:

[Day/Night Noise Level Electronic Assessment Tool](#)

Guidelines:

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Hiram, GA

Record Date

User's Name

Road # 1 Name:

Info from GA DOT STARS & projected to 2022

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	443	443	443
Distance to Stop Sign			

NAL 2

Average Speed	45	45	45
Average Daily Trips (ADT)	41867	1820	1820
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	58.4976	54.8796	61.715
Calculate Road #1 DNL	63.9739	Reset	

Railroad #1 Track Identifier: Norfolk Southern

Info from Federal Railway Administration on-line

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		2240
Average Train Speed		60
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		35
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL		56.6776
Calculate Rail #1 DNL	56.6776	Reset

Add Road Source Add Rail Source

Airport Noise Level 45

Loud Impulse Sounds? Yes No

Dobson ARB AICU2

Combined DNL for all Road and Rail sources 64.7146

Combined DNL including Airport 64.7146

Site DNL with Loud Impulse Sound

Calculate

Acceptable w/o noise mitigation Harry Walker

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
 - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).



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- About CPD
- Economic Development
- Community Development
- Affordable Housing
- Homeless Assistance
- HUDVet
- Environment
 - Environmental Contacts
 - Review Requirements
 - Laws and Regulations
 - Training
 - Resource Library
- Acquisition/Relocation
- Energy
- HIV/AIDS Housing
- Technical Assistance
- Online Systems/ Databases
- Library
- Laws and Regulations

HUD news

Homes

Resources

Communities

Working with HUD

Tools

- Webcasts
- Mailing lists
- RSS Feeds
- Help



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Related Information

- Day/Night Noise Level Assessment Tool User Guide
- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page:

[Day/Night Noise Level Electronic Assessment Tool](#)

Guidelines:

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- Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	693	693	693
Distance to Stop Sign			

NAL3

Average Speed	45	45	45
Average Daily Trips (ADT)	41867	1820	1820
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	55.5826	51.9646	58.8005
Calculate Road #1 DNL	61.0592	Reset	

Railroad #1 Track Identifier: Norfolk Southern

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		2000
Average Train Speed		60
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		35
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL		57.4159
Calculate Rail #1 DNL	57.4159	Reset

Add Road Source Add Rail Source

Airport Noise Level 45

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources 62.6662

Combined DNL including Airport 62.6662

Site DNL with Loud Impulse Sound

Calculate

Acceptable w/o noise mitigation
Harry Walker

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
 - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).



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- About CPD
- Economic Development
- Community Development
- Affordable Housing
- Homeless Assistance
- HUDVet
- Environment
 - Environmental Contacts
 - Review Requirements
 - Laws and Regulations
 - Training
 - Resource Library
- Acquisition/Relocation
- Energy
- HIV/AIDS Housing
- Technical Assistance
- Online Systems/ Databases
- Library
- Laws and Regulations

HUD news

Homes

Resources

Communities

Working with HUD

Tools

- Webcasts
- Mailing lists
- RSS Feeds
- Help



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- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

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[Day/Night Noise Level Electronic Assessment Tool](#)

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- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
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- Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1003	1003	1003
Distance to Stop Sign			

NAL 4

Average Speed	45	45	45
Average Daily Trips (ADT)	41867	1820	1820
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	53.1741	49.5561	56.3915
Calculate Road #1 DNL	58.6504	Reset	

Railroad #1 Track Identifier:

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1730
Average Train Speed		60
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		35
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL		58.3607
Calculate Rail #1 DNL	58.3607	Reset

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources **61.5056**

Combined DNL including Airport **61.5056**

Site DNL with Loud Impulse Sound

Acceptable w/o noise mitigation heavy walls

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
 - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).

MAL5
Poplar Point Development



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Site DNL Calculator

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- About CPD
- Economic Development
- Community Development
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- Homeless Assistance
- HUDVet
- Environment
 - Environmental Contacts
 - Review Requirements
 - Laws and Regulations
 - Training
 - Resource Library
- Acquisition/Relocation
- Energy
- HIV/AIDS Housing
- Technical Assistance
- Online Systems/ Databases
- Library
- Laws and Regulations

HUD news

Homes

Resources

Communities

Working with HUD

Tools

- Webcasts
- Mailing lists
- RSS Feeds
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Please send comments or other input to: ATEC@hud.gov

Related Information

- Day/Night Noise Level Assessment Tool User Guide
- Day/Night Noise Level Assessment Tool Flowcharts

System Requirements

- Internet Explorer 6.0 or above
- Adobe Reader
- Enabling JavaScript

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page:

[Day/Night Noise Level Electronic Assessment Tool](#)

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- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
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- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	950	950	950
Distance to Stop Sign			

NAL 5

Average Speed	45	45	45
Average Daily Trips (ADT)	41867	1820	1820
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	53.5278	49.9098	56.7455
Calculate Road #1 DNL	59.0043	Reset	

Railroad #1 Track Identifier: Norfolk Southern

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1760
Average Train Speed		60
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		35
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL		58.2487
Calculate Rail #1 DNL	58.2487	Reset

Add Road Source Add Rail Source

Airport Noise Level 45

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources 61.6265

Combined DNL including Airport 61.6265

Site DNL with Loud Impulse Sound

Calculate

Acceptable w/o noise mitigation

Harry Walker

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
 - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).



Airport Noise Locations

To see all the details that are visible on the screen, use the "Print" link next to the map.



X = LOCATION OF Poplar Point Development

① = Paulding County Regional Airport
OVER 5 miles distant AND A CIVIL AIRPORT
DO NOT USE IN NOISE ASSESSMENT

② FULTON COUNTY Airport/Brown Field
OVER 5 miles distant AND A CIVIL AIRPORT
DO NOT USE IN NOISE ASSESSMENT

③ Dobbins Air Reserve Base
MILITARY Field within 15 miles (12.5 miles)
USE IN NOISE ASSESSMENT

airports without supersonic aircraft is as follows:

Determine the "effective" number of jet operations at the airport by first multiplying the number of nighttime jet operations by 10.

Then add the number of daytime jet operations to obtain an effective total (see Example 3, page 4).

On a map of the area showing the principal runways, mark the location of the site and, using the diagram and charts of Figure 3 on page 5, construct approximate DNL contours of 65, 70, and 75 dB for the major runways and flight paths most likely to affect the site. (see Figure 2, page 5.)

Although a site may be Acceptable for exposure to aircraft noise; exposure to other sources of noise, when combined with the aircraft noise, may make the site Unacceptable. Therefore, if necessary, values of aircraft noise exposure less than 65 dB can be estimated from Table 2. Scale the shortest

distance D^2 from the NAL to the flight path, as in Figure 2. Scale the distance D^1 from the 65 dB contour to the flight path. Divide D^2 by D^1 and enter this value into the following table to find the approximate DNL at the NAL.

Table 2

D^2/D^1	DNL dB
1.00	65
1.12	64
1.26	63
1.41	62
1.58	61
1.78	60
2.00	59
2.24	58
2.51	57
2.82	56
3.16	55

13.20 → 45
 $D^2 = 66,000 \text{ ft}$
 $D^1 = 5,000 \text{ ft}$
 $D^2/D^1 = 13.20$

Figure 3 Charts for Estimating DNL for Aircraft Operations

Handwritten signature

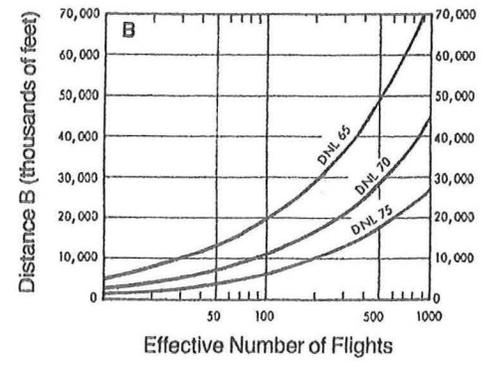
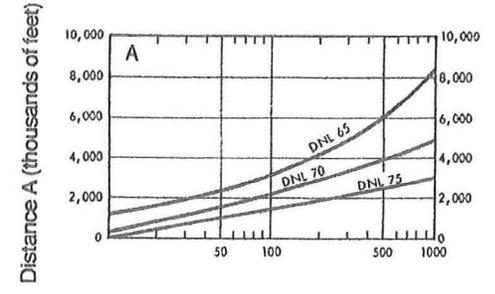
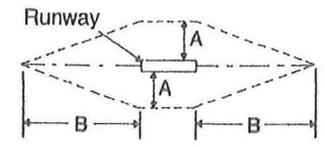
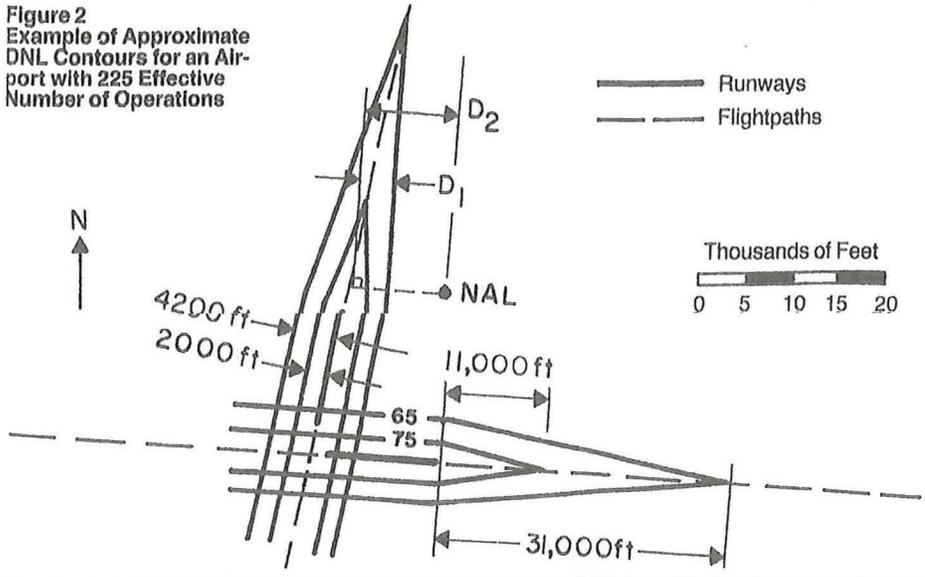


Figure 2 Example of Approximate DNL Contours for an Airport with 225 Effective Number of Operations



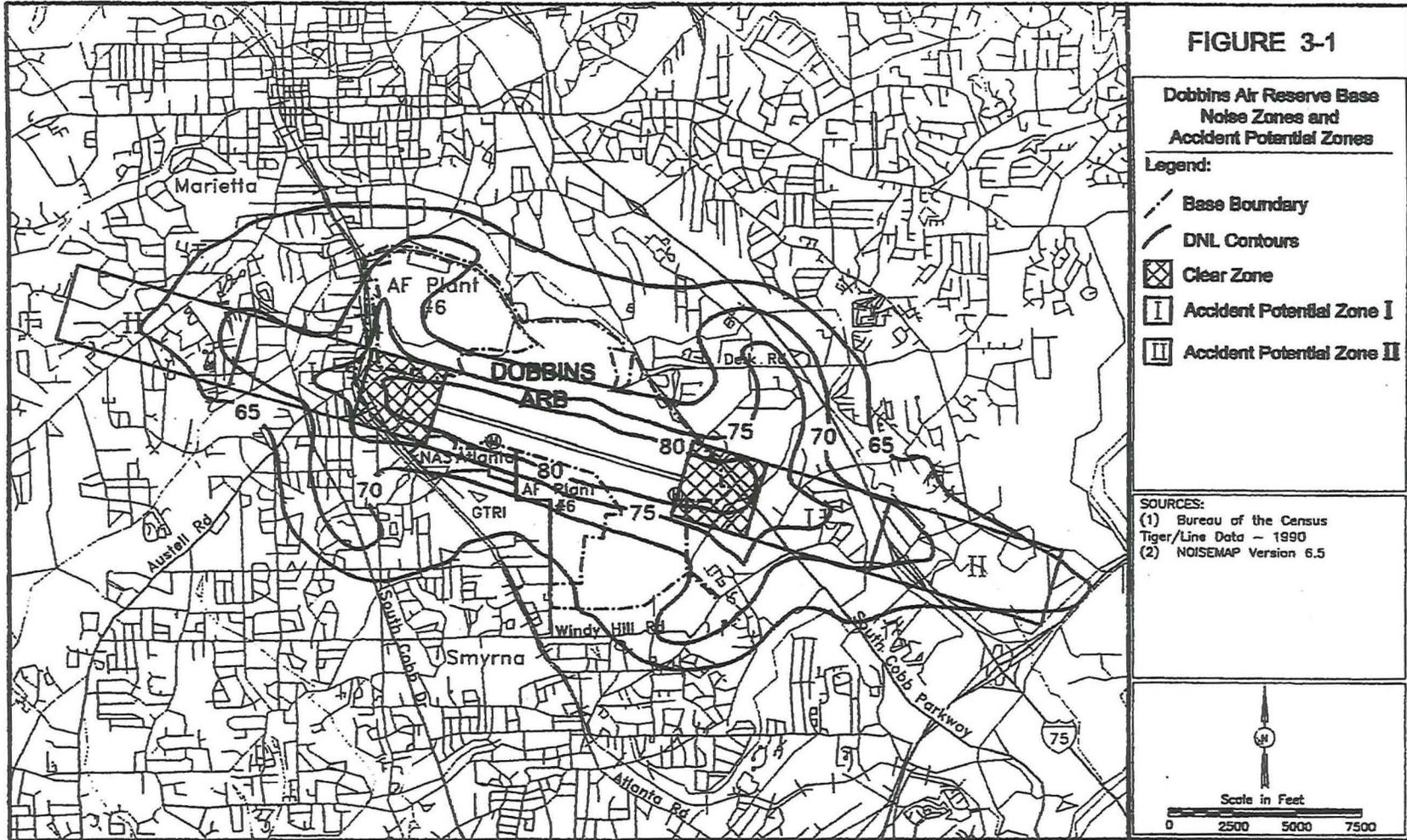
read up to the DNL curves; read across the chart to the left to obtain distances A and B from the vertical scales on the charts.

We find from Figure 3, for example, that for 225 effective operations, distance A is 4200 feet for the 65 dB contour and 2000 feet for the 75 dB contour. Distance B is 31,000 feet for the 65 dB contour and 11,000 feet for the 75 dB contour.

Example 4a: The NAL shown in Figure 2 is outside the 65 dB contour. The distance D^2 from the NAL to the flight path is 9700 feet. The distance D^1 from the 65 dB contour to the flight path, measured perpendicularly from the contour, is 3700 feet. The ratio D^2/D^1 is $9700/3700 = 2.62$. From Table 2 we find that the contribution of the airport to the DNL at NAL number 2 is less than 55 decibels. We need not consider the airport further in accessing the noise environment at this site.

Example 4b: We observe that the perpendicular distance (D^2) from NAL number 2 (Figure 1) to the flight path is more than 3 times the distance (D^1) from the 65 dB contour to the flight path. From Table 2 we find that the contribution of the airport to the DNL at NAL number 2 is less than 55 decibels. We need not consider the airport further in accessing the noise environment at this site.

Dobbins Air Reserve Base



Spectrum Sciences & Software, Inc.

DI = 5000 ET

**U.S. DOT - CROSSING INVENTORY INFORMATION
AS OF 5/29/2012**

Crossing No.: **719812W** Update Reason: **Changed Crossing** Effective Begin-Date of Record: **09/26/03**
 Railroad: **NS Norfolk Southern Corp. [NS]** End-Date of Record:
 Initiating Agency **State** Type and Position: **Public At Grade**

Part I Location and Classification of Crossing

Division:	GEORGIA	State:	GA
Subdivision:	NORTH END	County:	PAULDING
Branch or Line Name:	ATLA-CHATTA	City:	Near HIRAM
Railroad Milepost:	0125.70	Street or Road Name:	ROPER RD
RailRoad I.D. No.:		Highway Type & No.:	CR 9
Nearest RR Timetable Stn:	HIRAM	HSR Corridor ID:	
Parent Railroad:		County Map Ref. No.:	223
Crossing Owner:		Latitude:	33.8810420
ENS Sign Installed:		Longitude:	-84.7456510
Passenger Service:	None	Lat/Long Source:	
Avg Passenger Train Count:	0	Quiet Zone:	No
Adjacent Crossing with Separate Number:			

Private Crossing Information:

Category:		Public Access:	Unknown
Specify Signs:		Specify Signals:	
ST/RR A	ST/RR B	ST/RR C	ST/RR D

Railroad Use:

State Use:

Narrative:

Emergency Contact: **(800)453-2530** Railroad Contact: State Contact: **(404)631-1376**

Part II Railroad Information

Number of Daily Train Movements: Less Than One Movement Per Day: **No**

Total Trains: **35** Total Switching: **2** Day Thru: **15**

Typical Speed Range Over Crossing: From **5** to **50** mph Maximum Time Table Speed: **60**

Type and Number of Tracks: Main: **1** Other **0** Specify:

Does Another RR Operate a Separate Track at Crossing? **No**

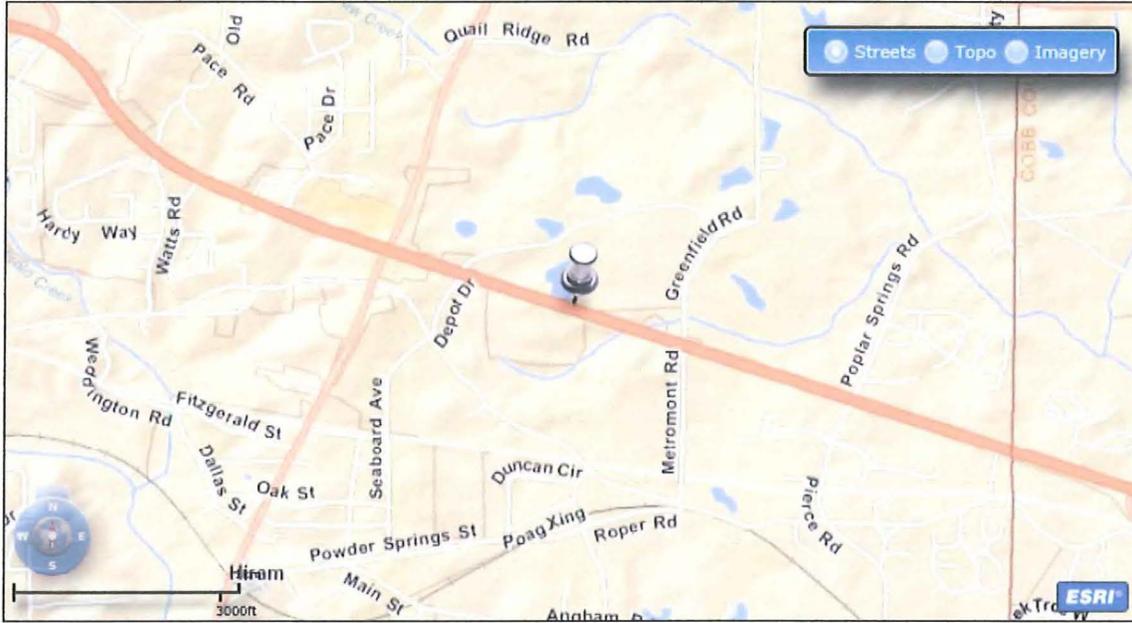
Does Another RR Operate Over Your Track at Crossing? **No**

GA DOT V.S. 278



State Traffic & Report Statistics (STARS)

223 Paulding, Traffic Counter: 0127



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33710 2011 AADT
 projected to 2022
 at 3% per year
 45508 2022 AADT

Year	RCLINK	Beginning Milepoint	Ending Milepoint	Directional	Actual/Estimate	Direction 1	Direction 2	Total AADT	Truck%
2011	2231000600	14.88	16.77	Non-Directional	Estimate			33710	
2010	2231000600	14.88	16.77	Non-Directional	Estimate			34190	
2009	2231000600	14.86	16.77	Bi-Directional	Actual	17320 (East)	16810 (West)	34130	
2008	2231000600	14.86	16.77	Non-Directional	Estimate			36490	
2007	2231000600	14.86	16.77	Bi-Directional	Actual	18060 (West)	18990 (East)	37050	
2006	2231000600	14.86	16.77	Bi-Directional	Actual	18360 (West)	19570 (East)	37930	
2005	2231000600	14.86	16.75	Non-Directional	Actual			16320	

92% Autos 41867
 4% med Trucks 1820
 4% HVY Trucks 1820

use in HUD
 on-line calculator

Harry Walker

Noise Attenuation Plan

Not Applicable

APPENDIX G

REGULATORY SEARCH INFORMATION

Regulated Facilities Radius Map Report

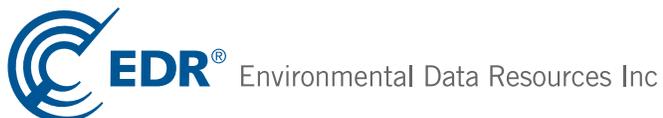
Poplar Pointe

US Highway 278 Near Cleburne Parkway
Hiram, GA 30141

Inquiry Number: 3272290.2s
March 07, 2012

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	10
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-9

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with any questions or comments.

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). ENERCON SERVICES, INC. used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by ENERCON SERVICES, INC.. 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

US HIGHWAY 278 NEAR CLEBURNE PARKWAY
HIRAM, GA 30141

COORDINATES

Latitude (North):	33.8836000 - 33° 53' 0.96"
Longitude (West):	84.7372000 - 84° 44' 13.92"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	709274.7
UTM Y (Meters):	3751360.5
Elevation:	964 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33084-H6 LOST MOUNTAIN, GA
Most Recent Revision:	1992
South Map:	33084-G6 AUSTELL, GA
Most Recent Revision:	1999
West Map:	33084-H7 DALLAS, GA
Most Recent Revision:	1973

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.

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Hazardous Site Inventory
GA NON-HSI..... Non-Hazardous Site Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Disposal Facilities

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LUST..... List of Leaking Underground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Above Ground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

INST CONTROL..... Public Record List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VIC..... Voluntary Cleanup Program site

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

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

EXECUTIVE SUMMARY

Other Ascertainable Records

RCRA-NonGen.....	RCRA - Non Generators
DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
NPDES.....	NPDES Wastewater Permit List
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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

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.

An online review and analysis by ENERCON SERVICES, INC. of the UST list, as provided by EDR, and dated 09/14/2010 has revealed that there is 1 UST site 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>
SOUTHERN SHELL	5329 WENDY BAGWELL PKWY	1/8 - 1/4 (0.248 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

DRYCLEANERS: 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.

An online review and analysis by ENERCON SERVICES, INC. of the DRYCLEANERS list, as provided by EDR, and dated 09/18/2009 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

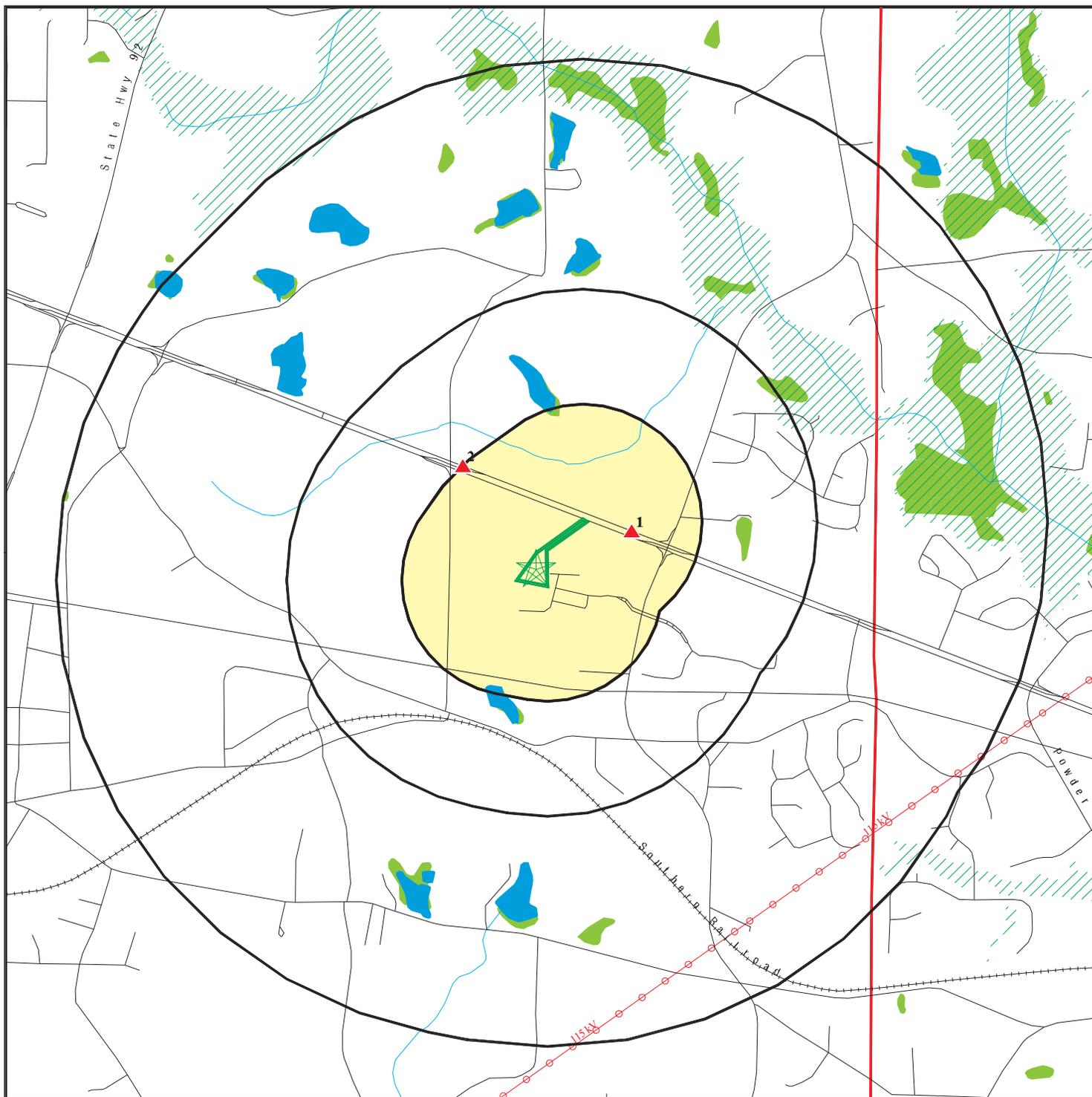
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COLE'S CLEANERS	5739 WENDY BAGWELL PKWY	ESE 0 - 1/8 (0.099 mi.)	1	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 7 records.

