

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

May 30, 2012

Mr. Jerry Braden
c/o The Braden Group
135 North Washington Street
Summerville, GA 30747

SUBJECT: Wetland & Floodplain Evaluation Letter
Red Bird Pointe
Old Blue Ridge Road
Ellijay, Gilmer County, Georgia
GEC Job #110260.240

Dear Mr. Braden:

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

The subject property is found on the Gilmer County, Georgia Flood Insurance Rate Map (13123C0155D) dated April 17, 2012. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance floodplain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property.

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

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

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

Mary A. Brooks, PWS
Wetland Services Director



Thomas E. Driver, P.E.
President
Georgia Reg. No. 17394





U.S. Fish and Wildlife Service

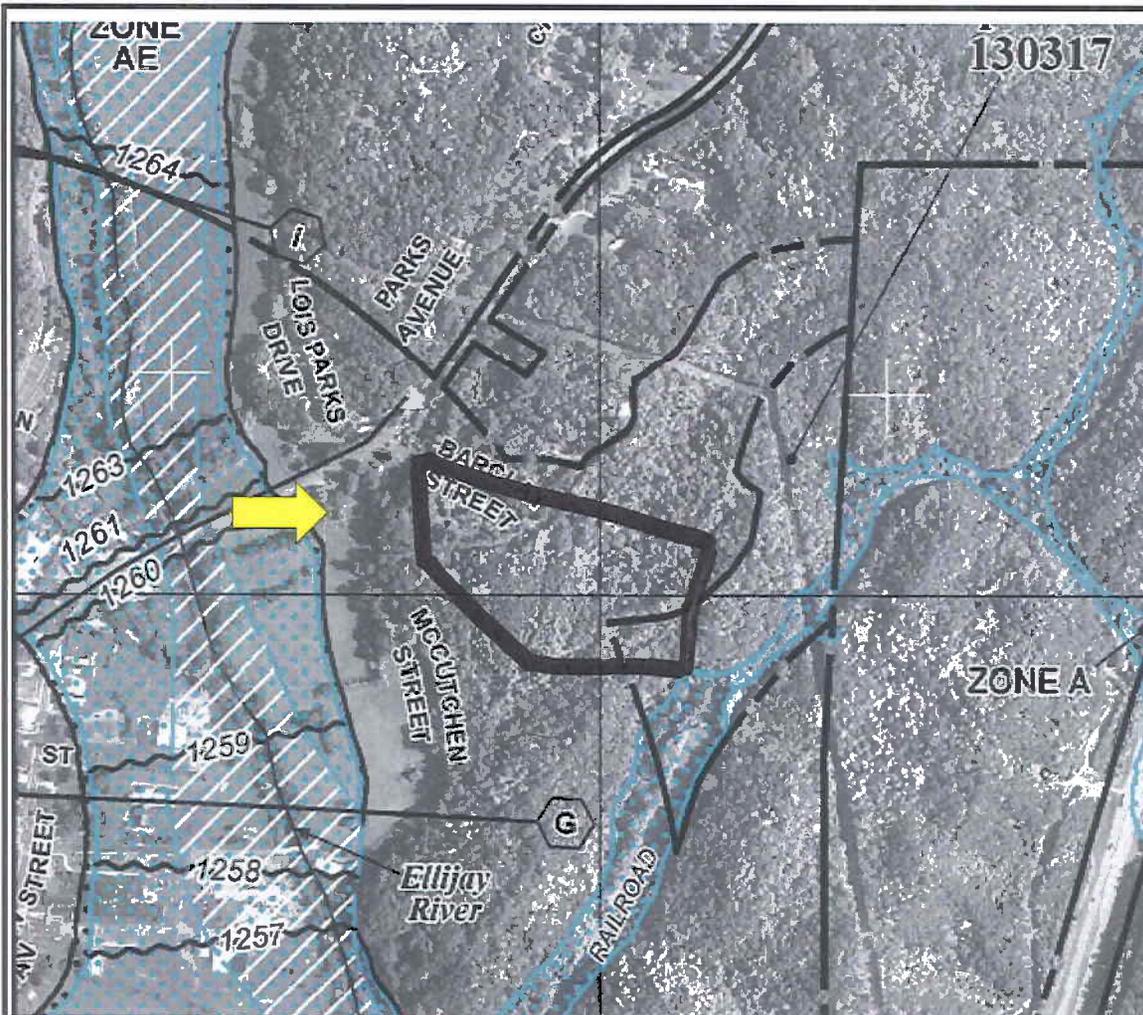
National Wetlands Inventory



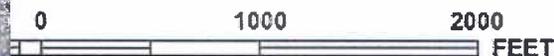
National Wetlands Inventory (NWI) Map
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=667'
Source: U.S. Fish & Wildlife Service

GEC
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514 Hillcrest Industrial Blvd. Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940



MAP SCALE 1" = 1000'



PANEL 0155D

FIRM
FLOOD INSURANCE RATE MAP

**GILMER COUNTY,
GEORGIA
AND INCORPORATED AREAS**

PANEL 155 OF 350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
EAST LULLAY, CITY OF	130089	0155	D
ELLIJAY, CITY OF	130090	0155	D
GILMER COUNTY	130317	0155	D

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
13123C0155D

MAP REVISED
APRIL 17, 2012

Federal Emergency Management Agency

**Flood Insurance Rate Map (FIRM)
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=1000'
Source: FEMA Map Service Center Website**

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FIRM Map Legend

LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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



OTHER AREAS

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



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

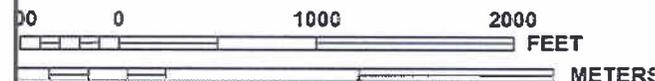


OTHERWISE PROTECTED AREAS (OPAs)

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



MAP SCALE 1" = 1000'



- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert, Flume, Penstock or Aqueduct
- Road or Railroad Bridge
- Footbridge
- 87°07'45", 32°22'30"
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 16
- 600000 FT
- 5000-foot grid values: Georgia State Plane coordinate system, West zone (FIPS ZONE 1002), Transverse Mercator projection
- DX5510
- Sheet mark (see explanation in Notes to Users section of the FIRM panel)
- M 1.5
- River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 15, 1990

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 23, 1999 - to add base flood elevations, to change zone designations, and to add marks and road names.
April 17, 2012 - to change base flood elevations and special flood hazard areas.

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

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

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PROPOSED RED BIRD POINTE
BARCLAY STREET
ELLIJAY, GILMER COUNTY, GEORGIA
GEC JOB #110260.240**

PREPARED FOR

**RED BIRD POINTE, L.P.
BRADEN ELLIJAY, LLC
C/O THE BRADEN GROUP
135 NORTH WASHINGTON STREET
SUMMERVILLE, GEORGIA 30747
MR. JERRY BRADEN**

PREPARED BY

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

ISSUE DATE

JUNE 8, 2012

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 8, 2012

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

Ladies and Gentlemen:

GEC declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professionals* as defined in §312.10 of 40 CFR 312.

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

6/8/12
Date

Tameka Gordon
Tameka Gordon
Environmental Specialist

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

6-8-12
Date

Robert T. Hadden
Robert T. Hadden
Environmental Professional/
Environmental Department Manager

6.8.12
Date

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



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ELLIJAY, GILMER COUNTY, GEORGIA
GEC JOB #110260.240**

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APPENDICES

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Figure 1:	U.S.G.S. Topographic Map
Figure 2:	National Wetlands Inventory (NWI) Map
Figure 3:	Soil Survey Map
Figure 4:	Flood Insurance Rate Map (FIRM)
Figure 5:	Site Map
Figure 6:	Site Plan
Figure 7:	Radon Map
Figure 8:	2009 Aerial Photograph

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION

EDR Historical Aerial Package (Years: 2006, 2005, 1993, 1988, 1980, 1971, 1963, and 1957)
Environmental Data Resources (EDR) Sanborn Map "Report"
EDR Historical Topographic Maps
EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL

Gilmer County Board of Tax Assessors' Parcel Maps and Tax Card
Chain of Ownership for Environmental Purposes Report
Copies of Selected Deed Book Records

APPENDIX E: NON-SCOPE TESTING

lead-based paint
lead in soil
lead in water
asbestos
radon
vapor encroachment screening

APPENDIX F: NOISE ASSESSMENT DOCUMENTATION

APPENDIX G: REGULATORY ENVIRONMENTAL SEARCH INFORMATION

Environmental Data Resources (EDR) Environmental Database Report
--

APPENDIX H: RECORD OF COMMUNICATIONS & INTERVIEWS

Completed DCA User Questionnaire
Fire Department Letter
Environmental Health Department letter
Planning & Zoning letter
Water and Sewerage Authority letter
Electrical Service Availability Letter

**APPENDIX I: AUTHOR CREDENTIALS, DOCUMENTATION OF QUALIFICATIONS AS
AN ENVIRONMENTAL PROFESSIONAL**

Resume: JON A. SPALLER, P.G.

Resume: ROBERT T. HADDEN

Resume: TAMEKA GORDON

APPENDIX J: OWNER ENVIRONMENTAL QUESTIONNAIRE

APPENDIX K: PROPERTY LOG & INFORMATION CHECKLIST

APPENDIX L: PROOF OF INSURANCE

APPENDIX M: LETTERS OF REFERENCE

APPENDIX N: ENVIRONMENTAL CERTIFICATION

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APPENDIX P: ENDANGERED SPECIES DOCUMENTATION

APPENDIX Q: SHPO REVIEW DOCUMENTATION *[if applicable]*

APPENDIX R: ADDITIONAL HOME REQUIREMENTS *[if applicable]*

APPENDIX S: OPERATION AND MAINTENANCE MANUAL *[if applicable]*

APPENDIX T: PREVIOUS ENVIRONMENTAL REPORTS *[if applicable]*

APPENDIX U: OTHER *[if applicable]*

ATTACHMENT 1, PHASE II REPORT *[if applicable]*

1.0 EXECUTIVE SUMMARY

Mr. Jerry Braden with The Braden Group, retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of Red Bird Pointe L.P. and Braden Ellijay, LLC to perform a Georgia Department of Community Affairs (DCA) Phase I Environmental Site Assessment (ESA) on the approximately 18.52-acre subject site containing undeveloped, wooded land with a vacant residence located in the southwestern portion of the subject site. The site is located off of Barclay Street in Ellijay, Gilmer County, Georgia. The subject site is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in the City of Ellijay, Georgia. GEC is not affiliated with Mr. Braden; The Braden Group; Braden Ellijay, LLC; Red Bird Pointe L.P.; or the seller of the subject property.

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

While conducting the Phase I ESA of the subject property, GEC followed the 2012 Georgia DCA Environmental Manual, its ESA standard, which requires that the consultant follow the ASTM standard and provide some additional information that exceeds the ASTM requirements. This information addresses items referred to as “non-scope” items in the ASTM Practice, and includes wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, asbestos containing materials (ACMs), lead-based paint (LBP), lead in drinking water, and including (per DCA guidelines) polychlorinated biphenyls (PCB). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property or the absence of the availability of a municipal water or sewer system to the subject site.

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

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

- Other than lead in soil and asbestos in the vacant house to be demolished, the site reconnaissance and research revealed no business risk issues or no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

- GEC previously conducted a Phase I ESA on the subject property in 2011. The report was issued June 20, 2011. The text and other pertinent information from the previous assessment are appended to this report. No other significant changes in the property or surroundings were noted in this new assessment. Historical reference information from the original report was referenced for this report.
- During GEC's site reconnaissance on May 9, 2012, GEC observed that the subject site was undeveloped, wooded land with a vacant single-story residential structure located in the southwestern portion of the subject property. Miscellaneous debris (tin and wood) was observed near a former structure located in the northern portion of the subject site. GEC also observed a concrete pad and the remains of a pre-existing structure located in the same area. There were no unusual odors or signs of contamination at this location.
- During GEC's previous assessment in 2011, testing for the presence of asbestos containing materials (ACM) was conducted on the vacant residence located in the southwestern portion of the subject site. ACM was detected in the residence and should be abated before demolition.
- Due to structures being on the subject property before 1978 GEC conducted soil sampling around the structures on May 10, 2011. The lead detected in the area surface soils (upper one-half inch) was below the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all samples but one (532 mg/kg lead). GEC recommends that an approximate 6" deep and approximate 1' wide excavation pattern be performed around the perimeter of house 3, the existing house, located in the southwestern portion of the subject site.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded land on the 1957 to 2009 aerial photographs with evidence of two residential properties located in the northern portion of the subject site and one located in the southwestern portion of the subject site. The site vicinity appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered within the vicinity on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs. The land south and east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph. The subject property's chain of title information indicated that the subject property was part of a larger tract owned by the Pinson family from 1922 until a portion was sold to Donald Mahaffey in 2006 and identified as tracts 4, 5, and 6. The property was deeded to the bank in 2009 and sold to the current owner in 2010. Research of readily available historic tax records and aerial photographs indicated the property has been in private individuals' or non-industrial entities' ownership and has been residentially developed and undeveloped wooded land since and likely before, 1922 according to title records.

- The Environmental Data Resources, Inc. (EDR) Report has changed since the April 25, 2011 report that GEC used in the previous Phase I ESA on the subject property. Neither report identified the subject property on any of the Federal or State databases. The 2012 EDR Report identified one CERCLIS database site, one GA Non-HSI database site, one LUST database site, and one UST database site (two additional sites were listed in the 2011 report) within the ASTM E 1527 prescribed search radii of the subject property. However, none of the listed database sites are considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1.1.1 and Appendix G for the current April 2012 EDR Environmental Database Report.
- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. GEC reviewed a copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and according to the map, no floodplains are located on the subject property.

1.1 Location & Legal Description of the Property

The subject site is approximately 18.52 acres in size and located at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in Ellijay, Gilmer County, Georgia. The subject property is located on Tax Parcel #: 1080-140 and composed of tracks 4, 5, 6 of Land Lots 48 and 61 of the 11th District, 2nd Section of Gilmer County, Georgia. The land is currently undeveloped and wooded with an unoccupied residence located in the southwestern portion of the subject site.

The subject property is legally described in the most current available deed (see Deed Book 1605, Page 293 in Appendix D copied from the Clerk's Office, Gilmer County Superior Court)

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

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

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property other than the lead in soil and asbestos abatement necessary for the house; therefore, we recommend no further environmental study of the site at this time.

GEC recommends clean up of the miscellaneous debris (tin, wood and tires) located in the northern portion of the subject site; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by Geotechnical & Environmental Consultants, Inc. (GEC), for the approximately 18.52-acre proposed Red Bird Pointe apartment complex located at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in the City of Ellijay, Georgia. The subject property, which is included in Land Lots 48 and 61 of the 11th District, 2nd Section of Gilmer County, Georgia, currently contains undeveloped wooded land with an unoccupied residence located in the southwestern portion of the subject site. A site location/U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 1 and Figures 5 through 6, respectively.

2.2 Procedures

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

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

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

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

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

GEC performed each of the four components of the ASTM E 1527 Phase I ESA in accordance with Sections 6.0 through 11.0 of the Practice. The objective of the records review, site reconnaissance, and interviews is to obtain information used to identify recognized environmental conditions in connection with the property. This report generally follows the recommended ASTM format with the additional consideration given to asbestos, LBP, lead in drinking water, radon, wetlands, and polychlorinated biphenyls (PCBs), as required by the Georgia Department of Community Affairs.

2.3 Significant Assumptions

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

2.4 Qualifications of Personnel/Documentation of Qualifications as an EP

Jon A. Spaller, P.G., is a **Senior Geologist** with the Macon office. Jon graduated from the State University of West Georgia in 1978, with a Bachelor's Degree in Geology, and has over 30 years of experience in subsurface explorations and geotechnical engineering evaluations from commercial and industrial developments and dams. Jon has been heavily involved in solid waste disposal facility consulting for the past 20 years, directing numerous hydrogeologic site evaluations for municipal solid waste and industrial solid waste landfills. He has directed compliance monitoring programs and assessment of corrective measures studies and has served as Construction Quality Assurance Project Manager for a number of Subtitle D solid waste

construction projects. He has performed and reviewed Phase I and Phase II Environmental Site Assessments for numerous projects throughout his career. He is a registered professional Geologist in Georgia, and a member of The Solid Waste Association of North America.

Robert T. Hadden serves as the **Environmental Department Manager** for the Macon office. Bob graduated from the University of South Alabama with a bachelor's degree in English in 1981 and has over 30 years of experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical and environmental consulting services. Construction phase services include materials testing, Geotechnical subsurface investigation, construction quality control, and project management. During the last 20 years, Bob's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment and compliance auditing, field sampling and analysis by immuno-assay, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, asbestos surveys, and lead based paint sampling. Bob also has experience in underground storage tank removal, site assessment and remediation. Bob is a member of the Macon Chamber of Commerce, the Environmental Information Association, the American Society for Testing & Materials, and the Georgia Water & Pollution Control Association.

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

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

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

2.6 Limitations & Exceptions

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

GEC is not responsible for opinions, conclusions, or recommendations made by others based on the findings in this report. This report and its findings shall not, in whole or in part, be

disseminated to any other party, or used by any other party without prior written consent by Geotechnical & Environmental Consultants, Inc. The conclusions of this Phase I Environmental Site Assessment are based on conditions as observed on our site visit and on historical information about the site. Information contained in this report was obtained by means of document review, interviews, and on-site observations. Since no assessment can absolutely deny the existence of hazardous materials, especially surficial environmental assessments with limited or no subsurface sampling, existing hazardous materials can escape detection using the customary methods. Future changes in environmental conditions and site characteristics may occur with the passage of time, in which case, the conclusions of this report may have to be reevaluated.

2.7 Special or Additional Conditions or Contract Terms

There are no special terms and conditions aside from those detailed in the professional services agreement, included with GEC proposal ME-12-5180 under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Red Bird Pointe apartment site, which is 18.52 acres in size, is located southwest of the intersection of McCutchen Road and Barclay Street. The subject property is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in the City of Ellijay, Georgia. GEC observed that the subject site is currently undeveloped, wooded land with an unoccupied residence located in the southwestern portion of the subject site. There is evidence of two demolished structures also located on the subject property. The site vicinity currently consists of residential and undeveloped wooded/cleared properties. GEC observed residential properties north of the subject property. Undeveloped wooded land was observed east of the subject site. A mix of undeveloped wooded and open land and residential properties were observed south of the subject site. Residential and undeveloped open land was observed west of the subject site. A site map and a site plan are included in Appendix A as Figures 5 and 6, and site location/U.S.G.S. topographic map is presented in Appendix A as Figure 1.

3.1.1 Current Site Use & Description

During our reconnaissance of the subject property on May 9, 2012, GEC observed that the subject site is currently an undeveloped wooded tract of land with an unoccupied wood-sided single-story house with an attached garage in the southwestern portion of the subject site. The zoning for the subject property is R-3 (multi-family residential) and city water and sewer is available to serve the subject site.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential and undeveloped open/wooded properties. During our reconnaissance of the surrounding area on May 9, 2012, GEC observed residential properties north of the subject property. Undeveloped wooded land was observed east of the subject site. A mix of undeveloped wooded and open land and residential properties were observed south of the subject site. Residential and undeveloped open land was observed west of the subject site.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is undeveloped, wooded land with an unoccupied residence located in the southwestern portion of the subject site. The single-story house is constructed primarily of wood siding with an asphalt-shingled roof with a storage/garage (metal roof) located at the rear of the house. The interior contained wood floors, ceiling, and walls. Some rooms had linoleum and floor tile flooring. The bath and part of the living room had wallboard for walls. Adjacent improved roadways consist of McCutchen Road, which borders the site to the west, and Barclay Street, which borders a portion of the subject property on the eastern side. Ellijay-Gilmer County will provide water and sewer to the subject property.

3.2 Hydrogeology

3.2.1 Geologic Setting

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

From a hydrogeologic perspective, these Ridge and Valley units in the subject site vicinity comprise a significant recharge zone for the regional Paleozoic age aquifers system. This system can be generally described as primary and secondary openings in the folded and faulted sedimentary and metasedimentary rocks. Consequently, this aquifer is an important resource for drinking and agricultural water supplies in the region.

3.2.2 Surface Drainage

Based on review of the topographic map and observations made during the site reconnaissance, the direction of surface drainage flow at the subject property is generally to the south-southwest. The site slopes to the southwest, and surface drainage flow would be toward Ellijay River.

3.2.3 Groundwater

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

3.3 Wetlands

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

wetland areas were identified on the property. A copy of the NWI Map is presented as Figure 2, Appendix A.

3.4 Flood Plain/Floodway

GEC went to the Federal Emergency Management Agency (FEMA) Map Service Center (MSC) Flood Map Store website at www.msc.fema.gov/ to review a flood map for the subject site. GEC reviewed a copy of the FEMA Flood Insurance Rate Map (FIRM) for Gilmer County, Georgia. A portion of the subject property is found on Community Panel 155 (13123C0155D) dated April 17, 2012. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 500-year flood plain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property. A copy of the FIRM is presented as Figure 4, Appendix A.

3.5 State Waters

During GEC's site reconnaissance on May 9, 2012, no state waters were observed on the subject property.

3.6 Endangered Species

According to the U.S. Fish and Wildlife Service (USFWS), Listed Species for Gilmer County (Updated October 2011) www.georgiawildlife.org/node/1370, there are five federally listed species and eleven state listed species. None of the habitats listed for these species was observed on the subject property; therefore, the USFWS was not contacted regarding the subject property. GEC does not anticipate that the protected species and critical habitat issues will factor into a project for this area. Refer to Appendix P for the list of federal and state species.

4.0 REGULATORY INFORMATION

4.1 Data Review

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The EDR Report is dated May 7, 2012. The EDR search meets the requirements of the ASTM E 1527-05 standard. The following lists were included, in the records review: **(FEDERAL) NPL, Proposed NPL, Delisted NPL, NPL RECOVERY, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSD, RCRA-LQG, RCRA-SQG, ERNS, HMIRS, US ENGINEERING CONTROLS, US INSTITUTIONAL CONTROLS, DOD, FUDS, US BROWNFIELDS, CONSENT, ROD, UMTRA, ODI, TRIS, TSCA, FTTS, SSTS, ICIS, RADINFO, CDL, LUCIS, PADS, MLTS, MINES, FINDS, RAATS, (STATE) SHWS (includes HSI, the state CERCLIS equivalent), Non-HSI, STATE LANDFILL, HISTORIC LANDFILL, LUST, UST, GA SPILLS, INSTITUTIONAL CONTROL, DRYCLEANERS, BROWNFIELDS, AIRS, and TIER 2.** The report includes **TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST.** The report also includes an EDR proprietary database record on **MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix G for the list of databases, their currency, their

definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 4 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the US EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05). Neither a State Engineering Controls database, nor state or tribal voluntary cleanups database is available in Georgia.

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

4.1.1 Standard Environmental Record Sources

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

The Environmental Data Resources, Inc. (EDR) Report has changed since the April 25, 2011 report that GEC used in the previous Phase I ESA on the subject property. Neither report identified the subject property on any of the Federal or State databases. The 2012 EDR Report identified one CERCLIS database site, one GA Non-HSI database site, one LUST database site, and one UST database site (two additional sites were listed in the 2011 report) within the ASTM E 1527 prescribed search radii of the subject property.

Ellijay Elementary School, listed on the UST and Financial Assurance databases, is located 0.19 miles south of the subject property at 500 Library Street. Ellijay Elementary School is a closed facility with four tanks removed from the ground in 1987. No releases have been reported for the listed site. Due to the non-operational status of the facility, distance, topographic features, and the fact that the listed site is at a lower elevation than the subject property, Ellijay Elementary School is not considered to present an environmental concern to the subject property.

The Gilmer County Landfill, listed on the CERLIS and FINDS databases, is located 0.41 miles north-northeast of the subject property. Gilmer County Landfill is a landfill that is located along a tributary of the Ellijay River. Contamination was discovered at the listed facility, but levels did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Gilmer County Landfill received a low priority for further assessment in 1993 and therefore, was not listed on the national priorities list. Gilmer County Landfill is judged to be at a lower elevation relative to the subject property. Based on the site's distance from the subject property, the groundwater flow direction flowing away from the subject property, and hydrologic conditions, GEC does not consider Gilmer County Landfill to present an environmental concern to the subject property.

The Ellijay Church of Christ, listed on the LUST, UST and Financial Assurance databases, is located 0.43 miles west-southwest of the subject property. Ellijay Church of Christ is listed as a closed facility with five tanks removed from the ground in 1999. A confirmed release was reported and clean up was initiated in 1999. Ellijay Church of Christ is judged to be at a lower elevation relative to the subject property, and in a different drainage basin from the subject property. Based on the site's distance from the subject property, the groundwater flow direction

flowing away from the subject property, and hydrologic conditions, GEC does not consider Ellijay Church of Christ to present an environmental concern to the subject property.

The remaining listed site does not appear to present an environmental concern to the subject property due to distance, topographic features, and assumed groundwater flow direction being away from the subject property. Therefore, these sites are not likely to impact the subsurface of the subject property.

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

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 20 listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. GEC found that these sites did not appear to be located within the ASTM search radii of the subject property. Since these sites are not within the noted ASTM radii, they are not in the vicinity of the subject site and at this distance from the subject site they are not judged to be RECs.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (AULs)

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

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

GEC reviewed the local/regional water agency records information provided on Pages A-6 through A-27 of the EDR Environmental Database Report (see Appendix G). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. The EDR report identified one Federal Reporting Data System (FRDS) public water supply well located ¼-mile to ½-mile west of the subject site. One Federal Reporting Data System (FRDS) public water supply well had violations for CCR Complete Failure to Report. The enforcement action was state violation/reminder notice. No Federal F.R.D.S. wells or federal or state U.S.G.S. wells were found on or near the subject property. The EDR report did not indicate any wells on the subject site, and did not indicate records of any groundwater use permits for the subject site.

4.1.2.8 Planning Department Records

GEC emailed an information questionnaire to Mr. Don Schneider, Code Enforcement Officer, with the City of Ellijay Planning & Zoning Department on June 4, 2012. Mr. Schneider responded indicating that the zoning for the subject property is R-3 (Multi-Family Residential). He indicated that no zoning restrictions are currently on the subject site. Mr. Schneider stated that there is residential property on the subject site and that septic system serves the subject site. He was not aware of any known environmental conditions or concerns at the subject site.

During GEC's previous assessment in 2011, GEC received a letter dated May 17, 2011 from Mr. Don Schneider, Code Enforcement Officer with the City of Ellijay, Planning and Zoning Department indicating that the zoning for the subject property is R-3, multi-family residential, with the agreement from the property owner that should the property not be developed as housing for older persons, age 55 and older as defined by the Georgia Department of Community Affairs, that a zoning change request will be filed with the City of Ellijay to change the zoning back to R-1, single family residential. Mr. Schneider stated that this would allow for the proposed development of up to 64 units (HFOP age +55) to be placed on the subject site. A copy of the zoning letter is included in Appendix H.

4.1.2.9 Local/Regional Pollution Control Agency Records

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

4.1.2.10 Local/Regional Water Quality Agency Records

GEC obtained a copy of the 2010 Ellijay-Gilmer County Annual Water Quality Report (AWQR),

their most current version of the AWQR, which indicated that Ellijay-Gilmer County's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of the AWQR, verifying this information, is included in Appendix O.

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

4.1.2.11 Local Electric Utility Companies (PCBs)

GEC observed one pole-mounted transformer on the subject property during the May 9, 2012 site reconnaissance. In a previous site assessment on May 10, 2011, two transformers were observed. Both appeared to be in good condition with no visible signs of leakage (stained soils or dead vegetation) beneath. No other suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. Ralph Robinson, Sales Executive with Georgia Power on May 3, 2012. Mr. Robinson indicated that Georgia Power Company has the available capacity and will supply electrical service to the proposed development. A copy of the power letter is provided in Appendix H.

Georgia Power, the electrical utility provider for the proposed apartment complex, has informed GEC in the past that the transformers they use are mineral oil units and they will handle all leaking transformers on site as per 40 CFR 761.125 and the State of Georgia Oil and Hazardous Substance Release Act of 1991.

4.1.2.12 Other

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

4.2 Agency Contacts/Records

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

4.2.1 Local Fire Department Official

GEC faxed an information questionnaire to Fire Chief Sam West, with the City of Ellijay Fire Department on May 29, 2012. Chief West indicated that there was no record of environmentally

related fires or any additional environmental concerns at the subject property or in the immediate vicinity. He was unaware of any storage tanks on site or adjacent to it. Chief West was not aware of any site history. A copy of the fire department's response is presented in Appendix H.

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to the Gilmer County Environmental Health Department on May 8, 2012. Ms. Andrea Martin responded indicating that the department has no record of any environmental/health responses or other known environmental concerns on the subject property or in the immediate vicinity. She did not know what utilities were available to serve the subject property. A copy of the information questionnaire is presented in Appendix H.

4.2.3 Local Building Permit Agency Official

See above in Section 4.1.2.8.

4.2.4 Local Groundwater Use Permit Agency Official

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

See above in Section 4.1.2.7.

4.3 Interviews

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

GEC received a completed DCA version of the ASTM Questionnaire from Mr. Jerry Braden, client representative, on June 5, 2012. Mr. Braden noted that he was not aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the property. Mr. Braden indicated he was not aware of any specialized knowledge or experiences that are material to any potential recognized environmental conditions. He is not aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the property. Mr. Braden does not have in his possession or control any title records for the property, and he is not aware of any environmental liens. Mr. Braden noted that the reason for having the Phase I performed was to support a tax credit assessment of the property. He also noted that the purchase price is the same as the fair market value. A copy of the completed DCA version of the ASTM Questionnaire is provided in Appendix H.

GEC received completed owner environmental questionnaires from J C Sanford, current property owner. Mr. Sanford indicated that neither his property nor any adjoining properties are currently used for industrial and/or manufacturing purposes and noted that there was a Doctor's office on adjacent property to the north. He also indicated that the adjacent property to the west would be a city park in the future. Mr. Sanford noted that there are no commercial businesses situated to the east or south of the subject site. He stated that adjacent properties to the north have been used in the past for residential properties and adjacent property to the west has been used as farming land. Woodlands were located in the southern and eastern vicinities.

Mr. Sanford noted that no plastic or metal drums, stained soil or stressed vegetation, fill dirt, storage tanks (above or underground), or vent pipes have ever been brought onto the site. He indicated that he did not know if any tanks had been removed from the subject site. Mr. Sanford also stated that the subject property had not ever been evaluated, investigated, notified, held responsible for, or otherwise involved with any contamination, clean-up, environmental law, or health and safety law, regulation or violation.

Mr. Sanford stated that the subject property is not located in the 100-year floodplain and stated that the site does not have the potential to be affected by any of the following: coastal areas protection and management, runway clear zones and accidental potential zones, endangered species, farmland protection, wetlands designated lands, thermal and explosive hazards, toxic chemicals and radioactive materials, and solid waste management. He also indicated that the subject property is not located within 1,000 feet of a major road/highway/freeway, 5 miles of a private/commercial airport, or 15 miles of a military airport. He did not know if the subject site was located within 3,000 feet of a railroad.

Copies of the completed owner environmental questionnaire are presented in Appendix L.

4.3.2 Current Owners or Occupants of Neighboring Properties

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

4.3.3 Past Owners, Occupants, or Operators of the Property

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

4.3.4 User(s)

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

4.3.4.1 Title Records

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. The title research for tax Parcel Number: 1080-140 indicated the site is composed of 22.22-acres and occupied by two residential structures built in the early 1900's. The property was once part of a

larger tract owned by the Pinson family from 1922 until a portion was sold to Donald Mahaffey in 2006 and identified as tracts 4, 5, and 6. The property was deeded to the bank in 2009 and sold to the current owner in 2010. For the purpose of our assessment, the site plan of the subject property only includes part of tract 4 for a total of 18.52 acres and is occupied by only one residential structure.

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

4.3.4.2 Environmental Liens

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

4.3.4.3 Specialized Knowledge of the User

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

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

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

4.3.4.5 Reason for Performing the Phase I

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

4.3.4.6 Relationship of Purchase Price to Fair Market Value

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

4.3.4.6.1 Purchase Price

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

4.3.4.6.2 Differential between Purchase Price & Market Value

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

4.3.4.6.3 Reasons for any Differential

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

5.0 SITE INFORMATION AND USE

5.1 Site Reconnaissance Methodology & Limiting Conditions

GEC's methodology for performing the ESA was in accordance with ASTM E 1527-05. Mr. David Price was the GEC representative that conducted the site reconnaissance. No significant limiting conditions were encountered during the site reconnaissance performed on May 9, 2012. The on-site reconnaissance was accomplished by walking the perimeter of the property boundary and the interior of the site.

5.2 General Site Setting

The subject site, which is 18.52 acres in size, is located off of Barclay Street in Ellijay, Gilmer County, Georgia. The subject site is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76. GEC observed that the subject site is currently undeveloped, wooded land with a residential structure in the southwestern portion of the site. There is also evidence of two demolished structures on the property. The site vicinity currently consists of residential and undeveloped wooded/cleared properties. GEC observed residential properties north of the subject property. Undeveloped wooded land was observed east of the subject site. A mix of undeveloped wooded and open land and residential properties were observed south of the subject site. Residential and undeveloped open land was observed west of the subject site.

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

GEC's assessment of all commonly known and reasonably ascertainable information about the proposed Red Bird Pointe property indicates there are no recognized environmental conditions associated with the subject site. As stated earlier, asbestos abatement will have to be performed in association with the demolition of the residence on the property. Lead in soil removal is also recommended.

5.4 Current Site Use

The subject property is currently an undeveloped wooded tract of land with an unoccupied wood-sided single-story house with an attached garage in the southwestern portion of the subject site.

5.4.1 Storage Tanks

No storage tanks, or indicators of the existence of such tanks (pipes protruding from the ground, mounded earth, or concrete islands), were observed on the subject property during GEC's site reconnaissance on May 9, 2012.

5.4.2 Hazardous & Petroleum Products Containers/Drums

No containers/drums of hazardous or petroleum products were observed on the subject property during GEC's site reconnaissance on May 9, 2012.

5.4.3 Heating & Cooling

Although a residence exists on the subject property, no heating and cooling system was observed on the subject property.

5.4.4 Solid Waste

Miscellaneous debris, such as wood, tin, and tires, were observed on the subject property during GEC's site reconnaissance. There were no signs of contamination, such as unusual odors, stressed vegetation, or labeling to suggest any significant environmental impact from the waste materials.

GEC recommends cleaning up the construction materials and tires and properly disposing of them.

5.4.5 Sewage Disposal/Septic Tanks

An on-site structure presently exists on the subject property, and as our knowledge of the site history indicates that the subject property has been historically residentially developed and consisting of wooded land, the presence of sewage disposal/septic tanks is possible on the subject property; however, no evidence of septic tank systems was observed on the subject property during our site visit on May 9, 2012. Mr. Gary McVey, Operations Manager with Ellijay-Gilmer County Water and Sewer Authority, indicated that Ellijay-Gilmer County water and sewer are available to serve the subject property.

5.4.6 Hydraulic Equipment

No hydraulic equipment or potential hydraulic equipment was observed during GEC's site reconnaissance on May 9, 2012.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

GEC observed two pole-mounted transformers on the subject property. The transformers appeared to be in good condition with no visible signs of leakage (stained soils or dead vegetation) beneath. No other suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. Ralph Robinson, Sales Executive with Georgia Power on May 3, 2012. Mr. Robinson indicated that Georgia Power Company has the available capacity and will

supply electrical service to the proposed development. A copy of the power letter is provided in Appendix H.

Georgia Power, the electrical utility provider for the proposed apartment complex, has informed GEC in the past that the transformers they use are mineral oil units and they will handle all leaking transformers on site as per 40 CFR 761.125 and the State of Georgia Oil and Hazardous Substance Release Act of 1991.

5.4.9 Water Supply & Wells

An on-site structure presently exists on the subject property, and as our knowledge of the site history indicates that the subject property has been historically residentially developed, the presence of water well is possible on the subject property; however, no evidence of a well was observed on the subject property during our site visit on May 9, 2012. Mr. Gary McVey, Operations Manager with Ellijay-Gilmer County Water and Sewer Authority, indicated that Ellijay-Gilmer County water and sewer are available to serve the subject property.

5.4.10 Drains & Sumps

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

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

No pits, ponds, or lagoons or surface waters were observed on the subject property during GEC's site reconnaissance on May 9, 2012.

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

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

5.4.15 Utilities/Roadway Easements

A power easement was observed to traversing the northern portion of the subject property from east to west.

5.4.16 Chemical Use

No known significant use of chemicals has occurred on the site.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

No water leaks/mold were observed in the on-site structure. Due to the undeveloped nature of the remaining portion of the subject site, the presence of water leaks/mold is not applicable to the subject property.

5.4.18 Asbestos

During GEC's previous assessment in 2011, GEC performed an asbestos survey on the existing house and remnants of the other houses, and collected a total of 21 samples during this survey.

The asbestos survey was performed in accordance with currently accepted methods and practices of the environmental consulting profession. The survey was conducted on observed suspect materials located within and around the existing structure on the subject property. Bulk samples of identified suspect asbestos-containing materials (ACM) were collected and submitted for laboratory analysis in order to identify the presence/absence and percent content in these suspect materials. GEC used U.S. Environmental Protection Agency guidelines for identification of ACM and an Asbestos Hazard Emergency Response Act (AHERA) accredited asbestos inspector for conducting the survey.

During the walk-through of the premises including the exterior, the inspector visually checked for the presence of suspect ACM. Both friable and non-friable suspect materials were considered. A review of the bulk asbestos bulk sample results, obtained from Analytical Environmental Services, Inc. by the polarized light microscopy (PLM) method, revealed asbestos containing materials to be present at the complex.

Suspect asbestos materials observed and sampled included wallboard mud (a.k.a. joint compound), 9" x 9" and 12" x 12" floor tiles, vinyl flooring, mastic/glue, flashing tar, window glaze, and roofing materials. This resulted in 10 homogeneous materials being identified at the subject property with a total of 21 samples being collected during this survey.

- **wallboard mud (Sample ID #LJ-1C) located in room one was found to contain 2% chrysotile;**
- **9" x 9" gray floor tile (Sample ID #LJ-2A, #LJ-3A, #LJ-2B, and #LJ-3B) located in room one was found to contain 5% chrysotile;**
- **beige block pattern linoleum flooring (Sample ID #LJ-4A and #LJ-4B) in the bathroom was found to contain 30% chrysotile;**
- **wallboard mud (Sample ID #LJ-1D and #LJ-1E) in the bathroom was found to contain 2% chrysotile; and**
- **chimney flashing tar (Sample ID #LJ-8A and #LJ-8B) was found to contain 15% chrysotile.**

No other asbestos containing materials were noted during the survey. The sampling data from the survey is provided in Appendix E.

GEC identified homogeneous suspect materials within and on the existing structure of the subject property and took representative samples from each observed material during this asbestos survey. Due to the possibility of the presence of ACM in areas inaccessible to GEC during this survey, care

should be taken prior to demolition activities to identify all suspect ACM and remove or protect from damage in accordance with State and Federal regulations. Any suspect ACM building materials discovered that might be different from those described in this survey should be presumed to be ACM until assessed by an accredited inspector.

Suspect materials may be located in the buildings beyond the accessible areas surveyed. Suspect materials may also be present that were not visible or not accessible to the inspectors. It is possible that during demolition, other suspect ACM could be encountered, such as pipe insulation within wall chases. If any untested suspect materials are encountered, then these materials should be assumed to be ACM and treated as such until and unless proven otherwise by future testing. The National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require that demolition contractors have an accredited “knowledgeable person” on site during demolition that is capable of identifying any untested suspect materials. The Georgia EPD, noted below, can assist in any questions on demolition or renovation requirements.

Ten days prior to any demolition activities, the EPD Lead-Based Paint and Asbestos program should be notified under the Georgia Rule 391-3-14 and the Federal NESHAP Rule. The project notification form should be completed by a Georgia licensed abatement contractor or agent. The abatement project requires a fee paid to the Division at the time notification is made. Notification is required even if no asbestos is present.

Appendix E contains copies of the asbestos sample chain of custody, analytical report, with a summary of the sample results, and the GEC inspector’s latest accreditation.

5.4.19 Lead-Based Paint

One residential structure, built prior to 1978, was observed on the subject property during GEC’s site reconnaissance. GEC was informed that the on-site residence would be demolished prior to development of the subject property. As a result, lead-based paint sampling was not performed on the residence.

Since structures were observed on the subject site before 1978, according to reviewed aerial photographs, GEC conducted soil sampling around the structures during the previous assessment in 2011.

GEC sampled soil at the perimeter of the existing house in the southwestern portion of the subject property and the perimeter of the two former structures in the northern portion of the subject site. The directional protocol used in the survey established North as the respective ‘A’ side of each building, and facing the building, the respective sides of any of the subject buildings proceeding clockwise are ‘B’ adjacent, then ‘C’ back, and ‘D’ to the right of ‘A’. GEC collected two composite soil samples from alongside the residence and presumed location of the former structures, compositing sides A-B for one sample and sides C-D for the second sample, at the drip line from the surface to approximately ½ inch below ground surface (bgs). Soil samples collected from these locations were submitted for laboratory analysis for total lead.

The following soil sampling procedures were used during the soil sampling performed for this assessment:

- Wearing clean disposable nitrile gloves, GEC staff sampled the area of soil within one foot of the edge of the exterior, or the drip line, of the structure;
- Soil samples were collected using a 5 cc disposable syringe with a clean syringe used for discrete samples;
- Composite samples of 3 to 10 aliquots were collected from within the noted area along the front and one end of the structure, and rear and other end of the structure;
- The sampler proceeded from the north (designated side A) clockwise to the end (side B), and then for the second sample collected aliquots along side C and end D;
- Each composite sample was mixed together to achieve a representative sample of the total area;
- The top ½ inch of bare soil was sampled;
- Samples were given identification numbers coinciding with a unit/building number for the respective location;

Samples were collected and submitted to an accredited analytical laboratory, Analytical Environmental Services, Inc. in Atlanta, Georgia under chain of custody protocol.

The lead detected in the area surface soils (upper one-half inch) was below the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all but one sample of 532 mg/kg lead on the back side of the on-site existing structure.

GEC returned to the subject property on June 15, 2011 to conduct additional sampling. The following soil sampling procedures were used during the follow up soil sampling performed on June 15, 2011:

- Soil samples were collected using a 5 cc disposable syringe;
- Each composite sample was mixed together to achieve a representative sample of the total area;
- Three samples from each side of the house at the drip line at approximately 6 inches below ground surface (bgs) were collected;
- In addition, GEC stepped out from the drip line approximately 1 foot and collected soil samples from 6 inches and 9 inches bgs;
- Samples were collected and submitted to an accredited analytical laboratory.

Based on the data collected during the sampling event performed on June 15, 2011, GEC recommends that an approximate 6" deep and approximate 1' wide excavation pattern be performed around the perimeter of house 3, the existing house, located in the southwestern portion of the subject site. Using these estimated excavation measurements, GEC has determined that approximately 1 to 2 cubic yards of soil will be removed and disposed. Refer to Appendix E for the soil sampling data and the analytical laboratory report.

5.4.20 Lead in Drinking Water

Since the on-site residence is to be demolished prior to site development, lead in water sampling was not conducted during GEC's site reconnaissance on May 10, 2011.

GEC obtained a copy of the 2010 Ellijay-Gilmer County Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that Ellijay-Gilmer County's

water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of the AWQR, verifying this information, is included in Appendix O.

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

5.4.21 Radon

GEC consulted EPA Publication 402-R-93-030: EPA's Map of Radon Zones for Georgia dated September 1993 to determine the EPA classification of the subject area for radon buildup. The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed the map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map should not be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the expected average short-term radon measurement that can be measured in a building without the implementation of radon control methods. According to the map, Gilmer County, Georgia, is listed in Zone 2, which means "moderate potential, between 2 and 4 pCi/L (picocuries per liter of air)."

According to the radon information provided on page A-28 of the EDR Report presented in Appendix G, 100% of the three sites tested were less than 4 pCi/L. The National Radon Database has been developed by the U.S. Environmental Protection Agency (EPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

Since the existing structure is to be removed before development of the subject property, no radon testing was performed.

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

5.4.22 Noise

During GEC's site reconnaissance on May 10, 2011, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found one railway to be a potential contributor to noise at the subject site. No major roads were found within 1,000 feet, no other railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

The Georgia Central Railway is located approximately 500 feet southeast of the subject site. Completion of the Noise Assessment Guidelines (NAG) worksheets, using the Site DNL Calculator available on the HUD Website for railway calculations, indicates an Acceptable (per the NAG) exterior day night level (DNL) of < 65 DNL as a result of this potential noise source.

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

5.4.23 Vapor Encroachment Screening

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

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

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

The Vapor Encroachment (VE) Screen report did not identify the subject property or any surrounding property within the ASTM E 2600 prescribed search radii of the subject property. Therefore, GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the subject property. Refer to Appendix E (EDR Vapor Encroachment Screen) for further details.

5.4.24 Other Site Reconnaissance Issues

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

5.5 Past Site Use

5.5.1 Recorded Land Title Records

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. The title research for tax Parcel #: 1080-140 indicated the site is composed of 22.22-acres and is reported to be wooded with two residential structures constructed in the early 1900's. It was once part of a larger tract, which was owned by the Pinson family from 1922 until a portion was sold to Donald Mahaffey in 2006 and identified as tracts 4, 5, and 6. The property was deeded to the bank in 2009 and sold to the current owner in 2010. For the purpose of our assessment, the subject property only includes part of tract 4 for a total of 18.52 acres and is occupied by only one residential structure in the southwestern portion of the site.

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

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

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

5.5.2 Environmental Liens

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

5.5.3 Activity & Use Limitations

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

5.5.4 Aerial Photographs & Topographic Maps

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Based on interviews and readily available historical aerial photographs and U.S.G.S. Topographic Maps, the subject property is currently shown as undeveloped, wooded land. Aerial photographs (2006, 2005, 1993, 1988, 1980, 1971, 1963, & 1957) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2009 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of a 2009 aerial photograph appears in Appendix A (Maps/Figures as Figure 8), and additional aerial photographs appear in Appendix C.

Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded land on the 1957 to 2009 aerial photographs with evidence of two residential properties located in the northern portion of the subject site and one located in the southwestern portion of the subject site. The site vicinity appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered within the vicinity on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs. The land south and east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph.

The subject property can be found on the Ellijay, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 10 feet, dated 1982. A copy of the pertinent portions of this topographic map, showing the subject property and the surrounding area, is presented as Figure 1 in Appendix A. The subject site is shaded green and white indicating wooded and open land on the topographic map. Three structures appear on the subject property on the reviewed topographic maps.

The site elevation, as shown on the topographic map, ranges between approximately 380 and 390 feet above mean sea level, and the down slope of on-site surface drainage features currently appears to be to the south-southwest. Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of shallow groundwater flow at the subject property (assuming the flow mimics topography) should generally be to the south-southwest from the site toward an intermittent tributary of Ellijay River located south of the subject site.

5.5.5 Sanborn Fire Insurance Maps

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

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

5.5.6 City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name

and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage does not exist for the target property. Examination of the EDR – City Directory Abstract did not reveal any indications of environmental concerns for the subject property or the surrounding area. A copy of the EDR-City Directory No Coverage Page is presented in Appendix C.

5.5.7 Previous Environmental Studies

GEC performed a DCA Phase I Environmental Site Assessment (ESA) report dated June 20, 2011. The report, which was conducted over the same property located at the southeastern corner of Barclay Street and McCutchen Road, indicated that GEC found no obvious environmental concerns or risks associated with the subject property or off-site properties, except as noted with regard to the lead in soil in one sample.

- A Noise Assessment Guidelines (NAG) assessment was performed as part of the previous GEC Phase I ESA (dated June 20, 2011). On May 10, 2011, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found one railway to be a potential contributor to noise at the subject site. No major roads were found within 1,000 feet, no other railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Georgia Northeastern Railroad is situated approximately 550 feet east of the site. Completion of the Noise Assessment Guidelines (NAG) worksheets indicates an Acceptable (per the NAG) exterior day night level (DNL) of less than 65 decibels as a result of this potential noise source.

See Appendix T for a copy of the previous report text.

5.5.8 Other

Additional knowledge of the area, interviews, research of Sanborn maps, U.S.G.S. Topographic Maps, tax records, and interpolation between other aerials, the subject site was residentially developed and undeveloped land prior to the oldest available aerial photograph taken in 1957, likely the first known use of the property. The reviewed historical information and research leads GEC to believe that the subject property has been nothing other than residentially developed and undeveloped wooded/open land.

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

5.6 Current Surrounding Land Use

5.6.1 North

Residential properties are located north of the subject property.

5.6.2 East

Undeveloped wooded land was observed east of the subject site.

5.6.3 South

A mix of undeveloped wooded and open land and residential properties were observed south of the subject site.

5.6.4 West

Residential and undeveloped open land was observed west of the subject site.

5.7 Past Surrounding Land Use

5.7.1 North

The land north of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered north of the subject site on the 1957 aerial photograph. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs.

5.7.2 East

The land east of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered east of the subject site on the 1957 aerial photograph. The land east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs.

5.7.3 South

The land south of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered south of the subject site on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. The land south of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs.

5.7.4 West

The land west of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered west of the subject site on the 1957 aerial photograph.

5.8 Historic Preservation

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

GEC reviewed information provided on the National Register of Historic Places website in May 2012. According to the reviewed information, there is one historic site located within one mile of the subject property, the Gilmer County Courthouse (3,545 feet from subject property). A copy of the map can be found in Appendix Q.

6.0 DATA GAPS

6.1 Identification of Data Gaps

The only data gaps experienced during the course of this DCA Phase I ESA were in intervals between aerial photographs longer than five years. Additional knowledge of the area, interviews, research of Sanborn maps, U.S.G.S. Topographic Maps, tax records, and interpolation between other aerials, the subject site was residentially developed and undeveloped land prior to the oldest available aerial photograph taken in 1957, likely the first known use of the property. The reviewed historical information and research leads GEC to believe that the subject property has been nothing other than residentially developed and undeveloped wooded/open land.

6.2 Sources of Information Consulted to Address Data Gaps

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

6.3 Significance of Data Gaps

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

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

The site reconnaissance and research revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property. Based on the findings presented in this report, GEC found no other recognized environmental conditions associated with the subject property, with the exception of the discovered ACM and lead in soil from the previous site assessment.

7.2 Off-Site

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

8.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the approximately 18.52-acre proposed Red Bird Pointe L.P. site at Barclay Street in the City of Ellijay, Gilmer County, Georgia.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of the proposed Red Bird Pointe L.P. site at Barclay Street, Ellijay, Georgia, and legally described as contained in Land Lots 48 and 61 of the 11th District, 2nd Section of Gilmer County, Georgia, the *property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.

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

While conducting the Phase I ESA of the subject property, GEC followed the 2012 Georgia DCA Environmental Manual, its ESA standard, which requires that the consultant follow the ASTM standard and provide some additional information that exceeds the ASTM requirements. This information addresses items referred to as “non-scope” items in the ASTM Practice, and includes wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, asbestos containing materials (ACMs), lead-based paint (LBP), lead in drinking water, and including (per DCA guidelines) polychlorinated biphenyls (PCB). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property or the absence of the availability of a municipal water or sewer system to the subject site.

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

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

- Other than lead in soil and asbestos in the vacant house to be demolished, the site reconnaissance and research revealed no business risk issues or no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

- GEC previously conducted a Phase I ESA on the subject property in 2011. The report was issued June 20, 2011. The text and other pertinent information from the previous assessment are appended to this report. No other significant changes in the property or surroundings were noted in this new assessment. Historical reference information from the original report was referenced for this report.
- During GEC's site reconnaissance on May 9, 2012, GEC observed that the subject site was undeveloped, wooded land with a vacant single-story residential structure located in the southwestern portion of the subject property. Miscellaneous debris (tin and wood) was observed near a former structure located in the northern portion of the subject site. GEC also observed a concrete pad and the remains of a pre-existing structure located in the same area. There were no unusual odors or signs of contamination at this location.
- During GEC's previous assessment in 2011, testing for the presence of asbestos containing materials (ACM) was conducted on the vacant residence located in the southwestern portion of the subject site. ACM was detected in the residence and should be abated before demolition.
- Due to structures being on the subject property before 1978 GEC conducted soil sampling around the structures on May 10, 2011. The lead detected in the area surface soils (upper one-half inch) was below the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all samples but one (532 mg/kg lead). GEC recommends that an approximate 6" deep and approximate 1' wide excavation pattern be performed around the perimeter of house 3, the existing house, located in the southwestern portion of the subject site.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded land on the 1957 to 2009 aerial photographs with evidence of two residential properties located in the northern portion of the subject site and one located in the southwestern portion of the subject site. The site vicinity appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered within the vicinity on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs. The land south and east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph. The subject property's chain of title information indicated that the subject property was part of a larger tract owned by the Pinson family from 1922 until a portion was sold to Donald Mahaffey in 2006 and identified as tracts 4, 5, and 6. The property was deeded to the bank in 2009 and sold to the current owner in 2010. Research of readily available historic tax records and aerial photographs indicated the property has been in private individuals' or non-industrial entities' ownership and has been residentially developed and undeveloped wooded land since and likely before, 1922 according to title records.