<u>Site Name</u>	<u>Database(s)</u>
BARFIELD PROPERTY	UST, FINANCIAL ASSURANCE
QUICK THRIFT STORE #655	LUST, UST, FINANCIAL ASSURANCE
SAMS #4802	UST, FINANCIAL ASSURANCE
BARFIELD PROPERTY	LUST
M & M TEXACO FOOD MART	AST
PAINTING SERVICES COMPANY	RCRA-NonGen, FINDS
AUSTELL #2 METER STATION	GA NON-HSI

OVERVIEW MAP - 3272290.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

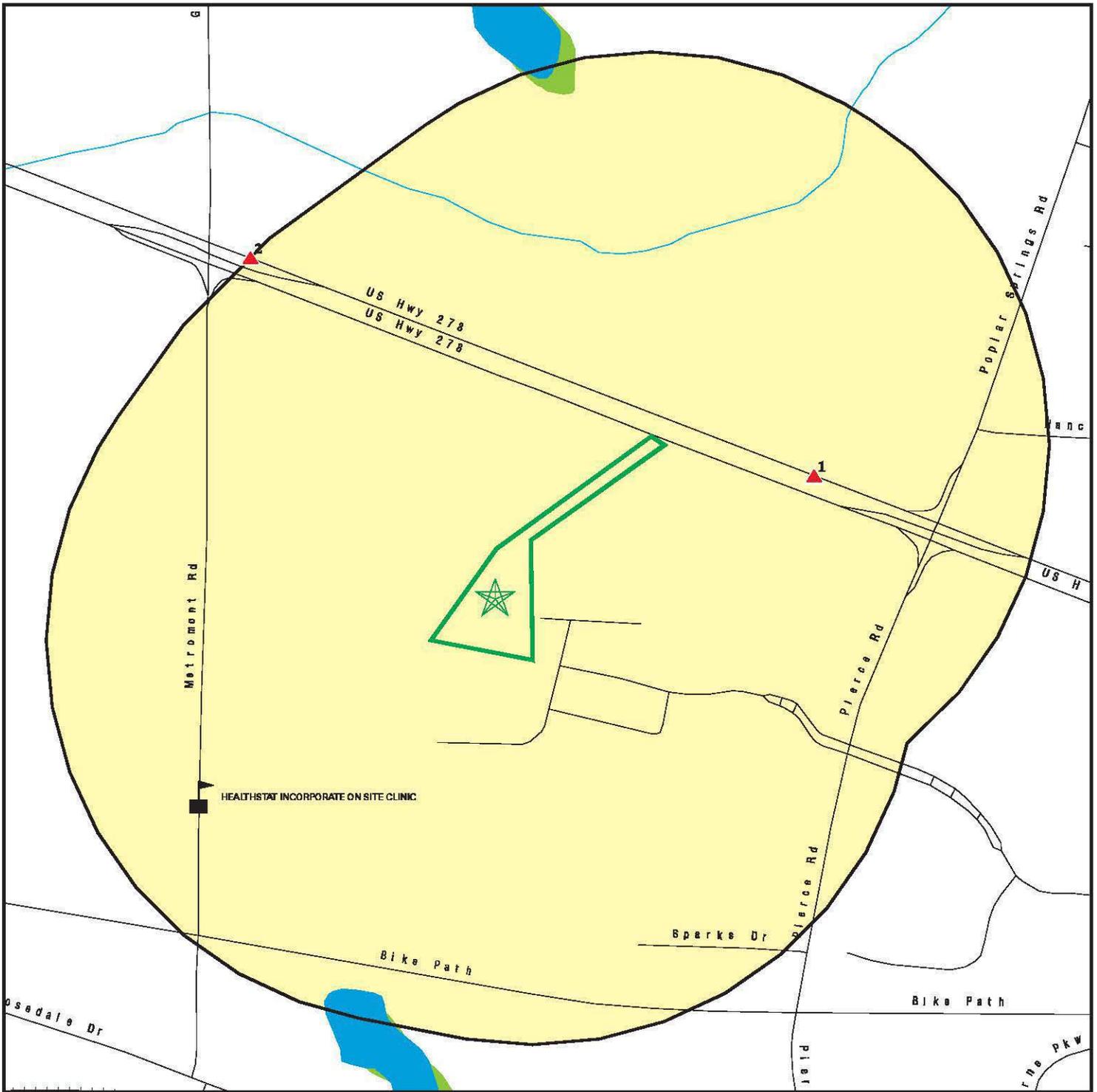
National Wetland Inventory

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: **Poplar Pointe**
 ADDRESS: US Highway 278 Near Cleburne Parkway
 Hiram GA 30141
 LAT/LONG: 33.8836 / 84.7372

CLIENT: Enercon Services, Inc.
 CONTACT: Jeffrey Griffin
 INQUIRY #: 3272290.2s
 DATE: March 07, 2012 2:37 pm

DETAIL MAP - 3272290.2s



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

-  Indian Reservations BIA
-  Oil & Gas pipelines 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: Poplar Pointe
ADDRESS: US Highway 278 Near Cleburne Parkway
 Hiram GA 30141
LAT/LONG: 33.8836 / 84.7372

CLIENT: Enercon Services, Inc.
CONTACT: Jeffrey Griffin
INQUIRY #: 3272290.2s
DATE: March 07, 2012 2:37 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 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	0	NR	0
<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	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		0	1	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 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
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VIC	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
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
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
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
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA-NonGen	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 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		1	0	NR	NR	NR	1
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
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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
0.099 mi.
524 ft.

COLE'S CLEANERS
5739 WENDY BAGWELL PKWY # 117
HIRAM, GA 30141

DRYCLEANERS S109505417
N/A

Relative:
Higher

DRYCLN:

Actual:
970 ft.

County Code: 223
Contact Name: Donna Wines
Phone Number: 678-567-90
Contact Name: Donna Wines
MSA code: 520
MSA desc: ATLANTA, GA
CBSA code: 12060
CBSA descr: ATLANTA SPGS, GA
Metro Micro Indicator: 2
CSA code: 122
Csa descr: ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
Census tract: 120202
Census block group: 2
Latitude: 33.884804000000003
Longitude: -84.733790999999997
Match level code: 0
Secondary address: 5739 Wendy Bagwell Pkwy # 117
Secondary city: Hiram
Secondary state: GA
Secondary zip10: 30141-2887
Secondary carrier route code: R011
Fax number: Not reported
Toll free number: Not reported
Web site: Not reported
Selected SIC code: 721201
Selected SIC desc: Cleaners
Primary SIC code: 721201
Primary SIC desc: Cleaners
NAICS code: 81232002
NAICS desc: Drycleaning & Laundry Svcs
Location employment size code: A
Location employment size desc: 4-Jan
Actual location employment size: 2
Modeled employment size: A
Location sales volume code: A
Location sales volume desc: Less Than \$500,000
Actual location sales volume: 120
Corporate sales volume code: Not reported
Corporate sales volume desc: Not reported
Actual corporate sales volume: Not reported
Asset size: S
Name: Ms Donna Wines
Title: Manager
Ethnicity code: British
Infousa id: 612338251
Site Number: 612338251
HQ branch code: 9
HQ branch desc: Single Loc
Public company indicator code: 0
Public filing indicator: N
Individual firm code: 2
Individual firm desc: Firm/Business

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COLE'S CLEANERS (Continued)

S109505417

Year SIC added: 200612
 Year first appeared in yellow pages: 2005
 Yellow page code: 77777
 Transaction date: 200612
 Call status code: C
 Call status desc: Complete
 Credit score code: C
 Credit score desc: 70 to 74
 Actual credit score: 72
 Ad size code: Regular
 Population code: 1
 Population desc: Less Than 25,000
 Square footage code: A
 Square footage desc: 0 - 2,499
 Radial distance from target element: .
 Actnumbus multitenant location: 9-May
 Building num multi tenant: 1965280
 Number of pcs code: 0 - 1 PCs
 Affluent neighborhood location: N
 Big business: N
 Female owner exec: N
 Highincomeexec: N
 Hightechbusiness: N
 Medium size business entrepreneur: N
 Small business entrepreneur: N
 Tertiary address: Not reported
 Tertiary city: Not reported
 Tertiary state: Not reported
 Tertiary zip10: Not reported
 White collar percentage: 29
 White collar indicator: 0
 Production date: 20081202
 Obsolescence date: 6/2/2009
 Source: infoUSA
 Bookno: 13230

2
NW
1/8-1/4
0.248 mi.
1308 ft.

SOUTHERN SHELL
5329 WENDY BAGWELL PKWY
HIRAM, GA 30141

UST **U003728637**
FINANCIAL ASSURANCE **N/A**

Relative:
Higher

UST:

Facility:

Actual:
972 ft.

Facility Id: 9110058
 Facility Status: Active
 Facility Type: Gas Station
 Contact Id: 3209
 Owner Name: J & M FOOD MART LLC
 Owner Address: 5329 WENDY BAGWELL PKWY
 Owner City: HIRAM
 Owner State: GA
 Owner Zip: 30141
 Owner City,St,Zip: HIRAM, GA 30141
 Owner Telephone: 770-439-1222
 District: PIRT 6

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN SHELL (Continued)

U003728637

Tank ID: 1
Status Date: 12/1/1996
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 12/1/1996
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 12/1/1996

Tank ID: 2
Status Date: 12/1/1996
Status: Currently In Use
Product1: Gas
Material: Fiberglass
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 12/1/1996
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 12/1/1996

Tank ID: 3
Status Date: 12/1/1996
Status: Currently In Use
Product1: Diesel
Material: Fiberglass
Capacity: 8000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 12/1/1996
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 12/1/1996

GA FINANCIAL ASSURANCE:

Region: 1
Facility ID: 9110058
Financial Responsibility: G.U.S.T. Trust Fund

Count: 7 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
AUSTELL	S104240163	AUSTELL #2 METER STATION	MEADOWS ROAD	30073	GA NON-HSI
HIRAM	S108256613	BARFIELD PROPERTY	2680/2690 HWY 92	30141	LUST
HIRAM	U004141674	BARFIELD PROPERTY	2680/2690 HWY 92	30141	UST, FINANCIAL ASSURANCE
HIRAM	A100333662	M & M TEXACO FOOD MART	1677 ATLANTA HIGHWAY (278)	30141	AST
HIRAM	1006789942	QUICK THRIFT STORE #655	COUNTY LINE RD/RT 2	30141	LUST, UST, FINANCIAL ASSURANCE
HIRAM	1004687028	PAINTING SERVICES COMPANY	831 HIRAM-ACWORTH RD HWY 92	30141	RCRA-NonGen, FINDS
HIRAM	U003920980	SAMS #4802	4798 JIMMY LEE PKWY	30141	UST, FINANCIAL ASSURANCE

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: 09/07/2011	Source: EPA
Date Data Arrived at EDR: 10/12/2011	Telephone: N/A
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/29/2012
Number of Days to Update: 141	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: 09/07/2011	Source: EPA
Date Data Arrived at EDR: 10/12/2011	Telephone: N/A
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/29/2012
Number of Days to Update: 141	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: 09/07/2011	Source: EPA
Date Data Arrived at EDR: 10/12/2011	Telephone: N/A
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/29/2012
Number of Days to Update: 141	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: 02/27/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/11/2012
	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: 02/27/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/11/2012
	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: 02/13/2012
Next Scheduled EDR Contact: 05/28/2012
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: 01/12/2012
Date Data Arrived at EDR: 01/13/2012
Date Made Active in Reports: 02/17/2012
Number of Days to Update: 35

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: 02/27/2012
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/11/2012
	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: 02/17/2012
Next Scheduled EDR Contact: 05/28/2012
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: 03/06/2012
Next Scheduled EDR Contact: 06/18/2012
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: 02/17/2012
Next Scheduled EDR Contact: 05/28/2012
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: 02/20/2012
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: 03/06/2012
Next Scheduled EDR Contact: 06/18/2012
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: 02/20/2012
Next Scheduled EDR Contact: 06/04/2012
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: 12/01/2011

Source: Department of Justice, Consent Decree Library

Date Data Arrived at EDR: 01/25/2012

Telephone: Varies

Date Made Active in Reports: 03/01/2012

Last EDR Contact: 12/27/2011

Number of Days to Update: 36

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: 10/07/2011

Telephone: 505-845-0011

Date Made Active in Reports: 03/01/2012

Last EDR Contact: 02/28/2012

Number of Days to Update: 146

Next Scheduled EDR Contact: 06/11/2012

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: 03/07/2012
Next Scheduled EDR Contact: 06/18/2012
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: 02/28/2012
Next Scheduled EDR Contact: 06/11/2012
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: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
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: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
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: 01/10/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/12/2012	Telephone: 202-343-9775
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 01/12/2012
Number of Days to Update: 49	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: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (404) 562-9900
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 12/13/2011
Number of Days to Update: 79	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: 02/27/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/11/2012
	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: 02/15/2012
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/28/2012
	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: 02/27/2012
Next Scheduled EDR Contact: 05/28/2012
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: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
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: 03/05/2012
Next Scheduled EDR Contact: 06/18/2012
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: 03/05/2012
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Department of Environmental Protection
Date Data Arrived at EDR: 11/22/2011	Telephone: 860-424-3375
Date Made Active in Reports: 12/22/2011	Last EDR Contact: 02/20/2012
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/04/2012
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/20/2011	Telephone: N/A
Date Made Active in Reports: 08/11/2011	Last EDR Contact: 01/20/2012
Number of Days to Update: 22	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	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/08/2011	Telephone: 518-402-8651
Date Made Active in Reports: 12/22/2011	Last EDR Contact: 02/09/2012
Number of Days to Update: 44	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009	Source: Department of Environmental Protection
Date Data Arrived at EDR: 01/26/2012	Telephone: 717-783-8990
Date Made Active in Reports: 03/06/2012	Last EDR Contact: 01/23/2012
Number of Days to Update: 40	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	Source: Department of Environmental Management
Date Data Arrived at EDR: 06/24/2011	Telephone: 401-222-2797
Date Made Active in Reports: 06/30/2011	Last EDR Contact: 02/27/2012
Number of Days to Update: 6	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 08/19/2011	Telephone: N/A
Date Made Active in Reports: 09/15/2011	Last EDR Contact: 12/19/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/02/2012
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Centers

Source: Department of Human Resources

Telephone: 404-651-5562

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LEGACY AT WALTON POINTE
US HIGHWAY 278 NEAR CLEBURNE PARKWAY
HIRAM, GA 30141

TARGET PROPERTY COORDINATES

Latitude (North): 33.8836 - 33° 53' 0.96"
Longitude (West): 84.7372 - 84° 44' 13.92"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 709274.7
UTM Y (Meters): 3751360.5
Elevation: 964 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 33084-H6 LOST MOUNTAIN, GA
Most Recent Revision: 1992

South Map: 33084-G6 AUSTELL, GA
Most Recent Revision: 1999

West Map: 33084-H7 DALLAS, GA
Most Recent Revision: 1973

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).

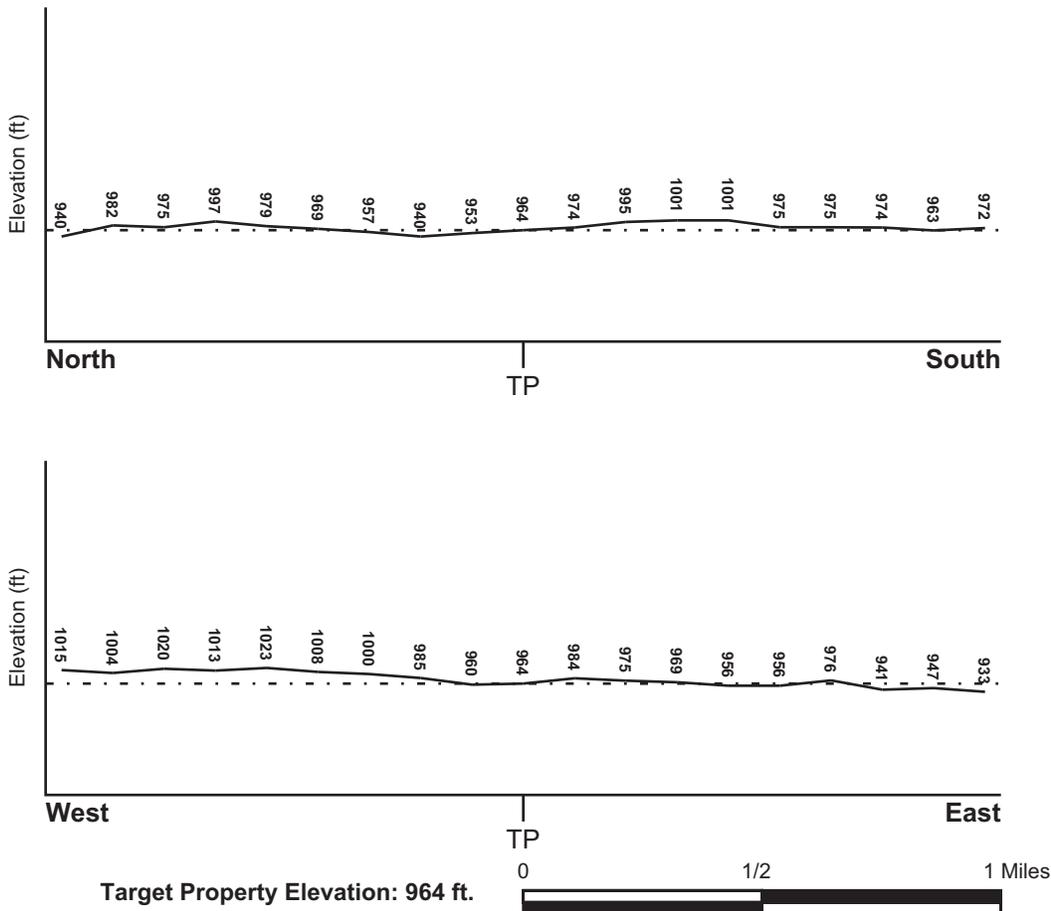
TOPOGRAPHIC INFORMATION

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 NNE

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> PAULDING, GA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	13223C - FEMA DFIRM Flood data
Additional Panels in search area:	13067C - FEMA DFIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> LOST MOUNTAIN	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
-----------------------------------------------------	---------------------------------------------------------------------------------------

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<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: felsic orthogneiss(=granite gneiss)
Code: mm4 (*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).

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. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: CECIL

Soil Surface Texture: sandy 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. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
2	7 inches	11 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 5.50 Min: 4.50
3	11 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 2.00 Min: 0.60	Max: 5.50 Min: 4.50
4	50 inches	75 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
loam
fine sandy loam

Surficial Soil Types: sandy loam
loam
fine sandy loam

Shallow Soil Types: clay
sandy clay
gravelly - loam

Deeper Soil Types: loamy fine sand
sandy loam
weathered bedrock

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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

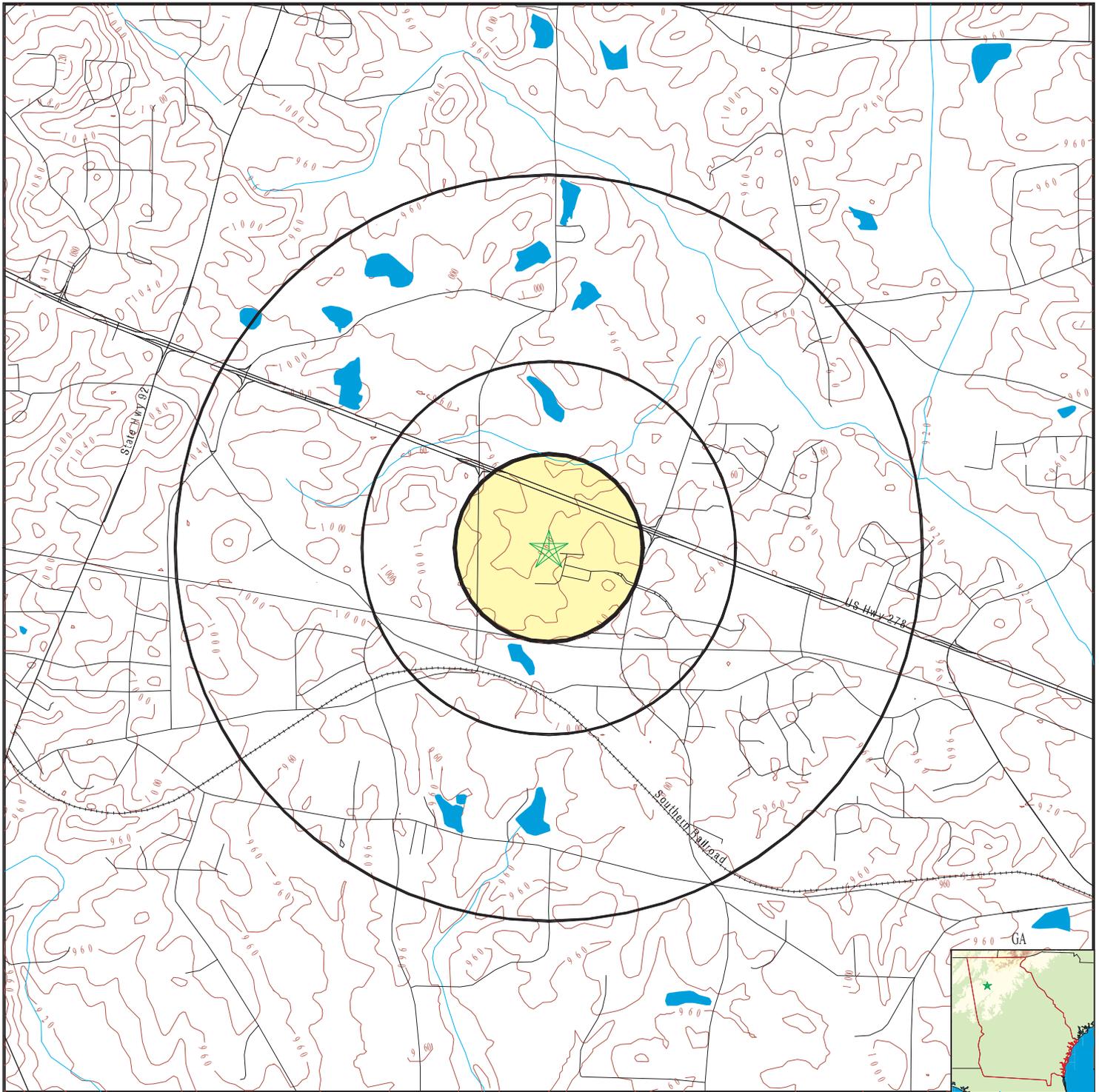
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 3272290.2s



-  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: Legacy At Walton Pointe
ADDRESS: US Highway 278 Near Cleburne Parkway
 Hiram GA 30141
LAT/LONG: 33.8836 / 84.7372

CLIENT: Enercon Services, Inc.
CONTACT: Jeffrey Griffin
INQUIRY #: 3272290.2s
DATE: March 07, 2012 2:37 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for PAULDING County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 30141

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.600 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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APPENDIX H

RECORDS OF COMMUNICATION AND INTERVIEWS

User/Applicant Interview

Paladin, Inc. User Questionnaire

Suggested Format for User Interview Questionnaire

Date: May 25, 2012

Property Name: Poplar Pointe

Name, Address, and Telephone Number of User:

Phil Ellen

745 Ponce de Leon Terrace

Atlanta, GA 30306

(404) 724-0608

Name of Interviewer: Chrissy Sherman

1. Does the user have in his/her possession or control any title records for the Property?

Yes

If Yes, please provide information below and attach copies of title records to the User Interview Questionnaire.

See attached title documents

2. Is the user aware of any environmental liens?

No

If Yes, please provide information below and attach any copies of evidence of environmental liens to the User Interview Questionnaire.

3. Is the user aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the Property?

No

If Yes, please provide information below and attach any copies of evidence of activity and use limitations to the User Interview Questionnaire.

4. Does the user possess any actual or specialized knowledge or experience that is material to any potential recognized environmental conditions in connection with the Property?
- No

If Yes, please provide information below.

5. Is the user aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the Property?
- No

If Yes, please provide information below.

6. What is the user's reason for having the Phase I site assessment performed?
- Lease
- Tax credits

7. If the Property is being purchased, is the purchase price of the Property:
- Less than the fair market value
- More than the fair market value
- The same as the fair market value
- Relationship to the fair market value is unknown

If the purchase price is *less than* the fair market value, is the user aware of any reason, environmental or otherwise, which would explain the differential?

- No
- Yes

If Yes, please provide information below

Poplar Pointe, LP User Questionnaire

Suggested Format for User Interview Questionnaire

Date: May 25, 2012

Property Name: Poplar Pointe

Name, Address, and Telephone Number of User:

David K. Loeffel

2181 Newmarket Parkway

Marietta, GA 30067

(678) 303-4127

Name of Interviewer: Chrissy Sherman

1. Does the user have in his/her possession or control any title records for the Property?

Yes

If Yes, please provide information below and attach copies of title records to the User Interview Questionnaire.

See attached title documents

2. Is the user aware of any environmental liens?

No

If Yes, please provide information below and attach any copies of evidence of environmental liens to the User Interview Questionnaire.

3. Is the user aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the Property?

No

If Yes, please provide information below and attach any copies of evidence of activity and use limitations to the User Interview Questionnaire.

4. Does the user possess any actual or specialized knowledge or experience that is material to any potential recognized environmental conditions in connection with the Property?
- No

If Yes, please provide information below.

5. Is the user aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the Property?
- No

If Yes, please provide information below.

6. What is the user's reason for having the Phase I site assessment performed?
- Lease
- Tax credits

7. If the Property is being purchased, is the purchase price of the Property:
- Less than the fair market value
- More than the fair market value
- The same as the fair market value
- Relationship to the fair market value is unknown

If the purchase price is *less than* the fair market value, is the user aware of any reason, environmental or otherwise, which would explain the differential?