- The Environmental Data Resources, Inc. (EDR) Report has changed since the April 25, 2011 report that GEC used in the previous Phase I ESA on the subject property. Neither report identified the subject property on any of the Federal or State databases. The 2012 EDR Report identified one CERCLIS database site, one GA Non-HSI database site, one LUST database site, and one UST database site (two additional sites were listed in the 2011 report) within the ASTM E 1527 prescribed search radii of the subject property. However, none of the listed database sites are considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1.1.1 and Appendix G for the current April 2012 EDR Environmental Database Report.
- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. GEC reviewed a copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and according to the map, no floodplains are located on the subject property.

8.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property other than the lead in soil and asbestos abatement necessary for the house; therefore, we recommend no further environmental study of the site at this time.

GEC recommends clean up of the miscellaneous debris (tin, wood, and tires) located in the northern portion of the subject site; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

8.2 Off-Site

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

9.0 DATA REFERENCES

GDCA 2012 Environmental Manual
American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for
Environmental Site Assessments
Mr. Jerry Braden with Red Bird Pointe L.P. – client
Mr. JC Sanford – owner environmental questionnaire
City of Ellijay and Gilmer County, Georgia
Ellijay-Gilmer County Water and Sewerage Authority
Gilmer County Health Department, Environmental Services
City of Ellijay Fire Department
City of Ellijay, Code Enforcement
Google Earth website (2009 aerial photograph)
Gilmer County Tax Assessor's Website
Environmental Data Resources, Inc. (EDR) – environmental database report &
historical aerial photographs and topographic map, Sanborn Maps, and City Directories
United States Geological Survey (U.S.G.S.)
Georgia Geologic Survey
Federal Emergency Management Agency (FEMA) Map Service Center (MSC) website (FIRM)
U.S. Dept. of the Interior Fish & Wildlife Service's National Wetlands Inventory (NWI) Map
United States Department of Agriculture (USDA) Natural Resources Conservation Service:
Web Soil Survey
United States Environmental Protection Agency (EPA) Publication 402-R-93-030:
EPA's Map of Radon Zones for Georgia, dated September 1993
Delorme™ 3-D TopoQuads™
GEC's Previous Environmental Report Text

10.0 VALUATION REDUCTION

10.1 Purchase Price

According to the User, Red Bird Pointe, L.P, the purchase price of the subject site is the same as the fair market value.

10.2 Interview of Broker regarding Market Value

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

10.3 Differential between Purchase Price & Market Value

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

10.4 Environmental Reasons for any Differential

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

APPENDICES

**APPENDIX A:
Figures & Maps**

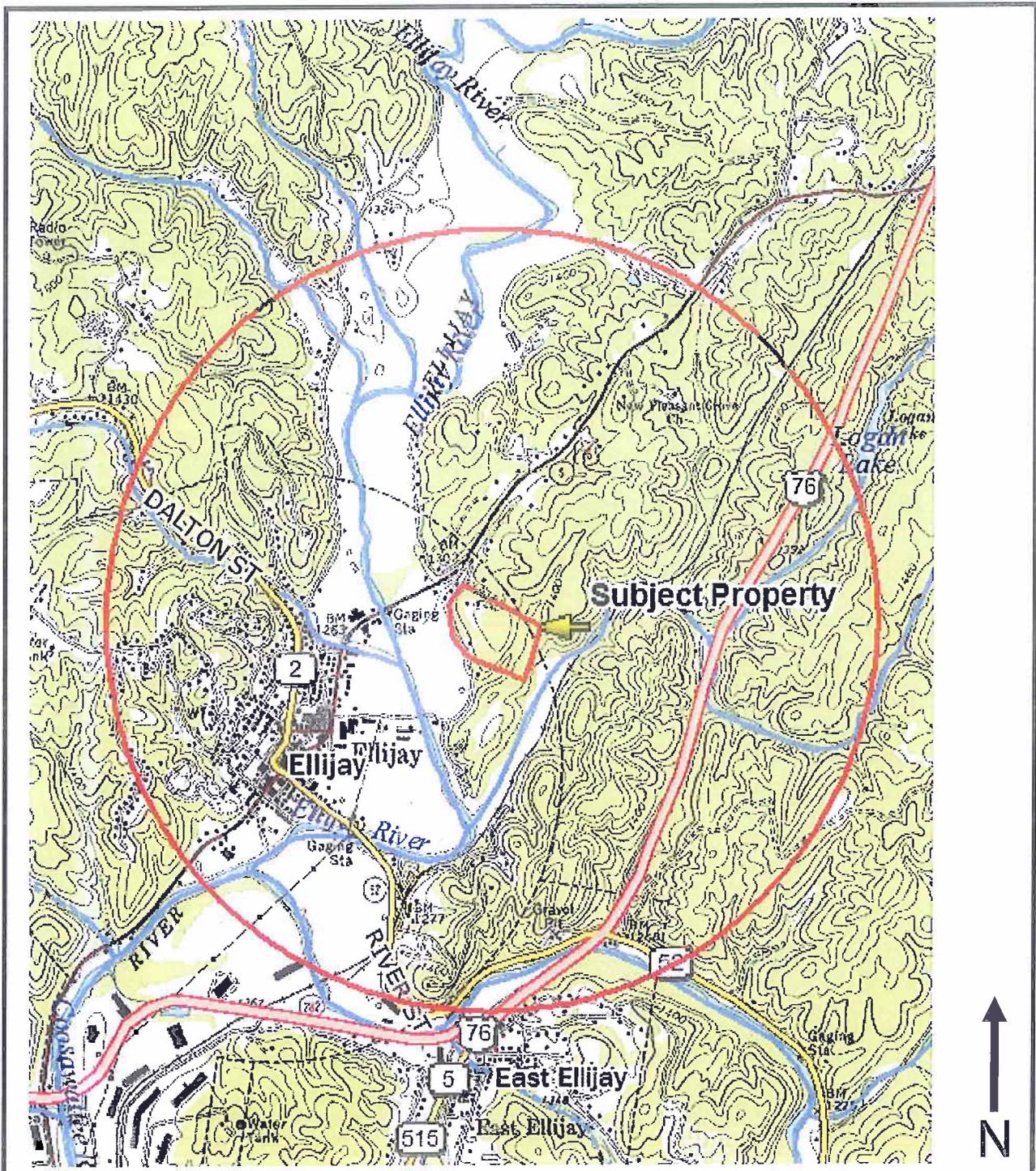


Figure 1
U.S.G.S. Topographic Map
Red Bird Point
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1" = 2,000'
Source: Ellijay Quadrangle (1982)

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U.S. Fish and Wildlife Service

National Wetlands Inventory



1000 ft



Figure 2
National Wetlands Inventory (NWI) Map
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=667'
Source: U.S. Fish & Wildlife Service

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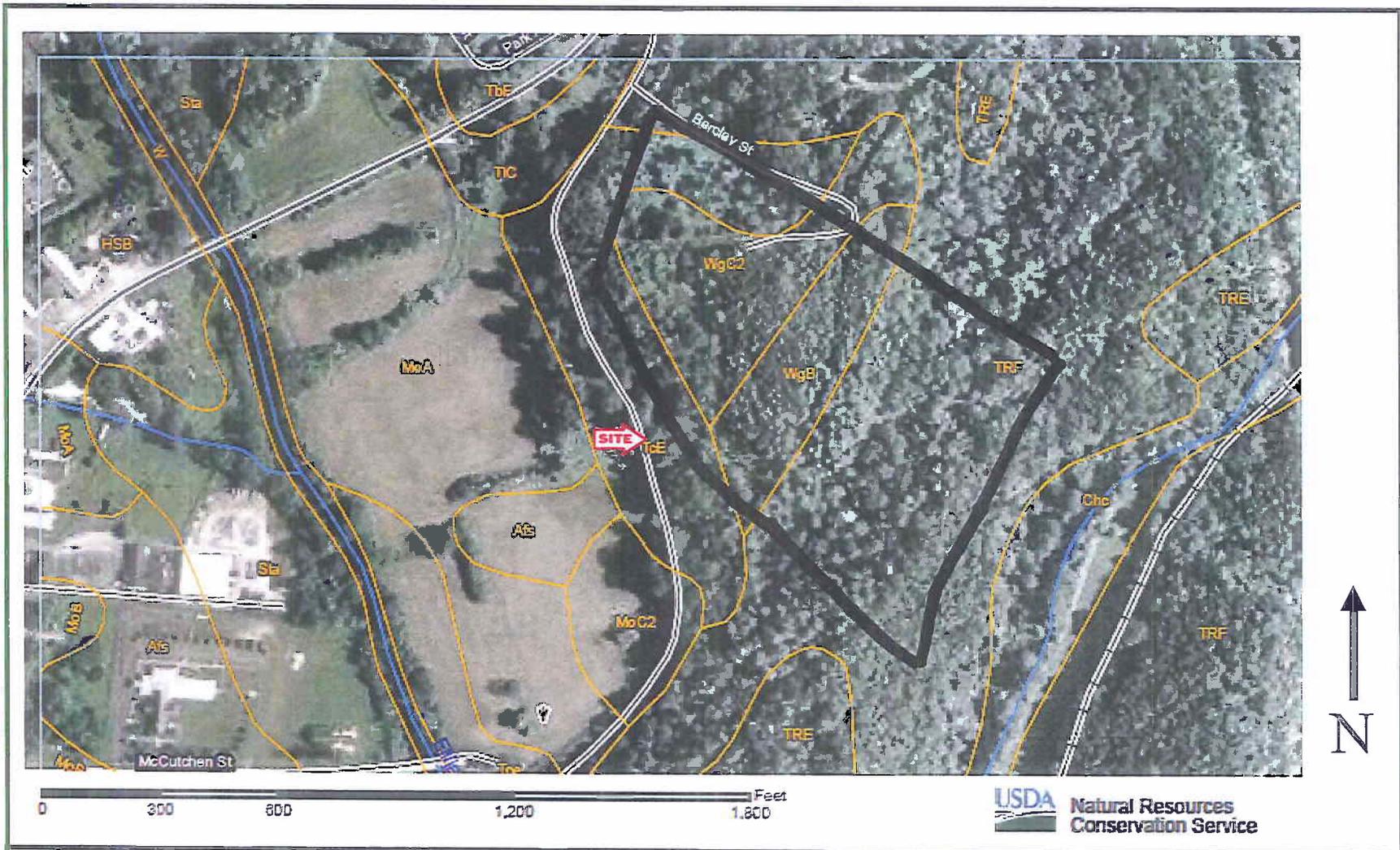


Figure 3
Soil Survey Map
Red Bird Pointe
B Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=400'
Source: USDA NRCS

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Soil Map—Cherokee, Gilmer, and Pickens Counties, Georgia

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

-  Very Stony Spot
-  Wet Spot
-  Other

Special Line Features

-  Gully
-  Short Steep Slope
-  Other

Political Features

-  Cities

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:5,890 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 16N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cherokee, Gilmer, and Pickens Counties, Georgia
 Survey Area Data: Version 7, Apr 21, 2008

Date(s) aerial images were photographed: 8/10/2007

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Natural Resources Conservation Service

Web Soil Survey
 National Cooperative Soil Survey

Map Unit Legend

Cherokee, Gilmer, and Pickens Counties, Georgia (GA622)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Afs	Augusta fine sandy loam	9.2	5.9%
Chc	Chewacla-Cartecay complex	7.3	4.6%
HSB	Hiwassee loam, 2 to 6 percent slopes	6.9	4.4%
MoA	Masada fine sandy loam, 0 to 2 percent slopes	24.5	15.7%
MoB	Masada fine sandy loam, 2 to 6 percent slopes	1.2	0.8%
MoC2	Masada fine sandy loam, 6 to 10 percent slopes, eroded	3.0	1.9%
Sta	Starr fine sandy loam	12.4	7.9%
TbF	Tallapoosa cobbly sandy loam, 25 to 60 percent slopes	1.3	0.8%
TcE	Tallapoosa fine sandy loam, 15 to 25 percent slopes	10.4	6.7%
TtC	Tusquitee loam, 6 to 10 percent slopes	2.9	1.9%
Toe	Toccoa complex	3.4	2.1%
TRE	Talladega channery loam, 10 to 25 percent slopes	6.3	4.0%
TRF	Talladega channery loam, 25 to 60 percent slopes	55.0	35.1%
W	Water	3.0	1.9%
WgB	Wickham fine sandy loam, 2 to 6 percent slopes	3.9	2.5%
WgC2	Wickham fine sandy loam, 6 to 10 percent slopes, eroded	5.9	3.7%
Totals for Area of Interest		156.6	100.0%

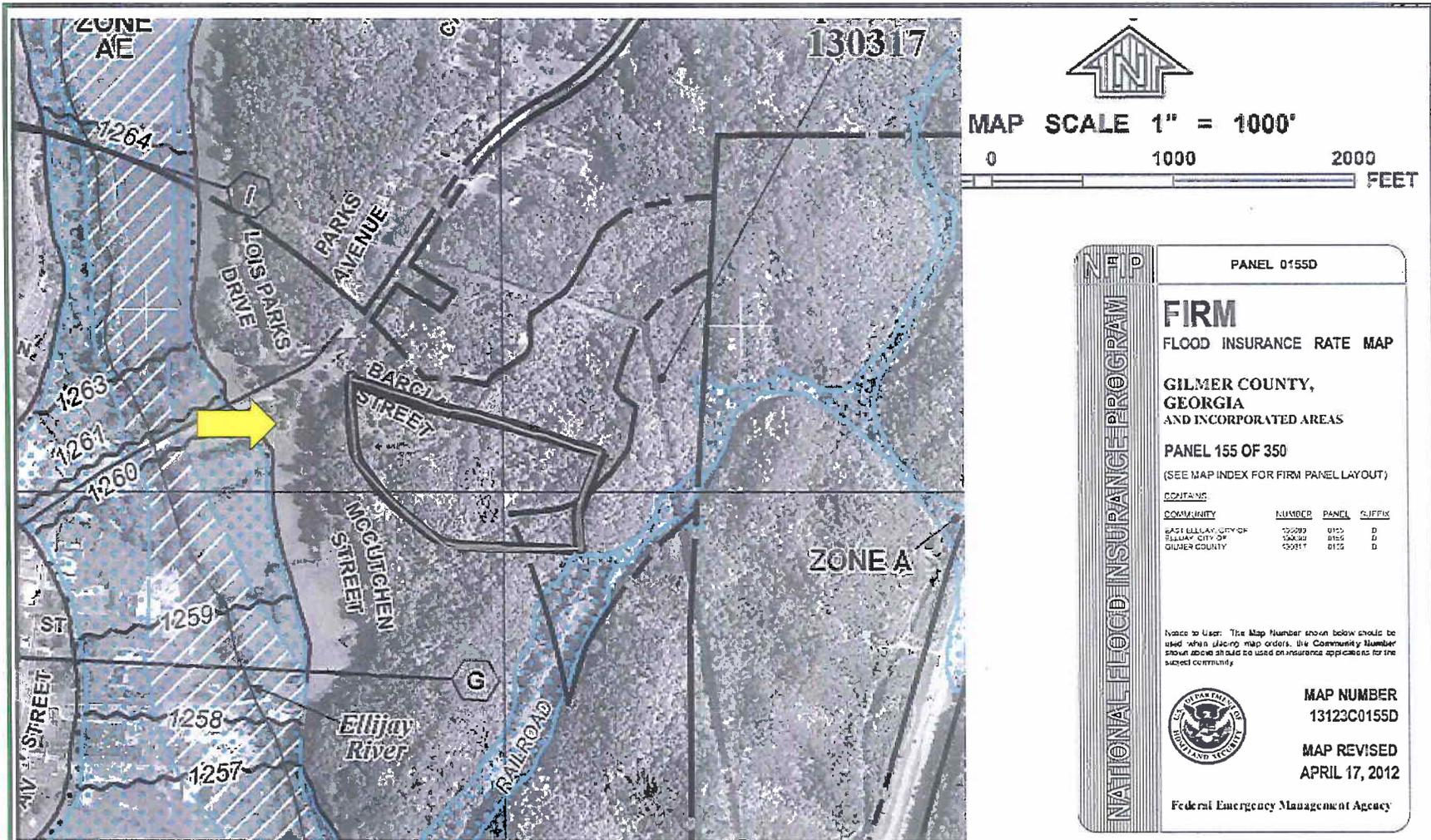


Figure 4
Flood Insurance Rate Map (FIRM)
 Red Bird Pointe
 Barclay Street
 Ellijay, Gilmer County, Georgia
 GEC Project #110260.240
 Approximate Scale: 1"=1000'
 Source: FEMA Map Service Center Website

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FIRM Map Legend

LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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

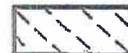


OTHER AREAS

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



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

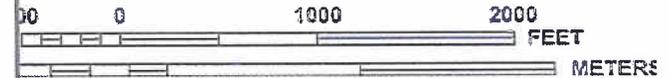


OTHERWISE PROTECTED AREAS (OPAs)

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



MAP SCALE 1" = 1000'



- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value, elevation in feet* (EL 98.7)
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert, Flume, Penstock or Aqueduct
- Flood or Railroad Bridge
- Footbridge
- 87°07'45" 32" 22'30"
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 5000-foot grid values: Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection
- DX5510
- Bank mark (See explanation in Notes to Users section of this FIRM panel)
- M1.5
- River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 15, 1990

EFFECTIVE DATES OF REVISION(S) TO THIS PANEL
August 20, 1999 - to add base flood elevations, to change zone designations, and to add roads and road names
April 17, 2012 - to change base flood elevations and special flood hazard areas.

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

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

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

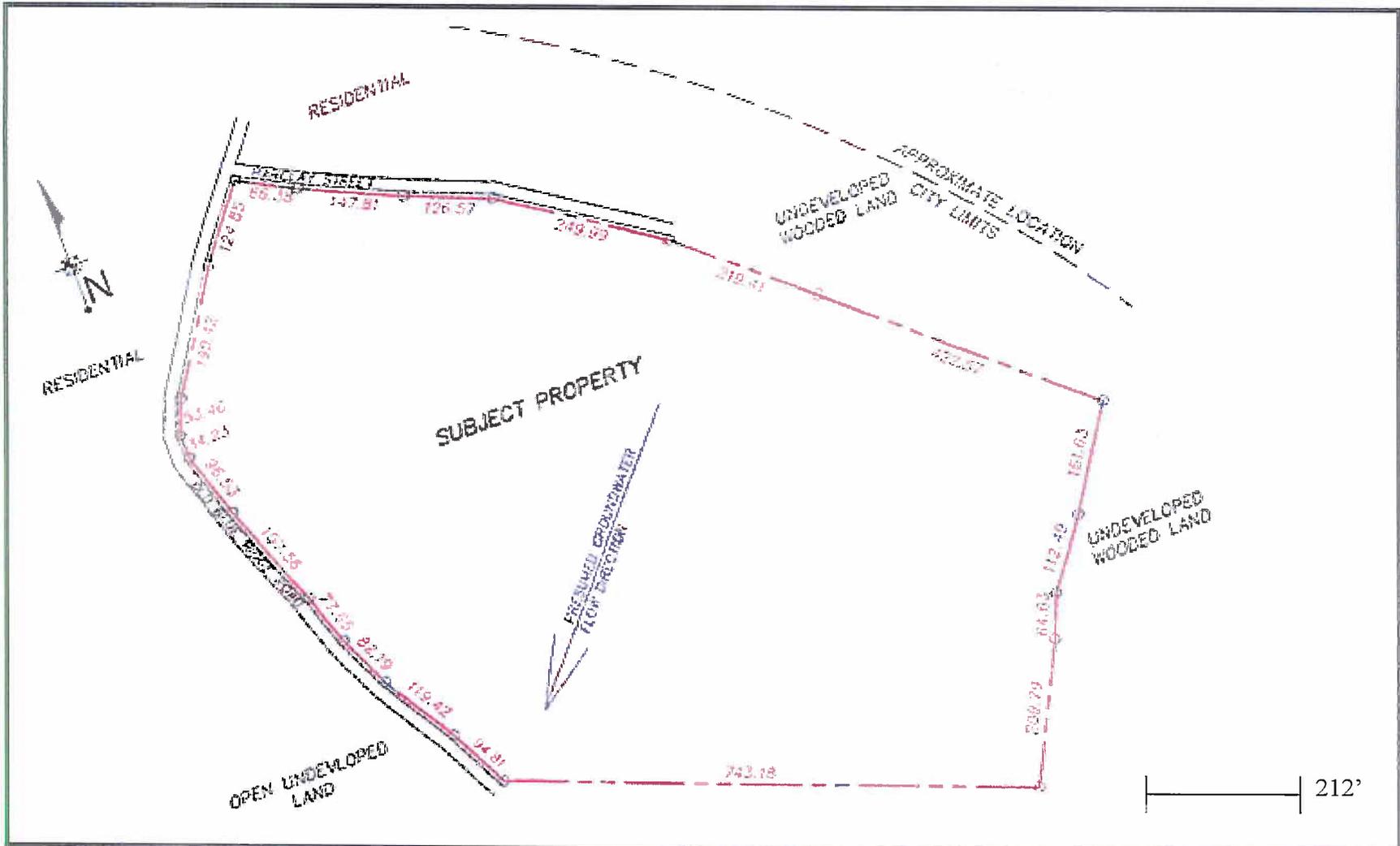
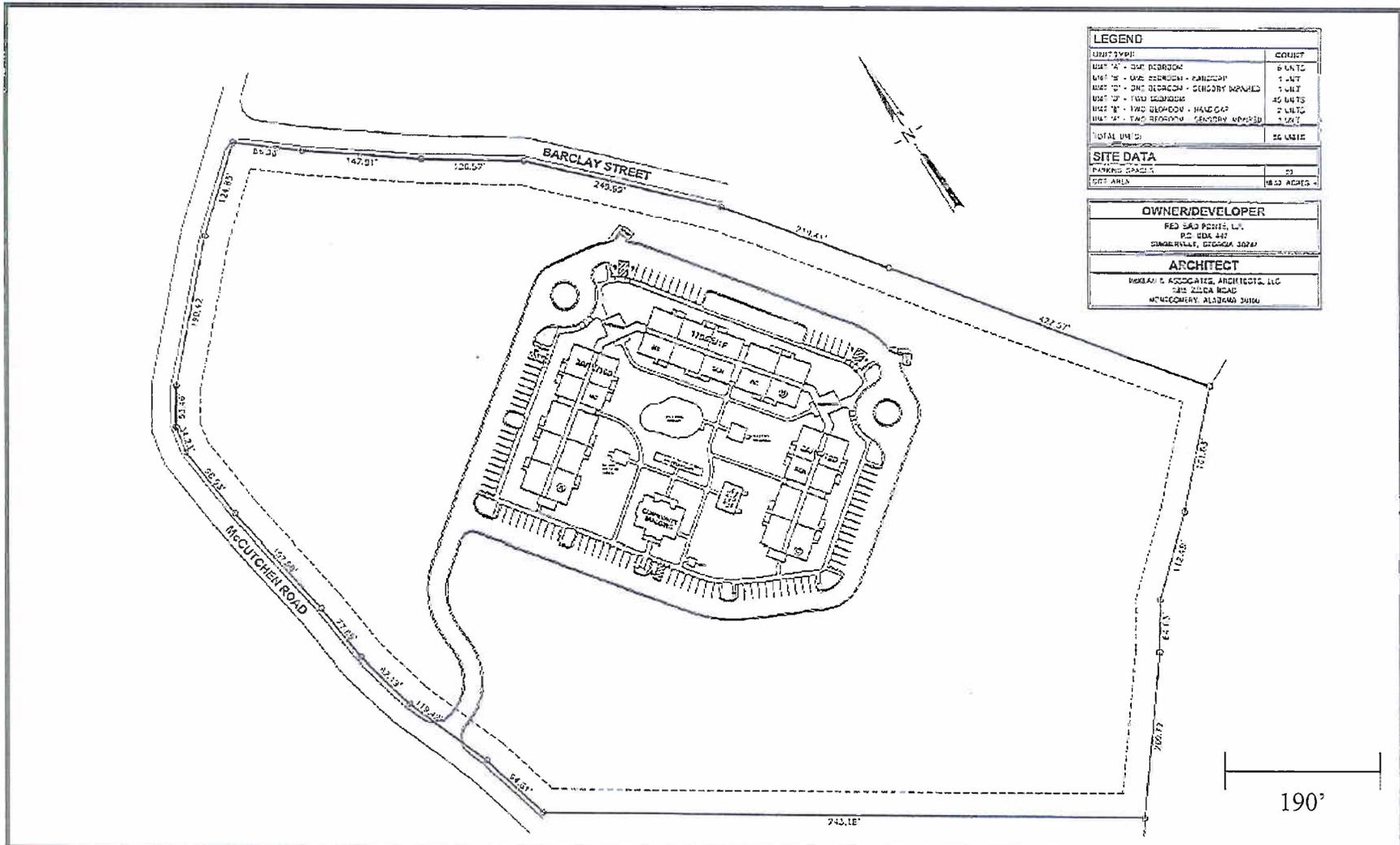


Figure 5
Site Map
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=212'
Source: McKean & Associates, LLC

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LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	6 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	1 UNIT
UNIT 'C' - ONE BEDROOM - SECONDARY BATH	1 UNIT
UNIT 'D' - TWO BEDROOM	45 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	2 UNITS
UNIT 'F' - TWO BEDROOM - SECONDARY BATH	1 UNIT
TOTAL UNITS	56 UNITS

SITE DATA	
PARKING SPACES	23
GRT AREA	88.3 ACRES

OWNER/DEVELOPER
 RED BIRD POINTE, L.L.C.
 PO BOX 447
 SINGERSVILLE, GEORGIA 30287

ARCHITECT
 MCKEAN & ASSOCIATES, ARCHITECTS, LLC
 285 ZULICH ROAD
 MCNEECHERY, ALABAMA 36160

Figure 6
Site Plan
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=190'
Source: McKean & Associates, LLC

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GEORGIA

The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed this map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map is not intended to be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested regardless of geographic location. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of the highest priority is Zone 1.

Important: Consult the EPA Map of Radon Zones document (EPA-402-R-93-071) before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area. This and other indoor air quality publications can be ordered through the [IAQ INFO Clearinghouse](#).