- No
- Yes

If Yes, please provide information below

Nine Poplar Pointe, LLC User Questionnaire

Suggested Format for User Interview Questionnaire

Date: May 25, 2012

Property Name: Poplar Pointe

Name, Address, and Telephone Number of User:

David K. Loeffel

2181 Newmarket Parkway

Marietta, GA 30067

(678) 303-4127

Name of Interviewer: Chrissy Sherman

1. Does the user have in his/her possession or control any title records for the Property?

Yes

If Yes, please provide information below and attach copies of title records to the User Interview Questionnaire.

See attached title documents

2. Is the user aware of any environmental liens?

No

If Yes, please provide information below and attach any copies of evidence of environmental liens to the User Interview Questionnaire.

3. Is the user aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the Property?

No

If Yes, please provide information below and attach any copies of evidence of activity and use limitations to the User Interview Questionnaire.

4. Does the user possess any actual or specialized knowledge or experience that is material to any potential recognized environmental conditions in connection with the Property?
- No

If Yes, please provide information below.

5. Is the user aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the Property?
- No

If Yes, please provide information below.

6. What is the user's reason for having the Phase I site assessment performed?
- Lease
- Tax credits

7. If the Property is being purchased, is the purchase price of the Property:
- Less than the fair market value
- More than the fair market value
- The same as the fair market value
- Relationship to the fair market value is unknown

If the purchase price is *less than* the fair market value, is the user aware of any reason, environmental or otherwise, which would explain the differential?

- No
- Yes

If Yes, please provide information below

Interview of Owners and Occupants of Neighboring Properties

Record of Communication

Date: March 9, 2012
Name of Individual Contacted: Unnamed employee
Employed With/Title: Cole's Cleaners
Address: 5739 Wendy Bagwell Parkway
Re: On-site drycleaning operations

Comments:

According to an unnamed employee of Cole's Cleaners, this facility is a "drop off only" drycleaners and no on-site drycleaning operations are conducted.

ENERCON Employee Making Contact: Jeffrey Griffin

Record of Communication

Date: March 9, 2012

Name of Individual Contacted: Ms. Stephanie Trailer

Employed With/Title: Nationwide Insurance Agency

Address: Shoppes of Poplar Pointe Office/Retail Center, Suite 312

Re: General property information

Comments:

Ms. Trailer indicated that to the best of her knowledge, the subject property historically consisted of undeveloped pasture land. Ms. Trailer was unaware of any environmental concerns associated with the subject property.

ENERCON Employee Making Contact: Jeffrey Griffin

Record of Communication

Date: March 9, 2012

Name of Individual Contacted: Ms. Amy Cook

Employed With/Title: Mail carrier-Hiram, Georgia Branch of the US Post Office

Re: General property information

Comments:

Although not an Owner or occupant of a neighboring property, Ms. Cook was interviewed regarding the past use of the subject property and any known environmental concerns associated with the property. Ms. Cook indicated that subject property historically consisted of wooded land. Ms. Cook has been worked the postal route that services the subject property area since 2007.

ENERCON Employee Making Contact: Jeffrey Griffin

Local Fire Department

Record of Communication

Date: March 12, 2012
Name of Individual Contacted: Ms. Marie C. Turner
Employed With/Title: Paulding County Fire/Rescue
Telephone: 678-383-3418
Re: Environmental concerns

Comments:

The Paulding County Fire/Rescue Department was contacted regarding records of underground storage tank installation/removal, chemical hazards, leaks, or spills on or near the property. According to Ms. Marie C. Turner, the fire department cannot research records for properties that have no physical address.

ENERCON Employee Making Contact: Jeffrey Griffin

State or Local Health Department/Environmental Agency

Record of Communication

Date: March 8, 2012

Name of Individual Contacted: Mr. James Majors

Employed With/Title: Paulding County Health Department-Environmental Health Section

Telephone: 770-443-7877

Re: Health and environmental concerns, septic systems

Comments:

The Paulding County Health Department-Environmental Health Section was contacted for information regarding contaminated groundwater wells and well water quality associated with the subject property, if any. According to Mr. James Majors, the Environmental Health Section has no records on file for sites in the immediate vicinity of the subject property.

ENERCON Employee Making Contact: Jeffrey Griffin

Local Building Department

Record of Communication

Date: March 8, 2012

Name of Individual Contacted: Ms. Kristi Fitzgerald

Employed With/Title: Paulding County Community Development-Building and Permitting Division

Telephone: 770-443-7571

Re: Historical use information/Building Permits

Comments:

The Paulding County Community Development-Building and Permitting Division was contacted regarding the issuance of any building permits for the subject property. According to Ms. Fitzgerald, records regarding the issuance of building permits cannot be researched for properties with no assigned physical address.

ENERCON Employee Making Contact: Jeffrey Griffin

Local Groundwater Issuance Department

Record of Communication

Date: March 8, 2012

Name of Individual Contacted: N/A

Employed With/Title: US Geologic Survey Groundwater (USGS) Well Inventory

Website: <http://waterdata.usgs.gov/nwis/gwsi>

Re: Groundwater well locations

Comments:

No drinking water wells were listed within a one-mile radius of the subject property.

ENERCON Employee Making Contact: Jeffrey Griffin

APPENDIX I

AUTHOR CREDENTIALS, DOCUMENTATION OF QUALIFICATION AS AN “ENVIRONMENTAL PROFESSIONAL”



Jeffrey J. Griffin, E.P.

Experience Summary

- Project Scientist in the Kennesaw, Georgia office.
- Over five years experience in performing Phase I Environmental Site Assessments (ESA) and Property Condition Reports (PCR) for commercial, institutional, and industrial properties throughout the United States.
- Over four years experience in performing Phase II ESAs and Noise Studies.
- Over five years of experience in asbestos, lead-based paint, mold, and radon gas assessments.

Experience Description

Mr. Griffin has conducted and assisted with multiple Phase I and Phase II ESAs, as well as PCRs on a variety of properties ranging from multi-family housing and commercial development to former Department of Defense sites. The ESAs and PCAs conducted by Mr. Griffin were in general accordance with ASTM E 1527-05 and ASTM 2018-08 and many were also in accordance with the Fannie Mae, Freddie Mac, HUD MAP, Georgia Department of Community Affairs (DCA) or South Carolina State Housing Finance and Development Authority (HFDA) scopes of work. Mr. Griffin also has experience in conducting erosion and sedimentation control inspections, hazardous materials surveys, soil and groundwater sampling, hazard/risk analyses, and indoor air quality evaluations.

Education and Professional Recognition

Southern Polytechnic State University, Marietta, Georgia, Bachelor of Science – Environmental Development, Minor – International Studies

Training/Special Skills

University of Georgia-College of Agricultural and Environmental Sciences, Structural Pest Control Program
US EPA Moisture and Mold Assessment and Remediation in Buildings
NEHA-NRPP Radon and Radon Decay Product Measurement
Georgia Soil and Water Conservation Commission (GSWCC), Level IA Certified Personnel (Erosion and Sedimentation Control Program)
Commonground University Property Condition Assessments 101
HUD-Region IV, Environmental Review Procedures for Responsible Entities
US EPA/AHERA – Asbestos in Buildings: Inspection and Assessment (AL, GA, NC and SC)
US EPA/GA DNR-EPD – Lead-Based Paint Inspector: Target Housing and Child-Occupied Facilities



Chrissy R. Sherman

Experience Summary

- Project Manager in the Kennesaw office
- Over seven years of environmental and due diligence consulting experience
- Over three years experience in performing Property Condition Reports.
- Over four years experience in performing Phase II Subsurface Investigations, asbestos demolition surveys, Geotechnical Explorations, Risk Hazard Analysis, groundwater monitoring for Underground Storage Tank facilities, and operation and maintenance of remediation systems.

Experience Description

Mrs. Sherman performs a variety of functions at ENERCON which includes Phase I Environmental Site Assessments, Phase II Subsurface Investigations, asbestos demolition surveys, Geotechnical Explorations, Risk Hazard Analysis, groundwater monitoring for Underground Storage Tank facilities, and operation and maintenance of remediation systems.

Mrs. Sherman's previous experience included performing numerous Phase I Environmental Site Assessments and Property Condition Reports on commercial properties throughout the United States. These properties were performed under various scopes of work including ASTM/AAI, Fannie Mae, and Freddie Mac.

Education and Professional Recognition

Montana State University, Bozeman, Montana
Bachelor of Science – Chemical Engineering

Training/Special Skills

OSHA 40-Hour HAZWOPER
EPA/AHERA – Asbestos in Buildings: Inspection and Assessment
EPA Lead-based Paint Inspector – Target Housing & Child Occupied Facilities
Mold Assessment and Remediation in Buildings Program



Douglas L. Fidler, P.G.

Experience Summary

- Professional Geologist with over 20 years experience in environmental business
- Over 12 years of highly profitable operations management experience
- Project background experience includes a variety of environmental assessments, remedial construction and construction management, risk assessments, groundwater modeling, remedial investigation/feasibility studies and facility audits

Experience Description

Mr. Fidler has extensive experience in client management and contract negotiations and has managed over 500 projects ranging in size to \$50 million in fees. Prior to joining Enercon Services, Inc., Mr. Fidler was the owner and senior consultant for Southern Environmental Technology, an environmental consulting and construction firm. He assisted other environmental consultants and contractors in performing projects throughout the Southeast where a specific technical and regulatory expertise is required. Mr. Fidler was involved in projects such as: groundwater treatment system evaluations, compliance status investigations under the Georgia EPD Brownfield Program, a CERCLA assessment and corrective action at a former pesticide manufacturer in Florida, and several contaminated soil removal projects. He recently completed projects that included Phase I assessments on large tracts for public agencies such as the U.S. Forestry Service, Georgia Department of Natural Resources, and The Trust for Public Land. Mr. Fidler was also active in the installation of sub-grade vapor barriers in commercial and multi-family residential structures.

Mr. Fidler was a Senior Project Manager for the RETEC Group where he was responsible for directing the design team preparing design documents, project specifications and bidding documents for the Atlanta Gas Light Company's Augusta Manufactured Gas Plant (MGP) site. He worked closely with AGL staff to provide an accurate environmental construction cost estimate and made project status presentations to the Georgia Environmental Protection Division (EPD), Atlanta Gas Light management and the Georgia Public Service Commission. The \$50 million corrective action design was completed within a year and all permitting and regulatory approvals were secured prior to the start of correction action. The corrective action was completed with relatively few changes and within budget.

As a District Manager for Williams Environmental Services, Mr. Fidler managed compliance status investigations at three Atlanta Gas Light Company MGP sites and ten Georgia Power company Substation facilities under the Georgia EPD HSRA Program. He worked with both utilities to identify their respective environmental liabilities and establish programs to minimize negative impacts to their respective operations. Mr. Fidler prepared Compliance Status Reports for other facilities including a landfill, incinerator site, and several dry cleaning operations. For most of these sites, Mr. Fidler prepared the Corrective Action Plans for approval by Georgia EPD. He was the Project Manager and directed the corrective actions at an MGP site and four electrical substations along with many smaller contaminated soil removal projects.

Mr. Fidler's additional experiences include acting as the Project Manager for the RCRA closure of chemical storage tanks, pond closure, and plant demolition at a chemical distribution facility.

He functioned as the environmental coordinator for the plant for over four years including the construction of the new plant. He has directed environmental operations including environmental consulting, industrial hygiene, and laboratory divisions and managed several large projects including train derailment corrective actions, landfill investigations, a reservoir assessment, and multi-site underground stage tank programs.

As a Senior Hydrogeologist, Mr. Fidler managed and served as project hydrogeologist, safety officer, and sampling manager on many CERCLA projects in Florida and Kentucky.

Education and Professional Registrations

M.B.A., International Business, Georgia State University, Atlanta, Georgia

M.S., Geophysical Sciences, Georgia Institute of Technology, Atlanta, Georgia

B.S., Geology, University of Georgia, Athens, Georgia

Professional Geologist: Florida, Georgia, and North Carolina

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:	<u>Nine Poplar Pointe, LLC</u>
(Phone)	<u>(678) 303-4100</u>
Owner/seller:	<u>REO Funding Solutions II LLC</u>
(Phone)	<u>(404) 477-6802</u>
Subject property:	<u>Poplar Pointe Office Condo Pad Site</u>
(Phone)	<u>NA</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:

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: Office Condos

south: Vacant land and an apartment community

east: Office condos and an apartment community

west: Movie theatre

2. Has the property or any adjacent property been used in the past for commercial, industrial or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

Yes No Don't Know Please describe:

Owner:

Date(s)

Current Use of property:

Previous use of property:

Previous use of property to

north: Residential and Vacant land

south: Residential and Vacant land

east: Residential and Vacant land

west: Residential and Vacant land

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).

Not applicable Yes No Don't Know (If yes, please describe)

c) Have any tanks been removed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

Yes No Don't Know (If yes, please describe)

10. Provide names and addresses and telephone numbers of any prospective buyers in the past that may have conducted an environmental assessment of the subject property. Provide the name, address and telephone number of **your** Lender on this property. Attach any past environmental reports you have, or provide information on how to locate a copy of the report(s) if you do not have them.

None that we know of.

11. Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?

Yes No Don't Know (If yes, please describe)

12. Is the property located near or in an area where conventional fuels (e.g., petroleum products) hazardous gases, (e.g. propane) or chemicals (e.g. benzene or hexane) of a flammable nature are stored?

Yes No Don't Know (If yes, please describe)

13. Have there been any health complaints related to the indoor or outdoor air at the property or any building located on the property?

Yes No Don't Know (If yes, please describe)

14. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?

Yes No Don't Know (If yes, please describe)

15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?

Yes No Don't Know (If yes, please describe)

16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the site?

Yes No Don't Know (If yes, please describe)

17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?

Yes No Don't Know (If yes, please describe)

18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?

Yes No Don't Know (If yes, please describe)

19. Have pesticides, herbicides or other agricultural chemicals ever been stored, mixed on or applied to the property?

Yes No Don't Know (If yes, please describe)

QUESTIONNAIRE - PART B:

1. Are there any structures on the site more than fifty (50) years old, or located in a designated historic district? If yes, please describe & submit photographs of all interior rooms and exterior facades. Include a copy of the proposed rehabilitation work scope and a location map.

Yes No Don't Know

2. Is the site located in a 100-year floodplain?
Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

Yes No Don't Know (If yes, please describe below.)

3.	Does the site have the potential to affect or be affected by?	Yes	No
a.	Coastal Areas Protection and Management	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

(If yes, please describe.)

Site must meet all zoning ordinance and local codes. Plans must be approved by Planning and Zoning.

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? Hwy 278
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site There are yield signs but no stop signs
- What is the average speed of travel on this major road/highway/freeway? unsure
- List the average number of automobiles for both directions during a 24-hour day 31,340
- List the average number of trucks for both directions during a 24-hour day 6%

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: REO Funding Solutions II LLC
 Relationship to Site: Owner
 Address: 1170 Peachtree St., NE
Suite 2365
Atlanta, GA 30309
 E-mail Address: jastrauckas@turnstonegroup.com
 Phone Number: (404) 477-6802
 Date: 25 May 2012

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 1ST day
 of JUNE, 2011, in the
2012
 Presence of:

[Signature]
 Witness MARK WHITE

[Signature]
 Notary Public

By:

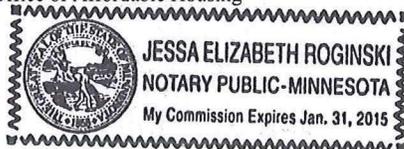
[Signature]
 Property Owner
REO FUNDING SOLUTIONS II, LLC
Julie K. Braun
Vice President

Name

My commission Expires on:
1/31/2015

Title

(Notarial Seal)



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: GA Highway 278
Hiram, , Georgia 30141
Paulding County

Developer's Name and Address: Nine Poplar Pointe, LLC
2181 New Market Parkway
Marietta, Georgia 30067

Co-Developer: KDTA Development, Inc.
2181 New Market Parkway
Marietta, Georgia 30067

Developer's e-mail Address: dloeffel@WaltonCommunities.com

Developer's Telephone Number: 678-303-4127

Qualified Environmental Professional's' Name: Jeffrey J. Griffin

Qualified Environmental Professional's' Telephone Number and e-mail address: 770-590-2135,
jgriffin@enercon.com

Environmental Consulting Firm's Name and Address: Enercon Services, Inc., 500 Town Park Lane, Kennesaw, Georgia 30144

Date Phase I Environmental Site Assessment Completed: June 5, 2012

Summary of Phase I Results:

No further action with regard to on-site or off-site sources is recommended.

INFORMATION CHECKLIST

Check [] any information sources used to perform the Phase I Review.

1. Overall Property Description

- Building Specifications
- Zoning or Land Use Maps
- Aerial Photos (e.g., Sanborn)
- List of Commercial Tenants On-Site
- Title History
- Site Survey
- Verification of Public Water and Sewer
- Interviews with Local Fire, Health, Land Use or Environmental Officials
- Interviews with Builder, and/or Property Manager
- Review of records of local, state and federal regulatory agencies
- Review of adjacent properties
- Other (Specify)

2. Asbestos

- Dated Building Construction Or Rehabilitation Specifications
- Engineer's/Consultant's Asbestos Report
- Other (Specify) NA. No structures on site.

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) NA. No structures on site.

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) NA. No structures on site.

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results
- Mold Inspection Results
- Other (Specify) NA. No structures on site.

Checklist completed by: _____.

Name (Type or Print): Jeffrey J. Griffin_____.

Date: June 5, 2012_____.

APPENDIX L
PROOF OF INSURANCE

APPENDIX M
LETTERS OF REFERENCE



2011 Crystal Drive
Suite 800
Arlington, Virginia 22202
TEL (703) 302-8000
TOLL (800) 955-9622
FAX (703) 647-3460

January 30, 2009

Mr. David Lindberg
Enercon
1341 Canton Road, Suite E
Marietta, GA 30066

RE: Enercon

Dear Dave,

This letter will serve as a letter of recommendation. We have worked with Enercon, formerly known as Epic Consulting for several years. Our underwriting and lending staff are pleased with the various reports, Phase I, PCA and Seismic. Our closing staff is pleased with the ease of ordering reports and obtaining additional information as necessary. Your field people are always very responsive to any questions/comments that our underwriters/loan officers might have. We have established a great working relationship with Enercon and would recommend them highly.

Sincerely,

A handwritten signature in blue ink that reads "Gloria Exum".

Gloria Exum
Vice President, Loan Closing

www.ncb.coop

Banking & Financial Services
Cooperative Expansion
Economic Development



PETROSOUTH, INC.

850 EVEREE ROAD P.O. BOX 99 GRIFFIN, GEORGIA 30224

March 10, 2009

RE: Enercon Letter of Recommendation

To Whom It May Concern:

PetroSouth, Inc. has used Enercon (formerly Epic Consulting, Inc.) for over 12 years in assistance with underground storage tank environmental clean up. They have provided PetroSouth with consistent, professional services at reasonable prices. Enercon has a great working relationship with the Georgia Environmental Protection Division and are able to complete the job from start to finish without any problems.

PetroSouth would and has recommended Enercon to many of our clients for their own underground storage tank clean up. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Allison DellaMaggiora".

Allison DellaMaggiora
Environmental Coordinator



DECKER, HALLMAN, BARBER & BRIGGS

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

RICHARD A. WINGATE
(404) 588-2526 DIRECT
e-mail: rwingate@dhbblaw.com

260 PEACHTREE STREET, N. W.
SUITE 1700
ATLANTA, GEORGIA 30303
(404) 522-1500 MAIN
(404) 577-9149 FACSIMILE

March 10, 2009

To Whom It May Concern:

I have utilized Enercon Services, Inc. on many occasions in the past several years for various services, including Phase I All Appropriate Inquiry reports, Phase II Environmental Site Assessments, and complicated environmental remediation projects. Enercon has consistently delivered exceptional service at a reasonable price.

Enercon's employees are knowledgeable, professional, and get the job done. I highly recommend Enercon Services on many fronts, foremost their level of expertise.

I am pleased with their performance and pricing schedule, and would readily hire them again. Please feel free to contact the undersigned if you would like further information.

Sincerely,



Richard A. Wingate

For DECKER, HALLMAN, BARBER & BRIGGS

RAW:kps

c: F. Edwin Hallman, Jr., Esq.

APPENDIX N

ENVIRONMENTAL CERTIFICATION

ENVIRONMENTAL CERTIFICATION

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).

Project Name: Poplar Pointe

Project Location: GA Highway 278 near Cleburne Parkway, Hiram, GA

Page/Sec./App.

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format. | <u>2.2</u> |
| 2. The Phase I Report and/or update was performed under the supervision of an "Environmental Professional" as defined in 40 C.F.R. § 312.10(b) (hereinafter referred to as an Environmental Professional). Résumés describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included. | <u>2 & H</u> |
| 3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project. | <u>2.6</u> |
| 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. | <u>Cover & 5</u> |
| 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). | <u>2.6</u> |
| 6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. | <u>2.2</u> |
| 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. | <u>2</u> |
| 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. | <u>C</u> |
| 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. | <u>C</u> |
| 10. The Environmental Professional has: | |
| * Commercial General Liability insurance, total combined single limits of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate; and | <u>L</u> |
| * 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. | <u>L</u> |
| * Pollution Liability Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate. | <u>L</u> |

Project Name: Poplar Pointe

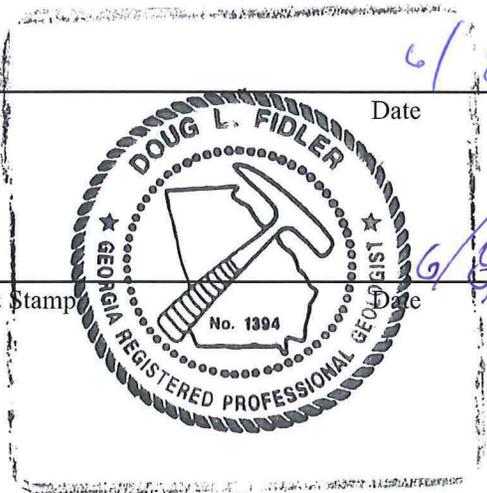
Project Location: GA Highway 278 near Cleburne Parkway, Hiram, GA

Page/Sec./App.

- 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. L
- 12. A 30 day cancellation period is included on the insurance certificate. 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. 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. 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). 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). 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). 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. 2

[Signature] Applicant Signature 6/8/2012 Date

[Signature] Environmental Professional Signature & Stamp 6/8/12



APPENDIX O

CONSUMER CONFIDENCE REPORT ON WATER QUALITY

Paulding County Water System 2011 Water Quality Report

The Paulding County Water System has prepared this annual report to inform and educate our consumers on the quality of water delivered to their community. Our continuing commitment to our community is to provide reliable service and safe drinking water that meets or exceeds the state and federal standards. The Paulding County Water System services more than 41,000 customers while providing 10 million gallons of water daily and maintaining a 900 mile distribution system.

This data presented in this report is from the most recent testing performed in accordance with applicable regulations. This report meets the Federal Safe Drinking Water Act (SDWA) requirements of "Consumer Confidence Reports" and contains information on the source of our water, its constituents, and the health risks associated with contaminants. Safe water is vital to our community. Please read this report carefully, and if you have questions, please call our customer service department at 770.222.6868.

The Source of your Water

The Paulding County Water System purchases its water from the Cobb County- Marietta Water Authority (CCMWA). The CCMWA has two (2) surface water sources supplying two treatment facilities and one (1) groundwater (well) source. The Wyckoff Treatment Division is supplied by Lake Allatoona, which is a Corps of Engineers impoundment in North Cobb, South Cherokee and South Bartow counties. The Quarles Treatment Division receives water from the Chattahoochee River. The groundwater source, located off Tritt Springs Trace in East Cobb County, delivers water periodically to a limited area around Post Oak Tritt Road, and is not part of the source for Paulding County.

Cobb County-Marietta Water Authority and the Atlanta Regional Commission completed a Source Water Assessment (SWA) itemizing potential sources of water pollution to our surface drinking water supplies. In addition the Georgia Environmental Protection Division has done a wellhead protection plan of the groundwater supply. This information can help you understand the potential for contamination of your drinking water supplies and can be used to prioritize the need for protecting drinking water sources.

SWA is a study and report which identifies the area of land that contributes to the raw water used for drinking water; identifies potential sources of contamination to drinking water supplies; and provides an understanding of the drinking water supply's susceptibility to contamination.

For more information on this project visit the SWA website at <http://www.atlantaregional.com/environmental/water/source-water-assessment-project> or you can request information by mail from the Atlanta Regional Commission. Mail your request to Attention Source Water Assessment, Environmental Planning Division, Atlanta Regional Commission, 40 Courtland Street, NE, Atlanta, GA 30303.

Table of Contaminants and Definitions

The following tables indicate the results of our water-quality analyses. Every contaminant regulated by EPA that was detected in the water, even the smallest traces, is listed here. The table contains the name of each substance; the maximum level (MCL) allowed by regulation the ideal goals for public health, the amount detected, the usual sources of such contamination, footnotes explaining our findings, and a key to units of measurement. Definitions of MCL and MCLG and TT are important and are presented in the following table.

- **Action Level (AL)** - The concentration of a contaminant, which, if exceeded, triggers treatment, or other requirements that a water system must implement.
- **Maximum Contaminant Level (MCL)** - The highest level of a contaminant that is allowed in drinking water. MCL's are set as close to the MCLG's as feasible using the best available treatment technology.
- **Maximum Contaminant Level Goal (MCLG)** - The level of a contaminant in drinking water below, which there is no known or expected risk to health. MCLG's allow for a margin of safety.
- **Maximum Residual Disinfectant Level (MRDL)** - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbiological contaminants.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLG's do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Nephelometric Turbidity Units (NTU)**
- **Parts Per Million(ppm)** - or milligrams per liter (mg/L)
- **Parts per Billion(ppb)** - or micrograms per liter (ug/L)

- **Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.
- **Not Applicable (N/A)**
- **Not Detected (N/D)**
- **Below Detection Limits (BDL)**

INORGANIC CONTAMINANTS

Contaminant	Date Tested	Unit	MCL	MCLG	Detected Level	Range	Major Sources	Violation
Fluoride ¹	2011	ppm	4	4	0.94	0.0 - 0.94	Erosion of natural deposits; Water additive which promotes strong teeth	NO
Lead ²	2011	ppm	AL=15	0	2.5	N/A	Corrosion of household plumbing systems	NO
Copper ³	2011	ppm	AL=1.3	0	0.027	N/A	Corrosion of household plumbing systems;	NO
Nitrate/Nitrite ⁴	2011	ppb	10	10	0.89	0.27-0.89	Runoff from Fertilizer; leaching from septic tanks; erosion of natural deposits	NO

Footnotes:

¹Fluoride is added to water to help in the prevention of dental cavities (caries) in children.