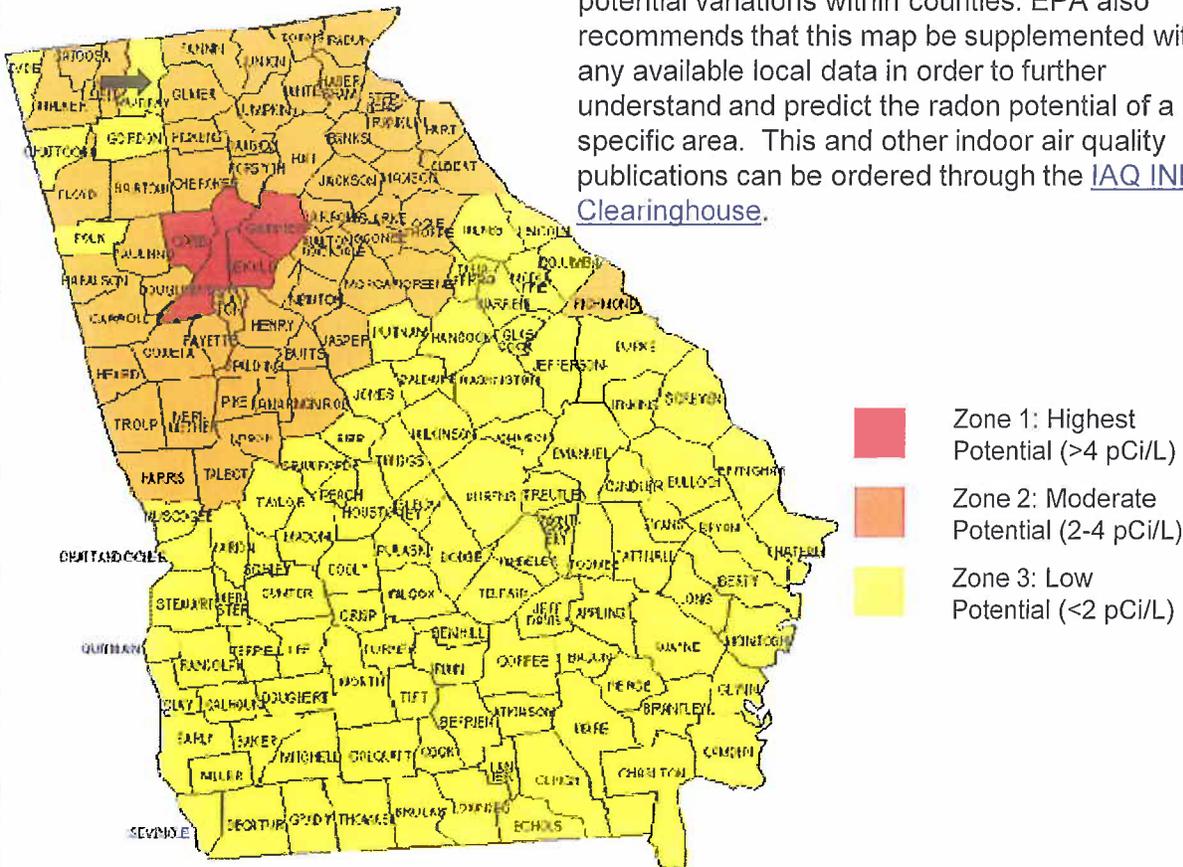


Figure 7
Radon Map
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Source: US EPA Website
www.epa.gov/iaq/radon/zonemap

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1001 ft



Figure 8
2009 Aerial Photograph
Red Bird Point
Barclay Street
Ellijay, Gilmer County, Georgia
GEC Project #110260.240
Approximate Scale: 1"=526 ft
Source: Google Earth Website

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APPENDIX B:
Site Photographs
(All Photographs taken May 9, 2012)

GEC



Photograph 1: View to the northwest down Barclay Street near gated entrance to the subject property on its northern boundary



Photograph 2: View of entrance road and mailboxes for residences north of the subject property off Barclay Street



Photograph 3: View generally southward from Barclay Street toward the gated entrance to the subject property at its north central portion



Photograph 4: View to the east-southeast from the north side of the subject property and its gated entry here off Barclay Street



Photograph 5: View generally northward toward Barclay Street and gated entrance from it in the distance; dumped tires to right



Photograph 6: View generally eastward of dumped tires and power pole with transformer in the north central portion of the subject property



Photograph 7: View generally northward from the central, northwestern portion of the subject property; house and utility wires visible along Barclay Street



Photograph 8: View of pavement and residential debris in the central northern portion of the property where the former residential structures were



Photograph 9: General view to the southwest from the central northern portion of the property; McCutchen Road and residential property are in distance



Photograph 10: General view to the south from north of the house located in the southwestern portion of the property; house fronts McCutchen Road



Photograph 11: General view to the west from the central southwestern portion of the subject property, north of the house in this area



Photograph 12: General view to the east from the eastern, north central portion of the property into the planted pine in this area



Photograph 13: Typical view in the southeastern corner of the subject property



Photograph 14: Typical view in the northeastern portion of the subject property



Photograph 15: General view to the south down residential gravel road looking toward the gated northern entry of the subject property with truck in distance



Photograph 16: View of houses across McCutchen Road located west and southwest of the subject property



Photograph 17: More frontal view of the houses west of the subject property on McCutchen Road



Photograph 18: General view to the southeast along McCutchen Road and toward the southwestern corner of the subject property



Photograph 19: Typical view of open fields southwest of the subject property



Photograph 20: General view to the northwest from near the subject property's southwestern corner at McCutchen Road



Photograph 21: General view to the east southeast of residential drive near the southwestern corner to the subject property



Photograph 22: View to the south-southeast at the southwestern corner of the subject property; McCutchen Road at open fields

**APPENDIX C:
Historical Research
Documentation**

GEC

DCA Barclay Street Property

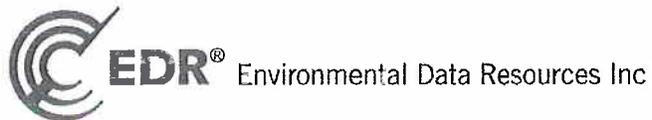
Barclay Street

Ellijay, GA 30540

Inquiry Number: 3051313.5

April 25, 2011

The EDR Aerial Photo Decade Package



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

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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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography April 25, 2011

Target Property:

Barclay Street

Ellijay, GA 30540

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1957	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1957	AMS
1963	Aerial Photograph. Scale: 1"=476'	Flight Year: 1963	ASCS
1971	Aerial Photograph. Scale: 1"=476'	Flight Year: 1971	ASCS
1980	Aerial Photograph. Scale: 1"=950'	Flight Year: 1980	USDA
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=950'	Flight Year: 1993	NAPP
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=604'	Flight Year: 2006	EDR



INQUIRY #: 3051313.5

YEAR: 2006

— = 604'





INQUIRY #: 3051313.5

YEAR: 2005

— = 604'



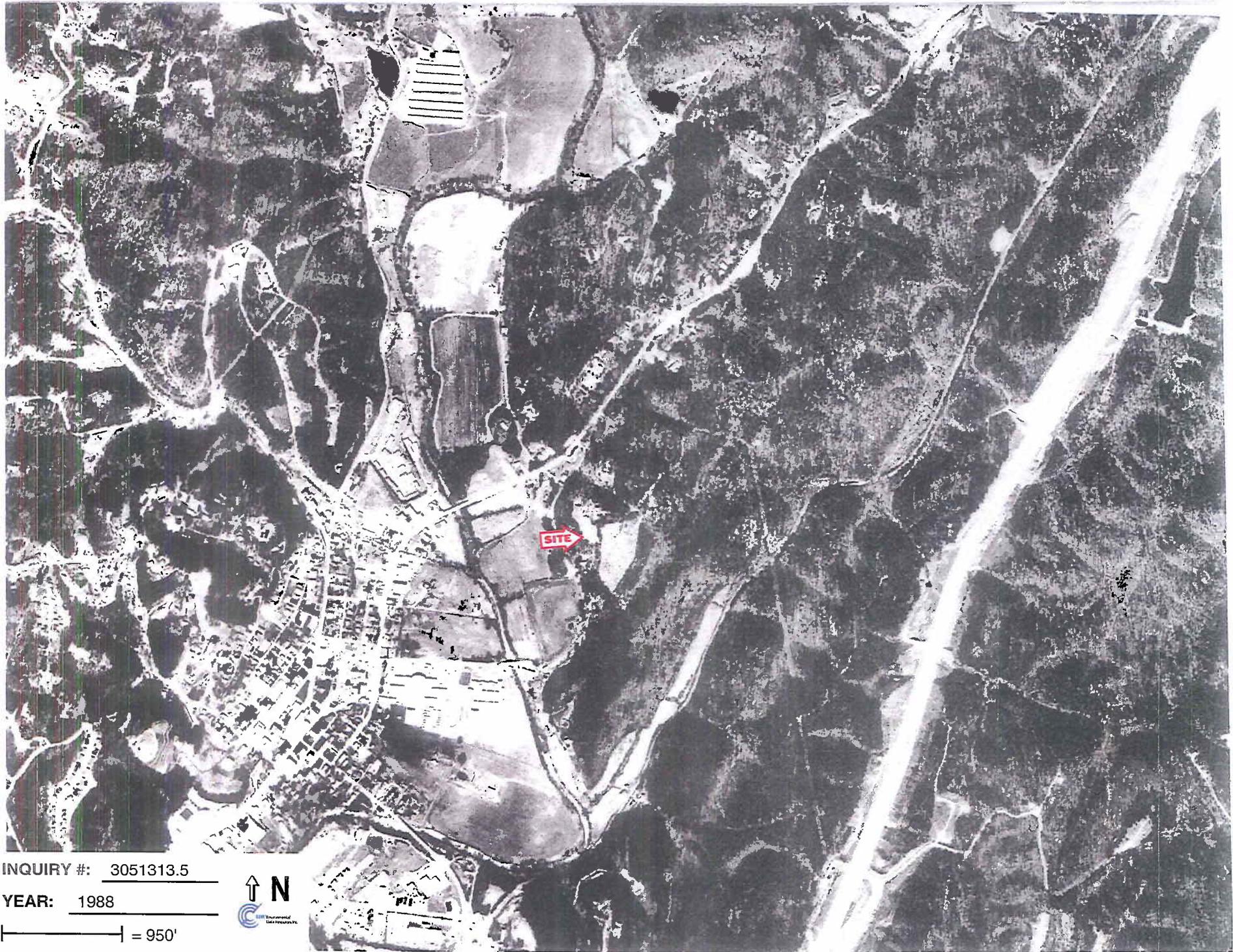


INQUIRY #: 3051313.5

YEAR: 1993

— = 950'





INQUIRY #: 3051313.5

YEAR: 1988

| = 950'





INQUIRY #: 3051313.5

YEAR: 1980

| = 950'



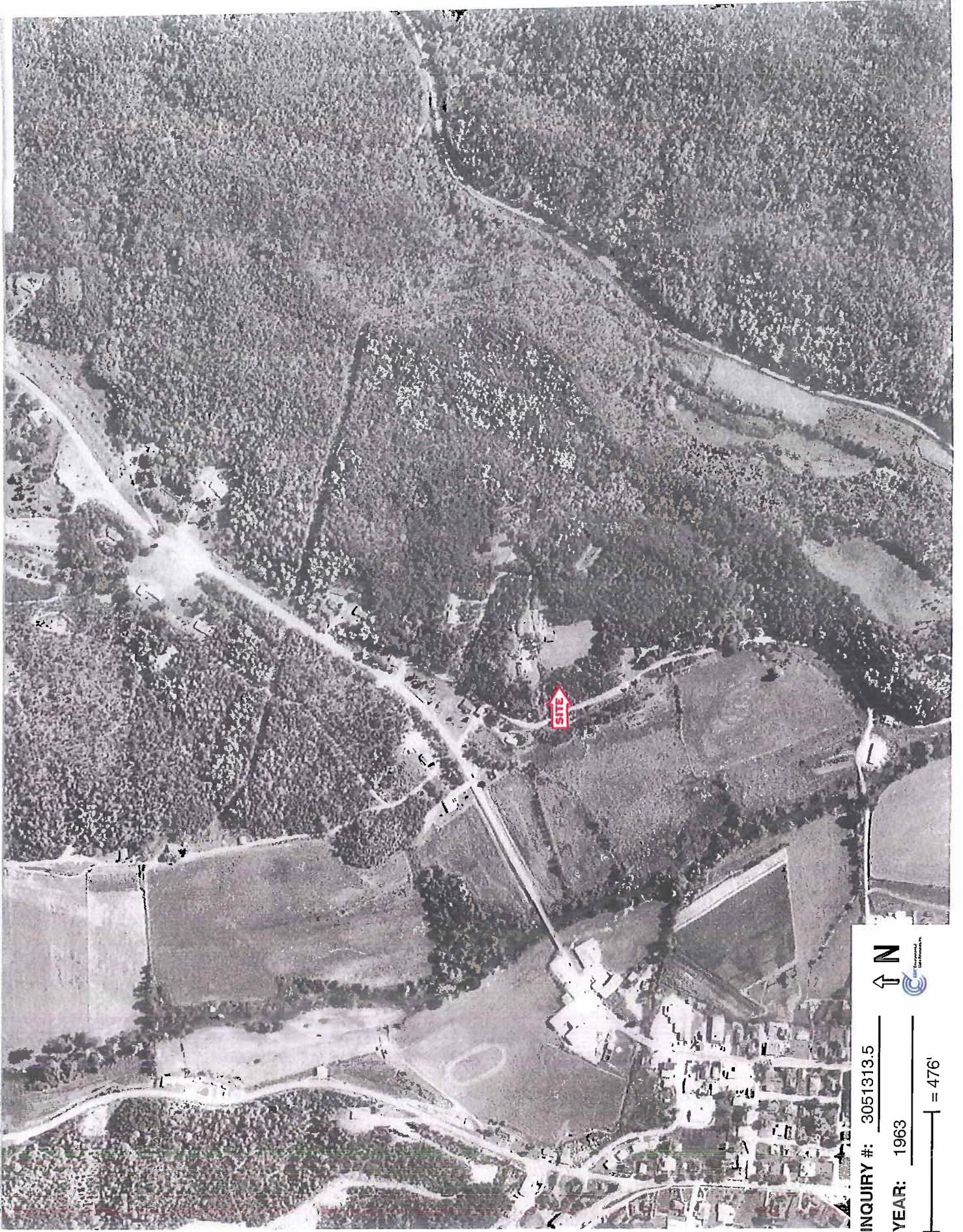


INQUIRY #: 3051313.5

YEAR: 1971

— = 476'



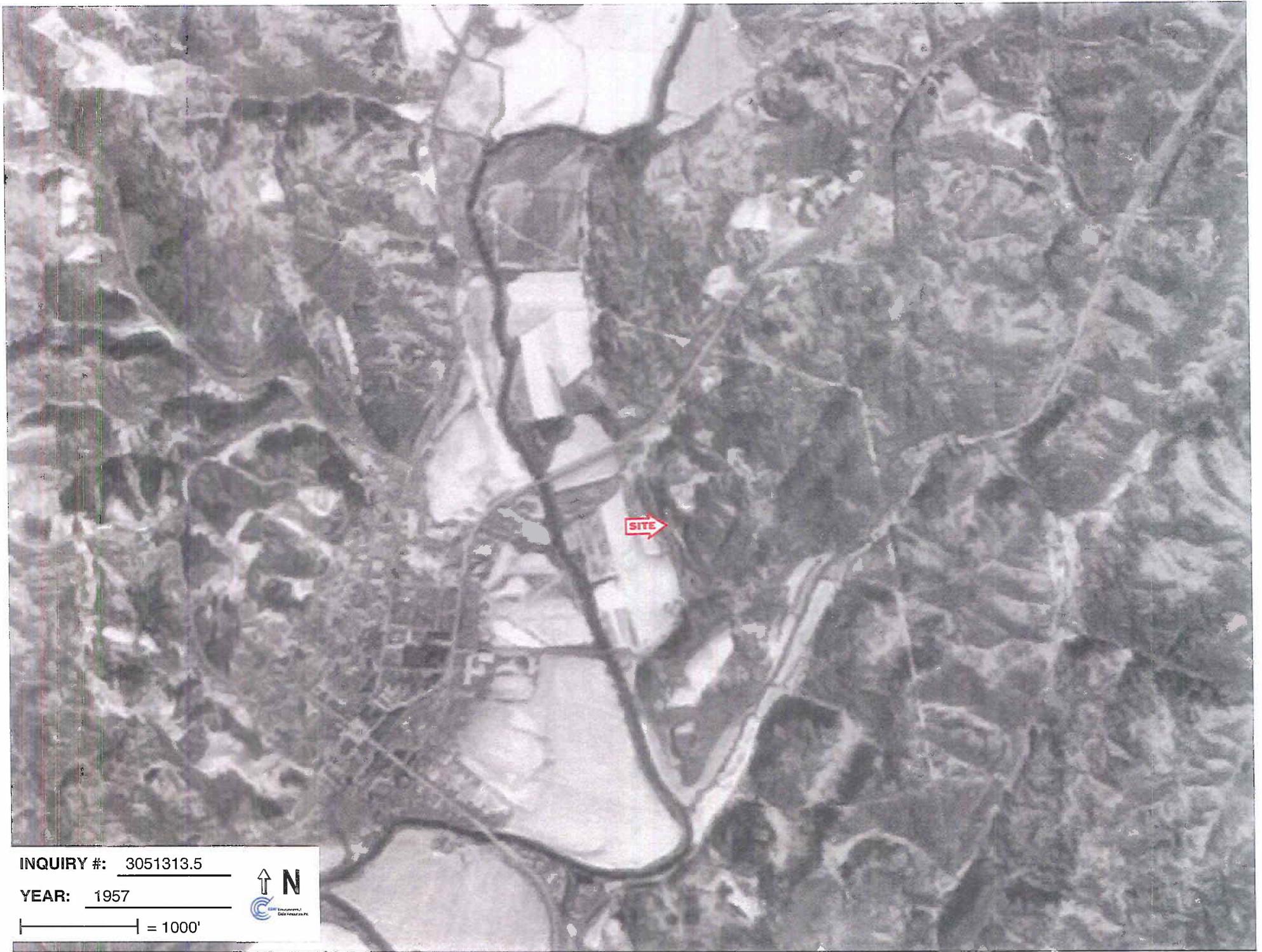


INQUIRY #: 3051313.5

YEAR: 1963

— = 476'





INQUIRY #: 3051313.5

YEAR: 1957

| = 1000'



DCA Barclay Street Property

Barclay Street

Ellijay, GA 30540

Inquiry Number: 3051313.3

April 25, 2011

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

4/25/11

Site Name:

DCA Barclay Street Property
Barclay Street
Ellijay, GA 30540

Client Name:

Geotechnical & Env'tl. Cons.
514 Hillcrest Industrial
Macon, GA 31204



EDR Inquiry # 3051313.3

Contact: Tameka Gordon

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Geotechnical & Env'tl. Cons. 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: DCA Barclay Street Property
Address: Barclay Street
City, State, Zip: Ellijay, GA 30540
Cross Street:
P.O. # NA
Project: 110260.210
Certification # 8359-4C8C-8A79



Sanborn® Library search results
Certification # 8359-4C8C-8A79

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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DCA Barclay Street Property

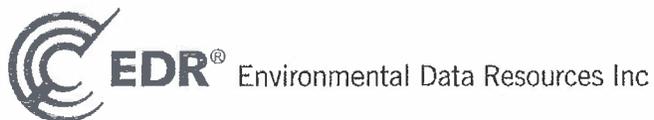
Barclay Street

Ellijay, GA 30540

Inquiry Number: 3051313.4

April 25, 2011

EDR Historical Topographic Map Report



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

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

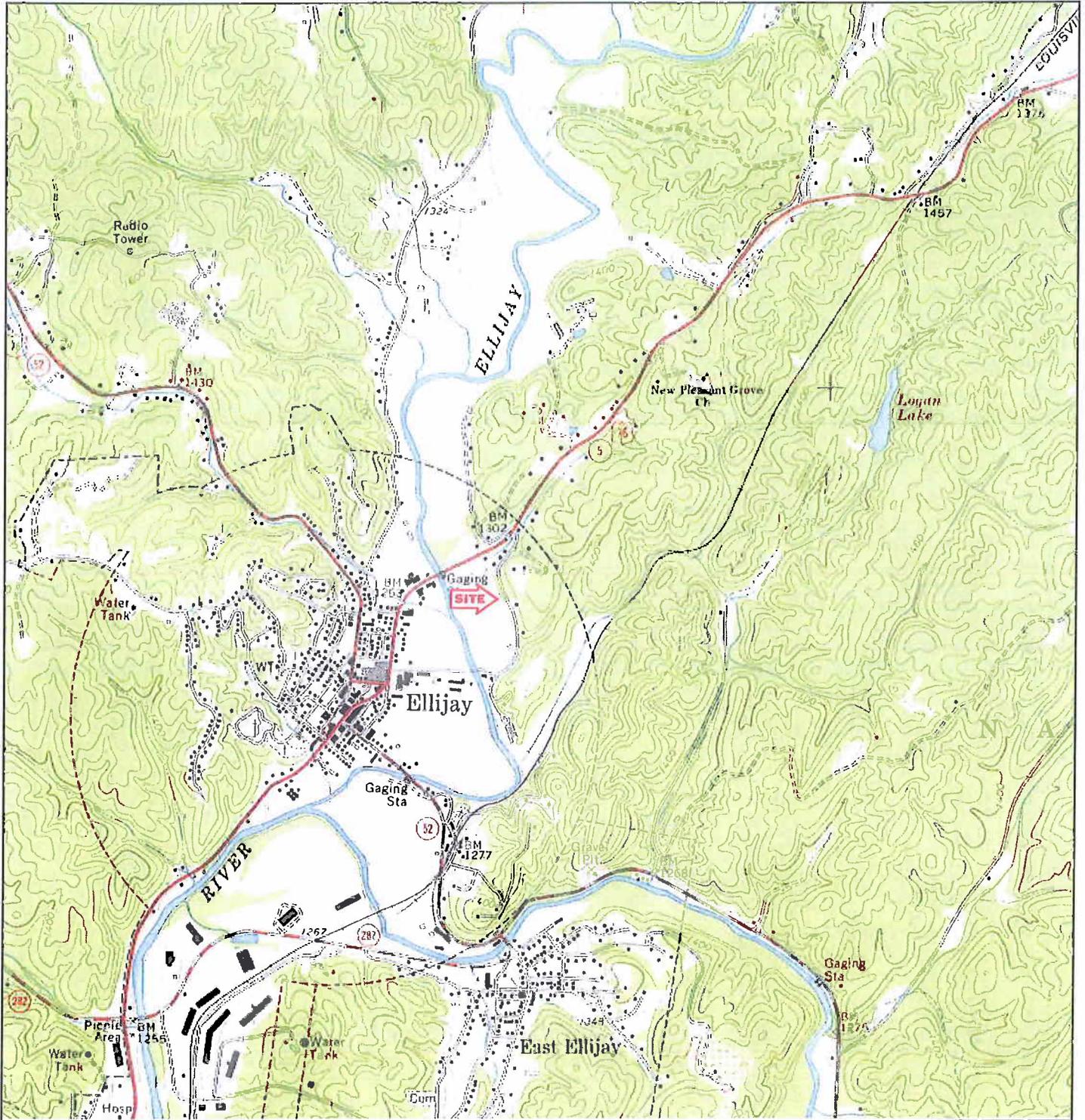
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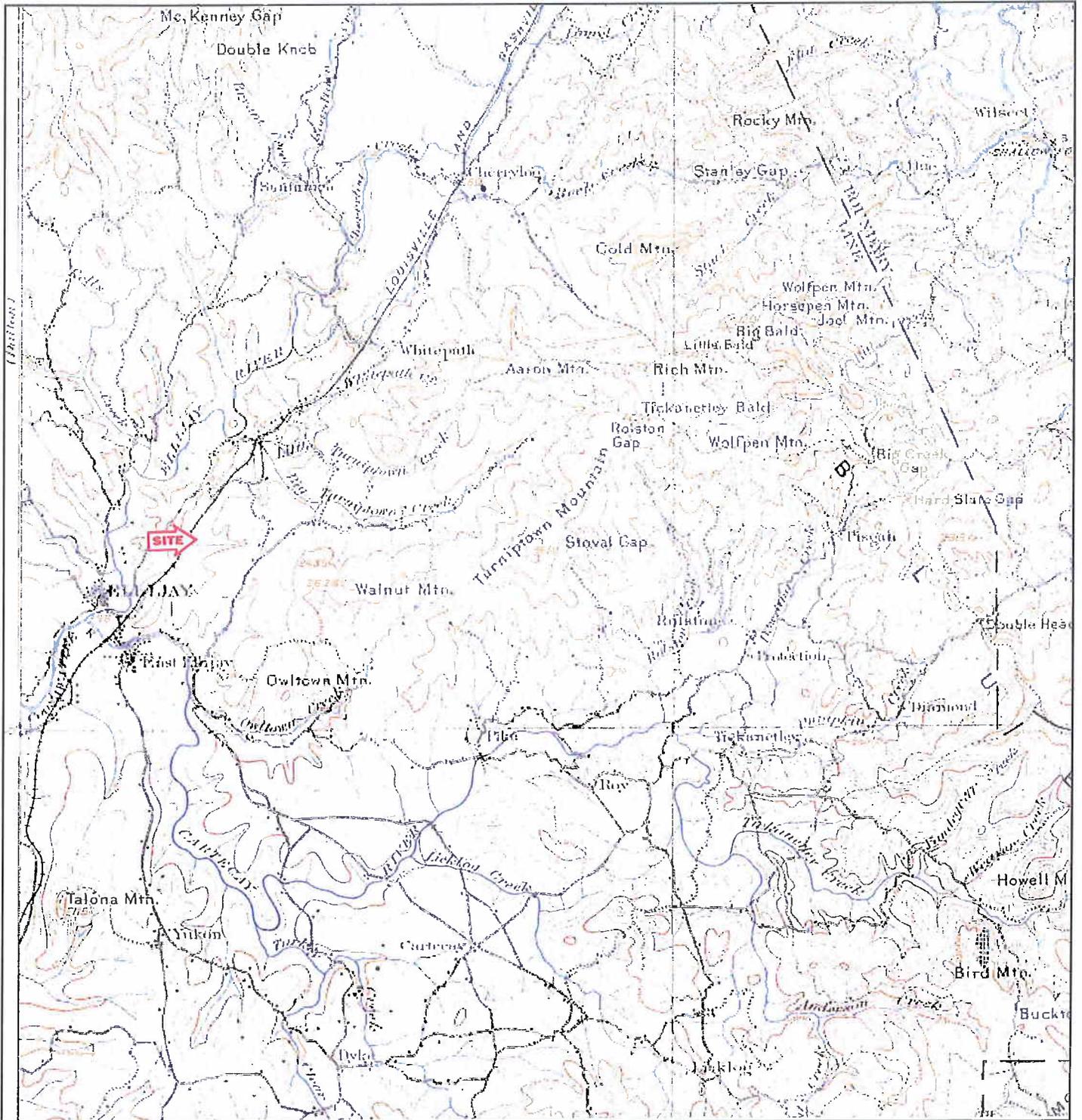
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Historical Topographic Map



	TARGET QUAD NAME: ELLIJAY MAP YEAR: 1971	SITE NAME: DCA Barclay Street Property	CLIENT: Geotechnical & Envtl. Cons.
	SERIES: 7.5 SCALE: 1:24000	ADDRESS: Barclay Street Ellijay, GA 30540 LAT/LONG: 34.7013 / -84.4725	CONTACT: Tameka Gordon INQUIRY#: 3051313.4 RESEARCH DATE: 04/25/2011

Historical Topographic Map



 N	TARGET QUAD	SITE NAME:	CLIENT:
	NAME: ELLIJAY	DCA Barclay Street Property	Geotechnical & Envtl. Cons.
	MAP YEAR: 1911	ADDRESS:	CONTACT:
		Barclay Street	Tameka Gordon
	SERIES: 30	ELLIJAY, GA 30540	INQUIRY#: 3051313.4
	SCALE: 1:125000	LAT/LONG: 34.7013 / -84.4725	RESEARCH DATE: 04/25/2011

DCA Barclay Street Property

Barclay Street
Ellijay, GA 30540

Inquiry Number: 3051313.6
April 25, 2011

The EDR-City Directory Abstract

EDR CITY DIRECTORY ABSTRACT

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

NO COVERAGE

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

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APPENDIX D:
Title Company/ Professional
Documentation

CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job # 110260.210

Date: 5/15/11

Tax Parcel #: 1080-140

Owner: J. C. Sanford

Address: 548 Barclay Street

Location: Land Lot 48 & 61 of the 11th District, 2nd Section of Gilmer County

++++Assessors records indicate the site is composed 22.22 acres and is currently reported to be occupied by two residential structures built in 1920 and 1910 with accessory buildings built in 2005.