²Of the 50 sites tested, 1 exceeded the action level. The next round of testing is due in 2014.

³Of the 50 sites tested none exceeded the action level. The next round of testing is due in 2014.

⁴Nitrate and Nitrite are measured together.

Disinfection By-Products, By-Product Precursors and Disinfectant Residuals

Contaminant	Date Tested	Unit	MCL	MCLG	Detected Level	Range	Major Sources	Violation
TTHM's (Total Trihalomethanes)	2011	ppb	80	0	37.0	15.2-79.3 ¹	By-products of drinking water disinfections	NO
HAA5's (Total Haloacetic Acids)	2011	ppb	60	0	21.0	8.3-49.6 ¹	By-products of drinking water disinfection	NO
TOC (Total Organic Carbon)	2011	ppm	TT	N/A	2.2	1.0-2.2	Decay of organic matter in the water withdrawn from water sources such as lakes and streams	NO
Chlorite	2011	Ppm	1.0	0.8	0.43	0.05-0.43	Byproduct of drinking water disinfection	NO
Chlorine Free	2011	ppm	MRDL=4	MRDLG=4	2.2	BDL-2.2	Drinking Water disinfectant	NO

Footnotes:

¹This contaminant is regulated by the average concentration over a period of a year.

TURBIDITY

Contaminant	MCL	MCLG	Level Found	Range	Sample Date	Violation	Typical Source
Turbidity ³	TT= 1 NTU TT=percentage of samples <0.3 NTU	0	0.18 100%	N/A N/A	2011	NO	Soil runoff

³Turbidity is a measure of the cloudiness of the water. We monitor it because it is a good indicator of water quality. High turbidity can hinder the effectiveness of disinfectants.

MICROBIOLOGICAL CONTAMINANTS

Contaminant	MCL	MCLG	Highest Level Detected	Average Detected Level	Violation
Total Coliform Bacteria	<5% positive samples during a monthly sampling period	0% positive samples during a monthly sampling period	0.97%	0.0%	NO
Escherichia coli (E.Coli) Bacteria	<5% positive samples during a monthly sampling period	0% positive samples during a monthly sampling period	0%	0%	NO

Cryptosporidium Information

Cryptosporidium is a microbial pathogen found in surface water throughout the United States. Testing is currently being performed on the untreated water from the intakes located at the Chattahoochee River and Allatoona Lake for the presence of Cryptosporidium. The results for 2011 are listed below.

Location	Date	Results	Units
Chattahoochee River	Jul 2011 – Dec 2011	0	organisms/sample
Allatoona Lake	Jul 2011 – Dec 2011	0	organisms/sample

Additional Health Information

To ensure tap water is safe to drink, the EPA prescribes limits on the amount of certain contaminants, which can be present in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of 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 800.426.4791.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include: Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming; Pesticides and herbicides, which may come from a variety of sources such as agriculture, storm water runoff, and residential uses.; Organic chemical contaminants, including synthetic and volatile organics, which are by-products of industrial processes and petroleum production, and can, also come from gas stations, urban storm water runoff and septic systems; radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly people, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The Environmental Protection Agency (EPA) and Center for Diseases (CDC) guidelines on appropriate means to lessen the risk of infection by Crypto-sporidium are available from the EPA’s Safe Drinking Water Hotline at 800.426.4791.

Concerning Lead in Our Water

Infants and young children are typically more vulnerable to lead (atomic symbol Pb) in drinking water than the general population. It is possible that lead levels at the customer’s home may be higher than at other homes in the community as a result of materials used in their home’s plumbing. If a customer is concerned about elevated lead levels in their home’s water, they may wish to have the water tested. In order to ensure the lowest possible lead levels, the home’s tap should be flushed for 30 seconds to 2 minutes before using the water. Additional information is available from the EPA’s Safe Drinking Water Hotline at 800.426.4791 or you can go to <http://www.epa.gov/safewater/lead>. For more information on this report, contact the Paulding County Water System at 770.222.6868.

APPENDIX P

ENDANGERED SPECIES DOCUMENTATION

Logged in Tails
24 APR 12

RECEIVED

FILE



ENERCON MAR 13 2012

Excellence—Every project. Every day.

500 Town Park Lane
Kennesaw, Georgia 30144

ATHENS, GA
USFWS

March 9, 2012

U.S. Fish & Wildlife Service-Southeast Region
105 West Park Drive
Suite D
Athens, GA 30606
Telephone: 706-613-9493

RE: Threatened and Endangered Species, Wetlands
Paladin Pointe
US Highway 278 near Cleburne Parkway
Hiram, GA 30141

To Whom It May Concern:

Enercon Services, Inc. is in the process of completing an environmental site assessment at the referenced property as part of the Due Diligence and proposed loan requirements for the Georgia Department of Community Affairs (DCA). Therefore, we are asking your office if any threatened and/or endangered species will be impacted by the proposed activities at this property.

The property is located on the south side of US Highway 278 (Wendy Bagwell Parkway) approximately 1,200 feet west of the Wendy Bagwell Parkway and Cleburne Parkway intersection. An aerial photograph and a copy of the "Lost Mountain, GA", 7.5-minute topographic map (dated 1992) showing the property location are attached for your reference.

The subject property is bordered by the following:

- North - Office development, followed by Wendy Bagwell Parkway.
- South - Magnolia Commons Apartments.
- Southwest - Wooded land.
- East - Magnolia Commons Apartments, followed by Cleburne Parkway.
- West - Wooded land, followed by a movie theatre and commercial development.

The site currently consists of land that has been cleared for development. Some asphalt paved drive aisles and parking areas are located on the property. The proposed development is to consist of an apartment complex that is to be used for senior living. According to our research, a house was previously located on or near the north side of the property. Please contact me if you have any questions concerning this request. My telephone number is 770-590-2135 and email address is jgriffin@enercon.com. We appreciate your assistance in this matter and thank you in advance for your time and consideration.

Sincerely,

Jeffrey Griffin
Project Scientist

Based on available information, federally listed species are not likely to occur on the project site.
Sandra S. Tucker, Field Supervisor
Date 3/16/12



U.S. Fish and Wildlife Service
105 West Park Drive, Suite D, Athens, GA 30606
Phone: 706-613-9493 Fax 706-613-6059
FWS Log No. 16-12-136-PAAL



**Known occurrences of special concern plants, animals and natural communities
Paulding County — Fips Code: 13223**

Find details for these species at [Georgia Rare Species and Natural Community Data](#) and [NatureServe Explorer](#).

[US] indicates species with federal status (Protected or Candidate).
Species that are federally protected in Georgia are also state protected.
[GA] indicates Georgia protected species.
 link to species profile on our site (not available for all species).
 link to report for element on NatureServe Explorer (only available for animals and plants).

Animal Occurrences

- *Cambarus englishi* (Tallapoosa Crayfish) **[GA]** - crustacean
- *Cambarus fasciatus* (Etowah Crayfish) **[GA]** - crustacean
- *Cambarus halli* (A Crayfish) - crustacean
- *Cyprinella gibbsi* (Tallapoosa Shiner) - fish
- *Etheostoma etowahae* (Etowah Darter) **[US]** - fish
- *Etheostoma scotti* (Cherokee Darter) **[US]** - fish
- *Etheostoma tallapoosae* (Tallapoosa Darter) **[GA]** - fish
- *Hamiota altilis* (Finelined Pocketbook) **[US]** - mollusk
- *Hemidactylium scutatum* (Four-toed Salamander) - amphibian
- *Hybopsis lineapunctata* (Lined Chub) **[GA]** - fish
- *Hybopsis sp. 9* (Etowah Chub) - fish
- *Lythrurus bellus* (Pretty Shiner) - fish

Plant Occurrences

- *Cypripedium acaule* (Pink Ladyslipper) **[GA]**
- *Schisandra glabra* (Bay Star-vine) **[GA]**
- *Symphotrichum georgianum* (Georgia Aster) **[US]**
- *Trillium lancifolium* (Lanceleaf Trillium)
- *Triphora trianthophora* (Three-birds Orchid)

Generated from Georgia DNR's NatureServe Biotics conservation database on October 12, 2011

APPENDIX Q

SHPO REVIEW DOCUMENTATION



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

MEMORANDUM

TO: Jeffrey Griffin
Project Scientist
Enercon
500 Town Park Lane
Kennessaw, Georgia 30144

FROM: Elizabeth Shirk ✓
Environmental Review Coordinator
Historic Preservation Division

RE: Finding of "No Historic Properties Affected"

PROJECT: **Construct Senior Apartment Complex, Paladin Pointe, US 278 Near
Cleburne Parkway, Hiram
Federal Agency: HUD
HP-120313-005**

COUNTY: Paulding

DATE: March 27, 2012

The Historic Preservation Division (HPD) has reviewed the information received concerning the above-referenced project. Our comments are offered to assist federal agencies and their project applicants in complying with the provisions of Section 106 of the National Historic Preservation Act, as amended.

Based on the information submitted, HPD has determined that no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places will be affected by this undertaking. Please note that historic and/or archaeological resources may be located within the project's area of potential effect (APE), however, at this time it has been determined that they will not be impacted by the above-referenced project. Furthermore, any changes to this project as proposed will require further review by our office for compliance with Section 106.

If we may be of further assistance, please do not hesitate to contact Erin Parr, Environmental Review Specialist, at (404) 651-6546. Please refer to the project number assigned above in any future correspondence regarding this project.

ES:mcv

cc: Dan Latham, Northwest Georgia Regional Commission



500 Town Park Lane
Kennesaw, Georgia 30144

March 9, 2012

Ms. Elizabeth Shirk
Historic Preservation Division
Attention: Environmental Review
254 Washington Street, SW, Ground Level
Atlanta, Georgia 30334

Re: Historical Information – Paladin Pointe, US Highway 278 near Cleburne Parkway, Hiram, GA 30141

Dear Ms. Shirk:

Enercon Services, Inc. is in the process of completing an environmental site assessment at the referenced property as part of the Due Diligence and proposed loan requirements for the Georgia Department of Community Affairs (DCA). Therefore, we are required to determine whether the Subject Property or nearby properties are considered historically significant properties, or are listed or eligible for listing on the National Register of Historic Places.

The property is located on the south side of US Highway 278 (Wendy Bagwell Parkway) approximately 1,200 feet west of the Wendy Bagwell Parkway and Cleburne Parkway intersection. An aerial photograph and a copy of the "Lost Mountain, GA", 7.5-minute topographic map (dated 1992) showing the property location are attached for your reference.

The subject property is bordered by the following:

North	- Shoppes at Poplar Pointe Office/Retail, followed by Wendy Bagwell Parkway.
South	- Evergreen at Magnolia Commons Apartments.
Southwest	- Wooded land.
East	- Evergreen at Magnolia Commons Apartments, followed by Cleburne Parkway.
West	- Wooded land, followed by a Movies 278 movie theatre and commercial development.

The site currently consists of land that has been cleared for development. Some asphalt paved drive aisles and parking areas are located on the property. The proposed development is to consist of an apartment complex that is to be used for senior living. According to our research, a house was previously located on or near the north side of the property. Please contact me if you have any questions concerning this request. My telephone number is 770-590-2135 and email address is jgriffin@enercon.com. We appreciate your assistance in this matter and thank you in advance for your time and consideration.

Sincerely,



Jeffrey Griffin
Project Scientist

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: Paladin Pointe

Project Address: US Highway 278 near Cleburne Parkway

City: Hiram, GA County: Paulding

U. S. Congressional District - see http://www.census.gov/geo/www/cd108th/GA/plc_c8_13.pdf : 7_____

B. Federal Agency: HUD_____

State Agency (if applicable): DCA_____

C. Agency's Involvement:

<input checked="" type="checkbox"/> Funding	Unknown
License/Permit	Other, please explain: _____
Direct/Is performing the action	

D. Project Type:

Road/Highway Construction or Improvements	Relicensing
Demolition	Utilities/Infrastructure
Rehabilitation	Unknown
Addition to Existing Building/Structure	Other: _____
<input checked="" type="checkbox"/> New Construction	

E. Level of Review:

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)

Property consists of land cleared for development. Some asphalt paved areas currently exist. Proposed development to consist of a senior living apartment complex.

G. Contact Information:

	Applicant	(X) Consultant
Name:	Jeffrey Griffin Enercon	Services, Inc. (ENERCON)
Address:	500 Town Park Lane	
City:	Kennesaw	State: GA Zip: 30144
Phone:	770-590-2135	Fax: 770-919-1932
Email:	jgriffin@enercon.com	

Agency Contact Info (either State or Federal, according to review type):

Name and Title: Tracey Edwards (GA DCA Office of Affordable Housing)

Address: 60 Executive Park South, NE
City: Atlanta State: GA Zip: 30329
Phone: 404-679-1591 Fax: 770-302-9608
Email: tracey.edwards@dca.ga.gov

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 website: <http://www.digital-topo-maps.com/>¹.

I. Has this identical project or a related project been previously submitted for review? YES ___ NO x ___ If yes, please enclose a copy of the State Historic Preservation Officer's comments.

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:
1/8-mile

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.

¹ Please note, this is not a complete list of websites with topographic map information. This website is not controlled by HPD and HPD bears no responsibility for its content.

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.

III. Site Information

A. To your knowledge, has a cultural resources assessment or a historic resources survey been conducted in the project area? YES _____ NO _____ DO NOT KNOW x _____

If yes, provide the title of the report, author, date and principal investigator:

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 | YES _____ | NO <u>x</u> _____ |
| 2. Pasture | YES _____ | NO <u>x</u> _____ |
| 3. Mining | YES _____ | NO <u>x</u> _____ |
| 4. Timbering | YES _____ | NO <u>x</u> _____ |
| 5. Road construction | YES _____ | NO <u>x</u> _____ |
| 6. Housing | YES <u>x</u> _____ | NO _____ |
| 7. Landfill | YES _____ | NO <u>x</u> _____ |
| 8. Commercial | YES _____ | NO <u>x</u> _____ |
| 9. Industrial | YES _____ | NO <u>x</u> _____ |
| 10. Other (explain): | | |

D. Describe what is on the property today (i.e. buildings, parking lot, house, barn, outbuildings, woods, grass, garden, etc.) :

Cleared for development. Some asphalt paved drive aisles and parking

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 x _____ NO _____ If yes, please describe the nature of the work and the approximate three dimensional extent of work:

Construction of proposed apartment complex.

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.

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?

YES _____ NO x _____ DO NOT KNOW _____ If yes, please provide the name of the district:

B. Within the project APE, are there any other buildings or structures that are 50 years old or older? YES _____ NO x _____ If yes, provide numbered photographs of each that have been keyed to a site map.

C. Are any of the buildings or structures identified above listed or eligible for listing in the NRHP? YES _____ NO x _____ DO NOT KNOW _____ If yes, please identify the properties (by name or photo #).

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 ___ NO x___

(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?

YES ___ NO x___ If yes, please explain: _____

B. Will the project change the view from or the view of any of these properties?

YES ___ NO x___ If yes, please explain: _____

C. Will the project introduce any audible or atmospheric elements to the setting of any of these historic properties?

YES ___ NO x___ If yes, please explain: _____

D. Will the project result in the transfer, lease or sale of any of these historic properties?

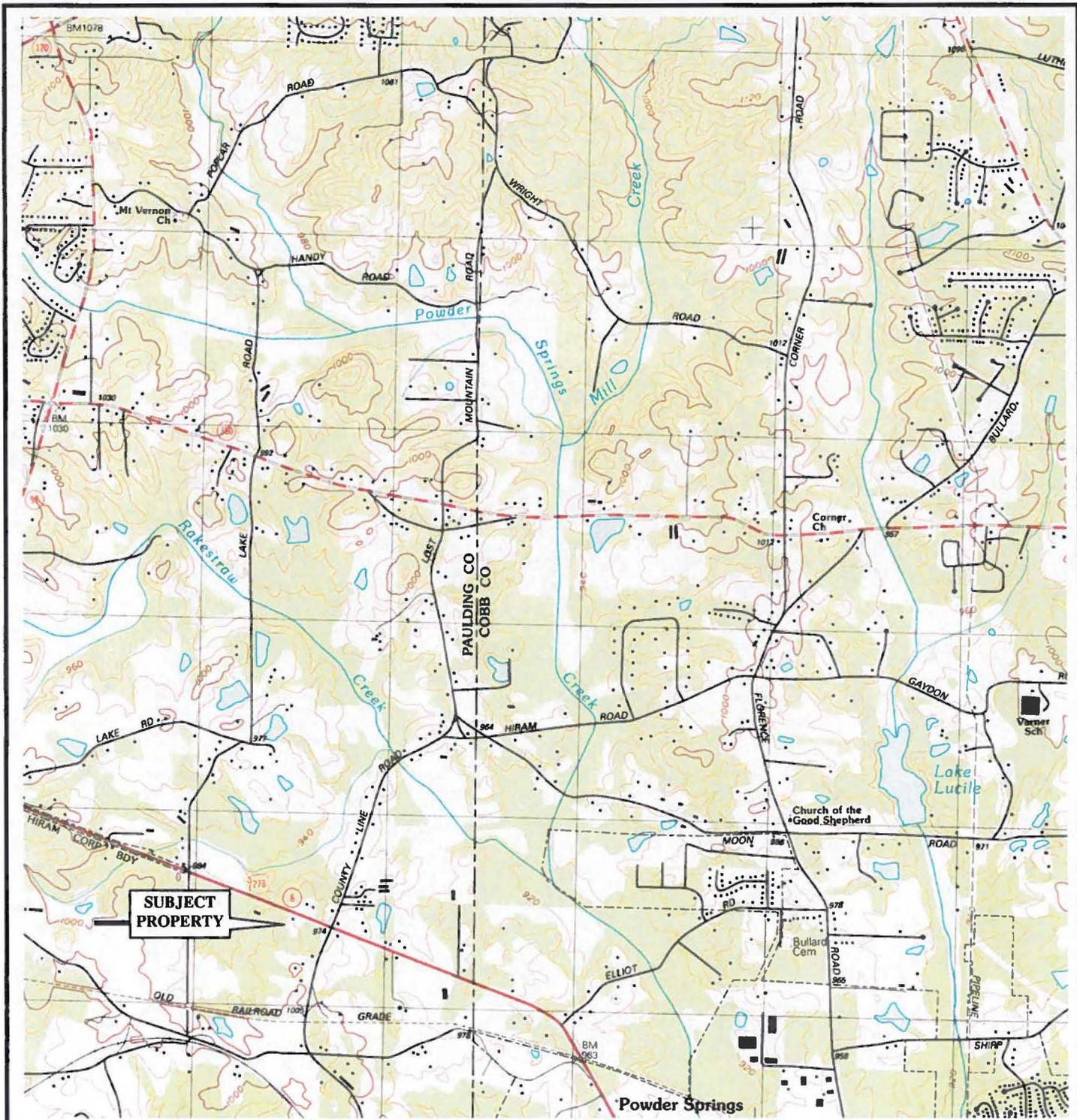
YES ___ NO x___ If yes, please explain: _____

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 Coordinator at 404-651-6624 or via email at Elizabeth.Shirk@dnr.state.ga.us. However, we are unable to accept electronic submittals.

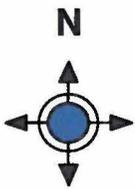
When completed, please send this form along with the supporting material to:

**Dr. David Crass, Division Director,
Historic Preservation Division
Attention: Environmental Review
254 Washington Street, SW
Ground Level
Atlanta, GA 30334**



Source: U.S. Geological Survey. *Lost Mountain, Georgia Quadrangle* [1992]. 7.5 Minute Series

Paladin Point
 US Highway 278 near Cleburne Pkwy
 Hiram, Paulding County, Georgia

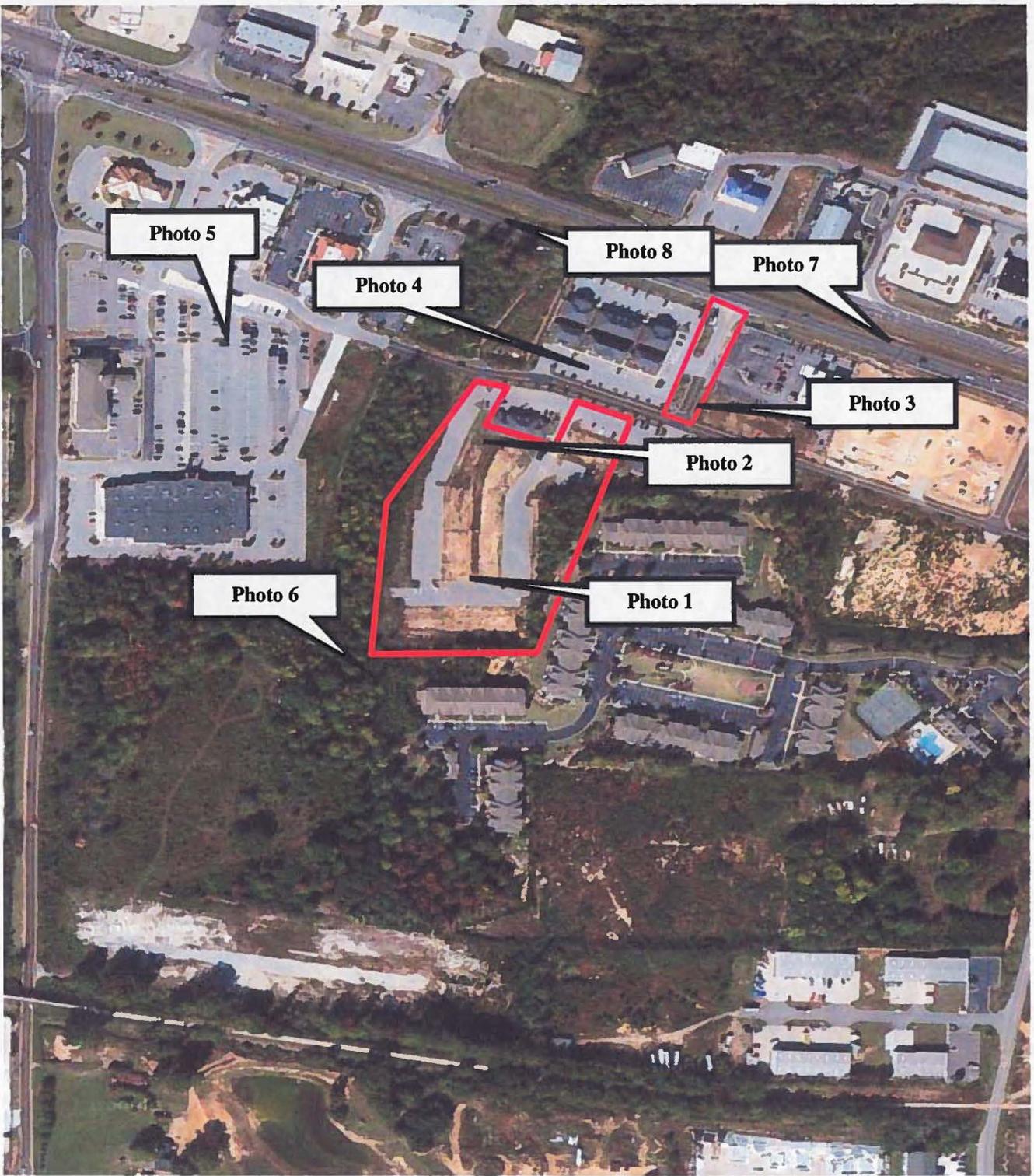


1" ≈ 2,000'

ENERCON

1992 Topographic Map

Project No:



Source: Acme Mapper

Flight Date: 2011

Paladin Pointe
US Highway 278 near Cleburne Pkwy
Hiram, Paulding County, Georgia



ENERCON

2011 Aerial Photograph

Project No:



Picture #1: View of subject property looking north towards office park.



Picture #2: View of subject property looking southeast towards Evergreen at Magnolia Commons Apts.



Picture #3: View looking north along subject property access easement parcel.



Picture #4: View from subject property looking north towards office park.



Picture #5: View of west adjoining property.
Movies 278 Theatre



Picture #6: View from site looking southwest.