++The deed record indicated the site was part of a larger tract which was owned by the Pinson family from 1922 until a portion was sold to Donald H. Mahaffey in 2006 and identified as tracts 4, 5 & 6 as shown on PB 47/32. The property was deeded to the bank in 2009 and sold to the current the current owner in 2010.

— There are a number of easements, right of ways, agreements, etc. which were reviewed.

— The deed record did not indicate past or present property use on the site.

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

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

Chain of Ownership for Tax Parcel 1080-140

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	6/14/1922	WD	T. W. Craigo	R. A. Pinson	40 acres in LLs 61 & 48	9/2
B	5/10/1939	Affidavit	Robert Ausburn Pinson a/k/a R. A. Pinson, Sr.	Edna Pinson, Mary Alice Jarrard & Robert L. Pinson (sole heirs at law)	All his property	1313/311
C1	4/7/1987	Will	Robert L. Pinson, deceased	Gladys M. Pinson, sole heir	All his property (information taken from affidavit)	1313/311
C1-A1	7/20/1998	Executors	Thomas M. Morgan as Executor of the Estate of Gladys M. Pinson, deceased	Dexter L. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/458
C1-A2	7/20/1998	Executors	Thomas M. Morgan as Executor of the Estate of Gladys M. Pinson, deceased	Thomas M. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/460
C1-A3	7/20/1998	Executors	Thomas M. Morgan as Executor of the Estate of Gladys M. Pinson, deceased	Bradley W. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/462
C1-A4	7/20/1998	Executors	Thomas M. Morgan as Executor of the Estate of Gladys M. Pinson, deceased	Andrew Thomas Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/464
C1-A5	7/20/1998	Executors	Thomas M. Morgan as Executor of the Estate of Gladys M. Pinson, deceased	Lucius M. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/466
C1-A1A	7/20/1998	WD	Dexter L. Morgan	Paulette W. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/468
C1-A4A	7/20/1998	WD	Andrew Thomas Morgan	Paulette W. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/470
C1-A3A	7/20/1998	WD	Bradley W. Morgan	Paulette W. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	614/472

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
C1-A5A	12/10/1998	Guardian's	Thomas M. Morgan as guardian for Lucius M. Morgan	Paulette W. Morgan	1/5 th interest in a 1/3 rd interest in 78 acres in LLs 47,48 &61	635/402
C1-B	7/21/2005	WD	Paulette W. Morgan	Thomas M. Morgan	4/5 th interest in a 1/3 rd interest in 80.66 acres in LLs 47,48 &61 as shown on PB 39/214	1168/108
C2	11/15/2002	Executors	Jean Jarrard Chappell as Executrix of the Estates of Mary Alice Jarrard & Edna Lucille Pinson	Jean Jarrard Chappell	2/3 rd interest in 80.66 acres in LLs 47,48 &61 as shown on PB 39/214	912/454
D	4/20/2006	WD	Jean Jarrard Chappell & Thomas M. Morgan	Donald H. Mahaffey	Tracts 4, 5 & 6 as shown on PB 47/32	1257/214
E	11/5/2009	DUPS	Donald H. Mahaffey by his Attorney in Fact	New Horizons Bank	Tracts 4, 5 & 6 as shown on PB 47/32	1582/17
F	4/7/2010	WD	New Horizons Bank	J. C. Sanford	Part of tract 4 and tracts 5 & 6 as shown on PB 53/181	1605/293

NOTE:

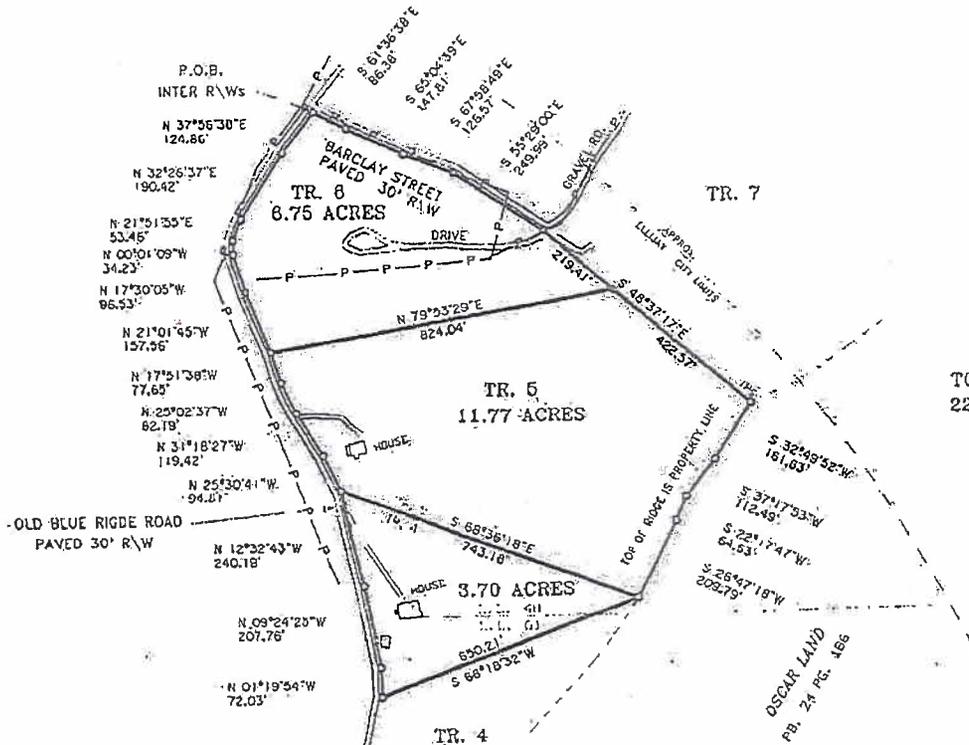
THIS PROPERTY IS NOT IN A 100 YEAR FLOOD HAZARD AREA AS PER FEMA FLOOD HAZARD BOUNDARY MAP PANEL NUMBER 13123C0090 D DATED AUG. 15, 1990

I certify that this survey represents a retracement of the boundaries of an existing parcel(s) of land, the description of which is recorded in deed book(s) 1587 and page(s) 17 of this survey represents a lot of record as defined in the County's Land Development Ordinance. It is further certified that this survey does not create an isolated parcel or a new parcel and is the above described parcel in its entirety and not only a portion thereof.

CHERRYLOG SURVEY CO., INC.
218 SPRING STREET
ELLIJAY, GEORGIA 30540
PHONE 706-635-5577

BASED ON MAPS PROVIDED BY GILMER COUNTY I HEREBY CERTIFY THAT THIS PROJECT IS IN THE FOLLOWING PROTECTION DISTRICTS.

YES/NO	DISTRICT
X	ELIJAY RIVER WATERSHED WATER SUPPLY
X	CARTICAY RIVER WATERSHED WATER SUPPLY
X	COOSAWATEE WATERSHED WATER SUPPLY
X	COOSAWATEE RIVER CORRIDOR
X	WETLANDS
X	INMOUNTAIN

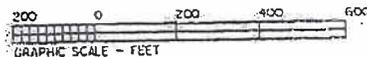


TOTAL AREA
22.22 ACRES



SURVEY FOR
J.C. SANFORD
IN
LAND LOTS 48 & 61
DISTRICT 11, SECTION 2
GILMER COUNTY GA.
IN CITY OF ELLIJAY.
SCALE 1" = 200'
APRIL 02, 2010
FIELD WORK NOV. 2001
PARCEL # 108D 140

Filed in office Clerk of Superior Court
Gilmer County, Georgia, at 1:02 P.M.
Date 04-02-10
Recorded Plat Book 63, Page 181
Thomas H. Morgan
Georgia Surveyor General



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN 1" PER 162,331'

SURVEY BY
TOPCON GTS-213 TOTAL STATION
ANGULAR ERROR PER STATION = .03"
L.E.C. = 1" / 24,109'

NOTE:
THIS PROPERTY IS TRACTS 5, 6 & 8 A PORTION OF TRACT 4 AS SHOWN ON PLAT FOR MARY ALICE JARRARD, JEAN JARRARD CHAPPELL & THOMAS H. MORGAN DTD. NOV. 15, 2001.

DOC# 001983
FILED IN OFFICE
04/08/2010 04:10 PM
BK:1605 PG:293-293
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Glenda Sue Johnson

REAL ESTATE TRANSFER TAX
PAID: \$200.00
2010-758

Nancy Cochran Maddox
Attorney at Law, P.C.
489 Highland Crossing, Suite 202
East Ellijay, Georgia 30540
(706) 276-3707

STATE OF GEORGIA
COUNTY OF GILMER

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of April, 2010; between NEW HORIZONS BANK (herein referred to as "Grantor"), and J.C. SANFORD (herein referred to as "Grantee"),

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its heirs, successors and assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 48 AND 61 OF THE 11TH DISTRICT AND 2ND SECTION OF GILMER COUNTY, GEORGIA, BEING DESIGNATED AS A PORTION OF TRACT 4, CONSISTING OF 3.70 ACRES, MORE OR LESS; TRACT 5, CONSISTING OF 11.77 ACRES, MORE OR LESS; AND TRACT 6, CONSISTING OF 6.75 ACRES, MORE OR LESS, ALL AS SHOWN ON PLAT OF SURVEY FOR J.C. SANFORD, DATED APRIL 2, 2010, PREPARED BY JOEL JORDAN, GRLS NO. 2430, AND RECORDED IN PLAT BOOK 22, PAGE 81, GILMER COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

CONVEYANCE IS MADE SUBJECT TO AN EASEMENT DATED MAY 1983 FROM ROBERT PINSON, EDNA PINSON AND MARY ALICE JARRARD TO CLIFORD SIMMONS, AS RECORDED IN DEED BOOK 131, PAGE 415, GILMER COUNTY, GEORGIA RECORDS.

BEING THE SAME PROPERTY CONVEYED BY DEED UNDER POWER FROM DONALD H. MAHAFFEY TO NEW HORIZONS BANK, DATED NOVEMBER 5, 2009, RECORDED IN DEED BOOK 1582, PAGE 17, GILMER COUNTY, GEORGIA RECORDS.

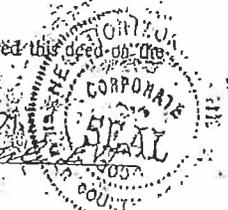
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its heirs, successors and assigns forever in FEE SIMPLE.

AND THE SAID GRANTOR for Grantor and its heirs, successors and assigns does hereby warrant that Grantor has good and marketable fee simple title to said property free of encumbrances and restrictions except as herein stated, and Grantor does and will warrant and defend the title to said premises against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly signed, sealed and delivered this deed on the date above written.

NEW HORIZONS BANK

BY: *Glenda Sue Johnson*



ATTEST:

Signed, sealed and delivered this 7th day of April, 2010, in the presence of:

Quinn L. White
Witness

Nancy Cochran Maddox
Notary Public



OPTION FOR PURCHASE OF REAL ESTATE

This agreement made and entered into this 3rd day of March, 2011, between Jerry W. Braden, hereinafter called buyer, and JC Sanford, hereinafter called seller, witnesseth:

For and in consideration of Five Hundred and no/100 Dollars (\$500.00) paid by buyer, the receipt and sufficiency of which is hereby acknowledged, seller does hereby agree to sell and the buyer agrees to purchase an option to purchase all those two tracts of land (being tracts 5 and 6 totaling 18.52 acres), in Gilmer County, City of Ellijay, Georgia, located on the McCutchen Street and Barclay Street and described in a plat recorded on in Plat Book 53, page 181 and a warranty deed recorded in Book 1605, page 293 a copy of both documents is attached. The purchase price of these two tracts, totaling 18.52 acres, is a total price of three hundred twenty five thousand (\$325,000.) Said tracts are more fully described as being Tracts 5 and 6 of the attached, above described plat and deed.

The Five Hundred and no/100 Dollars (\$500.00) is to apply to the purchase price of this property at the time of purchase. Purchase of the property will be on or before March 1, 2012.

The right to purchase granted herein shall be irrevocable for the period described above and for any and all extensions of said period. Any other Extensions shall be in writing, signed by Seller, and attached hereto.

Buyer may exercise this contract at any time during the period above stated, or any extension thereof, by notice, in writing, delivered to Seller in person or mailed to Seller at the address stated below the signature of Seller. Seller agrees to furnish good and marketable title to said property. It is agreed that such papers that may be legally necessary to carry out the terms of this contract shall be executed and delivered by the parties at interest as soon as the validity of the title to the property has been established, or at closing, whichever is appropriate.

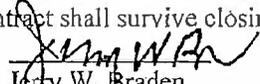
Said property is sold subject to (1) all valid restrictions of record and (2) Zoning Ordinances affecting the same. Real Estate taxes shall be prorated as of the date of closing.

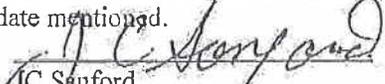
This contract constitutes the sole and entire agreement between the parties and no modification hereof shall be binding unless attached hereto and signed by each, and no representations, promises or inducements shall be binding upon either party except as herein stated.

Special Stipulations

1. Seller will cooperate to change the present zoning of R-1 to R-3, which allows multi-family housing, prior to the closing.
2. Seller will complete a phase I environmental owner's environment questionnaire.
3. The earnest money is non refundable but all option money will apply to the purchase price.
4. Seller will bear no expense of the sale other than the expense of drawing a warranty deed. All expenses, including and not limited to surveys, zoning fees, Phase I Environmental, market studies, and soil borings will be paid by the buyer.
5. Seller warrants that he has clear title to the property with the exception of mortgages and taxes that can be cleared at closing and that he has complete and absolute authority to convey the property to purchaser.
6. This contract can be assigned to a limited partnership to be formed without further approval of the seller (this is a necessity of applying for tax credits from the Georgia Department of Community Affairs).
7. A pre Contract agreement has been signed before the signing of this document.
8. The planned development is no more than 64 units of senior housing (Housing for Older Persons HFOP) as defined by the Georgia Department of Community Affairs.

This agreement contains the entire agreement of the parties hereto and all terms and conditions of this contract shall survive closing. Effective the above date mentioned.


Jerry W. Braden
706-857-1414 706-766-1095
P.O. Box 447
Summerville, GA 30747


JC Sanford
706-669-0298 or 706-635-4361
P.O. Box 614, Ellijay, Georgia
30540

SAMPLE PRE-CONTRACT AGREEMENT

This Pre-Contract Agreement (Agreement) is executed for the property located at McCutchen Street And Barclay St, Ellijay, GA between the following parties:

Buyer: Jerry W. Bradley Address: PO Box 447 Summerville, GA 30747
Seller: JC Sanford Address: PO Box 614 Ellijay GA 30540

AGREEMENT CONDITIONS:

The Buyer may use Federal funds obtained from the U.S. Department of Housing and Development to acquire property owned by the Seller. Therefore, please be informed of the following:

Voluntary Sale-

- 1) The Buyer does not have the right of eminent domain.
2) Because this is a voluntary transaction, the Buyer will not be able to acquire the property offered for sale if negotiations fail to result in an amicable agreement.
3) The Buyer estimates the fair market value of the property to be 325,000.00 see attached
4) Even though Federal funds will be used in the acquisition of the property, the Seller WILL NOT be entitled to any relocation benefits.
5) Any tenant legally occupying the property is eligible to receive relocation assistance and benefits as identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended.

Timely Notices -

- 1) The Seller authorizes the Buyer, the funding buyer, or a designated representative, to provide to each resident the notices required by HUD's instructions found in HUD Handbook 1378.
2) The Seller authorizes the Buyer, the funding buyer, or a designated representative, to provide, or permit to be provided, a move-in notice to any person who wishes to make application to become a tenant.
3) Before signing a lease and commencing occupancy, the person must be informed of the following:
a. If the application is funded, the new tenant may be displaced; and,
b. The person would not qualify as a "displaced person" as a result of the project and, therefore, would not be eligible to receive any assistance or benefits.

Recordkeeping -

- 1) The Seller agrees to provide the Buyer, the funding buyer, or a designated representative, when requested, the names and addresses of the residents residing in the property.
2) The Seller authorizes the Buyer, the funding buyer, or a designated representative, to survey the residents to determine the relocation costs and housing needs.

AGREEMENT ACCEPTANCE:

The Buyer and Seller understand if the conditions of this Agreement are not complied with, either party may terminate the real property sales contract (Contract) by notifying the other party by certified mail, return-receipt requested, that the Contract is terminated. The Buyer and Seller voluntarily accept these Agreement conditions and agree to enter into a Contract for the property identified in this Agreement.

Signature of Seller: JC Sanford Date: 3-26-11

Signature of Witness: Jason Clay Date: 3-26-11 Witness Phone Number: 706-276-1160

Address of Witness: PO Box 614, Ellijay, GA 30540

Signature of Buyer: Jerry W. Bradley Date: 3-2-11

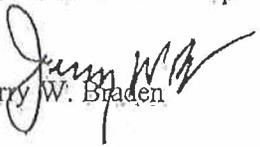
Signature of Witness: Maureen Cole Date: 3-2-11 Witness Phone Number: 706-639-3771

Address of Witness: 551 E. Washington Street, Summerville GA. 30747

Attachment to Pre-Contract Agreement

The value of the land is estimated by the buyer at \$325,000 based on the following rationale. The current Gilmer County Tax appraisal of tracts 5 and 6 and the addition of 3.70 acres with a fairly good house is \$488,010. The 3.7 acres and fair quality house are not being optioned as part of the site. The Gilmer County tax assessor estimates the value of improvements on the 3.7 acre tract (which is not a part of the site) at \$62,410. The 3.7 acres has 520 feet of road frontage so that the buyer would place a value on the 3.7 acres at \$100,000. That leaves a value of the site being optioned at \$325,600, rounded to **\$325,000**.

The above is made a part of the Pre-Contract Agreement.


Jerry W. Braden

Initialed by JC Sanford 

DOCH 001983
FILED IN OFFICE
04/08/2010 04:10 PM
BK:1605 PG:293-293
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Glenda Sue Johnson

REAL ESTATE TRANSFER TAX
PAID: \$200.00
2010-758

Nancy Cochran Maddox
Attorney at Law, P.C.
489 Highland Crossing, Suite 202
East Ellijay, Georgia 30540
(706) 276-3707

STATE OF GEORGIA
COUNTY OF GILMER

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of April, 2010, between NEW HORIZONS BANK (herein referred to as "Grantor"), and J.C. SANFORD (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its heirs, successors and assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 48 AND 61 OF THE 11TH DISTRICT AND 2ND SECTION OF GILMER COUNTY, GEORGIA, BEING DESIGNATED AS A PORTION OF TRACT 4, CONSISTING OF 3.70 ACRES, MORE OR LESS; TRACT 5, CONSISTING OF 11.77 ACRES, MORE OR LESS; AND TRACT 6, CONSISTING OF 6.75 ACRES, MORE OR LESS, ALL AS SHOWN ON PLAT OF SURVEY FOR J.C. SANFORD, DATED APRIL 2, 2010, PREPARED BY JOEL JORDAN, GRLS NO. 2430, AND RECORDED IN PLAT BOOK 52, PAGE 181, GILMER COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

CONVEYANCE IS MADE SUBJECT TO AN EASEMENT DATED MAY 1983 FROM ROBERT PINSON, EDNA PINSON AND MARY ALICE JARRARD TO CLIFORD SIMMONS, AS RECORDED IN DEED BOOK 131, PAGE 415, GILMER COUNTY, GEORGIA RECORDS.

BEING THE SAME PROPERTY CONVEYED BY DEED UNDER POWER FROM DONALD H. MAHAFFEY TO NEW HORIZONS BANK, DATED NOVEMBER 5, 2009, RECORDED IN DEED BOOK 1582, PAGE 17, GILMER COUNTY, GEORGIA RECORDS.

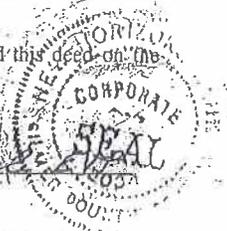
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its heirs, successors and assigns forever in FEE SIMPLE.

AND THE SAID GRANTOR for Grantor and its heirs, successors and assigns does hereby warrant that Grantor has good and marketable fee simple title to said property free of encumbrances and restrictions except as herein stated, and Grantor does and will warrant and defend the title to said premises against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly signed, sealed and delivered this deed on the date above written.

NEW HORIZONS BANK

BY: *[Signature]*



ATTEST:

Signed, sealed and delivered this 7th day of April, 2010, in the presence of:

[Signature]
Witness

[Signature]
Notary Public



Please Return to:
CLIFFORD S. LANCEY
Attorney at Law
15 North Avenue
Ellijay, Georgia 30540

DOC# 013722
FILED IN OFFICE
10/12/2006 09:42 AM
BK:1313 PG:311-312
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

STATE OF GEORGIA
COUNTY OF GILMER

[Space above this line for Recording Information]

AFFIDAVIT OF DESCENT

CROSS-REFERENCE:

Warranty Deeds from JEAN JARRARD CHAPPELL and
THOMAS MITCHELL MORGAN dated April 20, 2006,
and filed of record in Gilmer County at:

Deed Book 1257, page 171;
Deed Book 1257, page 182;
Deed Book 1257, page 202;
Deed Book 1257, page 213;
Deed Book 1257, page 214;
Deed Book 1257, page 221;

PERSONALLY APPEARED before me, a Notary Public in and for said county and state,
the undersigned (the "Deponent"), Thomas M. Morgan, whose age is 62, and who is a resident
of Ellijay, Georgia, who, after being duly sworn, hereby deposes and states from first-hand
knowledge the following:

1. R. A. PINSON, who was also known as Robert Ausburn Pinson and R. A. Pinson, Sr.,
died intestate a resident of Gilmer County, Georgia, on May 10, 1939. R. A. PINSON was
survived by his three children, EDNA PINSON, MARY ALICE JARRARD and ROBERT L.
PINSON.
2. ROBERT L. PINSON, the son of R. A. PINSON, died on April 7, 1987, leaving a will
which was probated in Solemn Form in Gilmer County, Georgia, and Letters Testamentary
were issued on March 30, 1988, to his widow, GLADYS M. PINSON, who was the sole
devisee of ROBERT L. PINSON. ROBERT L. PINSON and GLADYS M. PINSON had no
children.

3. GLADYS M. PINSON died on February 14, 1995, leaving a will which was probated in Solemn Form in Gilmer County, Georgia, and Letters Testamentary were issued on March 10, 1995, to her nephew, THOMAS M. MORGAN, the affiant herein. The devisees of GLADYS M. PINSON were ANDREW THOMAS MORGAN, LUCIOUS MORGAN, THOMAS M. MORGAN, DEXTER L. MORGAN and BRADLEY M. MORGAN, each of whom acquired a one-fifth (1/5) undivided interest in her property.

4. EDNA PINSON, a daughter of R. A. PINSON, died on April 21, 1998, leaving a will which was probated in Solemn Form in Gilmer County, Georgia, and Letters Testamentary were issued on May 18, 1998, to her niece, JEAN JARRARD CHAPPELL, who was also her sole devisee. EDNA PINSON did not marry and had no children.

5. MARY ALICE JARRARD, a daughter of R. A. PINSON, survived her husband, Gabe George Jarrard (who died in 1966), and died on June 12, 2001, leaving a will which was probated in Solemn Form in Hall County, Georgia, and Letters Testamentary were issued on September 18, 2001, to her daughter and only child, JEAN JARRARD CHAPPELL, who was also her sole devisee.

6. Affiant has made certain deeds to real property located in Gilmer County, which had been held of the decedent's estates referred to above (to which this affidavit has been cross-referenced), and makes this affidavit with knowledge that same will be relied upon by purchasers, lenders and title companies making transactions concerning the above-described property. Affiant is sui juris and suffers under no legal disability.