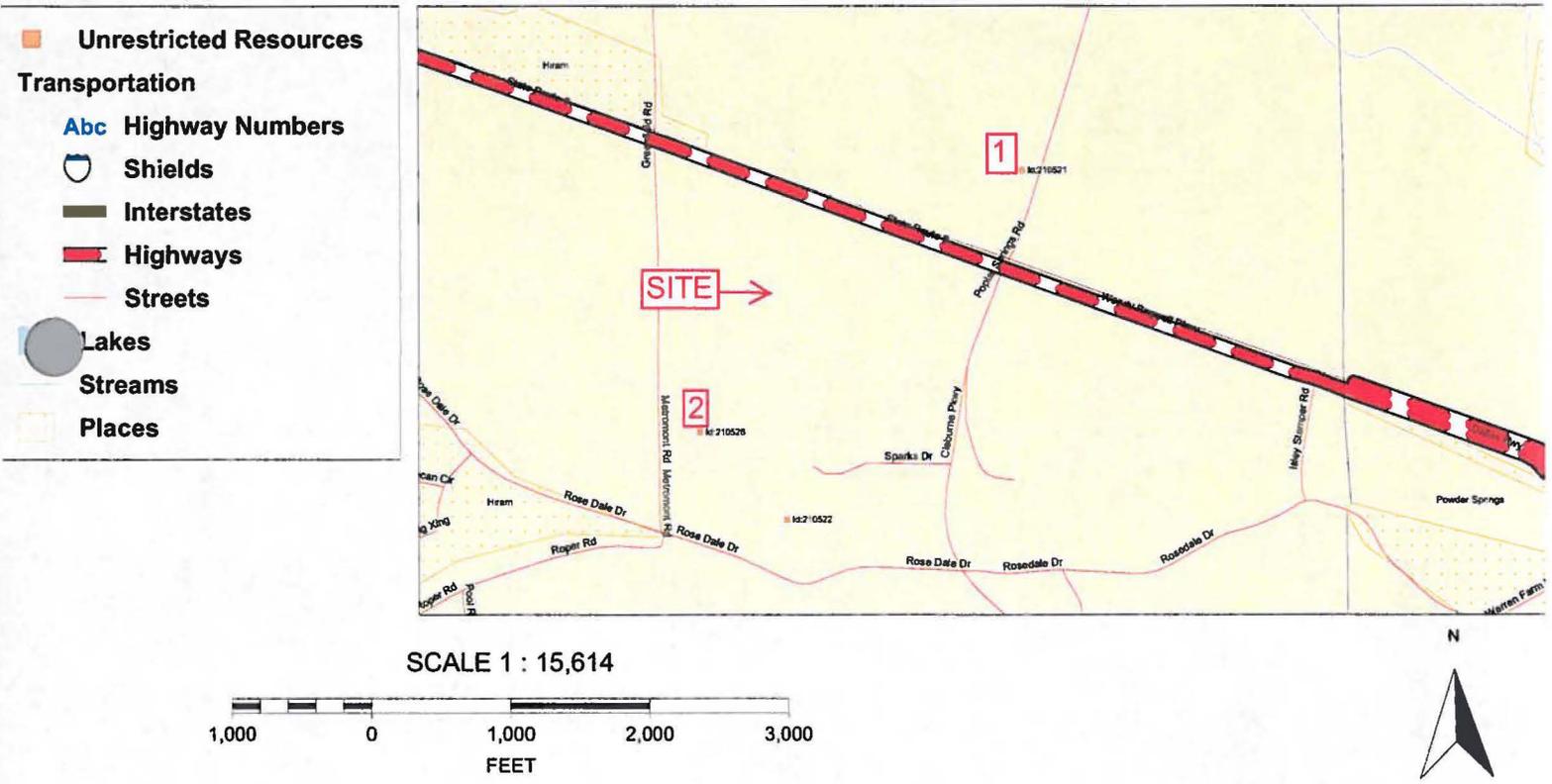


Picture #7: View looking southeast along US Hwy 278.



Picture #8: View looking northwest along US Hwy 278.

NAHRGIS- Historic Resources



1

**Georgia Historic Resources
Historic Preservation Division,
Georgia Department of Natural Resources.**

Resource ID	210521
County	Paulding
Item 1. Resource Name	
Item 3. Resource Address/Location	86 Lost Mountain Road
Presumably located approximately 1,300 feet to the northeast at 86 Poplar Springs Road	
Item 4. Owner's Name and Address	
Item 5. Classification	Building
Item 7. Current Use	Domestic/residential-Single dwelling
	Landscape-Agricultural
	Agriculture/food processing-Agricultural field
Item 7. Original Use	Domestic/residential-Single dwelling
	Landscape-Agricultural
	Agriculture/food processing-Agricultural field
	Domestic/residential-Secondary structure-Implement shed
	Agriculture/food processing-Agricultural outbuildings-Barn-Livestock
Item 8. Date of Construction (or estimate)	c1925
Item 9. Major Changes	Altered: <u>Description</u> <u>Date</u>
	Additions: <u>Description</u> <u>Date</u>
	Moved: <u>Description</u> <u>Date</u>
	Destroyed: <u>Description:</u> <u>Date:</u>
Item 10. Architect/engineer/designer	Unknown
Item 11. Contractor/builder/craftsman	Unknown
Item 12. Style	No academic style
Item 13. Building Type	
Item 14. Original Floor Plan	
Item 15. Plan Shape	Square
Item 16. Number Of Stories	One
Item 17. Facade Symmetry	Asymmetric
Item 17. Front Door(s)	One door

Item 18. Roof Type	Hip Complex
Item 18. Roof Material	Composition shingle/asphalt shingle
Item 19. Chimney placement and Material	Off-center, ridgeline [Brick]
Item 20. Type Of Construction	Balloon frame/platform frame
Item 21. Exterior material(s)	Synthetics-Vinyl siding/aluminum siding Synthetics-Tarpaper/asphalt sheeting/patterned asphalt
Item 22. Foundation material(s)	Brick Concrete
Item 23. Porches	Verandah [Front] [1 story] [Partial] [Wood] [Shed/pent]
Item 24. Windows	Double-hung sash [Flat-headed] [2/2] [Rectangular] Double-hung sash [Flat-headed] [4/4] [Rectangular]
Item 25. Additional physical description	210521-3.JPG (1138k) 210521-7.JPG (1533k) 210521-11.JPG (1496k) 210521-15.JPG (1135k) 210521.pdf (1439k) 210521-4.JPG (1454k) 210521-8.JPG (1498k) 210521-12.JPG (1434k)
Item 26. Pictures	210521-16.jpg (1073k) 210521-2.jpg (1691k) 210521-6.JPG (1617k) 210521-10.JPG (1567k) 210521-14.JPG (1414k) 210521-1.JPG (1556k) 210521-5.JPG (1481k) 210521-9.JPG (1365k) 210521-13.JPG (1143k)
Item 27. Description of outbuildings (if any)	Barn-Livestock
Item 29. Description of Landscape Features	Yard setting-Casual/unplanned Rural landscape/agricultural fields-Fence/hedgerows Rural landscape/agricultural fields-Field systems Yard setting-Informal/picturesque

Item 30. Count	Number of Buildings:	1	
	Number of Structures:	0	
	Number of Outbuildings:	2	
	Number of Sites:	0	
	Number of Landscape features:	0	
Item 31. Description of the environment	Rural [Mixed old and new]		
Item 32. Archeological Potential			
Item 33. History			
Item 34. Historical theme(s)	Architecture		
	Agriculture		
Item 34. Distinctive aspects of GA's history			
Item 35. Significance			
Item 36. Sources of Information			
Item 37. Prepared By	RS Edwards-Pitman Environmental, Inc. 1250 Winchester Parkway, Suite 200 Smyrna GA 30080		
Item 38. Date Of Survey	Survey Resurvey		
	2007		
Item 39. Government preservation activity			
Item 40. National Register Eligibility	Appears not to meet Nat. Reg. criteria -- integrity		
Item 41. USGS quadrangle name	Lost Mountain		
Item 41. UTM Reference and XY Coordinates	Zone	Easting	Northing
	16	709761	3751626
	X Coordinate	Y Coordinate	
	-84.731882269848	33.885896741906	
Item 42. Tax map number			
Item 43. Recognition and Date	Recognition Date		
Item 43. State Agency			
Item 43. Condition	Condition Due To Threatened By		

- **TIP:** To print this report select Print from the browser 'File' menu.
- These results are based on survey data in the database at the time of the search. Not all areas of the state have been surveyed, and not all surveyed areas have been surveyed to current standards. Unsurveyed resources meeting the parameters of your search/query may exist in surveyed and unsurveyed areas.
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2

**Georgia Historic Resources
Historic Preservation Division,
Georgia Department of Natural Resources.**

Resource ID	210526													
County	Paulding													
Item 1. Resource Name														
Item 3. Resource Address/Location	1215 Rosedale Road Hiram 30141	Approximately 1,050 feet to the south of subject property												
Item 4. Owner's Name and Address														
Item 5. Classification	Building													
Item 7. Current Use	Domestic/residential-Single dwelling													
Item 7. Original Use	Domestic/residential-Single dwelling Agriculture/food processing-Agricultural field Landscape-Agricultural Agriculture/food processing-Agricultural outbuildings-Barn													
Item 8. Date of Construction (or estimate)	1906													
Item 9. Major Changes	<table border="1"> <thead> <tr> <th>Altered:</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Additions:</td> <td>Description</td> <td>Date</td> </tr> <tr> <td>Moved:</td> <td>Description</td> <td>Date</td> </tr> <tr> <td>Destroyed:</td> <td>Description:</td> <td>Date:</td> </tr> </tbody> </table>		Altered:	Description	Date	Additions:	Description	Date	Moved:	Description	Date	Destroyed:	Description:	Date:
Altered:	Description	Date												
Additions:	Description	Date												
Moved:	Description	Date												
Destroyed:	Description:	Date:												
Item 10. Architect/engineer/designer	Unknown													
Item 11. Contractor/builder/craftsman	Unknown													
Item 12. Style	No academic style													
Item 13. Building Type	House types-Queen Anne cottage													
Item 14. Original Floor Plan														
Item 15. Plan Shape	Irregular													
Item 16. Number Of Stories	One													
Item 17. Facade Symmetry	Asymmetric													
Item 17. Front Door(s)	One door													
Item 18. Roof Type	Hip													
Item 18. Roof Material	Composition shingle/asphalt shingle													

Item 19. Chimney placement and Material	Off-center, within roof surface-Off-center, roof surface (one) [Brick]
Item 20. Type Of Construction	Balloon frame/platform frame
Item 21. Exterior material(s)	Synthetics-Vinyl siding/aluminum siding
Item 22. Foundation material(s)	Brick
Item 23. Porches	Verandah [Front] [1 story] [Full] [Wood] [Shed/pent]
Item 24. Windows	Double-hung sash [Flat-headed] [3/1] [Rectangular] Double-hung sash [Flat-headed] [1/1] [Rectangular] Double-hung sash [Flat-headed] [2/2] [Rectangular]
Item 25. Additional physical description	
Item 26. Pictures	210526-2.JPG (1630k) 210526.pdf (1434k) 210526-3.JPG (1465k) 210526-5.JPG (1522k) 210526-7.JPG (1092k) 210526-9.JPG (1252k) 210526-1.JPG (1377k) 210526-4.JPG (1708k) 210526-6.JPG (1384k) 210526-8.JPG (1441k) 210526-10.JPG (1136k)
Item 27. Description of outbuildings (if any)	Barn-Machinery/wagon
Item 29. Description of Landscape Features	Yard setting-Informal/picturesque Rural landscape/agricultural fields-Field systems Rural landscape/agricultural fields-Fence/hedgerows Yard setting-Casual/unplanned
Item 30. Count	Number of Buildings: 1 Number of Structures: 0 Number of Outbuildings: 1 Number of Sites: 0 Number of Landscape features: 0
Item 31. Description of the environment	Suburban [Mixed old and new]
Item 32. Archeological Potential	
Item 33. History	Architecture

Item 34. Historical theme(s)	<u>Agriculture</u>		
Item 34. Distinctive aspects of GA's history			
Item 35. Significance			
Item 36. Sources of Information			
Item 37. Prepared By	LC Edwards-Pitman Environmental, Inc. 1250 Winchester Parkway, Suite 200 Smyrna GA 30080		
Item 38. Date Of Survey	<u>Survey Resurvey</u> 2007		
Item 39. Government preservation activity			
Item 40. National Register Eligibility	Appears not to meet Nat. Reg. criteria -- integrity -- significance		
Item 41. USGS quadrangle name	Lost Mountain		
Item 41. UTM Reference and XY Coordinates	Zone	Easting	Northing
	16	709056	3751055
	X Coordinate	Y Coordinate	
	-84.739635907825	33.88089078005	
Item 42. Tax map number			
Item 43. Recognition and Date	<u>Recognition Date</u>		
Item 43. State Agency			
Item 43. Condition	<u>Condition Due To Threatened By</u>		

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Web Access Webguard Filter Violation

State Listings | **Historic Districts** | Vacant/Not In Use

GEORGIA - Paulding County

Hiram Colored School ** (added 2001 - - #01000494) W of GA 92 bet. jct. of Fitzgerald and Ragsdale Sts. , Hiram

Historic Significance: Architecture/Engineering, Event
 Architectural Style: No Style Listed
 Area of Significance: Black, Education, Architecture
 Period of Significance: 1950-1974, 1925-1949
 Owner: **Private**
 Historic Function: Education
 Historic Sub-function: School
 Current Function: Religion
 Current Sub-function: Religious Structure

Paulding County Courthouse ** (added 1980 - - #80001218) Courthouse Sq. , Dallas

Historic Significance: Event, Architecture/Engineering
 Architect, builder, or engineer: Roberts,G.M.,& Co., Bruce & Morgan
 Architectural Style: Queen Anne
 Area of Significance: Politics/Government, Economics, Law, Architecture, Communications
 Period of Significance: 1875-1899
 Owner: **Local**
 Historic Function: Government
 Historic Sub-function: Courthouse
 Current Function: Government
 Current Sub-function: Courthouse

Pickett's Mill Battlefield Site *** (added 1973 - - #73000637) NE of Dallas off GA 92 , Dallas

Historic Significance: Event
 Area of Significance: Military
 Period of Significance: 1850-1874
 Owner: **Private**
 Historic Function: Defense
 Historic Sub-function: Battle Site
 Current Function: Vacant/Not In Use

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Select a Different **GEORGIA** County ([map](#)) [Appling](#) [Atkinson](#) [Bacon](#) [Baker](#) [Baldwin](#) [Banks](#) [Barrow](#) [Bartow](#) [Ben Hill](#) [Berrien](#) [Bibb](#) [Bleckley](#) [Brantley](#) [Brooks](#) [Bryan](#) [Bulloch](#) [Burke](#) [Butts](#) [Calhoun](#) [Camden](#) [Candler](#) [Carroll](#) [Catoosa](#) [Charlton](#) [Chatham](#) [Chattahoochee](#) [Chattooga](#) [Cherokee](#) [Clarke](#) [Clay](#) [Clayton](#) [Clinch](#) [Cobb](#) [Coffee](#) [Colquitt](#) [Columbia](#) [Cook](#) [Coweta](#) [Crawford](#) [Crisp](#) [Dade](#) [Dawson](#) [De Kalb](#) [Decatur](#) [Dodge](#) [Dooly](#) [Dougherty](#) [Douglas](#) [Early](#) [Echols](#) [Effingham](#) [Elbert](#) [Emanuel](#) [Evans](#) [Fannin](#) [Fayette](#) [Floyd](#) [Forsyth](#) [Franklin](#) [Fulton](#) [Gilmer](#) [Glascok](#) [Glynn](#) [Gordon](#) [Grady](#) [Greene](#) [Gwinnett](#) [Habersham](#) [Hall](#) [Hancock](#) [Haralson](#) [Harris](#) [Hart](#) [Heard](#) [Henry](#) [Houston](#) [Irwin](#) [Jackson](#) [Jasper](#) [Jeff Davis](#) [Jefferson](#) [Jenkins](#) [Johnson](#) [Jones](#) [Lamar](#) [Lanier](#) [Laurens](#) [Lee](#) [Liberty](#) [Lincoln](#) [Long](#) [Lowndes](#) [Lumpkin](#) [Macon](#) [Madison](#) [Marion](#) [McDuffie](#) [McIntosh](#) [Meriwether](#) [Miller](#) [Mitchell](#) [Monroe](#) [Montgomery](#) [Morgan](#) [Murray](#) [Muscogee](#) [Newton](#) [Oconee](#) [Oglethorpe](#) [Paulding](#) [Peach](#) [Pickens](#) [Pierce](#) [Pike](#) [Polk](#) [Pulaski](#) [Putnam](#) [Quitman](#) [Rabun](#) [Randolph](#) [Richmond](#) [Rockdale](#) [Schley](#) [Screven](#) [Seminole](#) [Spalding](#) [Stephens](#) [Stewart](#) [Sumter](#) [Talbott](#) [Taliaferro](#) [Tattnall](#) [Taylor](#) [Telfair](#) [Terrell](#) [Thomas](#) [Tift](#) [Toombs](#) [Towns](#) [Trentlen](#) [Troup](#) [Turner](#) [Twiggs](#) [Union](#) [Upson](#) [Walker](#) [Walton](#) [Ware](#) [Warren](#) [Washington](#) [Wayne](#) [Webster](#) [Wheeler](#) [White](#) [Whitfield](#) [Wilcox](#) [Wilkes](#) [Wilkinson](#) [Worth](#)

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APPENDIX R

ADDITIONAL HOME REQUIREMENTS

HOME and HUD Environmental Questionnaire

HOME and HUD ENVIRONMENTAL QUESTIONNAIRE

Instructions: The following questionnaire must be completed and included as part of the Phase I Report at Application Submission for HOME/HUD funded Projects, including but not limited to PBRA and NSP. All appropriate documentation, including the Owner Environmental Questionnaire and Disclosure Statement, should be used in completing the questionnaire.

Part A of this form should be completed by the Applicant, while Part B of this form should be completed by the Environmental Professional and Part C should be completed jointly by the Applicant and the Environmental Professional.

Please note that, if this project is funded, the completion of this Questionnaire facilitates DCA's ability to quickly complete the Request for the Release of Funds Process, which must be submitted to the US Department of Housing and Urban Development for approval before DCA can release the HOME funds (See 2011 Qualified Allocation Plan, Threshold Criteria, Section 6, Subsection C (3)). The Comments and Source Documentation categories should be used to detail review findings and list the sources of such findings. Source documentation should clearly list the name of the reference document and the corresponding page number where the information can be located. N/A is not an acceptable response for Part C questions. **Tabbing of reference materials is strongly encouraged to expedite the review. Incomplete questionnaires may result in significant delays in the Request for the Release of Funds.**

PART A—TO BE COMPLETED BY THE APPLICANT

Project Name: Poplar Pointe

Project Location Address: GA Hwy 278

City: Hiram, County: Paulding, State: Georgia Zip: 30141-2821

Contact person: Dave Loeffel Telephone number: (678) 303-4100

Estimated Project Costs (from Application): Approximately \$12,000,000

Has the project completed a federal environmental review and received a clearance (i.e. 4128)? __No__ If so, who performed the review? _____

*Make sure to attach it to this document

Project site is in a location described as (check all that applies):

Central city	<u> </u>	Rehabilitation	<u> </u>
Suburban	<u> X </u>	In developing rural area	<u> </u>
Infill urban development	<u> X </u>	In undeveloped area	<u> </u>
New construction	<u> X </u>		
Other	<u> </u>		

Project Description-should provide location specific information and geographic boundaries, as well as a delineation of all activities included in the overall scope of the project. Also include funding sources.

Location specific info: See address above

Geographic Boundaries: Survey attached

Activities in the scope of the project: New construction of apartment homes

Funding sources: Federal LIHTC, Georgia State Housing Tax Credits

Planning/Zoning (complete only if new construction)

Yes No
(X) () Is the project in compliance or conformance with the local zoning?

Comments:
See attached zoning certification

Source Documentation:
If no or not applicable, please explain.
If yes, provide the following documentation:
Attach a zoning map with the project location(s) identified or a letter from the Local Unit of Government or Municipality

Water, Supply, Sanitary Sewers, and Solid Waste Disposal (complete only if new construction)

Yes No
(X) () Is the site served by an adequate and acceptable water supply
(X) () Municipal Private sanitary sewers and waste water disposal systems
(X) () Municipal Private trash collection and solid waste disposal
(X) () Municipal Private If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?
(X) () If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Comments:

Source Documentation:
Letters from appropriate authorities granting approval if a non-municipal water supply system, sanitary sewer and/or waste water disposal system will be used.

Schools, Parks, Recreation, and Social Services (complete only if new construction)

Yes No
(X) () Will the local school system have the capability to service the potential school age children from the project?
(X) () Are parks and play spaces available on site or nearby?
(X) () Will social services be available on site or nearby for residents of the proposed project?

Comments:

Source Documentation:
Provide approximate distances if the above services are not on the project site.
****Does not apply to Senior projects.**

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:

Source Documentation:
Provide approximate response times for the above listed services.

Commercial/Retail and Transportation (complete only if new construction)

Yes No
(X) () Are commercial/retail shopping services nearby? Provide approximate distances
(X) () Is the project accessible to employment, shopping and services by public transportation or private vehicle? Specify if whether it is public or private transportation.
(X) () Is adequate public transportation available from the project to these facilities?
(X) () Are the approaches to the project convenient, safe and attractive?

Comments:

- Downtown shopping district is 1.68 miles away
- Public transportation is on site

Source Documentation:

<http://www.augustaga.gov/DocumentCenter/Home/View/359>

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:

Yes	No		Yes	No	
<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:

Source Documentation:

If Yes, please attach photographs of the hazards or nuisances and an explanation any planned mitigation measures.

Newspaper Contact Information

Name of local newspaper: Paulding Neighbor

Address: 4471 Jimmy Lee Smith Pkwy. Suite 200 & 201C

City: Hiram State: Georgia

Telephone number: 770 942-1611 Fax number: 770 445-0565

Contact Info for Classifieds/Public Notice: 770 942-1611

PART B—TO BE COMPLETED BY THE ENVIRONMENTAL PROFESSIONAL

Environmental Laws and Authorities Resource Guide

Along with the 2009 Environmental Manual, the list that follows is to assist the Environmental Professional in the completion of this Questionnaire.

HUD and HOME Environmental Questionnaire Guidance

HUD website (www.hud.gov)

HUD Handbook 1390.2 (available at

<http://www.hud.gov/offices/adm/hudclips/handbooks/cpdh/1390.2/index.cfm>)

Floodplain Management (24 CFR Part 55)

Historic Preservation (36 CFR Part 800)

Noise Abatement (24 CFR Part 51 Subpart B)

Hazardous Operations (24 CFR Part 51 Subpart C)

Airport Hazards (24 CFR Part 51 Subpart D)

Protection of Wetlands and Floodplains (E.O. 11990 and E. O. 11988)

Toxic Chemicals & Radioactive Materials (§50.3(i))

Other § 50.4 authorities – see HUD website

(e.g., endangered species, farmlands protection, flood, insurance, environmental justice)

Unique Natural Features and Areas

Yes No

- Is the site near natural features (i.e., coastal bluffs, waterfalls or cliffs) or near 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?

Comments:

Based on field observations.

Source Documentation: **If Yes, attach photographs of the natural feature(s).**

ENERCON Phase I ESA dated June 5, 2012

Site Suitability, Access, and Compatibility with Surrounding Development

Yes No

- Has the site has been used as a dump, sanitary landfill or mine waste disposal area?
 Is there paved access to the site? **If yes, please explain below**
 Are there other unusual conditions on site? **If yes, please explain below**

Is there indication of:

- | | | | | | |
|-------------------------------------|-------------------------------------|------------------------------------------|-------------------------------------|-------------------------------------|------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | distressed vegetation | Yes | No | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | oil/chemical spills | <input type="checkbox"/> | <input checked="" type="checkbox"/> | soil staining, pools of liquid |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | waste material/containers: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | transformers, fill/vent pipes, pipelines |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | abandoned machinery, cars, refrigerators | <input checked="" type="checkbox"/> | <input type="checkbox"/> | drainage structures |
| | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | loose/empty drums, barrels |

Will the project be unduly influenced by:

- | | | | | | |
|--------------------------|-------------------------------------|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building deterioration | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heavy industry Incinerators |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Transition of land uses | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Power generating plants |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Postponed maintenance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cement plants? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Incompatible land uses | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Large parking facilities (1000 or more cars)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Obsolete public facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heavy traveled highway (6 or more lanes)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate off-street parking | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Oil refineries |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there air pollution generators nearby which would adversely affect the site? | <input type="checkbox"/> | <input type="checkbox"/> | Other(specify)? _____ |

Comments:

Based on field observations. Paved access to the site from unnamed access road running perpendicular to US Highway 278 to the north and Cleburne Parkway to the east. Trash dumpster located on the northeast side of the

subject property. Perennial stream located in wooded area along western perimeter of site. One pad-mounted transformer located on the northeast side of the property.

Source Documentation:

If Yes, attach photographs of the problem.

ENERCON Phase I ESA dated June 5, 2012; Site photographs attached in Appendix B.

Soil Stability, Erosion, and Drainage

		<u>Slopes:</u>	Not Applicable ____	Steep ____	Moderate ____	Slight __X__
Yes	No					
()	(X)	Is there evidence of slope erosion or unstable slope conditions on or near the site?				
()	(X)	Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?				
()	(X)	Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?				
()	(X)	Have soil studies or borings been made for the project site or the area?				
()	(X)	Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?				
()	(X)	Is there indication of cross-lot runoff, swales, drainage flows on the property?				
()	(X)	Are there visual indications of filled ground? If your answer is Yes, please attach a 79(g) report/analysis.				
()	(X)	Are there active rills and gullies on site?				
()	(X)	Is a soils report (other than structural) needed?				
()	(X)	Are structural borings or a dynamic soil analysis/geological study needed?				

Please note: The HUD Land-Planning Data Sheets (79g), Handbooks 4140.3 and 4145.1 should be used for grading, drainage and fill specifications. For more information about these procedures and forms please refer to HUD Handbook 4140.3 (Data Sheet 79G).

Comments:

Based on field observations.

Source Documentation:

If applicable, please provide copies of soil reports or studies, borings or septic system studies.

ENERCON Phase I ESA dated June 5, 2012.

Wetland Protection

Yes	No	
(X)	()	Are there drainage ways, streams, rivers, or coastlines on or near the site? Please provide site map.
()	(X)	Is the property located in a wetland?
()	(X)	Is an incidental portion of the property within a wetland?
()	(X)	Will disturbance of the wetland exceed 1/10th of one acre?
()	(X)	Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?
()	(X)	Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?
()	(X)	Will proposed construction/landscaping activities disturb the wetland?

If your answer is "Yes" to any of the above listed questions, please attach the following:

1. Wetlands maps for the proposed site;
2. Statement from engineer or architect of record that the proposed construction and/or landscaping activities will not occupy or modify the wetland area; and
3. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the project on or near a wetland and proposed mitigation strategies and/or alternative designs.

In addition, if you answered "Yes" to the last question, please attach the following:

4. Required notices from the Wetlands Management Requirements (8 step process, see §55.20; not required to be submitted at pre-application, but must be submitted by September 30, 2009).

Perennial stream located in wooded area along western perimeter of site.

Source Documentation:

Wetland Map included in Appendix A; ENERCON Phase I ESA dated June 5, 2012.

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.

The property is located in Paulding County.