Linda L. Lister
Unofficial Witness

Thomas M. Morgan
THOMAS M. MORGAN

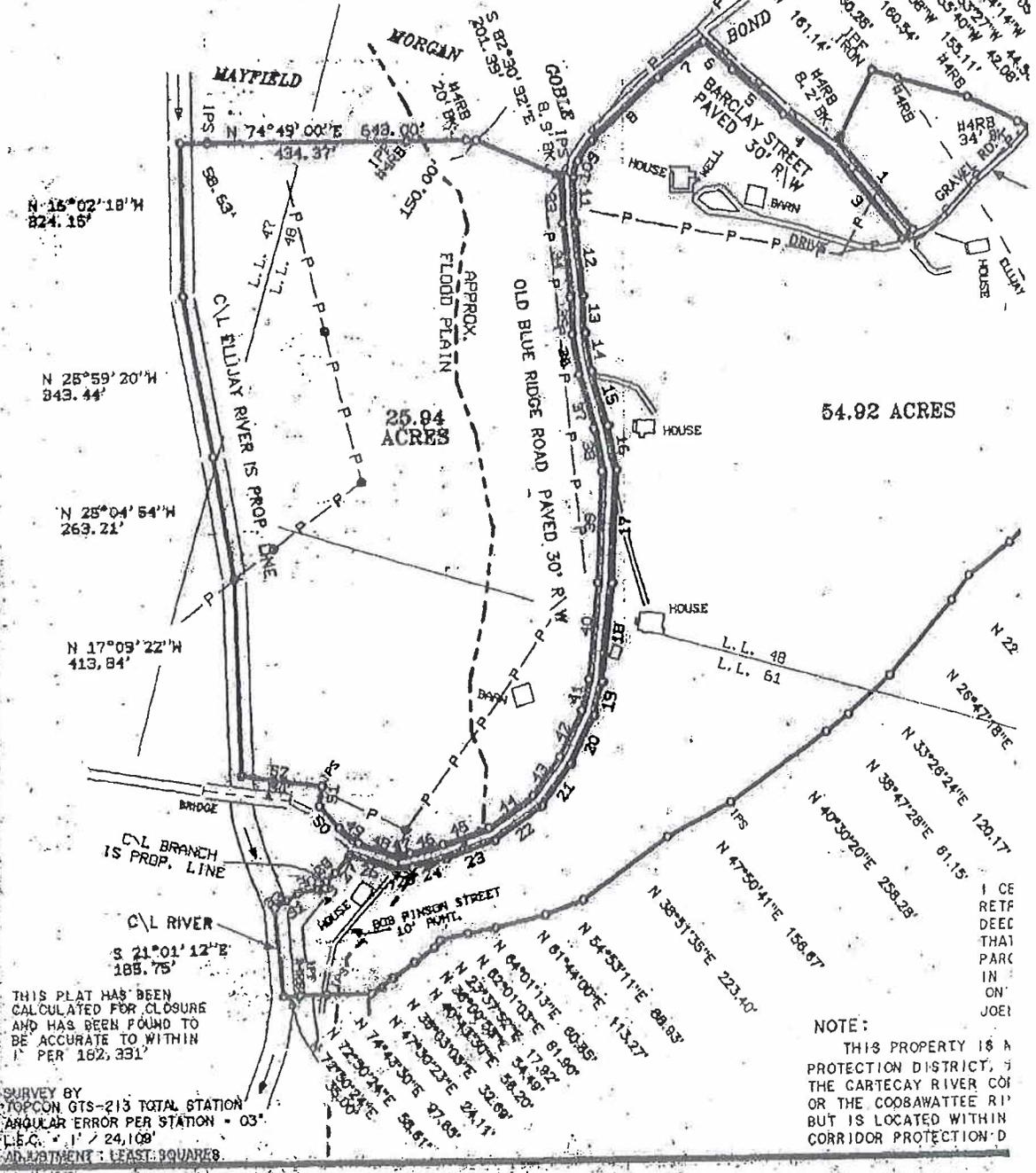
Sworn to and subscribed before me
this 10th day of October, 2006.

Diane Swanger
Notary Public



COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 55°11'39"E	252.75'	20	S 91°11'58"O8"W	114.45'	39	S 12°32'43"E	236.96'
2	S 34°51'00"E	93.00'	21	S 90°28'11'48"W	108.28'	40	S 09°24'25"E	204.82'
3	N 75°29'00"W	248.99'	22	S 40°43'56"W	127.40'	41	S 01°19'54"E	66.42'
4	N 67°58'49"W	126.57'	23	S 55°16'44"W	110.67'	42	S 11°55'08"W	108.51'
5	N 65°04'39"W	147.81'	24	S 61°40'00"W	76.93'	43	S 20°51'45"W	100.60'
6	N 81°38'38"W	86.88'	25	S 64°54'51"W	94.98'	44	S 40°43'56"W	118.32'
7	S 37°56'38"W	124.96'	26	S 26°42'21"W	105.95'	45	S 55°16'44"W	105.17'
8	S 32°28'37"W	190.42'	27	S 26°03'38"W	45.00'	46	S 61°40'00"W	74.41'
9	S 21°51'56"W	53.46'	28	S 33°20'39"W	27.04'	47	S 64°54'51"W	26.54'
10	S 00°01'09"W	34.23'	29	S 32°26'16"W	26.60'	48	N 86°42'21"W	87.77'
11	S 17°30'08"E	86.53'	30	S 64°27'00"W	43.28'	49	N 67°22'23"W	52.66'
12	S 21°01'45"E	157.66'	31	S 43°08'46"W	38.77'	50	N 57°40'10"W	53.66'
13	S 17°51'39"E	77.65'	32	S 43°08'46"W	38.00'	51	N 07°42'48"W	41.82'
14	S 25°02'37"E	82.19'	33	S 17°30'08"E	100.89'	52	S 82°24'00"W	175.10'
15	S 31°18'27"E	119.42'	34	S 21°01'45"E	157.66'			
16	S 25°30'41"E	94.81'	35	S 17°51'39"E	78.70'			
17	S 12°32'43"E	240.19'	36	S 25°02'37"E	95.71'			
18	S 09°24'25"E	207.76'	37	S 91°18'27"E	119.54'			
19	S 01°19'54"E	72.03'	38	S 28°30'41"E	89.88'			

39/214

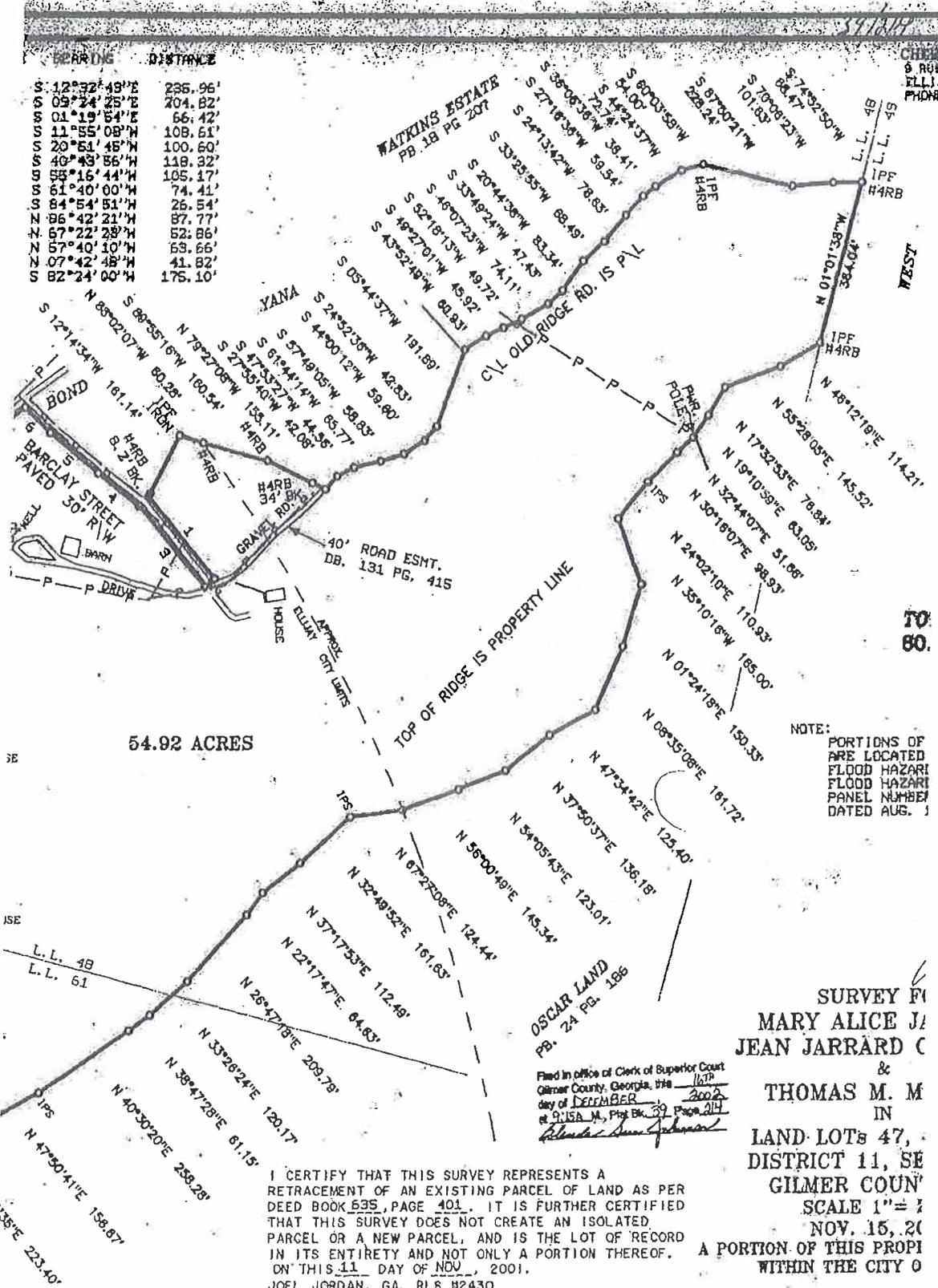


THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN 1" PER 162,331'

SURVEY BY TOPCON GTS-213 TOTAL STATION ANGLAR ERROR PER STATION - 03" L.E.C. - 1" / 24,108' ADJUSTMENT - LEAST SQUARES

NOTE: THIS PROPERTY IS A PROTECTION DISTRICT, IN THE CARTEWAY RIVER COR OR THE COOSAWATTEE RI BUT IS LOCATED WITHIN CORRIDOR PROTECTION D

BEARING	DISTANCE
S 12°32'49"E	236.96'
S 09°24'25"E	204.82'
S 01°19'54"E	66.42'
S 11°55'08"W	108.61'
S 20°51'48"W	100.60'
S 40°43'56"W	118.32'
S 58°16'44"W	105.17'
S 61°40'00"W	74.41'
S 84°54'51"W	26.54'
N 86°42'21"W	87.77'
N 67°22'28"W	52.86'
N 67°40'10"W	53.66'
N 07°42'48"W	41.82'
S 82°24'00"W	175.10'



54.92 ACRES

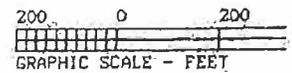
NOTE:
 PORTIONS OF
 ARE LOCATED
 FLOOD HAZARD
 FLOOD HAZARD
 PANEL NUMBER
 DATED AUG. 1

Filed in office of Clerk of Superior Court
 Gilmer County, Georgia, this 16th
 day of DECEMBER, 2002
 at 2:15 P.M., Plat No. 39, Page 214
Blanche Ann Johnson

I CERTIFY THAT THIS SURVEY REPRESENTS A
 RETRACEMENT OF AN EXISTING PARCEL OF LAND AS PER
 DEED BOOK 635, PAGE 401. IT IS FURTHER CERTIFIED
 THAT THIS SURVEY DOES NOT CREATE AN ISOLATED
 PARCEL OR A NEW PARCEL, AND IS THE LOT OF RECORD
 IN ITS ENTIRETY AND NOT ONLY A PORTION THEREOF.
 ON THIS 11 DAY OF NOV, 2001.
 JOEL JORDAN, GA. RLS H2430

NOTE:
 THIS PROPERTY IS NOT LOCATED WITHIN THE MOUNTAIN
 PROTECTION DISTRICT, A WETLANDS PROTECTION DISTRICT,
 THE CARTEWAY RIVER CORRIDOR PROTECTION DISTRICT,
 OR THE COBSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT,
 BUT IS LOCATED WITHIN THE ELLIJAY RIVER
 CORRIDOR PROTECTION DISTRICT.

SURVEY FOR
 MARY ALICE J
 JEAN JARRARD C
 &
 THOMAS M. M
 IN
 LAND LOTS 47,
 DISTRICT 11, SE
 GILMER COUN
 SCALE 1" = 1/2
 NOV. 15, 20
 A PORTION OF THIS PROPRI
 WITHIN THE CITY OF

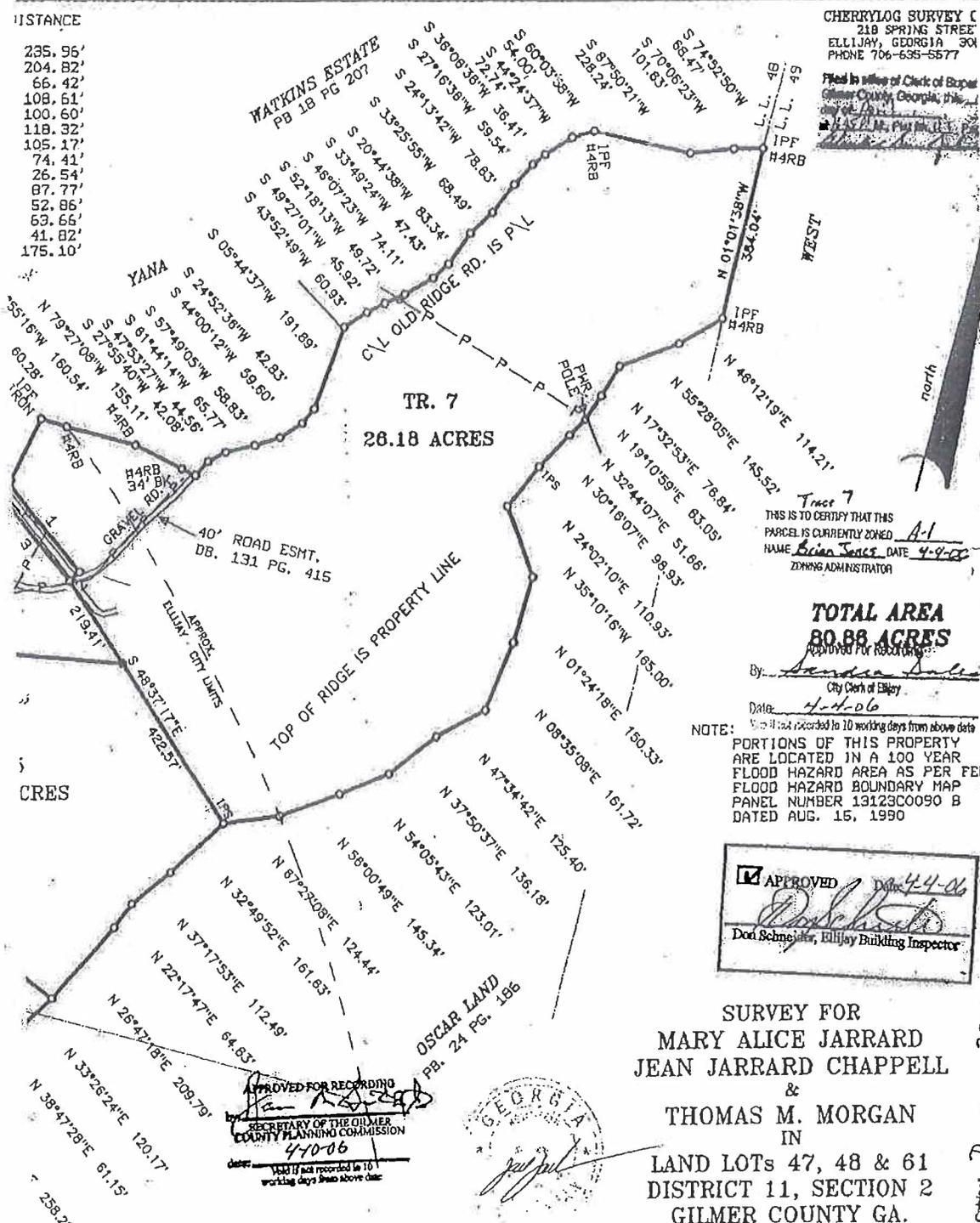


47/32

- DISTANCE
- 235.96'
 - 204.82'
 - 66.42'
 - 108.61'
 - 100.60'
 - 118.32'
 - 105.17'
 - 74.41'
 - 26.54'
 - 87.77'
 - 52.86'
 - 63.66'
 - 41.82'
 - 175.10'

CHERRYLOG SURVEY (C)
218 SPRING STREET
ELLIJAY, GEORGIA 304
PHONE 706-635-5577

Filed in office of Clerk of Superior Court
Giles County, Georgia, this
[Signature]
[Signature]



Tract 7
THIS IS TO CERTIFY THAT THIS
PARCEL IS CURRENTLY ZONED A-1
NAME Brian Sene DATE 4-4-06
ZONING ADMINISTRATOR

TOTAL AREA
80.88 ACRES
Approved For Recording

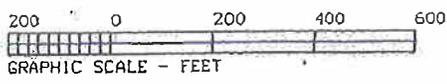
By: [Signature]
City Clerk of Ellijay
Date: 4-4-06

NOTE: This map recorded in 10 working days from above date
PORTIONS OF THIS PROPERTY
ARE LOCATED IN A 100 YEAR
FLOOD HAZARD AREA AS PER FEMA
FLOOD HAZARD BOUNDARY MAP
PANEL NUMBER 13123C0090 B
DATED AUG. 15, 1990

APPROVED Date 4-4-06
[Signature]
Don Schneider, Ellijay Building Inspector

SURVEY FOR
MARY ALICE JARRARD
JEAN JARRARD CHAPPELL
&
THOMAS M. MORGAN
IN
LAND LOTS 47, 48 & 61
DISTRICT 11, SECTION 2
GILMER COUNTY GA.

SCALE 1" = 200'
NOV. 15, 2001
A PORTION OF THIS PROPERTY IS LOCATED
WITHIN THE CITY OF ELLIJAY
REVISED 03-02-06
PARCEL NO. 03 80 140



BASED ON MAPS PROVIDED BY GILMER COUNTY
I HEREBY CERTIFY THAT THIS PROJECT IS IN THE
FOLLOWING PROTECTION DISTRICTS.

YES/NO	
X	ELLIJAY RIVER WATERSHED WATER SUPPLY
X	CARTECAY RIVER WATERSHED WATER SUPPLY
X	COOSAWATTEE WATERSHED WATER SUPPLY
X	COOSAWATTEE RIVER CORRIDOR
X	WETLANDS
X	MOUNTAIN

APPROVED FOR RECORDING
[Signature]
SECRETARY OF THE GILMER
COUNTY PLANNING COMMISSION
4-10-06
date: 4-10-06
Valid if not recorded in 10
working days from above date



Plat Cabinet 33 Number 33

G E O R G I A ,
GILMER COUNTY.

THIS INDENTURE, made and entered into this the
day of May, 1983, between ROBERT PINSON, EDNA PINSON
and MARY ALICE JARRARD of Gilmer County, Georgia, parties of
the first part, hereinafter referred to as Grantors; and
CLIFFORD SIMMONS of Gilmer County, Georgia, party of the
second part, hereinafter referred to as Grantee;

W I T N E S S E T H :

That for and in consideration of the sum of
ONE DOLLAR (\$1.00) and other valuable considerations, cash
in hand paid, the receipt and sufficiency whereof is hereby
acknowledged, the grantors do hereby grant unto the said
grantee an easement and right of way 40' wide for the purpose
of ingress and egress for pedestrian and vehicular traffic
over a road 30 feet in width in Original Land Lot No. 48
of the 11th District and 2nd Section of Gilmer County,
Georgia, and being in the City of Ellijay; said easement
begins on the Northern right of way of Barclay Street and
continues in a Northerly direction following the road bed
of the old ridge road or to the West of said old ridge
road bed to the Northeast corner of the property now or
formerly owned by The Bank of Ellijay, as shown by plat made
by Greer Dover, County Surveyor of Gilmer County, Georgia,
dated August, 1979, recorded in Plat Book 8, page 266,
Gilmer County Records.

It is understood and agreed between the parties
that the Grantee herein shall gravel the above-described
road bed, make it an all-weather road and provide sufficient
ditching and culverts for normal rainfall. Grantee is also
(All road work to be completed within one year from September, 29, 1983.)

to erect a barricade at the North end of old road to prevent access to old road and to straighten the curve lying to the West of said old road.

This easement shall inure for the benefit of the Grantee herein, his heirs, assigns and successors in title.

In consideration of Grantors giving right of way, Grantee agrees not to set up any mobile homes on said property sold to Clifford Simmons by The Bank of Ellijay.

IN WITNESS WHEREOF, the Grantors herein have hereunto set their hands and affixed their seals, the day and year first above written.

R. L. Pinson (SEAL)
ROBERT PINSON

Edna Pinson (SEAL)
EDNA PINSON

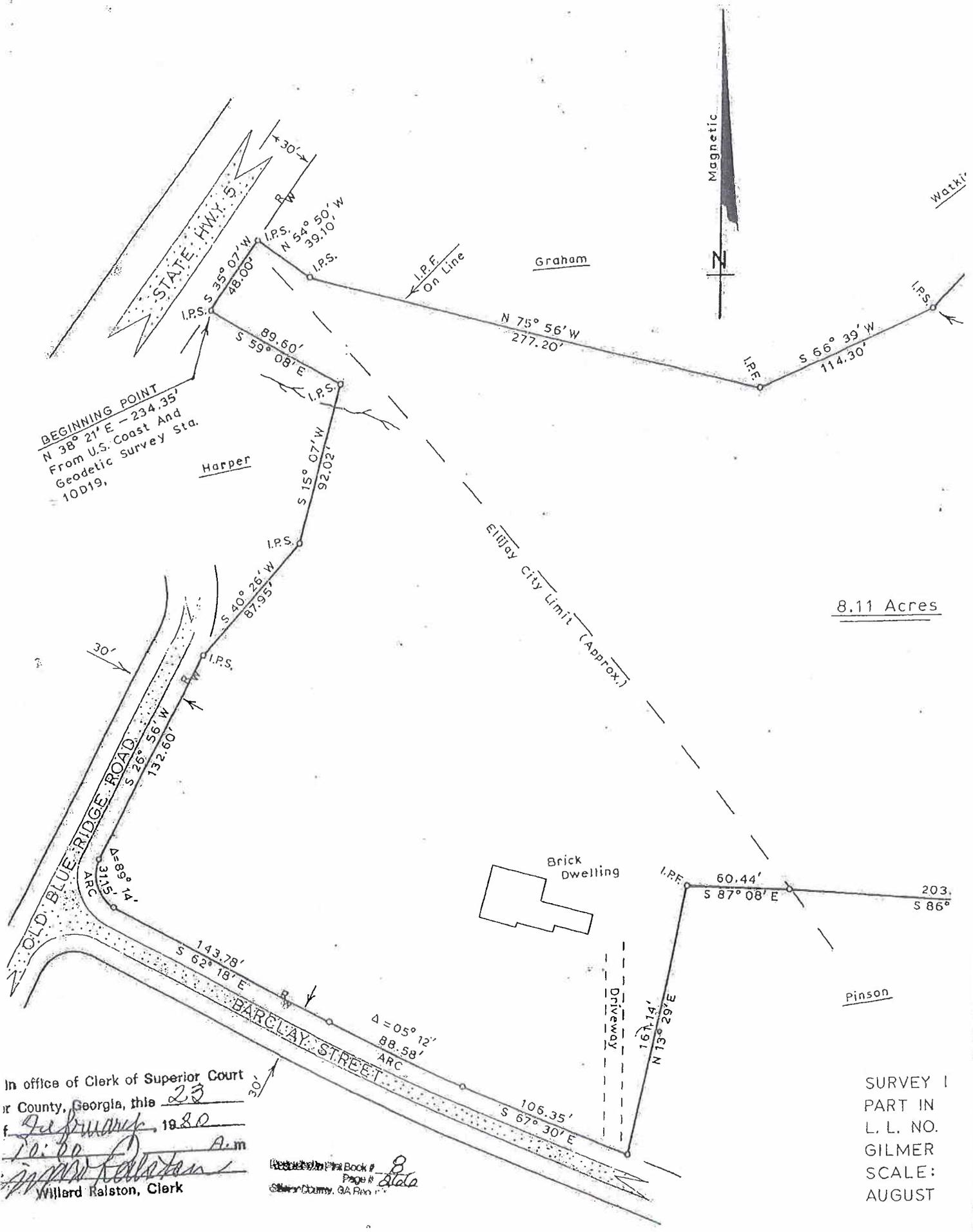
Mary Alice Jarrard (SEAL)
MARY ALICE JARRARD

Signed, sealed and delivered
in presence of:

James Paul
Witness

Wesley S. Westmoreland
NOTARY PUBLIC
Notary Public, Georgia State at Large
My Commission Expires June 5, 1984

(SEAL)



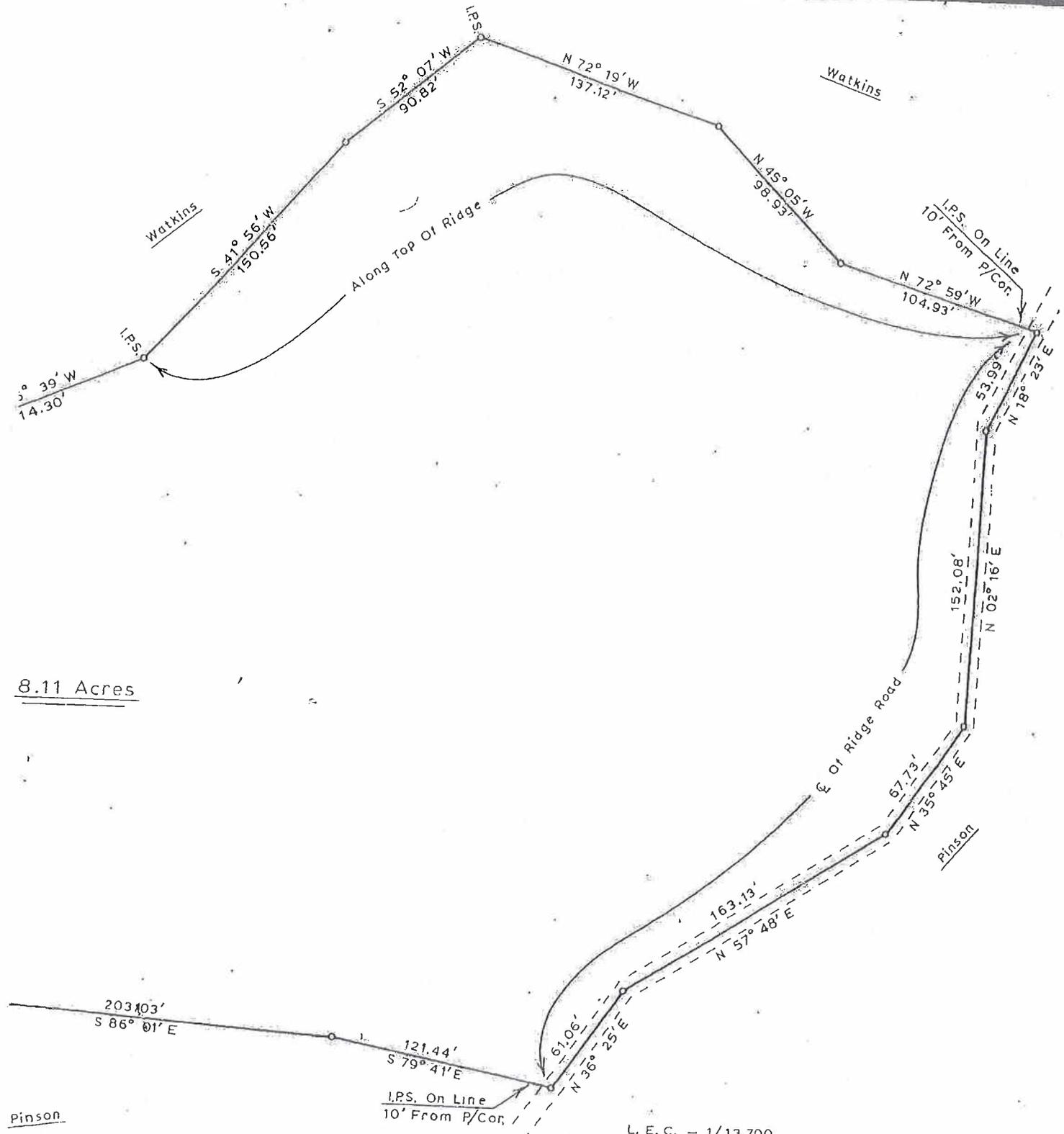
BEGINNING POINT
 N 38° 21' E - 234.35'
 From U.S. Coast And
 Geodetic Survey Sta.
 10D19,