Source Documentation:

[ENERCON Phase I ESA dated June 5, 2012.](#)

Historic Preservation

- | Yes | No | |
|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the SHPO been notified of the project and requested to provide comments? |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Has the SHPO been or is being advised of HUD's finding? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located in any of the following counties: Burke, Chatham, Effingham, Richmond and Screven? If so, Catawba Indian Nation must be consulted as required under Section 106 of the National Historic Preservation Act projects. |

If your answer is "Yes" to any of the above questions, consult with the State Historic Preservation Officer (SHPO) and comply with 36 CFR Part 800. Review DCA's Environmental Manual for further instructions and provide the following at Application Submission by attaching to this Questionnaire:

1. Documentation from the local SHPO office to determine eligibility. (This may include evidence of the 106 process completion, or any other information pertinent to the property development.);
2. If it is determined that the proposed project will affect historic properties, you must employ a qualified professional or contract with a qualified professional(s) such as a Preservation Professional. Please provide the qualified professional's documentation.
3. Documentation from the local SHPO office and Preservation Professional that the proposed project development and work scope meets the requirements of the National Register of Historic Places; and
4. A statement from the architect or Preservation Professional of record regarding direct or indirect impacts associated with the property development on the neighborhood and existing buildings, giving the proposed mitigation and or alternatives.
5. Documentation from the local SHPO office and Preservation Professional that the Georgia Historic Preservation Division Environmental Review Form has been submitted.
6. As part of the supporting documentation to DCA, please include the following: Detail site location map of the area in which the development is to occur, one photo of each structure and/or site (house, building, etc.) to be impacted and information on the age of any structures located on the site.

An Environmental Review Form for the subject property was submitted to the GHPD on March 9, 2012. According to Ms. Elizabeth Shirk (Environmental Review Coordinator-GHPD), there are no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places which will be affected by the proposed activities at the subject property.

Source Documentation:

[The Environmental Review Form, along with supporting documentation, are included in Appendix Q.](#)

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: Paulding County, GA and Incorporated Areas, Map Number 13223C0163C
Map Panel Number: 163 of 265
Date of Map Panel: September 29, 2006

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 answers above are based on the FEMA Map referenced above.

Source Documentation:

FEMA Map is included in Appendix A.

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:

Based on the FEMA Map referenced above.

Source Documentation:

FEMA Map is included in Appendix A.

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:

According to the U.S. Fish & Wildlife Service (USF&WS)-Athens Field Office, federally listed species are not likely to occur on the subject property.

Source Documentation: Refer to the listing of Endangered Species and Critical Habitats from Department of Interior. Please attach a copy of the listed species in your area from the U.S. Fish and Wildlife Service for a list of species in the project area http://www.fws.gov/athens/endangered/counties_endangered.html or contact the.

http://www.fws.gov/athens/endangered/counties_endangered.html

<http://gerogiawildlife.dnr.state.ga.us>

and

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:

No natural features noted.

Source Documentation:

U.S. Geological Survey (USGS) Topographic map, 7.5-Minute, Lost Mountain, Georgia Quadrangle, dated 1992.

Clean Air Act

Yes No

- () Is the project located in the Atlanta 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 is in compliance with the air quality State Implementation Plan (SIP). (Metro Atlanta (including Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Newton, Paulding, Putnam, Rockdale, Spalding, Walton), Macon (Bibb, Monroe), Others Catoosa, Walker, Floyd)

Comments:

Site consists of undeveloped land.

Source Documentation:

Based on site observations.

Farmlands Protection (complete only if new construction)

Yes No

- () **Is the project new construction? If so please answer the following questions.**
- () Is the site or the area where the site is located presently being farmed?

Comments:

Site is not located in an area currently being farmed.

Source Documentation: NRCS Farmland Protection website.

Environmental Justice

Yes No

- () **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.**
- () **Is the project new construction? If so please answer the following questions.**
- () Is the project located in a predominantly minority and low-income neighborhood?
If so, please provide narrative in supporting documentation.
- () Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to adverse environmental impact?
- () 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:

Noise levels were found to be acceptable for the subject property.

Source Documentation:

[ENERCON Phase I ESA dated June 5, 2012.](#)

Noise Abatement

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project within 3000 feet of a railroad?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project within 15 miles of a military airfield?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project within 5 miles of a civil airport?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is noise a problem on the site and/or is expected to be in the future? Noise is <u><65</u> dnl.

If any of the above are checked "Yes", please attach the following:

1. A noise assessment conforming to the HUD Noise Assessment Guidelines (NAG) and 24 C.F.R § 51.100 et seq. prepared by the Environmental Professional or other qualified engineering professional (for airports, use the adopted DNL contours). Please refer to the Department of Housing and Urban Development's Noise Guidebook, located at: <http://www.hud.gov/offices/cpd/energyenviron/environment/resources/guidebooks/noise/index.cfm>.
2. A noise attenuation plan produced by an engineering professional to describe the proposed mitigation to meet HUD sound guidelines.
3. Attach a map showing the project location and the locations of any relevant roads, railroads, or airports, along with their approximate distance from the project site; (2) If applicable, attach a copy of the Noise Assessment Guidelines worksheets.

Comments:

Noise levels were found to be acceptable for the subject property.

Source Documentation: (attach NAG worksheets)

Noise Assessment prepared by Harry Walls Environmental Consulting

Explosive and Flammable/Hazardous Industrial Operations

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:

[Based on field observations.](#)

Source Documentation:

If your answer is YES, use HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C and attach Acceptable Separation Distance worksheets from the HUD Hazards Guide.

[ENERCON Phase I ESA dated June 5, 2012.](#)

Hazards and Toxic Chemicals

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located near a dump or landfill site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project near an industry disposing of chemicals or hazardous wastes?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there issues that require a special/specific Phase II report before completing the environmental assessment?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the site located within 3,000 feet of a toxic or solid waste landfill site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the site have an underground storage tank?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:

None.

Source Documentation:

ENERCON Phase I ESA dated June 5, 2012.

Airport Hazards

Yes No

() (X) Is the project within 3,000 feet from the end of a runway at a civil airport?

() (X) Is the project within 2-1/2 miles from the end of a runway at a military airfield?

If your answer is "Yes" to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments:

Based on field observations.

Source Documentation:

USGS Topographic map, 7.5-Minute, Lost Mountain, Georgia Quadrangle Map (1992).

Vapor Intrusion

Yes No

() (X) 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:

Based on the current and historical use of the subject property and adjoining properties, vapor intrusion is not considered a significant environmental concern for the subject property structure.

Source Documentation:

Database research and area reconnaissance.

PART C—TO BE COMPLETED BY APPLICANT & ENVIRONMENTAL PROFESSIONAL

COMPLETE ONLY IF PROJECT IS NEW CONSTRUCTION

Please answer the below questions. Attach additional sheets as necessary.

Alternatives and Project Modifications Considered: *Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.*

DCA is not looking for actual specific site locations but alternatives and/or project modifications considered, for example, closer to desirables or public transportation. Examples of project modifications may include smaller/larger density, zoning and high rise vs. garden style.

Another site we looked at was at Florence Road and Richard Sailors Parkway, in Powder Springs. The primary reason we did not choose this site is that it was adjacent to an active rail line to the south, which blows its whistle, and heavy use roads that are often used for trucking. The Powder Springs site scored a 77.0 dnl based on preliminary calculations, which was over the threshold limit to consider any further.

This site was inferior as it had almost no walkability to any services. Additionally, the Powder Springs site was far more expensive than Poplar Pointe, which is being leased for a nominal amount.

Poplar Pointe is a redevelopment of an office condo site. The site is a part of master plan with different phases of office, retail, medical office, and multifamily. The master planned community will take advantage of coordinated infrastructure (which is already in place and will provide further cost savings) and shared amenities. Public Transportation accesses the site and additional services will also be provided. In addition, because of the cost savings we are able to offer the rents at a competitive market advantage.

No Action Alternative: *Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.*

Discuss why the project site you chose benefits the human environment or discuss alternative would have been is a less desirable location or presented issues like minority concentration. In cases, where an alternative does not apply, list why.

As stated above, another site we looked at was at Florence Road and Richard Sailors Parkway, in Powder Springs. The primary reason we did not choose this site is that it was adjacent to an active rail line to the south, which blows its whistle, and heavy use roads that are often used for trucking. The Powder Springs site scored a 77.0 dnl based on preliminary calculations, which was over the threshold limit to consider any further.

With Poplar Pointe we are surrounded by retail and office which distances us from the road, and the rail line is far enough away not to present a problem for us.

The current development does not need any further office condo units. Senior housing is in high demand.

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?*

None recommended

Additional Studies Performed: *Please identify any additional studies or work performed.*

Discuss all mitigation taken or recommended by Environmental professional and your Architect.

Additional Studies Performed

Ex. Phase II reports

List of Sources, Agencies and Persons Consulted:

Sample list could include the following:

HUD websites, HUD Handbook 1390.2 (available at www.hudclips.org), State agencies website, Documentation from local or state agencies (document who you spoke with, what agency and when contact if applicable)

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 25 day of May, 2012, in the Presence of:

[Signature]
Witness

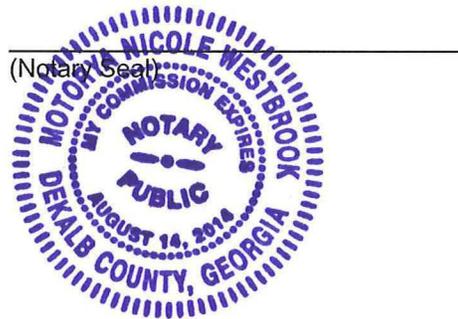
By:

[Signature]
Applicant

Natonya Westbrook
Notary Public

David K. Loeffel
Name

My commission Expires on: 8/14/14



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 8 day of June, 2012, in the Presence of:

[Signature]
Witness

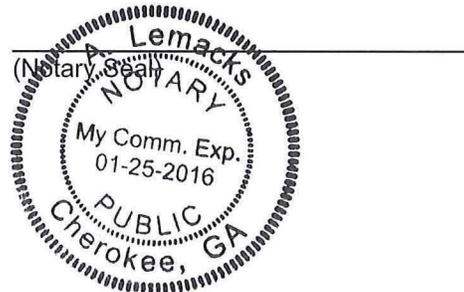
By:

[Signature]
Environmental Professional

A. Lemacks
Notary Public

Jeff Griffin
Name

My commission Expires on: 1-25-10



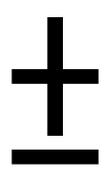
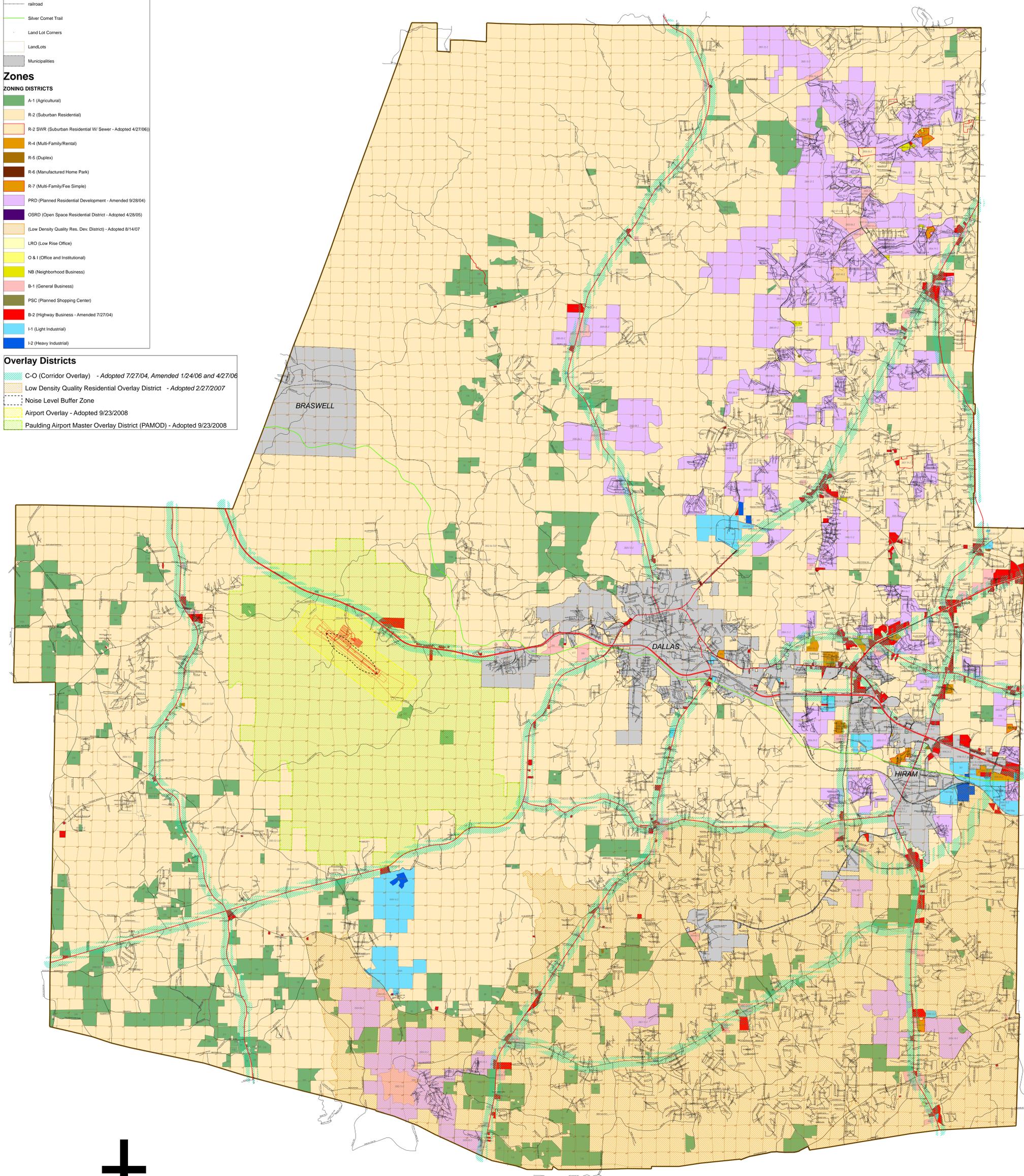
PAULDING COUNTY ZONING MAP

Legend

-  railroad
 -  Silver Comet Trail
 -  Land Lot Corners
 -  Land Lots
 -  Municipalities
- Zones**
- ZONING DISTRICTS**
-  A-1 (Agricultural)
 -  R-2 (Suburban Residential)
 -  R-2 SWR (Suburban Residential W/ Sewer - Adopted 4/27/06)
 -  R-4 (Multi-Family/Rental)
 -  R-5 (Duplex)
 -  R-6 (Manufactured Home Park)
 -  R-7 (Multi-Family/Fee Simple)
 -  PRD (Planned Residential Development - Amended 9/28/04)
 -  OSRD (Open Space Residential District - Adopted 4/28/05)
 -  Low Density Quality Res. Dev. District - Adopted 8/14/07
 -  LRO (Low Rise Office)
 -  O & I (Office and Institutional)
 -  NB (Neighborhood Business)
 -  B-1 (General Business)
 -  PSC (Planned Shopping Center)
 -  B-2 (Highway Business - Amended 7/27/04)
 -  I-1 (Light Industrial)
 -  I-2 (Heavy Industrial)

Overlay Districts

-  C-O (Corridor Overlay) - Adopted 7/27/04, Amended 1/24/06 and 4/27/06
-  Low Density Quality Residential Overlay District - Adopted 2/27/2007
-  Noise Level Buffer Zone
-  Airport Overlay - Adopted 9/23/2008
-  Paulding Airport Master Overlay District (PAMOD) - Adopted 9/23/2008



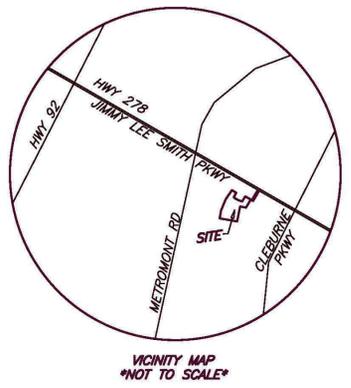
Land Lots if shown are approximate.
Map Produced: Staff 20, 2008 (includes Staff 23, 2008 approval).
City limits as shown are approximate, as based on available Planning and Zoning office records.
Zoning within the cities of Dallas, Braswell, and Hiram are independent of the County Board of Commissioners, and are not accounted for on this map. Although the County Planning Commission does make recommendations to Council on cases within the City of Hiram, only the Hiram City Council may actually approve the requests. Contact the appropriate municipality for verifications of zoning within city limits.
This map is representative of approved zoning cases identified in the Planning and Zoning office records. It also includes the adopted zoning categories from the original "Official Zoning Map" adopted by the Board on Sept. 2, 1999.
Some cases have been inadvertently omitted or deleted. This does not mean that these cases have been zoned back to their original category. With appropriate documentation and staff verification, these requests may be added to future revisions of the document.

HOME and HUD Questionnaire Supporting Documentation



LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OT	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
WV	WATER VALVE
GV	GATE VALVE
24" C & G	24" CURB & GUTTER
PP	POWER POLE
TP	TELEPHONE POLE
LP	LIGHT POLE
S-	SEWER LINE
F-	FENCE
T-	TELEPHONE LINE
P-	POWER LINE
W-	WATER LINE
11R	11 REGULAR PARKING SPACES
1H/C	1 HANDICAP PARKING SPACE
TR	TRANSFORMER
FH	FIRE HYDRANT
P/T	POWER & TELEPHONE LINE
GW	GUY WIRE



- REFERENCE:**
1. COMPILED PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER, LLC RECORDED IN PLAT BOOK 53, PAGE 85.
 2. COMPILED PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER, LLC RECORDED IN PLAT BOOK 55, PAGE 113.
 3. COMPILED PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER, LLC RECORDED IN PLAT BOOK 56, PAGE 144.
 4. CONDOMINIUM PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER BUILDINGS 100 & 200, RECORDED IN CONDO BOOK 1, PAGE 51.
 5. CONDOMINIUM PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER BUILDINGS 400 & 500, RECORDED IN CONDO BOOK 1, PAGE 64.
 6. CONDOMINIUM PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER BUILDINGS 300 & 600, RECORDED IN CONDO BOOK 1, PAGE 40.
 7. CONDOMINIUM PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER BUILDING 900, RECORDED IN CONDO BOOK 1, PAGE 66.
 8. CONDOMINIUM PLAT FOR POPLAR PIONTE PROFESSIONAL CENTER BUILDING 1000, RECORDED IN CONDO BOOK 1, PAGE 96.

Legal Description Tract 1

To reach the True Point of Beginning, commence at a point being the intersection of the southerly Right of Way of U.S. Highway 278 and the Land Lot Line common to Land Lots 665 and 666; thence running along said Right of Way of U.S. Highway 278 South 68° 22' 15" East a distance of 376.56 feet to an iron pin set; thence leaving said Right of Way and running South 21° 35' 53" West a distance of 287.49 feet to a magnetic nail set; thence North 68° 24' 36" West a distance of 31.18 feet to a magnetic nail set and the TRUE POINT OF BEGINNING, from point thus established running South 21° 35' 46" West for a distance of 236.44 feet to an iron pin set; thence North 87° 39' 21" West for a distance of 152.17 feet to an iron pin set; thence South 02° 14' 11" West for a distance of 385.00 feet to an iron pin set; thence North 89° 05' 27" West for a distance of 395.77 feet to a 1/2" rebar; thence North 89° 02' 14" West for a distance of 51.85 feet to a 1/2" rebar; thence North 00° 57' 15" East for a distance of 199.85 feet to a 1/2" rebar; thence North 13° 29' 23" East for a distance of 303.67 feet to an iron pin set; thence North 25° 08' 34" East for a distance of 281.77 feet to a magnetic nail set; thence South 68° 34' 10" East for a distance of 114.48 feet to a point; thence along a curve to the left having a radius of 300.00 feet and an arc length of 10.31 feet, being subtended by a chord of South 69° 33' 11" East for a distance of 10.31 feet to a magnetic nail set; thence South 17° 49' 35" West for a distance of 137.24 feet to an iron pin set; thence South 68° 43' 28" East for a distance of 115.13 feet to an iron pin set; thence South 78° 21' 03" East for a distance of 122.33 feet to a magnetic nail set; thence North 21° 37' 45" East for a distance of 153.69 feet to a magnetic nail set; thence South 68° 24' 07" East for a distance of 161.13 feet to the TRUE POINT OF BEGINNING. Said tract contains 6.993 acres.

Legal Description Tract 2

To reach the True Point of Beginning, commence at a point being the intersection of the southerly Right of Way of U.S. Highway 278 and the Land Lot Line common to Land Lots 665 and 666; thence running along said Right of Way of U.S. Highway 278 South 68° 22' 15" East a distance of 376.56 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right of Way South 68° 22' 12" East for a distance of 38.08 feet to a magnetic nail set; thence leaving said Right of Way and running South 21° 35' 53" West for a distance of 287.47 feet to a magnetic nail set; thence North 68° 24' 14" West for a distance of 38.08 feet to a magnetic nail set; thence North 21° 35' 53" East for a distance of 287.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.251 acre.

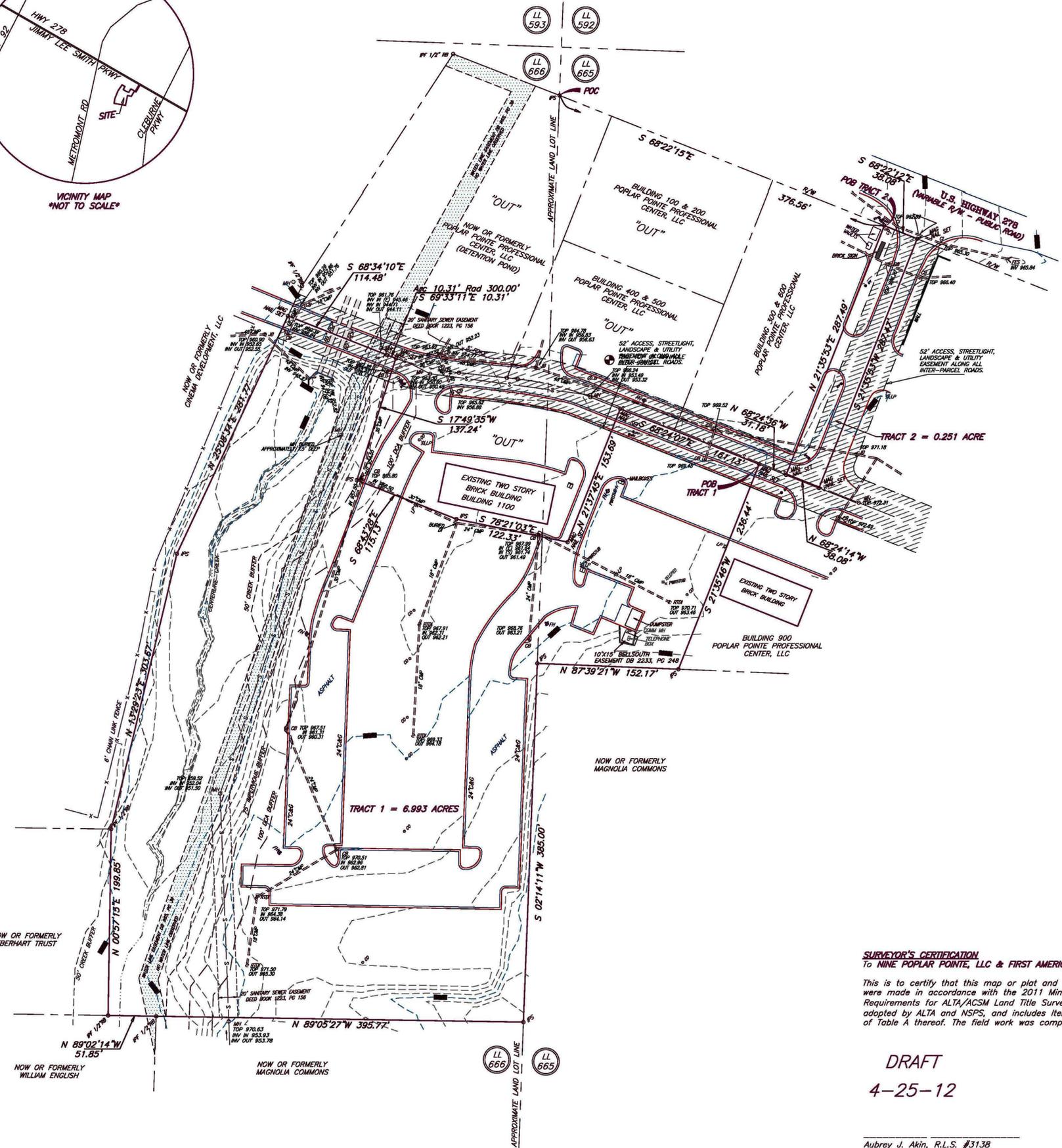
THIS IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM.

THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ±20,000 FEET AND AN ANGULAR ERROR OF .02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON GTS 3005 TOTAL STATION AND AN ALLEGRO DATA COLLECTOR WERE USED TO TAKE THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ±100,000 FEET.



- EASEMENTS**
- In my opinion the following easements and other documents of record listed as exceptions to title in Schedule B, Section 2 of First American Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 84050.074, effective date _____, 2012, do affect the subject property and are located on the plat where the recorded description is sufficient to plot or approximate the general location:
10. Drainage rights contained in that Right of Way Deed dated April 8, 1965, filed September 29, 1965, from H. C. Paris to the State Highway Department of Georgia recorded in Deed Book 4J, Page 56, records of the Clerk of Superior Court of Paulding County, Georgia. (Not Plottable)
 11. Georgia Power Easement dated January 27, 1987, filed February 24, 1987, from H. C. Paris to Georgia Power Company recorded in Deed Book 103, Page 61, aforesaid records. (Not Plottable)
 13. Right of Way Easement dated December 10, 1991, filed November 16, 1995, from H. C. Paris to Graystone Power Corporation recorded in Deed Book 480, Page 719, aforesaid records. (Not Plottable)
 14. Easement Agreement dated April 13, 2001, filed April 16, 2001, from Eleanor S. Paris, Jane Paris Talley, James C. Talley, Jack S. Paris, Terri Paris, and Justin A. Paris, as individuals, and Jane Paris Talley and Jack S. Paris as Trustees of the Eberhart Trust, to Paulding County, recorded in Deed Book 965, Page 39, aforesaid records. (See Plat)
 15. Easement Agreement dated September 5, 2002, filed September 10, 2002, from Eleanor S. Paris, Jane Paris Talley, James C. Talley, Jack S. Paris, Terri Paris, and Justin A. Paris, as individuals, and Jane Paris Talley and Jack S. Paris as Trustees of the Eberhart Trust, to Paulding County recorded in Deed Book 1223, Page 156, aforesaid records. (See Plat)
 16. Easement filed August 31, 2006, from Poplar Pointe Professional Center, LLC, to Bellsouth Telecommunications, Inc., recorded in Deed Book 2233, Page 248, aforesaid records. (See Plat)
 17. Easement Agreement dated August 11, 2006, filed August 25, 2006, from Poplar Pointe Professional Center, LLC, to Atlanta Gas Light Company recorded in Deed Book 2250, Page 990, aforesaid records. (Not Plottable)
 18. Master Declaration of Easements and Covenants to Share Costs dated September 24, 2006, filed September 28, 2006, by Poplar Pointe Professional Center, LLC, recorded in Deed Book 2253, Page 294, aforesaid records; as amended by that Amendment to the Master Declaration of Easements and Covenants to Share Costs and Bylaws of Poplar Pointe Master Association, Inc., dated September 4, 2007, filed September 10, 2007, recorded in Deed Book 2476, Page 205, aforesaid records; with Mortgage Consent, Approval and Subordination dated September 4, 2007, filed September 10, 2007, recorded in Deed Book 2476, Page 214, aforesaid records; as amended by that Second Amendment to the Master Declaration of Easements and Covenants to Share Costs dated April 18, 2008, filed April 30, 2008, recorded in Deed Book 2577, Page 220, aforesaid records; with Mortgage Consent, Approval and Subordination dated April 22, 2008, filed April 30, 2008, recorded in Deed Book 2577, Page 226, aforesaid records; as amended by that Third Amendment to the Master Declaration of Easements and Covenants to Share Costs dated November 20, 2008, filed February 18, 2009, recorded in Deed Book 2669, Page 173, aforesaid records; with Transfer of Declarant's Rights dated August 14, 2009, filed August 26, 2009, from Poplar Pointe Professional Center, LLC, acting by and through SunTrust Bank, as successor by merger to Community Trust Bank, the duly appointed agent and attorney-in-fact of Poplar Pointe Professional Center, LLC, to SunTrust Bank, recorded in Deed Book 2736, Page 120, aforesaid records; with Transfer of Declarant's Rights dated July 15, 2010, filed May 4, 2011, from SunTrust Bank, to Central Properties, LLC, recorded in Deed Book 2890, Page 685, aforesaid records; with Amendment to the Master Declaration of Easements and Covenants to Share Costs dated May 5, 2011, filed May 12, 2011, recorded in Deed Book 2893, Page 261, aforesaid records. (See Plat)
 19. Declaration of Condominium for Poplar Pointe Professional Center Condominium dated September 25, 2006, filed September 28, 2006, by Poplar Pointe Professional Center, LLC, recorded in Deed Book 2253, Page 328, aforesaid records; with Phase II Amendment to the Declaration of Condominium for Poplar Pointe Professional Center Condominium dated December 6, 2006, filed December 14, 2006, recorded in Deed Book 2301, Page 844, aforesaid records; with Phase III Amendment to the Declaration of Condominium for Poplar Pointe Professional Center Condominium dated June 27, 2007, filed June 27, 2007, recorded in Deed Book 2432, Page 894, aforesaid records; with Phase IV amendment to the Declaration of Condominium for Poplar Pointe Professional Center Condominium dated October 17, 2007, filed October 17, 2007, recorded in Deed Book 2494, Page 725, aforesaid records; with Amendment to Declaration of Poplar Pointe Condominium dated October 30, 2007, filed November 30, 2007, recorded in Deed Book 2512, Page 673, aforesaid records; with Transfer of Declarant's Rights dated August 14, 2009, filed August 26, 2009, from Poplar Pointe Professional Center, LLC, acting by and through SunTrust Bank, as successor by merger to Community Trust Bank, the duly appointed agent and attorney-in-fact of Poplar Pointe Professional Center, LLC, to SunTrust Bank, recorded in Deed Book 2736, Page 122, aforesaid records. (See Plat)
 20. Right of Way Easement dated May 24, 2006, filed January 29, 2007, from Poplar Pointe Professional Center, LLC, to Graystone Power Corporation recorded in Deed Book 2335, Page 696, aforesaid records. (Not Plottable)
 21. Right of Way Easement dated June 4, 2007, filed July 3, 2007, from Jane Paris Talley, James C. Talley, Jack S. Paris, Justin A. Paris, Terri Paris and Jane Paris Talley, Trustees under the Eberhart Trust to Graystone Power Corporation recorded in Deed Book 2437, Page 528, aforesaid records. (Not Plottable)
 23. Easement for Ingress/Egress dated June 2007, filed August 23, 2007, from Poplar Pointe Professional Center, LLC, and Poplar Pointe Master Association, Inc., to Susan M. Brock, Steve C. Mitchell, and Jo Beth Bush recorded in Deed Book 2467, Page 1, aforesaid records. (Not Plottable)
 24. Road and Maintenance Agreement dated August 15, 2007, filed August 23, 2007, between Susan Brock, Jo-Beth Bush and Steve Mitchell, and Poplar Pointe Master Association, Inc., and the owners of all parcels submitted to the Master Association, recorded in Deed Book 2467, Page 2, aforesaid records. (Not Plottable)

In my opinion the following easements and other documents of record listed as exceptions to title in Schedule B, Section 2 of First American Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 84050.074, effective date _____, 2012, do not affect the subject property.

12. Conveyance of access rights contained in that Right of Way Deed dated July 16, 1987, filed August 14, 1987, from H. C. Paris to the Department of Transportation recorded in Deed Book 116, Page 632, aforesaid records.
22. Joint Use Driveway Agreement dated December 14, 2005, filed July 17, 2007, between Stanley K. Argo Enterprises, Inc., and J. H. Mitchell recorded in Deed Book 2444, Page 761, aforesaid records.
25. Joint Use Driveway Agreement dated January 28, 2008, filed January 31, 2008, between Poplar Pointe Professional Center, LLC, and Susan M. Brock, Steve C. Mitchell, and Jo Beth Bush, recorded in Deed Book 2537, Page 666, aforesaid records.

SURVEYOR'S CERTIFICATION
 To NINE POPLAR PIONTE, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY:

ALTA/ACSM LAND TITLE SURVEY FOR
NINE POPLAR PIONTE, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY
 OF
POPLAR PIONTE TRACTS 1 AND 2
 LAND LOTS 665 & 666 2ND SECTION 19TH DISTRICT
 PAULDING COUNTY GEORGIA
 MARCH 19, 2012 SCALE: 1" = 60'

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 11(a) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2012.

DRAFT
4-25-12

Aubrey J. Akin, R.L.S. #3138

March 19, 2012 Date

TECHNICAL SURVEY SERVICES, INC.
 Land Surveyors
 794 WEST CIRCLE, SW Telephone (770) 922-6391
 CONYERS, GEORGIA 30012 FAX (770) 922-0767
 JOB: 2012-012 POPPONT.CRD SCREEN FILE: POPLAR.PIONTE.DWG



Galier | Tolson | French

Architecture
Planning
Project Management

Wednesday, May 30, 2012

Walton Communities
2181 Newmarket Parkway
Marietta, GA 30067

Re: Poplar Pointe Senior Housing Development

Mr. Dave Loeffel:

The proposed new construction and/or landscaping activities will not occupy or modify the wetland area as there are no wetlands on-site. The stream buffer will not be disturbed by the proposed construction activities. The buffers will not be adversely affected by the proposed activities.

Sincerely,

J. Marc Tolson, AIA
Owner / Managing Principal

JMT/kb

8-Step Process for Floodplains and Wetlands

Not Applicable

APPENDIX S

OPERATIONS AND MAINTENANCE MANUALS

Not Applicable

APPENDIX T
PREVIOUS REPORTS

**Phase I ESA, prepared by MDM Services, Inc.
dated November 2008**

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

Poplar Pointe
Wendy Bagwell Parkway (Highway 78)
Hiram, Paulding County, Georgia

MDM Project # 22583
SunTrust Project # 08-014354-01-1

Prepared For:

SunTrust Bank
Real Estate Valuation Services
14401 Sweitzer Lane
Fifth Floor
Laurel, Maryland 20707

Prepared By:

MDM SERVICES, INC.
1055 Kathleen Road
Lakeland, Florida

November 2008

TABLE OF CONTENTS

	<u>Page Number</u>
1.0 Executive Summary	1
2.0 Introduction.....	4
2.1 Purpose	4
2.2 Scope of Services.....	4
2.3 Limitations and Exceptions	5
3.0 Site Description	5
3.1 Location and Legal Description.....	5
3.2 Site and Vicinity General Characteristics.....	6
3.3 Current Use of the Property	6
3.4 Description of Structures, Roads, Other Improvements.....	6
3.5 Current Uses of the Adjoining Properties.....	7
4.0 User Provided Information	7
4.1 Environmental Liens or Activity and Use Limitations	7
4.2 Owner and Occupant Information.....	7
4.3 Reason for Performing Phase I ESA	7
5.0 Records Review	7
5.1 Standard Environmental Record Sources.....	8
5.1.1 Federal and State Database Report	8
5.1.2 City Directories.....	9
5.1.3 Sanborn Fire Insurance Maps.....	9
5.1.4 Historical Aerial Photographs.....	9
5.2 Physical Setting Sources	10
5.3 Chain of Title – History of Deed Report	10
6.0 Site Reconnaissance	11
6.1 Methodology and Limiting Conditions	11
6.2 General Site Setting	11
6.2.1 Current Uses of the Property	11
6.2.2 Past Uses of the Property	11
6.2.3 Current Uses of Adjoining Properties.....	11
6.2.4 Past Uses of Adjoining Properties.....	12
6.2.5 Current and Past Uses in the Surrounding Area	12
6.2.6 Roads	12
6.2.7 Potable Water Supply	12
6.2.8 Sewage Disposal System	13
6.3 Exterior Observations.....	13
6.3.1 Pits, Ponds, or Lagoons.....	13
6.3.2 Stained Soil or Pavement.....	13

6.3.3	Stressed Vegetation.....	13
6.3.4	Solid Waste.....	13
6.3.5	Waste Water.....	13
6.3.6	Wells.....	13
6.3.7	Septic Systems.....	14
7.0	Interviews.....	14
7.1	Interview with Regulatory Official.....	14
8.0	Findings.....	14
9.0	Opinion.....	15
10.0	Conclusions.....	16
11.0	Deviations.....	16
12.0	References.....	16
13.0	Signatures of Environmental Professionals.....	17
14.0	Qualifications of Environmental Professionals.....	18
15.0	Appendices.....	20
Appendix A	Figure 1 Site Location Figure 2 Surrounding Land Uses Figure 3 Topographic Quadrangle	
Appendix B	Historical Aerial Photographs	
Appendix C	Photographic Documentation	
Appendix D	Environmental Data Resources Report	

1.0 EXECUTIVE SUMMARY

MDM Services, Inc. (MDM) was retained by Mr. Robert Margulies, of SunTrust Bank, to conduct a Phase I Environmental Site Assessment (ESA) at Poplar Pointe, a parcel of land and buildings which comprise the *site*, located south of Wendy Bagwell Parkway (Highway 78) in Hiram, Paulding County, Georgia (Figure 1, Appendix A). The polygonal shaped property encompasses approximately 19.42 acres. This Phase I ESA has been conducted in general accordance with ASTM Practice E 1527-05.

The eleven freestanding site buildings contain professional offices or are unoccupied. The vacant building sites have been cleared and are pad-ready. Two entrance driveways, which extend west from Cleburne Parkway and east from Metromont Road, are located at the western and eastern edges of the site. Site driveways and parking areas are clustered between the site buildings, which stand along the periphery of the site. The driveway, which divides the parcel lengthwise, and parking areas are paved with asphalt. Mown grassed areas and landscaping are located in various locations throughout the site. The site parcel is unfenced. A stormwater retention area is located along the northwest corner of the site, extending south from Wendy Bagwell Parkway. The retention area appears to be a streamlet which flows from a wetland area located north of Wendy Bagwell Parkway. Utilities are present along the northern and eastern property boundaries.

The site is adjoined on the southern property boundary by residential apartments. East of the site, across Cleburne Parkway, lies a retail strip mall. North of the site, across Wendy Bagwell Parkway, are commercial parcels occupied by a car wash and Meineke Car Care Center. A restaurant and retail strip mall adjoin the site on the western property boundaries. No item of veritable environmental concern was revealed to have been present on the adjoining parcels.

Based upon a review of historical aerial photographs (Appendix B), interviews with knowledgeable parties, and property appraiser records searches, the site and most of the adjoining parcels were undeveloped until the early 2000s.

Occupants of the adjoining parcels appear to have been residences, based upon the size of the structures and their position along Wendy Bagwell Parkway. Additionally, the site and most of the adjoining parcels were heavily wooded until the early 2000s.

A Federal and State database search within the ASTM search radius of the site was conducted by FirstSearch Technology, Inc. of Maitland, Florida. Based upon these documents and verified by a field search, two facilities of potential environmental concern were identified in the ascribed search radii. The database search report is included in Appendix D.

Quick Thrift Store, located at County Line Road, approximately 1,500 feet southeast of the site, is a Leaking Underground Storage Tank facility. A petroleum discharge was reported to the Georgia Department of Natural Resources (GDNR) in 1992. After an assessment was performed, the facility received a No Further Action determination. Therefore, the presence of this facility is not a recognized environmental condition.

Metromont Materials, located at 200 Metromont Road, approximately 400 feet southwest of the site, reported a fuel spill to the Georgia DNR. After an assessment was performed, the facility received a No Further Action determination. Therefore, the presence of this facility is not a recognized environmental condition.

On November 10, 2008, MDM conducted a thorough reconnaissance of the site and viewed properties adjoining the site. No routine site usage denoted environmental concern. The exterior of the site building and grounds appeared neat and well kept. No water wells or septic systems were observed on site. The site is served by Paulding County sewerage and water systems. No evidence of monitoring wells was observed. No stained soil or pavement was observed during the walkthrough inspection. No stressed vegetation was visible. No drums or tanks were observed on site, nor was evidence observed to suggest that either had been located on site. MDM identified no environmental concerns during the walk-through inspection.

A Chain of Title was commissioned for this Assessment from Lien On Me Title Services, Inc., of Lawrenceville, Georgia. The Title report will be forwarded to SunTrust Bank upon receipt.

On November 10, 2008 Ms. Yvette Jackson, of the Georgia Department of Natural Resources, was interviewed for this Assessment. Ms. Jackson stated that no tanks containing petroleum or hazardous materials at the site have ever been registered with the Department.

Non-ASTM 1527-05 potential environmental concerns follow:

1. Asbestos-containing building materials – Because the buildings are constructed of entirely new materials, no asbestos-containing materials are present.
2. Radon – Paulding County has a predicted average indoor radon screening level between 3 and 4 pCi/L, which represents a high potential for radon intrusion. Periodic monitoring of radon in the buildings is recommended.
3. Lead-based paint – Because of new construction and paint used, the presence of lead-based paint is unlikely.
4. Lead in drinking water – Drinking water at the site is from public water supplies, where lead testing is mandatory. Therefore, the presence of leaded drinking water is unlikely.
5. Floodplains/Wetlands/Beaches – The site does not lie within a wetland, according to topographic quadrangles and personal inspection of the elevation. A wetland system is present north of the site, with a streamlet flowing from the system across the western boundary of the site.
6. Mold/Fungi/Microbial Growth in Building Structures – The site buildings are constructed of brick and concrete block. Unless the interior of the buildings suffers water damage, mold, fungi, and microbial growth on these surfaces is unlikely.

MDM has performed a Phase I Environmental Site Assessment in accordance with ASTM Practice E 1527-05 at Poplar Pointe, the office park located south of Wendy Bagwell Parkway (Highway 78) in Hiram, Paulding County, Georgia. We declare that we meet the definition of Environmental Professional as defined in the All Appropriate Inquiry federal rule set forth in 40 CFR Part 312. No recognized environmental conditions regarding the site were revealed during the Assessment, and no further investigation appears to be warranted.

2.0 INTRODUCTION

2.1 Purpose

MDM Services, Inc. was retained by Mr. Robert Margulies, of SunTrust Bank, to conduct a Phase I Environmental Site Assessment (ESA) at a parcel of land and multi-unit warehouse building, the *site*, located south of Wendy Bagwell Parkway (Highway 78), in Hiram, Paulding County, Georgia. The purpose of the ESA, which was conducted in accordance with ASTM Practice E 1527-05, was to identify *recognized environmental conditions* in connection with the site as defined in the Practice. A comprehensive site inspection was undertaken on November 10, 2008 by Mr. Richard Crum, of MDM Services, Inc.

2.2 Scope of Services

1. Site Reconnaissance
 - a. On site dumping
 - b. Above ground storage tanks and barrels
 - c. Storage facilities
 - d. Underground storage tanks (USTs)
 - e. Roads
 - f. Pits, ponds, and lagoons
 - g. Stained soil or pavement
 - h. Stressed vegetation
 - i. Solid waste

- j. Waste water
 - k. Wells
 - l. Septic systems
 - m. Heating/cooling
 - n. Stains or corrosion
 - o. Drains or sumps
2. Review site and surrounding land uses for potential hazards utilizing information from federal and state databases.
 3. Interviews with knowledgeable parties and local regulatory agency representative.
 4. Review current and past uses of the site and surrounding areas.
 5. Preparation of a report which summarizes observations relating to the environmental conditions of the site and areas of concern, including a description of the site and a summary of records reviewed.

2.3 Limitations and Exceptions

It should be noted that when a site assessment is completed without subsurface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions which may be the result of on-site or off-site sources.

The findings and conclusions of this report are not scientific certainties, but rather, probabilities based on professional judgment concerning the significance of the data gathered during the environmental investigation of the site.

3.0 SITE DESCRIPTION

3.1 Location

The site is located south of Wendy Bagwell Parkway (Highway 78), in Hiram, Paulding County, Georgia.

3.2 Site and Vicinity General Characteristics

The site occupies a polygonal shaped parcel of land within a predominantly commercial land use area of Hiram. Commercial parcels and apartment complexes are located along Wendy Bagwell Parkway. Residential parcels are located further south and north of the commercial corridor. Commercial development of the vicinity began in the early 2000s, with most of the area comprised of wooded acreage before then.

3.3 Current Use of the Property

The site is a professional office park.

3.4 Descriptions of Structures, Roads, Other Improvements on Site

The eleven freestanding site buildings contain professional offices or are unoccupied. The vacant building sites have been cleared and are pad-ready. Two entrance driveways, which extend west from Cleburne Parkway and east from Metromont Road, are located at the western and eastern edges of the site. Site driveways and parking areas are clustered between the site buildings, which stand along the periphery of the site. The driveway, which divides the parcel lengthwise, and parking areas are paved with asphalt. Mown grassed areas and landscaping are located in various locations throughout the site. The site parcel is unfenced. A stormwater retention area is located along the northwest corner of the site, extending south from Wendy Bagwell Parkway. The retention area appears to be a streamlet which flows from a wetland area located north of Wendy Bagwell Parkway. Utilities are present along the northern and eastern property boundaries.

3.5 Current Uses of the Adjoining Properties

The site is adjoined on the southern property boundary by residential apartments. East of the site, across Cleburne Parkway, lies a retail strip mall. North of the site, across Wendy Bagwell Parkway, are commercial parcels occupied by a car wash and Meineke Car Care Center. A restaurant and retail strip mall adjoin the site on the western property boundaries. No item of veritable environmental concern was revealed to have been present on the adjoining parcels (Figure 2)

4.0 USER PROVIDED INFORMATION

4.1 Environmental Liens or Activity and Use Limitations

A Chain of Title was commissioned for this Assessment from Lien On Me Title Services, Inc., of Lawrenceville, Georgia. The Title report will be forwarded to SunTrust Bank upon receipt.

4.2 Owner and Occupant Information

The owner of record for the site is Poplar Pointe Professional Center LLC. The buildings on site contain professional offices.

4.3 Reason for Performing Phase I ESA

According to Mr. Robert Margulies, the Phase I ESA is being performed in order to document potential environmental impairments associated with the site.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property.

5.1 Standard Environmental Record Sources

5.1.1 Federal and State Database Report

A Federal and State database search within the ASTM search radius of the site was conducted by FirstSearch Technology, Inc. of Maitland, Florida. Appendix D contains a copy of the Environmental Data Report (EDR). The following databases were accessed for the data search:

NPL	National Priority List
Delisted NPL	NPL - Delisted
RCRIS--TSD	Resource Conservation and Recovery Information System
SHWS	State Hazardous Waste
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CERC-NFRAP	Comprehensive Environmental Response, Compensation and Liability Information System
CORRACTS	Corrected Action Report
SWF/LF	Solid Waste Facility Database
LUST	PCT11-Petroleum Contamination Detail Report
UST	ST102-Facility/Owner/Tank Report
AST	ST102-Facility/Owner/Tank Report
RAATS	RCRA Administrative Action Tracing System
RCRIS-SQG	Resource Conservation and Recovery Information System
RCRIS-LQG	Resource Conservation and Recovery Information System
HMIRS	Hazardous Materials Information Reporting System
PADS	PCB Activity Database System
ERNS	Emergency Response Notification System
FINDS	Facility Index System
TRIS	Toxic Chemical Release Inventory System
NPL-Liens	Federal Superfund Liens
TSCA	Toxic Substances Control Act
MLTS	Material Licensing Tracking System
ROD	Records of Decision
CONSENT	Superfund (CERCLA) Consent Decrees
FL Sites	Sites List
FL Cattle	Cattle Dipping Vats
Coal Gas	Former Manufactured Gas (Coal Gas) Sites

Based upon these documents and verified by a field search, two facilities of potential environmental concern were identified in the ascribed search radii. The database search report is included in Appendix D.

Quick Thrift Store, located at County Line Road, approximately 1,500 feet southeast of the site, is a Leaking Underground Storage Tank facility. A petroleum discharge was reported to the Georgia Department of Natural Resources (GDNR) in 1992. After an assessment was performed, the facility received a No Further Action determination. Therefore, the presence of this facility is not a recognized environmental condition.

Metromont Materials, located at 200 Metromont Road, approximately 400 feet southwest of the site, reported a fuel spill to the GDNR. After an assessment was performed, the facility received a No Further Action determination. Therefore, the presence of this facility is not a recognized environmental condition.

5.1.2 Historical Use Information from City Directories

The site was not listed in City Directories reviewed at the Paulding County Public Library.

5.1.3 Historical Use Information from Sanborn Maps

No Sanborn Fire Insurance Maps were created for the section of Hiram where the site is located.

5.1.4 Historical Use Information from Aerial Photographs

Historical aerial photographs dated 1993, 2002, and 2007 were obtained from TerraServer USA and Mapquest.com. The aerial photographs are presented in Appendix B.

In the 1993 aerial photograph, the site appears to be heavily wooded, with a single structure located near the northeast boundary of the site, immediately south of Wendy Bagwell Parkway. The adjoining parcels east, north, and south of the site are heavily wooded, with the exception of

small cleared areas adjoining the northern and eastern edge of the site. A structure is located on each of the two cleared areas, and based upon the sizes of the structures and their positions relative to Wendy Bagwell Parkway, they appear to be residences. Cleburne Parkway and Metromont Road been constructed along the eastern and western edges of the site.

The 2002 aerial photograph depicts the site as heavily wooded and undeveloped, with the exception of the possible residence near the northeast corner of the site. The adjoining parcels appear unchanged from the 1993 aerial photograph.

In the 2007 aerial photograph, the site parcel and all adjoining parcels appear to have been commercially or residentially developed. The site has been cleared of most vegetation in preparation for commercial development.

No item of environmental concern was depicted in the aerial photograph review.

5.2 Historical Use Information from Physical Setting Sources

A United States Geological Society 7.5 Minute Topographic Quadrangle *Hiram* (Figure 3) depicts the location of the site property. According to depictions in the topographic quadrangle, the site appears to contain one structure (the presumed residence) in 1978, the date of issuance. Adjoining parcels appear to be either undeveloped or contain residences. No item of environmental concern was revealed from the topographic quadrangle.

5.3 Chain of Title – History of Deeds Report

A Chain of Title was commissioned for this Assessment from Lien On Me Title Services, Inc., of Lawrenceville, Georgia. The Title report will be forwarded to SunTrust Bank upon receipt.

6.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

6.1 Methodology and Limiting Conditions

The MDM Environmental Professional who conducted the site investigation began at the southeastern boundary of the site and inspected the entire property.

6.2 General Site Setting

6.2.1 Current Uses of the Property

The site is a professional office park.

6.2.2 Past Uses of the Property

Most of the site was heavily wooded and vacant prior to construction of the present buildings. One residence appears to have been located on site prior to commercial development.

6.2.3 Current Uses of Adjoining Properties

The site is adjoined on the southern property boundary by residential apartments. East of the site, across Cleburne Parkway, lies a retail strip mall. North of the site, across Wendy Bagwell Parkway, are commercial parcels occupied by a car wash and Meineke Car Care Center. A restaurant and retail strip mall adjoin the site on the western property boundaries. No item of veritable environmental concern was revealed to have been present on the adjoining parcels.

6.2.4 Past Uses of Adjoining Properties

Based upon a review of historical aerial photographs (Appendix B), interviews with knowledgeable parties, and property appraiser records searches, the site and most of the adjoining parcels were undeveloped until the early 2000s. Occupants of the adjoining parcels appear to have been residences, based upon the size of the structures and their position along Wendy Bagwell Parkway. Additionally, the site and most of the adjoining parcels were heavily wooded until the early 2000s.

6.2.5 Current and Past Uses in the Surrounding Area

Most of the vicinity was residentially developed as early as the mid-1980s. The immediate vicinity is comprised primarily of commercial parcels along Wendy Bagwell Parkway, with residential development further north and south of the commercial corridor (Figure 2).