8.11 Acres

In office of Clerk of Superior Court
 for County, Georgia, this 23
 of February, 1980
10:00 A.M.
 Willard Raiston, Clerk

Book # 8
 Page # 210
 State of Georgia

SURVEY I
 PART IN
 L. L. NO.
 GILMER
 SCALE:
 AUGUST



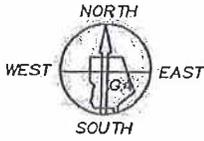
8.11 Acres

L. E. C. - 1/13,700
 TRANSIT AND STEEL TAPE
 I.P.S. - 1/2" REIN. BAR
 ERROR PER ANGLE POINT - 00° 00' 10"
 NO ADJUSTMENT

SURVEY FOR: RAYMOND E. HOLT
 PART IN CITY OF ELLIJAY
 L. L. NO. 48, DIST. 11, SECT. 2,
 GILMER COUNTY, GEORGIA
 SCALE: 1 IN. = 50'
 AUGUST 1979

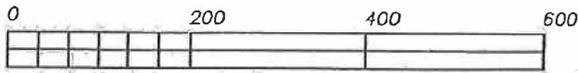
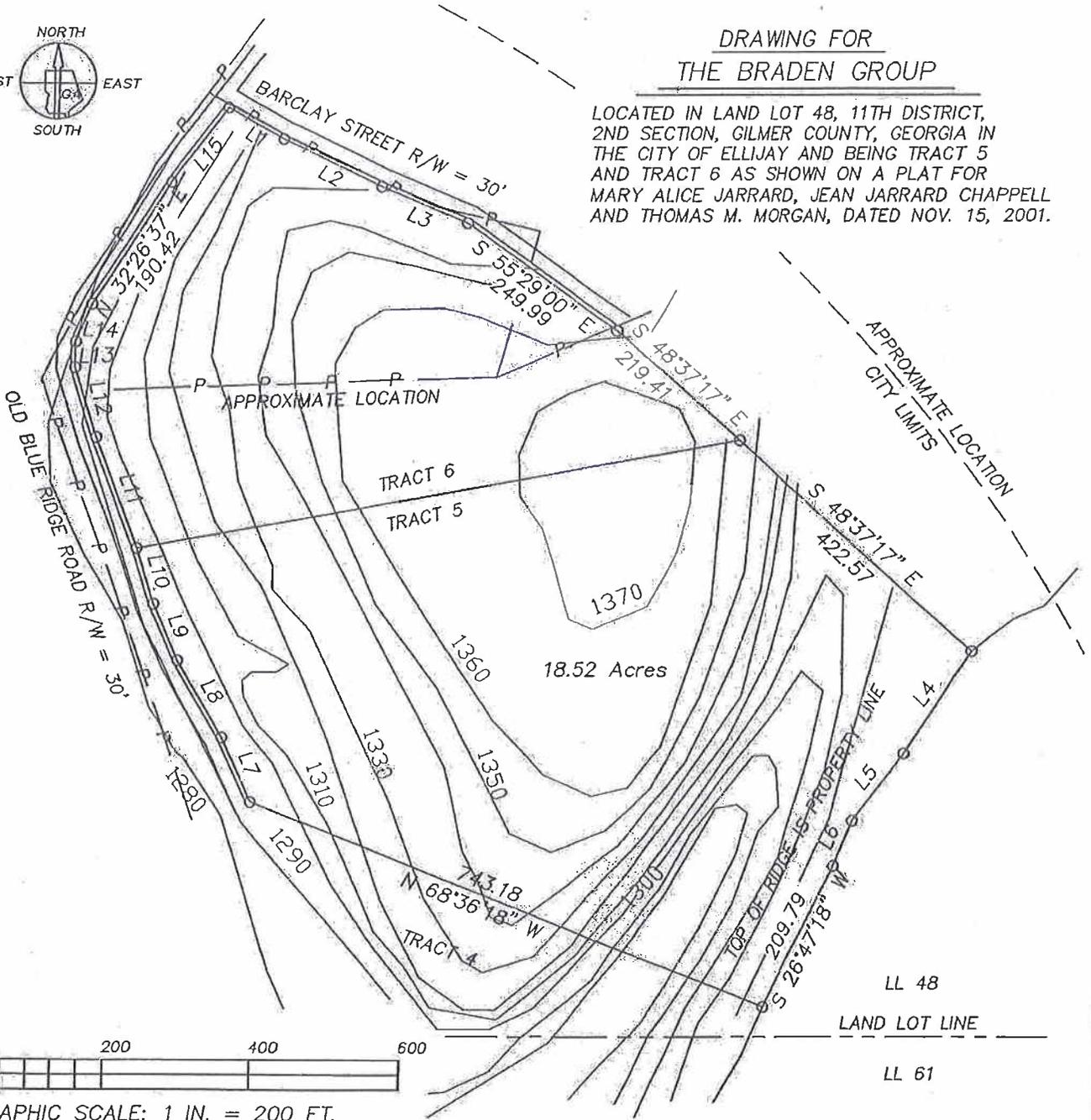


I certify that this plat is correct and a true representation of the conditions on this property.
Greer Dover
 GREER DOVER, COUNTY SURVEYOR,
 GILMER COUNTY, GA.



DRAWING FOR THE BRADEN GROUP

LOCATED IN LAND LOT 48, 11TH DISTRICT,
2ND SECTION, GILMER COUNTY, GEORGIA IN
THE CITY OF ELLIJAY AND BEING TRACT 5
AND TRACT 6 AS SHOWN ON A PLAT FOR
MARY ALICE JARRARD, JEAN JARRARD CHAPPELL
AND THOMAS M. MORGAN, DATED NOV. 15, 2001.



GRAPHIC SCALE: 1 IN. = 200 FT.

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

DATE OF SURVEY: 5/17/11
DATE OF PLAT: 5/18/11

SCALE: ONE INCH = 200 FEET
NORTH BASED- MAGNETIC
EQUIPMENT - 1" LEICA TS
DD - ELLIJAY2.ASC
DRAWING - ELLIJAY2.DWG

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 61°36'39" E	86.38
L2	S 65°04'39" E	147.81
L3	S 67°58'48" E	126.57
L4	S 32°49'53" W	161.63
L5	S 37°17'52" W	112.49
L6	S 22°17'48" W	64.63
L7	N 25°30'41" W	94.81
L8	N 31°18'27" W	119.42
L9	N 25°02'38" W	82.19
L10	N 17°51'37" W	77.65
L11	N 21°01'45" W	157.56
L12	N 17°30'06" W	96.53
L13	N 00°01'06" W	34.23
L14	N 21°51'56" E	53.46
L15	N 37°56'41" E	124.85

According to flood hazard boundary map community no. 13123C0090 B dated 8/15/1990 this property is not in a hazardous flood zone.

This survey preped without benefit of a title search and surveyor does not warrant or certify title on this property as shown.

Gilmer County, GA - Board of Tax Assessors

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Gilmer Home
--	---------------------------------	-----------------------------	-----------------------------------	--	-----------------------------

Owner and Parcel Information

Owner Name	SANFORD J	Today's Date	April 25, 2011
Mailing Address	P O BOX 614	Parcel Number	1080 140
	ELLIJAY, GA 30540-0000	Tax District	Ellijay (District 01)
Location Address	548 BARCLAY ST	2010 Millage Rate	22.27
Legal Description	TR 4,5,6 PB 47/32	Acres	22.22
Class Code(NOTE: Not Zoning Info)	R4-Residential	Neighborhood	RL-ST - Ellijay (8)
Zoning	R1	Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2010 Preliminary Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 425,600	\$ 54,400	\$ 8,010	\$ 488,010	\$ 560,510

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Small Tract	Rural	5	22.22	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
1 Family (Detached)	2,820	Pine	Wood	0	0	1920	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingles	Hardwood	Floor/Wall Furnace	0/0/2.5	\$ 37,500		1	Sketch Building

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
1 Family (Detached)	1,116	Pine	Wood	0	0	1910	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingles	Pine	No Heat	0/2/0.0	\$ 16,900		1	Sketch Building

Accessory Information

Description	Year Built	Dimensions/Units	Value
Homesite (Average)	2007	0x0 1	\$ 4,000
Homesite (Average)	2007	0x0 1	\$ 4,000
Storage Building Show Photo	2005	0x0 3	\$ 10

Sale Information

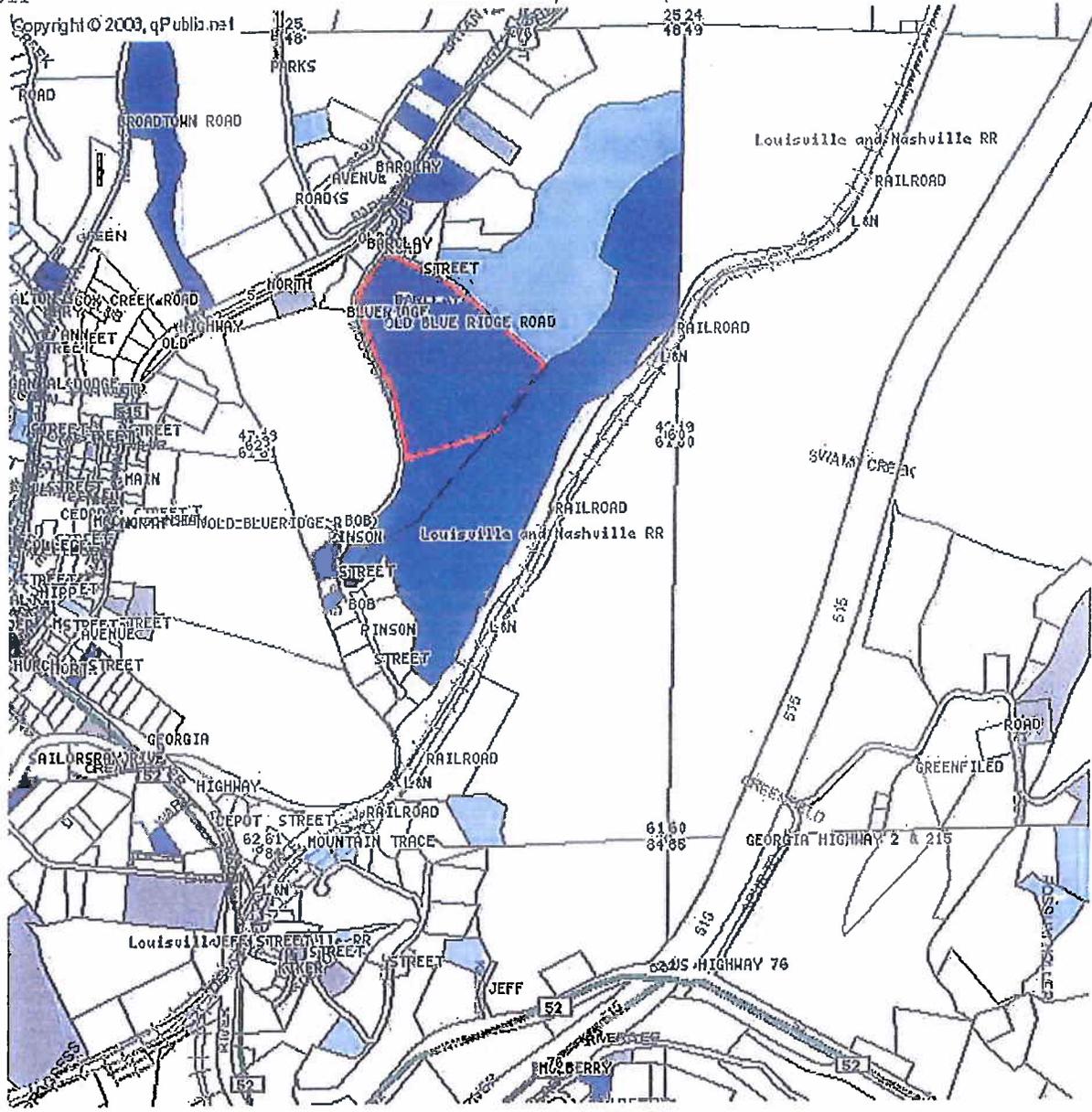
Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
04-07-2010	1605	53	\$			SANFORD, J C

	293	181	199,980	Financing/Bank - I	NEW HORIZONS BANK	
11-05-2009	1582 17	47 32	\$ 225,000	Foreclosure	MAHAFFEY, DONALD H	NEW HORIZONS BANK
04-25-2006	1257 214	47 32	\$ 685,000	Fair Market Value - Improved	MORGAN THOMAS M/CHAPPELL, JEAN	MAHAFFEY, DONALD H
07-22-2005	1168 108	39 214	\$ 0	Convenience	MORGAN PAULETTE W	MORGAN THOMAS M/CHAPPELL, JEAN JARRARD

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 [Recent Sales in Area](#) |
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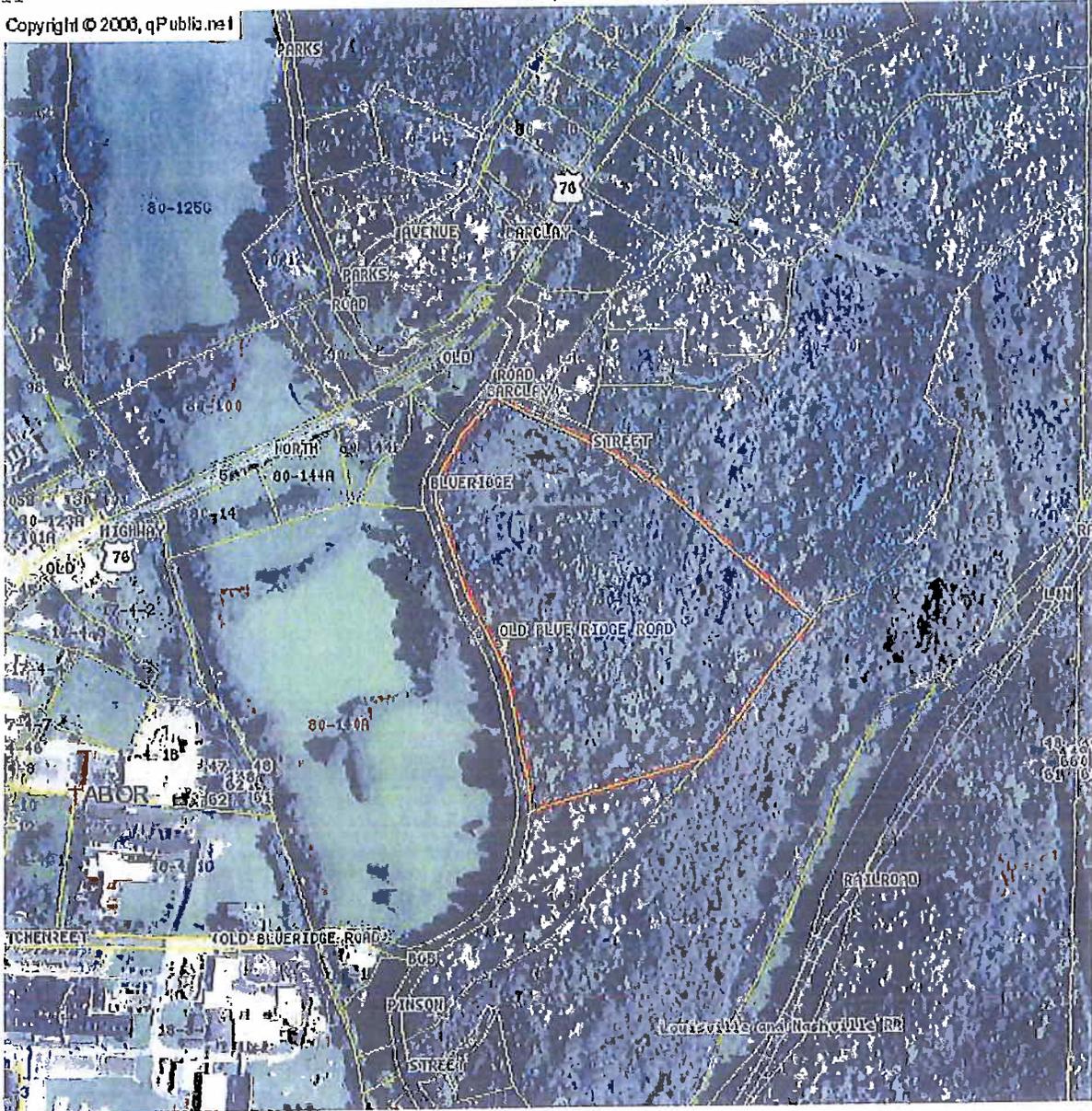
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: March 31, 2011

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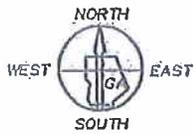


PARCEL INFORMATION TABLE	
Selected Parcel	1080 140
Parcel Zoning	R1
Taxing District	Ellijay
Acres	22.22
OWNERSHIP INFORMATION	
Name	SANFORD J
Mailing Address	P O BOX 614 ELLIJAY, GA 305400000 548 BARCLAY ST
Land Value	\$425,600.00
Improvement Value	\$54,400.00
Accessory Value	\$5,010.00
Total Value	\$485,010.00
LAST 2 SALES	

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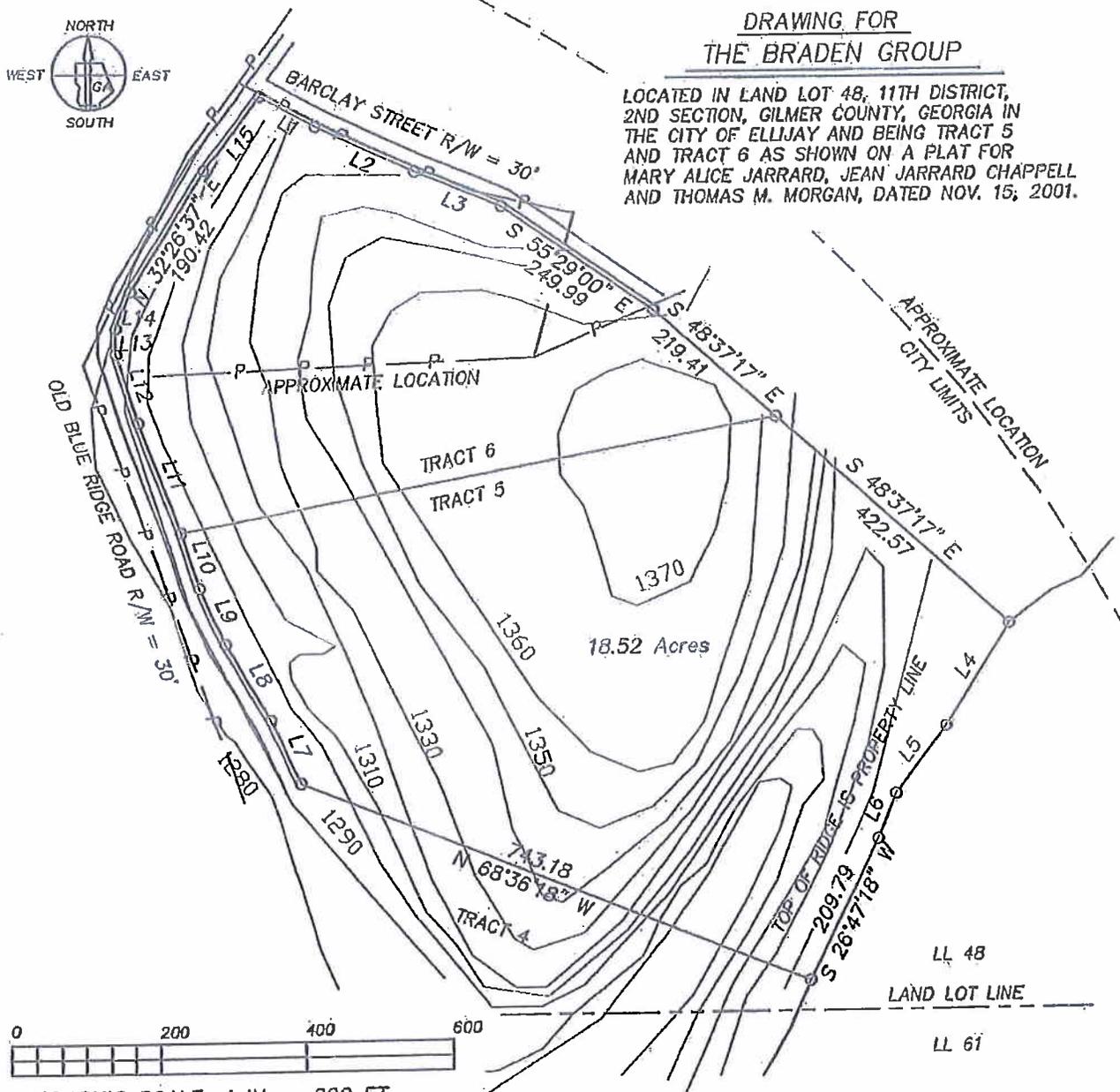


PARCEL INFORMATION TABLE	
Selected Parcel	1080 140
Parcel Zoning	R1
Taxing District	Ellijay
Acres	22.22
OWNERSHIP INFORMATION	
Name	SANFORD J
Mailing Address	P O BOX 614 ELLIJAY, GA 305400000
Situs/Physical Address	548 BARCLAY ST
VALUES	
Land Value	\$425,600.00
Improvement Value	\$54,400.00
Accessory Value	\$8,010.00
Total Value	\$488,010.00
LAST 2 SALES	



DRAWING FOR THE BRADEN GROUP

LOCATED IN LAND LOT 48, 11TH DISTRICT,
2ND SECTION, GILMER COUNTY, GEORGIA IN
THE CITY OF ELLIJAY AND BEING TRACT 5
AND TRACT 6 AS SHOWN ON A PLAT FOR
MARY ALICE JARRARD, JEAN JARRARD CHAPPELL
AND THOMAS M. MORGAN, DATED NOV. 15, 2001.



GRAPHIC SCALE: 1 IN. = 200 FT.

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

DATE OF SURVEY: 5/17/11
DATE OF PLAT: 5/18/11

SCALE: ONE INCH = 200 FEET
NORTH BASED- MAGNETIC
EQUIPMENT - 1" LEICA TS
DD - ELLIJAY2.ASC
DRAWING - ELLIJAY2.DWG

NO.	BEARING	DISTANCE
L1	S 61°36'39" E	86.38
L2	S 65°04'39" E	147.81
L3	S 67°58'48" E	126.57
L4	S 32°49'53" W	161.63
L5	S 37°17'52" W	112.49
L6	S 22°17'48" W	64.63
L7	N 25°30'41" W	94.81
L8	N 31°18'27" W	119.42
L9	N 25°02'38" W	82.19
L10	N 17°51'37" W	77.65
L11	N 21°01'45" W	157.56
L12	N 17°30'06" W	96.53
L13	N 00°01'06" W	34.23
L14	N 21°51'56" E	53.46
L15	N 37°56'41" E	124.85

According to flood hazard boundary map community no. 13123C0090 B dated 8/15/1990 this property is not in a hazardous flood zone.

This survey prepared without benefit of a title search and surveyor does not warrant or certify title on this property as shown.

Commence at the intersection of the southeasterly right of way of Old Blue Ridge Road (R/W = 30'), and the southwesterly right of way of Barclay Street (R/W = 30'), and the Point of beginning thence along the right of way of Barclay Street the following courses S 61°36'39" E for 86.38 feet; S 65°04'39" E for 147.81 feet; S 67°58'48" E for 126.57 feet; S 55°29'00" E for 249.99 feet; thence leaving said right of way S 48°37'17" E for 219.41 feet; to a point, thence S 48°37'17" E for 422.57 feet; to a point on the top of a ridge, thence along the top of said ridge S 32°49'53" W for 161.63 feet; S 37°17'52" W for 112.49 feet; S 22°17'48" W for 64.63 feet; S 26°47'18" W for 209.79 feet; thence leaving top of ridge N 68°36'18" W for 743.18 feet; to a point on the easterly right of way of Old Blue Ridge Road (R/W = 30'), Thence along said right of way the following courses N 25°30'41" W for 94.81 feet; N 31°18'27" W for 119.42 feet; N 25°02'38" W for 82.19 feet; N 17°51'37" W for 77.65 feet; N 21°01'45" W for 157.56 feet; N 17°30'06" W for 96.53 feet; N 00°01'06" W for 34.23 feet; N 21°51'56" E for 53.46 feet; N 32°26'37" E for 190.42 feet; N 37°56'41" E for 124.85 feet; to the Point of Beginning. Containing therein 18.52 acres.

APPENDIX E

Non-Scope Testing

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

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

1105D30

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: GEC Phone: (770) 757-1606
 Address: 514 Hillcrest Industrial Blvd Fax: (770) 757-1608
 City, State, Zip: Macon GA 31204 Project Name: Barclay Street Property #3
 Contact: Bob Hadden / Dan Price Project Number: 110260.210
 Sampler's Name: Dan Price Sampling Date: 5/10/11

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
LJ-1A	Wallboard mud Room 1	PLM	5 Day	House 3	
LJ-1B	" " "				
LJ-1C	" " "				
LJ-2A	9X9 FT Gray Pan 1 Beige				
LJ-2B	" " Kitchen Gray				
LJ-2B	9X9 FT Gray Pan 1				
LJ-3A	9X9 FT Gray Kitchen				
LJ-4A	Beige Black Pattern Lino / Layers Bath				
LJ-4B	" " " "				
LJ-5A	12X12 Beige FT Kitchen				
LJ-5B	" " " "				
LJ-1D	Wallboard mud Bath				
LJ-1E	" " "				
LJ-6A	Brown mastic Paneling Bath				
LJ-6B	" " " "				
LJ-7A	Gray + Brown (Layers) Roof Shingle v/ect				
LJ-7B	" " " "				
LJ-8A	Black Flashing Top Chimney			DLF	
LJ-8B	" " " "			" "	
LJ-9A+B	Exterior Window Glaze				

Relinquished by: Dan Price Date/Time: 5/11/10 1700
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

FOR LAB USE ONLY

Lab Recipient: N.A. [Signature] Date/Time: 5/13/11 Method of Shipment: 4:10 UPS

LJ-10A Roof Shingles debris House 1

Client: GeoTechnical & Env. Consultants, Inc.
Project: Barclay Street Property House #3
Lab ID: 1105D30

Case Narrative

Samples LJ-4A and LJ-4B had three types of flooring each. The client will be charged for 4 extra samples.