6.2.6 Roads

Cleburne Parkway and Metromont Road, both of which extend north-south, border the site on the eastern and western property boundaries, respectively. Wendy Bagwell Parkway, which extends east-west, borders the site on the northern property boundary.

6.2.7 Potable Water Supply

The site is supplied with municipal water. No known wells are located on site.

6.2.8 Sewage Disposal System

The site is served by public sewerage systems.

6.3 Exterior Observations

6.3.1 Pits, Ponds, or Lagoons

A stormwater retention area is located along the northwest corner of the site, extending south from Wendy Bagwell Parkway. The retention area appears to be a streamlet which flows from a wetland area located north of Wendy Bagwell Parkway.

6.3.2 Stained Soil or Pavement

No stained soil or pavement was observed during the walkthrough inspection.

6.3.3 Stressed Vegetation

No stressed vegetation was observed on site.

6.3.4 Solid Waste

No solid waste was observed on site.

6.3.5 Waste Water

No waste water is produced by the site.

6.3.6 Wells

No wells are known to be located on site, and no permitted wells were indicated in the database report.

6.3.7 Septic Systems

No septic system is known to be located on site.

7.0 INTERVIEWS

7.1 Regulatory Official

On November 10, 2008 Ms. Yvette Jackson, of the Georgia Department of Natural Resources, was interviewed for this Assessment. Ms. Jackson stated that no tanks containing petroleum or hazardous materials at the site have ever been registered with the Department.

8.0 FINDINGS

The site property encompasses approximately 19.42 acres. Prior to recent development, the site was heavily wooded and appears to have been occupied by a residence. No evidence of previous environmental impairment was revealed. The eleven freestanding site buildings contain professional offices or are unoccupied. The vacant building sites have been cleared and are pad-ready. Two entrance driveways, which extend west from Cleburne Parkway and east from Metromont Road, are located at the western and eastern edges of the site. Site driveways and parking areas are clustered between the site buildings, which stand along the periphery of the site. The driveway, which divides the parcel lengthwise, and parking areas are paved with asphalt. Mown grassed areas and landscaping are located in various locations throughout the site. The site parcel is unfenced. A stormwater retention area is located along the northwest corner of the site, extending south from Wendy Bagwell Parkway. The retention area appears to be a streamlet which flows from a wetland area located north of Wendy Bagwell Parkway. Utilities are present along the northern and eastern property boundaries.

The site is adjoined on the southern property boundary by residential apartments. East of the site, across Cleburne Parkway, lies a retail strip mall.

North of the site, across Wendy Bagwell Parkway, are commercial parcels occupied by a car wash and Meineke Car Care Center. A restaurant and retail strip mall adjoin the site on the western property boundaries. No item of veritable environmental concern was revealed to have been present on the adjoining parcels.

Historical uses of the site itself have revealed no item which would prompt environmental concern. A database search of the area indicated that several facilities permitted by State or Federal agencies exist within the ascribed ASTM search radii. Based upon these documents and verified by a field search, two facilities of potential environmental concern were identified in the ascribed search radii. The database search report is included in Appendix D.

Quick Thrift Store, located at County Line Road, approximately 1,500 feet southeast of the site, is a Leaking Underground Storage Tank facility. A petroleum discharge was reported to the Georgia Department of Natural Resources (GDNR) in 1992. After an assessment was performed, the facility received a No Further Action determination. Therefore, the presence of this facility is not a recognized environmental condition.

Metromont Materials, located at 200 Metromont Road, approximately 400 feet southwest of the site, reported a fuel spill to the Georgia DNR. After an assessment was performed, the facility received a No Further Action determination. Therefore, the presence of this facility is not a recognized environmental condition.

9.0 OPINION

It should be noted that when a site assessment is completed without subsurface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions which may be the result of on-site or off-site sources.

However, there is a published history (Property Appraiser records and historical aerial photographs) of the site property. The prior uses of the site itself have produced no environmental concern. No Leaking Underground Storage

Tank facilities are located in close proximity to the site. A cursory visual inspection of the adjoining facilities revealed no stained soil or pavement. No storage tanks are registered at the site or on adjoining facilities. For these reasons, no further investigation regarding the environmental condition of the site appears to be warranted.

10.0 CONCLUSIONS

MDM has performed a Phase I Environmental Site Assessment in accordance with ASTM Practice E 1527-05 at Poplar Pointe, the office park located south of Wendy Bagwell Parkway (Highway 78) in Hiram, Paulding County, Georgia. We declare that we meet the definition of Environmental Professional as defined in the All Appropriate Inquiry federal rule set forth in 40 CFR Part 312. No recognized environmental conditions regarding the site were revealed during the Assessment, and no further investigation appears to be warranted.

11.0 DEVIATIONS

There are no deviations or deletions from ASTM Practice 1527-05 in this report.

12.0 REFERENCES

7.5 Minute Topographic Quadrangle, *Hiram*, U.S. Geological Survey.

Environmental Database Report, FirstSearch Technology, Inc. Radius Map.

Historical Aerial Photographs, TerraServer USA and Mapquest.com

Interview, Ms. Yvette Jackson, Georgia Department of Natural Resources, November 10, 2008.

Paulding County Public Library, Hiram, Georgia.

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The following Environmental Professionals are responsible for this Phase I Environmental Site Assessment, at Poplar Pointe, the office park and property, the *site*, located south of Wendy Bagwell Parkway (Highway 78) in Hiram, Georgia, completed in November, 2008.

A handwritten signature in cursive script, appearing to read "Richard W. Crum", is written over a horizontal line.

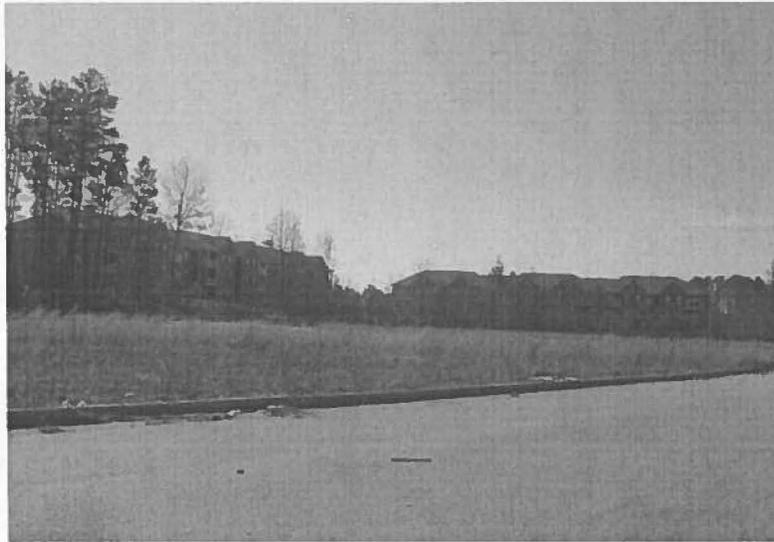
Richard W. Crum, CFEA

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumés for the Environmental Professionals responsible for this report follow.

**Environmental Transaction Screen, prepared by Nova Consulting
dated March 10, 2011**

ENVIRONMENTAL TRANSACTION SCREEN



**POPLAR POINT CENTER
4609 WENDY BAGWELL PARKWAY
HIRAM, GEORGIA 30141**

**REPORT DATE: MARCH 10, 2011
NOVA PROJECT NO. E11-0350**



Leaders in Environmental and Engineering Services

ENVIRONMENTAL TRANSACTION SCREEN

**POPLAR POINT CENTER
4609 WENDY BAGWELL PARKWAY
HIRAM, GEORGIA 30141**

NOVA PROJECT NO. E11-0350

MARCH 10, 2011

PREPARED FOR:

**REO FUNDING SOLUTIONS, LLC
A GEORGIA LLC C
C/O STEWART LAWRENCE GROUP
8000 ORMAN CENTER DRIVE
SUITE 1170
MINNEAPOLIS MN 55437**

PREPARED BY:

**NOVA CONSULTING GROUP, INC.
1107 HAZELTINE BOULEVARD, SUITE 400
CHASKA, MINNESOTA 55318
(952) 448-9393**

Nova Consulting Group, Inc. (Nova) has completed a Transaction Screen in accordance with American Society for Testing and Materials (ASTM) Standard for Site Assessments: Transaction Screen Process (ASTM E 1528-06), for the property described as the Poplar Point Professional Center located south of 4609 Wendy Bagwell Parkway, Hiram, Georgia. The Site currently consists of nine grassy pad sites comprising one parcel of land totaling approximately 9 acres. The Property Identification Number for the Site is 176-2-3-022-811.

The Occupant questionnaire was not completed and Nova was not provided with the completed Owner/Representative questionnaire. However various questions were answered and pertinent information was provided by the Client.

Joshua Thomas of Nova performed a site reconnaissance unescorted and unaccompanied on March 3, 2011. Nova accessed representative areas of the Site and observed all Site boundaries. At the time of the Site visit, the Site was vacant grassy land with no current on-site operations or facilities. The property was improved with an asphalt-paved access road with associated storm water drainage was observed circling the central portion of the property.

No notable chemical storage or waste handling practices were observed at the property. The Site was not identified on any of the regulatory databases and no adjacent or nearby site facilities were identified in the regulatory database report.

Land use in the immediate vicinity of the Site is generally characterized by residential and office properties. Adjacent properties consist of multi-tenant office building to the north; a multi-tenant office building and a multi-tenant residential structure to the east; a multi-tenant residential structure to the south; and undeveloped wooded land to the west.

No evidence of chemical use or storage, storage tanks, or waste generation, storage, or disposal activities were observed on adjacent properties based on observations from the Site and public roadways.

Facilities identified in the surrounding area are not expected to have the potential to impact the Site based on distance, ground water flow, and/or regulatory status considerations, as further discussed at the end of the Transaction Screen Questionnaire portion of this report.

Nova reviewed Sanborn Fire insurance maps obtained from EDR's collection on February 18, 2011. Sanborn map coverage was not available for the subject property. As such, inquiry with the local fire department was made, and no petroleum tank records or hazardous conditions were identified for the Property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report, and its successors and assigns. This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Nova.

In expressing the opinions stated in this report, Nova has exercised the degree of skill and care ordinarily exercised in the performance of a Transaction Screen. Information and data provided by the Client, designated representatives of the Client, owner/representative, occupant, or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that Nova assumes no responsibility or liability for its accuracy. The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by on-Site knowledgeable parties have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-Site visit.

The ASTM Transaction Screen was performed utilizing methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. At the time of the Site visit, an occupant of the Site was not available to be interviewed.

Based on inspection of the Site, Nova recommends no additional environmental investigation at this time.

TRANSACTION SCREEN QUESTIONNAIRE

Nova Project No.: **E11-0350**
 Project **Georgia Portfolio – Poplar Point Center**
 Name/Address: **4609 Wendy Bagwell Parkway**
Hiram, Georgia, 30141

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response.

Note: *U-NR* indicates “Unknown” or “No Response”.

QUESTION	Owner/ Representative			Occupants			Observed During Site Visit	
	Yes	No	U-NR	Yes	No	U-NR	Yes	No
1a Is the Property used for an industrial use?			X			X		X
1b Is any Adjoining Property used for an industrial use?			X			X		X
2a Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?			X			X		X
3a Is the Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X			X		X
3b Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X			X		X
4a To the best of your knowledge, has the Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X			X		X

QUESTION		Owner/ Representative			Occupants			Observed During Site Visit	
		Yes	No	U-NR	Yes	No	U-NR	Yes	No
4b	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X			X		X
5a.	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gall (19 L) in the aggregate, stored on or used at the property or at the facility?			X			X		X
5b.	Did you observed evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gall (19 L) in the aggregate, stored on or used at the property or at the facility?			X			X		X
6a.	Are there currently any industrial drums (typically 55-gallon) or sacks of chemicals located on the Property or at the facility?			X			X		X
6b.	To the best of your knowledge have there been previously, any industrial drums (typically 55-gallon) or sacks of chemicals located on the Property or at the facility?			X			X		X
7a.	Did you observe any evidence or do you have any prior knowledge that fill dirt has been brought onto the Property that originated from a contaminated Site?			X			X		X
7b.	Did you observe any evidence or do you have any prior knowledge that fill dirt has been brought onto the Property, which is of an unknown origin?			X			X		X
8a	Are there currently any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?			X			X		X

QUESTION		Owner/ Representative			Occupants			Observed During Site Visit	
		Yes	No	U-NR	Yes	No	U-NR	Yes	No
8b	Did you observe any evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?			X			X		X
9a	Is there currently any stained soil on the Property?			X			X		X
9b	Did you observe any evidence or do you have any prior knowledge that there has been previously, any stained soil on the Property?			X			X		X
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the Property?			X			X		X
10b	Did you observe any evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the Property?			X			X		X
11a	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?			X			X		X
11b	Did you observe any evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?			X			X		X
12a	Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.			X			X		X
12b.	Did you observe any evidence or do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.			X			X		X

QUESTION		Owner/ Representative			Occupants			Observed During Site Visit	
		Yes	No	U-NR	Yes	No	U-NR	Yes	No
13a	If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			X			X		X
13b	If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well been designated as contaminated by any government environmental/ health agency?			X			X		X
14	Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?			X			X		X
15a	Has the Owner or Occupant of the Property been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?			X			X		X
15b	Has the Owner or Occupant of the Property been informed of the current existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?			X			X		X
15c	Has the Owner or Occupant of the Property been informed of the past existence of environmental violations with respect to the Property or any facility located on the Property?			X			X		X
15d	Has the Owner or Occupant of the Property been informed of the current existence of environmental violations with respect to the Property or any facility located on the Property?			X			X		X

QUESTION		Owner/ Representative			Occupants			Observed During Site Visit	
		Yes	No	U-NR	Yes	No	U-NR	Yes	No
16	Does the Owner or Occupant of the Property have any knowledge of any Environmental Site Assessment of the Property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property or recommended further assessment of the Property?			X			X		X
17	Does the Owner or Occupant of the Property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any Owner or Occupant of the Property?			X			X		X
18a	Does the Property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property, and/or into a storm water system?			X			X		X
18b	Does the Property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property, and/or into a storm water system?			X			X		X
19	Did you observe any evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Property?			X			X		X
20	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?			X			X		X
21	Do any of the following federal government record systems list the Property or any property within the circumference of the area noted below:							Yes	No
	• National Priorities List within 1.0 mile/1.6 km?								X
	• Federal Delisted NPL facility within 0.5 mile / 0.8 km?								X
	• Federal CERCLIS List within 0.5 mile/0.8 km?								X
	• Federal CERCLIS NFRAP list within 0.5 mile/0.8 km?								X
	• Federal RCRA-CORRACTS Facilities List within 1.0 mile/1.6 km?								X

QUESTION	Owner/ Representative			Occupants			Observed During Site Visit		
	Yes	No	U-NR	Yes	No	U-NR	Yes	No	
	<ul style="list-style-type: none"> Federal RCRA non-CORRACTS TSD Facilities within 0.5 mile/0.8 km? Federal RCRA generators list Facilities within 0.5 mile/0.8 km? Federal Institutional control / engineering control registries (property only) Federal ERNS list (property only) Do any of the following state record systems list the Property or any property within the circumference of the area noted below: <ul style="list-style-type: none"> State- and tribal-equivalent NPL within approximately 1.0 mile/1.6 km? State- and tribal-equivalent CERCLIS within 0.5 mile/0.8 km? State- and tribal-equivalent Landfill and or solid waste disposal sites facilities within 0.5 mile/0.8 km? State- and tribal-equivalent Leaking Storage Tank List within 0.50 mile/0.8 Km? State- and tribal-equivalent Storage Tank List on or adjacent to the property? State- and tribal institutional control / engineering control registries (Site only) State- and tribal voluntary cleanup sites within 0.50 mile/0.8 Km? State- and tribal Brownfield sites within 0.50 mile/0.8 Km? 								X
22	Based upon a review of fire insurance maps or local street directories, all as specified in the Guide, are any buildings or other improvements on the Property or on an Adjoining Property identified as having been used for an industrial use or uses likely to lead to contamination of the Property?								X

QUESTION	
23.	Comments: IDENTIFY ANY ITEMS FOR WHICH YES WAS CHECKED ABOVE, BY NUMBER, AND THEN DESCRIPTION.
21	One (1) Drycleaners facility was located approximately 900 feet northeast of the Site. Nova contacted this facility who stated that this location is a "drop-off" location only and that no dry-cleaning activities are conducted at this actual location. Based on distance and regulatory status this facility does not constitute a recognized environmental condition to the Site.

Answers to this Questionnaire were partially provided by:

OWNER/REPRESENTATIVE	
Name:	Not available
Firm:	N/A
Address:	N/A
Phone #:	N/A
Date:	N/A
Association with property:	N/A

OCCUPANT	
Name:	Not available
Firm:	N/A
Address:	N/A
Phone #:	N/A
Date:	N/A
Association with property:	N/A

PREPARER	
Name:	Joshua Thomas
Firm:	Nova Consulting Group, Inc.
Address:	1107 Hazeltine Boulevard; Suite 400, Chaska, Minnesota 55318
Phone #:	(952) 448-9393
Preparer/reviewer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.	

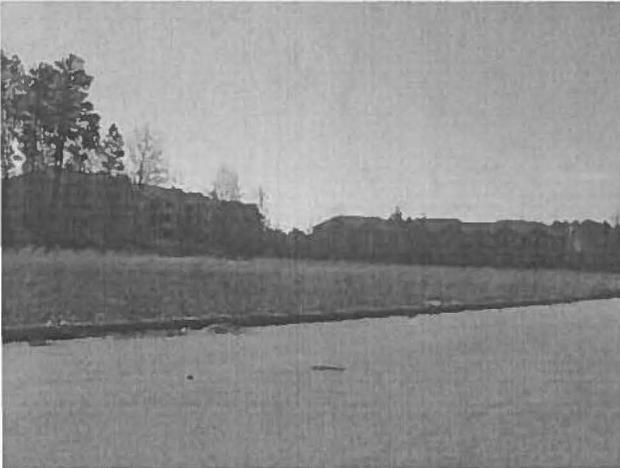


Joshua Thomas
Environmental Scientist

Date: March 10, 2011

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



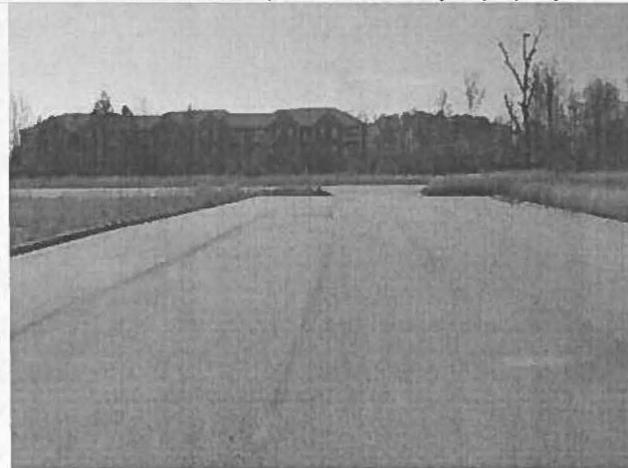
1. View south of access roadways and vacant grassy lots on the central portion of the subject property.



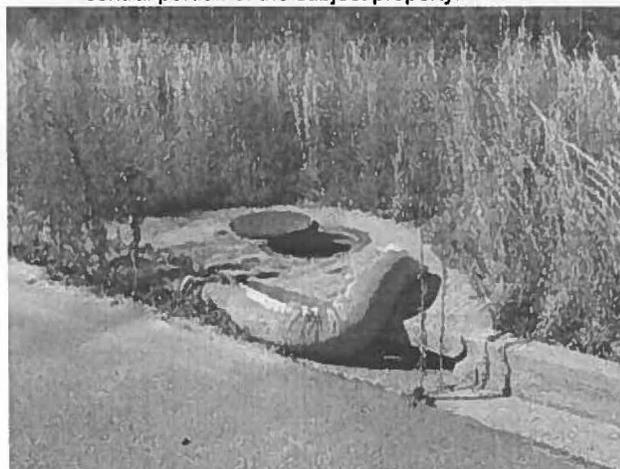
2. View north of access roadways and vacant grassy lots on the central portion of the subject property.



3. View of erosion control and sewer manhole on the central portion of the subject property.



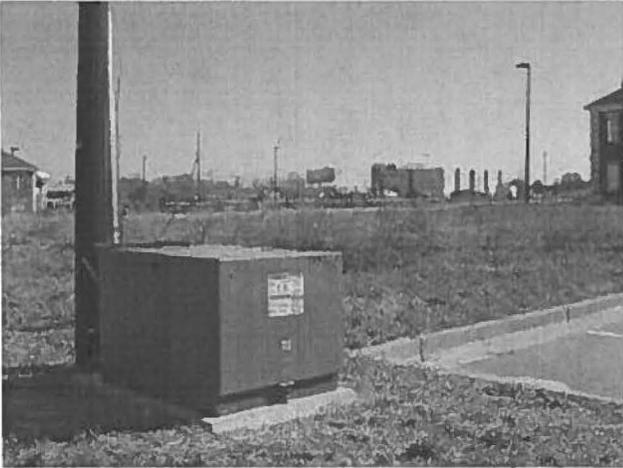
4. View south of access roadways and vacant grassy lots on the western portion of the subject property.



5. View of erosion control and sewer manhole on the western portion of the subject property.



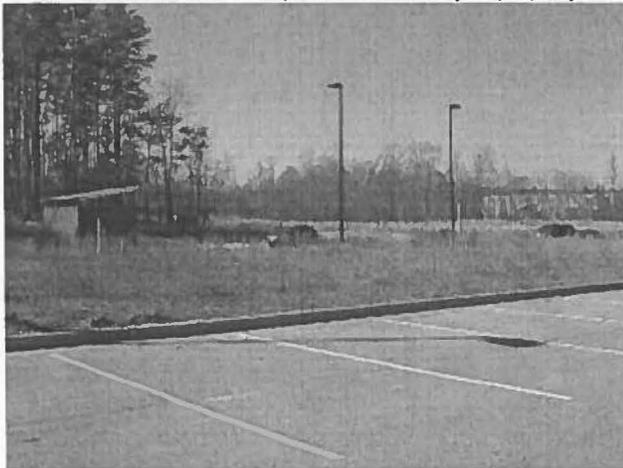
6. View east of vacant grassy lots on the southern portion of the subject property.



7. View of a pad-mounted transformer and vacant lots on the northeastern portion of the subject property.



8. View of a fire hydrant on the eastern portion of the subject property.



9. View of parking area and vacant lots on the northeastern portion of the subject property



10. View of office building on the northern adjoining property.



11. View of wooded land on the western adjoining property.

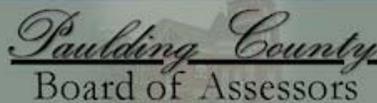


12. View south of multi-family residential structure on the southern adjoining property.

APPENDIX U

OTHER

Parcel Information



Paulding County
Board of Assessors

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[Next Parcel](#)
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Owner and Parcel Information

Owner Name	REO FUNDING SOLUTIONS II LLC	Today's Date	March 6, 2012
Mailing Address	225 CREEKSTONE RDG WOODSTOCK, GA 30188	Account Number	82041 (Parcel #: 176.2.3.028.0000)
Location Address	UNASSIGNED	Tax District	Hiram (District 1200)
District / Section / Land Lot	19/2 / 665	2011 Millage Rate	.000000
Property Class	Commercial (C4)	Acres	6.76
Neighborhood		Parcel Map	Maps available with subscription
Plat Book/Page	56 / 144	Homestead	N
		Phase / Sub Lot #	/

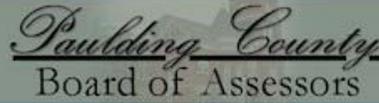
2011 Tax Year Value Information

Previous Land Value	Previous Improvement Value	Previous Misc Value	Previous Total Market Value
0	0	0	0

More detailed information is available via subscription service. Details [here](#)

The Paulding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: March 4, 2012

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Owner and Parcel Information

Owner Name	REO FUNDING SOLUTIONS II LLC	Today's Date	March 6, 2012
Mailing Address	225 CREEKSTONE RDG WOODSTOCK, GA 30188	Account Number	82042 (Parcel #: 176.2.3.029.0000)
Location Address	UNASSIGNED	Tax District	Hiram (District 1200)
District / Section / Land Lot	19/2 / 665	2011 Millage Rate	.000000
Property Class	Commercial (C3)	Acres	0.25
Neighborhood		Parcel Map	Maps available with subscription
Plat Book/Page	56 / 144	Homestead	N
		Phase / Sub Lot #	/

2011 Tax Year Value Information

Previous Land Value	Previous Improvement Value	Previous Misc Value	Previous Total Market Value
0	0	0	0

More detailed information is available via subscription service. Details [here](#)

The Paulding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: March 4, 2012

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Printed:Mar 06, 2012

Official Zoning Letter



217 Main Street • Hiram • GA • 30141
Phone (770) 943-3726 • Fax (770) 439-2372

Jack S. Paris, Mayor

Derrick Battle, Mayor Pro Tem

Councilmembers

*Prather D. Rollins
Kathy Bookout*

*Teresa Philyaw
Earlene Graham*

May 11, 2012

Mr. Dave Loeffel
Walton Communities, LLC
2181 Newmarket Parkway
Marietta, GA 30067

Re: Poplar Pointe Retirement Community

Dear Mr. Loeffel:

In reference to the property known as Poplar Pointe (Parcel #: 176.2.3.028.0000 as depicted in the attached survey), the current zoning district is O-I (Office and Institutional District). This zoning category allows for retirement communities, including non-assisted living communities, subject to applicable state, federal, and/or county licensing and inspection requirements, including state fire marshal and/or county fire department approval. Furthermore, it will be necessary for the property to be deed restricted as Housing for Older Persons, as allowed under fair housing guidelines, such that 100% of the property be occupied by individuals 55 years of age and older.

I have attached the supporting documentation for zoning.

If you have any other questions please feel free to contact me at (770) 943-3726 ext. 204.

Sincerely,

Jody Palmer
City Operations Manager

ATTACHMENT 1 - PHASE II REPORT

Current Phase II Report

Not Applicable