Bulk Sample Summary Report

Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1105D30
Project Name:	Barclay Street Property House #3	Project Number:	110260.210

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
LJ-1A Layer: 1	1105D30-001A	Wallboard Mud Room 1	ND	ND	ND	ND	ND	ND	Paint included as binder
LJ-1A Layer: 2	1105D30-001A	Wallboard Mud Room 1	ND	ND	ND	ND	ND	ND	
LJ-1B Layer: 1	1105D30-002A	Wallboard Mud Room 1	ND	ND	ND	ND	ND	ND	Paint included as binder
LJ-1B Layer: 2	1105D30-002A	Wallboard Mud Room 1	ND	ND	ND	ND	ND	ND	
LJ-1C Layer: 1	1105D30-003A	Wallboard Mud Room 1	2	ND	ND	ND	ND	ND	Paint included as binder
LJ-1C Layer: 2	1105D30-003A	Wallboard Mud Room 1	ND	ND	ND	ND	ND	ND	
LJ-2A Layer: 1	1105D30-004A	9x9 FT Gray Rm 1 Beige	5	ND	ND	ND	ND	ND	Yellow Floor Tile

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

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

ND = None Detected

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

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

Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1105D30
Project Name:	Barclay Street Property House #3	Project Number:	110260.210

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
LJ-2A Layer: 2	1105D30-004A	9x9 FT Gray Rm 1 Beige	ND	ND	ND	ND	ND	ND	Glue
LJ-3B Layer: 1	1105D30-005A	9x9 FT Kitchen Gray	5	ND	ND	ND	ND	ND	Gray Floor Tile
LJ-3B Layer: 2	1105D30-005A	9x9 FT Kitchen Gray	ND	ND	ND	ND	ND	ND	Black Mastic
LJ-2B Layer: 1	1105D30-006A	9x9 FT Gray Beige Rm 1	5	ND	ND	ND	ND	ND	Yellow Floor Tile
LJ-2B Layer: 2	1105D30-006A	9x9 FT Gray Beige Rm 1	ND	ND	ND	ND	ND	ND	Glue
LJ-3A Layer: 1	1105D30-007A	9x9 FT Gray Kitchen	5	ND	ND	ND	ND	ND	Gray Floor Tile
LJ-3A Layer: 2	1105D30-007A	9x9 FT Gray Kitchen	ND	ND	ND	ND	ND	ND	Black Mastic

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1105D30
Project Name:	Barclay Street Property House #3	Project Number:	110260.210

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
LJ-4A Layer: 1	1105D30-008A	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Gray Vinyl
LJ-4A Layer: 1	1105D30-008B	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Tan Vinyl
LJ-4A Layer: 2	1105D30-008B	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Backing
LJ-4A Layer: 1	1105D30-008C	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Yellow Vinyl
LJ-4A Layer: 2	1105D30-008C	Beige Block Pattern Lino / Layered Bath	30	ND	ND	ND	ND	ND	Backing
LJ-4B Layer: 1	1105D30-009A	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Gray Vinyl
LJ-4B Layer: 1	1105D30-009B	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Tan Vinyl

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

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Lab ID# 102082-0

19-May-11

Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1105D30
Project Name:	Barclay Street Property House #3	Project Number:	110260.210

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
LJ-4B Layer: 2	1105D30-009B	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Backing
LJ-4B Layer: 1	1105D30-009C	Beige Block Pattern Lino / Layered Bath	ND	ND	ND	ND	ND	ND	Yellow Vinyl
LJ-4B Layer: 2	1105D30-009C	Beige Block Pattern Lino / Layered Bath	30	ND	ND	ND	ND	ND	Backing
LJ-5A Layer: 1	1105D30-010A	12x12 Beige FT Kitchen	ND	ND	ND	ND	ND	ND	Beige Floor Tile with glue
LJ-5B Layer: 1	1105D30-011A	12x12 Beige FT Kitchen	ND	ND	ND	ND	ND	ND	Beige Floor Tile with glue
LJ-1D Layer: 1	1105D30-012A	Wallboard Mud Bath	2	ND	ND	ND	ND	ND	Paint included as binder
LJ-1D Layer: 2	1105D30-012A	Wallboard Mud Bath	ND	ND	ND	ND	ND	ND	

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

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

ND = None Detected

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

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

Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Bulk Sample Summary Report

Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1105D30
Project Name:	Barclay Street Property House #3	Project Number:	110260.210

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
LJ-1E Layer: 1	1105D30-013A	Wallboard Mud Bath	2	ND	ND	ND	ND	ND	Paint included as binder
LJ-6A Layer: 1	1105D30-014A	Brn Mastic Paneling Bath	ND	ND	ND	ND	ND	ND	
LJ-6A Layer: 2	1105D30-014A	Brn Mastic Paneling Bath	ND	ND	ND	ND	ND	ND	
LJ-6A Layer: 3	1105D30-014A	Brn Mastic Paneling Bath	ND	ND	ND	ND	ND	ND	
IJ-6B Layer: 1	1105D30-015A	Brn Mastic Paneling Bath	ND	ND	ND	ND	ND	ND	
LJ-7A Layer: 1	1105D30-016A	Gray & Brn (Layered) Roof Shingle w / Felt	ND	ND	ND	ND	ND	ND	
LJ-7B Layer: 1	1105D30-017A	Gray & Brn (Layered) Roof Shingle w / Felt	ND	ND	ND	ND	ND	ND	

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Bulk Sample Summary Report



Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1105D30
Project Name:	Barclay Street Property House #3	Project Number:	110260.210

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
LJ-8A Layer: 1	1105D30-018A	Black Flashing Tar Chimney	15	ND	ND	ND	ND	ND	
LJ-8B Layer: 1	1105D30-019A	Black Flashing Tar Chimney	15	ND	ND	ND	ND	ND	
LJ-9A Layer: 1	1105D30-020A	Exterior Window Glaze	ND	ND	ND	ND	ND	ND	Paint included as binder
LJ-9B Layer: 1	1105D30-021A	Exterior Window Glaze	ND	ND	ND	ND	ND	ND	Paint included as binder
LJ-10A Layer: 1	1105D30-022A	Roof Shingles Debris House 1	ND	ND	ND	ND	ND	ND	
LJ-10A Layer: 2	1105D30-022A	Roof Shingles Debris House 1	ND	ND	ND	ND	ND	ND	

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

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

ND = None Detected

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

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina

The Environmental Institute

David F. Price

Social Security Number - XXX-XX-2462
GEC - 514 Hillcrest Industrial Blvd. - Macon, Georgia 31204

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

Asbestos in Buildings: Inspector Refresher

March 3, 2011

Course Date

12473

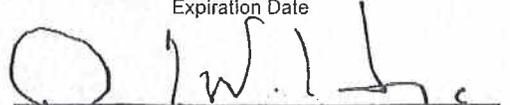
Certificate Number

March 3, 2011

Examination Date

March 2, 2012

Expiration Date


David W. Hogue - Principal Instructor / Training Manager


Rachel G. McCain - Exam Administrator



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

(Florida Provider Registration Number 0001342 - Course #0002805)

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



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

May 24, 2011

David Price
GeoTechnical & Env. Consultants, Inc.
514 Hillcrest Industrial Blvd
Macon GA 31204

TEL: (478) 757-1606
FAX: (478) 757-1608

RE: Barclay Street Property

Dear David Price:

Order No: 1105C59

Analytical Environmental Services, Inc. received 7 samples on 5/13/2011 2:10:00 PM for the analyses presented in following report.

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

AES' certifications are as follows:

- NELAC/Florida Certification number E87582 for analysis of Environmental Water, soil/hazardous waste, and Drinking Water Microbiology, effective 07/01/10-06/30/11.
- AIHA Certification ID #100671 for Industrial Hygiene samples (Organics, Inorganics), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) effective until 09/01/11.

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

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

Chantelle Kanhai
Project Manager



ANALYTICAL ENVIRONMENTAL SERVICES, INC

3785 Presidential Parkway, Atlanta GA 30340-3704

AES

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

CHAIN OF CUSTODY

Work Order: 1105C59

Date: _____ Page _____ of _____

COMPANY: <u>GEC</u>		ADDRESS: <u>514 Hillcrest Industrial Blvd Macon GA 31204</u>			ANALYSIS REQUESTED				Visit our website www.aesatlanta.com to check on the status of your results, place bottle orders, etc.		No # of Containers
PHONE: <u>478-757-1606</u>		FAX: <u>478-757-1608</u>			PRESERVATION (See codes)						
SAMPLED BY: <u>David Lee</u>		SIGNATURE: <u>[Signature]</u>							REMARKS		
#	SAMPLE ID	SAMPLED		Grab	Composite	Matrix (See codes)					
		DATE	TIME								
1	Barclay Street A+B House 1	5/10/11	9:45		✓	S	✓				
2	Barclay Street C+D House 1	5/10/11	9:50		✓	S	✓				
3	Barclay Street A+B House 2	5/10/11	9:53		✓	S	✓				
4	Barclay Street C+D House 2	5/10/11	10:08		✓	S	✓				
5	Barclay Street A+B House 3	5/10/11	13:48		✓	S	✓				
6	Barclay Street C+D House 3	5/10/11	14:10		✓	S	✓				
7	Barclay Street House 3	5/10/11	14:25		✓	Other	✓				Hold
8											
9											
10											
11											
12											
13											
14											
RELINQUISHED BY: <u>[Signature]</u>		DATE/TIME: <u>5/12/11 17:00</u>	RECEIVED BY: <u>[Signature]</u>		DATE/TIME: <u>5/13/11 19:10</u>	PROJECT INFORMATION				RECEIPT	
1: <u>[Signature]</u>			2: <u>[Signature]</u>			PROJECT NAME: <u>Barclay Street Property</u>				Total # of Containers	
2: _____			3: _____			PROJECT #: <u>110260.210</u>				Turnaround Time Request	
3: _____						SITE ADDRESS:				<input type="radio"/> Standard 5 Business Days <input type="radio"/> 2 Business Day Rush <input type="radio"/> Next Business Day Rush <input type="radio"/> Same Day Rush (auth req.) <input type="radio"/> Other _____	
SPECIAL INSTRUCTIONS/COMMENTS:		SHIPMENT METHOD				INVOICE TO:				STATE PROGRAM (if any): _____	
Page 2 of 10		OUT / / VIA:				(IF DIFFERENT FROM ABOVE)				E-mail? Y/N; Fax? Y/N	
		IN / / VIA:				QUOTE #: _____ PO#: _____				DATA PACKAGE: I II III IV	
		CLIENT FedEx <input checked="" type="radio"/> UPS <input type="radio"/> MAIL <input type="radio"/> COURIER									
		GREYHOUND OTHER _____									

SAMPLES RECEIVED AFTER 5PM OR SATURDAY ARE CONSIDERED AS RECEIVED ON THE NEXT BUSINESS DAY; IF NO TAT IS MARKED ON COC AES WILL PROCEED AS STANDARD TAT. SAMPLES ARE DISPOSED OF 30 DAYS AFTER COMPLETION OF REPORT UNLESS OTHER ARRANGEMENTS ARE MADE.

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify)

PRESERVATIVE CODES: H+I = Hydrochloric acid + ice I = Ice only N = Nitric acid S+I = Sulfuric acid + ice S/M+I = Sodium Bisulfite/Methanol + ice O = Other (specify) NA = None

White Copy - Original; Yellow Copy - Client

Analytical Environmental Services, Inc

Date: 24-May-11

Client:	GeoTechnical & Env. Consultants, Inc.	Client Sample ID:	A&B HOUSE 1
Project Name:	Barclay Street Property	Collection Date:	5/10/2011 9:45:00 AM
Lab ID:	1105C59-001	Matrix:	Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL	SW6010C				(SW3050B)			
Lead	166	6.01		mg/Kg-dry	146441	1	05/17/2011 13:15	MP
PERCENT MOISTURE	D2216							
Percent Moisture	16.9	0		wt%	R197412	1	05/19/2011 10:00	AS

Qualifiers:

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

Analytical Environmental Services, Inc

Date: 24-May-11

Client:	GeoTechnical & Env. Consultants, Inc.	Client Sample ID:	C&D HOUSE 1
Project Name:	Barclay Street Property	Collection Date:	5/10/2011 9:50:00 AM
Lab ID:	1105C59-002	Matrix:	Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL	SW6010C				(SW3050B)			
Lead	140	6.15		mg/Kg-dry	146441	1	05/17/2011 13:19	MP
PERCENT MOISTURE	D2216							
Percent Moisture	19.7	0		wt%	R197412	1	05/19/2011 10:00	AS

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

Analytical Environmental Services, Inc

Date: 24-May-11

Client:	GeoTechnical & Env. Consultants, Inc.	Client Sample ID:	A&B HOUSE 2
Project Name:	Barclay Street Property	Collection Date:	5/10/2011 9:58:00 AM
Lab ID:	1105C59-003	Matrix:	Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	59.6	6.42		mg/Kg-dry	146441	1	05/17/2011 13:24	MP
PERCENT MOISTURE D2216								
Percent Moisture	25.4	0		wt%	R197412	1	05/19/2011 10:00	AS

Qualifiers:

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

Analytical Environmental Services, Inc

Date: 24-May-11

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: C&D HOUSE 2
Project Name: Barclay Street Property	Collection Date: 5/10/2011 10:08:00 AM
Lab ID: 1105C59-004	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL	SW6010C			(SW3050B)				
Lead	18.8	6.07		mg/Kg-dry	146441	1	05/17/2011 13:28	MP
PERCENT MOISTURE	D2216							
Percent Moisture	24.9	0		wl%	R197412	1	05/19/2011 10:00	AS

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

Analytical Environmental Services, Inc

Date: 24-May-11

Client:	GeoTechnical & Env. Consultants, Inc.	Client Sample ID:	A&B HOUSE 3
Project Name:	Barclay Street Property	Collection Date:	5/10/2011 1:48:00 PM
Lab ID:	1105C59-005	Matrix:	Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	203	6.70		mg/Kg-dry	146441	1	05/17/2011 13:32	MP
PERCENT MOISTURE D2216								
Percent Moisture	29.1	0		wt%	R197412	1	05/19/2011 10:00	AS

Qualifiers:

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

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

Analytical Environmental Services, Inc

Date: 24-May-11

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: C&D HOUSE 3
Project Name: Barclay Street Property	Collection Date: 5/10/2011 2:10:00 PM
Lab ID: 1105C59-006	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	532	6.17		mg/Kg-dry	146441	1	05/17/2011 13:47	MP
PERCENT MOISTURE D2216								
Percent Moisture	20.5	0		wt%	R197412	1	05/19/2011 10:00	AS

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

Analytical Environmental Services, Inc

Date: 24-May-11

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: HOUSE 3
Project Name: Barclay Street Property	Collection Date: 5/10/2011 2:25:00 PM
Lab ID: H105C59-007	Matrix: Solid

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
ICP METALS, TCLP SW1311/6010C					(SW3010A)			
Lead	0.218	0.0500		mg/L	146529	1	05/18/2011 15:47	MW

Qualifiers: * Value exceeds maximum contaminant level

BRL Below reporting limit

H Holding times for preparation or analysis exceeded

N Analyte not NELAC certified

B Analyte detected in the associated method blank

> Greater than Result value

E Estimated (value above quantitation range)

S Spike Recovery outside limits due to matrix

Narr See case narrative

NC Not confirmed

< Less than Result value

J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc.

Sample/Cooler Receipt Checklist

Client GEC

Work Order Number 1105C59

Checklist completed by [Signature] 5/13/11
Signature Date

Carrier name: FedEx UPS Courier Client US Mail Other

Shipping container/cooler in good condition? Yes No Not Present

Custody seals intact on shipping container/cooler? Yes No Not Present

Custody seals intact on sample bottles? Yes No Not Present

Container/Temp Blank temperature in compliance? (4°C ± 2°C) ^(M) 5/13/11 Yes No

Cooler #1 Amb Cooler #2 _____ Cooler #3 _____ Cooler #4 _____ Cooler #5 _____ Cooler #6 _____

Chain of custody present? Yes No

Chain of custody signed when relinquished and received? Yes No

Chain of custody agrees with sample labels? Yes No

Samples in proper container/bottle? Yes No

Sample containers intact? Yes No

Sufficient sample volume for indicated test? Yes No

All samples received within holding time? Yes No

Was TAT marked on the COC? Yes No

Proceed with Standard TAT as per project history? Yes No Not Applicable

Water - VOA vials have zero headspace? No VOA vials submitted Yes No

Water - pH acceptable upon receipt? Yes No Not Applicable

Adjusted? _____ Checked by _____
Sample Condition: Good Other(Explain) _____

(For diffusive samples or AIHA lead) Is a known blank included? Yes No

See Case Narrative for resolution of the Non-Conformance.

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

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT: GeoTechnical & Env. Consultants, Inc. **Client Sample ID:** BS HOUSE #3 C&D DRIP 6"
Project: DCA-Proposed Red Bird Pointe **Collection Date:** 6/15/2011 6:00:00 PM
Lab ID: 1106E14-001 **Matrix:** SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL SW6010C					(SW3050B)		Analyst: TAA
Lead	88.0	5.72		mg/Kg-dry	147771	1	6/16/2011 4:28 PM
PERCENT MOISTURE D2216							Analyst: AZS
Percent Moisture	14.7	0		wt%		1	6/16/2011 10:30 AM

Qualifiers:

* Value exceeds Maximum Contaminant Level	E Estimated (Value above quantitation range)
BRL Below Reporting Limit	S Spike Recovery outside limits due to matrix
H Holding times for preparation or analysis exceeded	Narr See Case Narrative
N Analyte not NELAC certified	NC Not Confirmed
B Analyte detected in the associated Method Blank	< Less than Result value
> Greater than Result value	

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT: GeoTechnical & Env. Consultants, Inc. Client Sample ID: BS HOUSE #3 C&D DRIP 12"
 Project: DCA-Proposed Red Bird Pointe Collection Date: 6/15/2011 6:05:00 PM
 Lab ID: 1106E14-002 Matrix: SOIL

Analyses	Result	Reporting Limit	Qual Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL SW6010C				(SW3050B)		Analyst: TAA
Lead	22.3	5.84	mg/Kg-dry	147771	1	6/16/2011 4:32 PM
PERCENT MOISTURE D2216						Analyst: AZS
Percent Moisture	15.2	0	wt%		1	6/16/2011 10:30 AM

Qualifiers: * Value exceeds Maximum Contaminant Level E Estimated (Value above quantitation range)
 BRL Below Reporting Limit S Spike Recovery outside limits due to matrix
 H Holding times for preparation or analysis exceeded Narr See Case Narrative
 N Analyte not NELAC certified NC Not Confirmed
 B Analyte detected in the associated Method Blank < Less than Result value
 > Greater than Result value

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT: GeoTechnical & Env. Consultants, Inc. Client Sample ID: BS HOUSE #3 C&D 1' SURFAC
 Project: DCA-Proposed Red Bird Pointe Collection Date: 6/15/2011 6:10:00 PM
 Lab ID: 1106E14-003 Matrix: SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL SW6010C				(SW3050B)			Analyst: TAA
Lead	119	6.38		mg/Kg-dry	147771	1	6/16/2011 4:37 PM
PERCENT MOISTURE D2216							Analyst: AZS
Percent Moisture	21.8	0		wt%		1	6/16/2011 10:30 AM

Qualifiers: * Value exceeds Maximum Contaminant Level E Estimated (Value above quantitation range)
 BRL Below Reporting Limit S Spike Recovery outside limits due to matrix
 H Holding times for preparation or analysis exceeded Narr See Case Narrative
 N Analyte not NELAC certified NC Not Confirmed
 B Analyte detected in the associated Method Blank < Less than Result value
 > Greater than Result value

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT:	GeoTechnical & Env. Consultants, Inc.	Client Sample ID:	BS HOUSE #3 C&D 1'-6"
Project:	DCA-Proposed Red Bird Pointe	Collection Date:	6/15/2011 6:15:00 PM
Lab ID:	I106E14-004	Matrix:	SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL							
SW6010C				(SW3050B)			Analyst: TAA
Lead	55.6	5.98		mg/Kg-dry	147771	1	6/16/2011 4:40 PM
PERCENT MOISTURE							Analyst: AZS
D2216							
Percent Moisture	17.9	0		wt%		1	6/16/2011 10:30 AM

Qualifiers:	* Value exceeds Maximum Contaminant Level	E Estimated (Value above quantitation range)
BRL	Below Reporting Limit	S Spike Recovery outside limits due to matrix
H	Holding times for preparation or analysis exceeded	Narr See Case Narrative
N	Analyte not NELAC certified	NC Not Confirmed
B	Analyte detected in the associated Method Blank	< Less than Result value
>	Greater than Result value	

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT:	GeoTechnical & Env. Consultants, Inc.	Client Sample ID:	BS HOUSE #3 C&D 1'-12"
Project:	DCA-Proposed Red Bird Pointe	Collection Date:	6/15/2011 6:20:00 PM
Lab ID:	1106E14-005	Matrix:	SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL					(SW3050B)		Analyst: TAA
Lead	17.9	6.38		mg/Kg-dry	147771	1	6/16/2011 4:43 PM
PERCENT MOISTURE							Analyst: AZS
Percent Moisture	22.2	0		wt%		1	6/16/2011 10:30 AM

Qualifiers:	* Value exceeds Maximum Contaminant Level	E Estimated (Value above quantitation range)
	BRL Below Reporting Limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See Case Narrative
	N Analyte not NELAC certified	NC Not Confirmed
	B Analyte detected in the associated Method Blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT: GeoTechnical & Env. Consultants, Inc. Client Sample ID: BS HOUSE #3 C&D 2' SURFAC
 Project: DCA-Proposed Red Bird Pointe Collection Date: 6/15/2011 6:25:00 PM
 Lab ID: 1106E14-006 Matrix: SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL Lead	96.2	5.86		mg/Kg-dry	(SW3050B) 147771	1	Analyst: TAA 6/16/2011 4:47 PM
PERCENT MOISTURE Percent Moisture	20.0	0		wt%		1	Analyst: AZS 6/16/2011 10:30 AM

Qualifiers: * Value exceeds Maximum Contaminant Level E Estimated (Value above quantitation range)
 BRL Below Reporting Limit S Spike Recovery outside limits due to matrix
 H Holding times for preparation or analysis exceeded Narr See Case Narrative
 N Analyte not NELAC certified NC Not Confirmed
 B Analyte detected in the associated Method Blank < Less than Result value
 > Greater than Result value

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: BS HOUSE #3 C&D 2'-6"
Project: DCA-Proposed Red Bird Pointe	Collection Date: 6/15/2011 6:30:00 PM
Lab ID: 1106E14-007	Matrix: SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL Lead	57.6	5.54		mg/Kg-dry	(SW3050B) 147816	1	Analyst: MAW 6/16/2011 4:01 PM
PERCENT MOISTURE Percent Moisture	17.3	0		wt%		1	Analyst: AZS 6/16/2011 10:30 AM

Qualifiers:	* Value exceeds Maximum Contaminant Level	E Estimated (Value above quantitation range)
	BRL Below Reporting Limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See Case Narrative
	N Analyte not NELAC certified	NC Not Confirmed
	B Analyte detected in the associated Method Blank	< Less than Result value
	> Greater than Result value	

Analytical Environmental Services, Inc.

Date: 16-Jun-11

CLIENT: GeoTechnical & Env. Consultants, Inc. **Client Sample ID:** BS HOUSE #3 C&D 2'-12"
Project: DCA-Proposed Red Bird Pointe **Collection Date:** 6/15/2011 6:35:00 PM
Lab ID: 1106E14-008 **Matrix:** SOIL

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed
METALS, TOTAL Lead	56.6	5.79		mg/Kg-dry	(SW3050B) 147816	1	Analyst: MAW 6/16/2011 3:35 PM
PERCENT MOISTURE Percent Moisture	16.7	0		wt%		1	Analyst: AZS 6/16/2011 10:30 AM

Qualifiers:

*	Value exceeds Maximum Contaminant Level	E	Estimated (Value above quantitation range)
BRL	Below Reporting Limit	S	Spike Recovery outside limits due to matrix
H	Holding times for preparation or analysis exceeded	Narr	See Case Narrative
N	Analyte not NELAC certified	NC	Not Confirmed
B	Analyte detected in the associated Method Blank	<	Less than Result value
>	Greater than Result value		

EDR Vapor Encroachment

GEC

Red Bird Pointe

Barclay Street
Ellijay, GA 30540

Inquiry Number: 3318197.2s

May 8, 2012

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



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

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

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EXECUTIVE SUMMARY

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

	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
STANDARD ENVIRONMENTAL RECORDS				
Federal NPL	0.333	0	0	0
Federal CERCLIS	0.333	0	0	0
Federal RCRA CORRACTS facilities list	0.333	0	0	0
Federal RCRA TSD facilities list	0.333	0	0	0
Federal RCRA generators list	property	0	-	-
Federal institutional controls / engineering controls registries	property	0	-	-
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	not searched	-	-	-
State and tribal - equivalent CERCLIS	0.333	0	0	0
State and tribal landfill / solid waste disposal	0.5	0	0	0
State and tribal leaking storage tank lists	0.333	0	0	0
State and tribal registered storage tank lists	property	0	-	-
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	0.333	0	0	0
Other Standard Environmental Records	0.333	0	0	0
HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	not searched	-	-	-
Historical Dry Cleaners	not searched	-	-	-

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

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

RED BIRD POINTE
BARCLAY STREET
ELLIJAY, GA 30540

COORDINATES

Latitude (North):	34.7007 - 34° 42' 2.5158691"
Longitude (West):	84.4729 - 84° 28' 22.441406"
Elevation:	1366 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: Not Available
 NWI Wetlands: YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. 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: SALUDA
 Soil Surface Texture: fine sandy loam
 Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
 Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.
 Hydric Status: Hydric Status: Soil does not meet the requirements for a hydric soil.
 Corrosion Potential - Uncoated Steel: MODERATE
 Depth to Bedrock Min: > 10 inches
 Depth to Bedrock Max: > 20 inches

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	5 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 6.50 Min: 4.50

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	16 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
3	16 inches	65 inches	weathered bedrock	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: loam
gravelly - sandy loam

Surficial Soil Types: loam
gravelly - sandy loam

Shallow Soil Types: sandy clay loam
clay loam

Deeper Soil Types: gravelly - sandy loam
sandy loam
loamy sand
gravelly - loam
fine sandy loam
loam

EXECUTIVE SUMMARY

SEARCH RESULTS

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

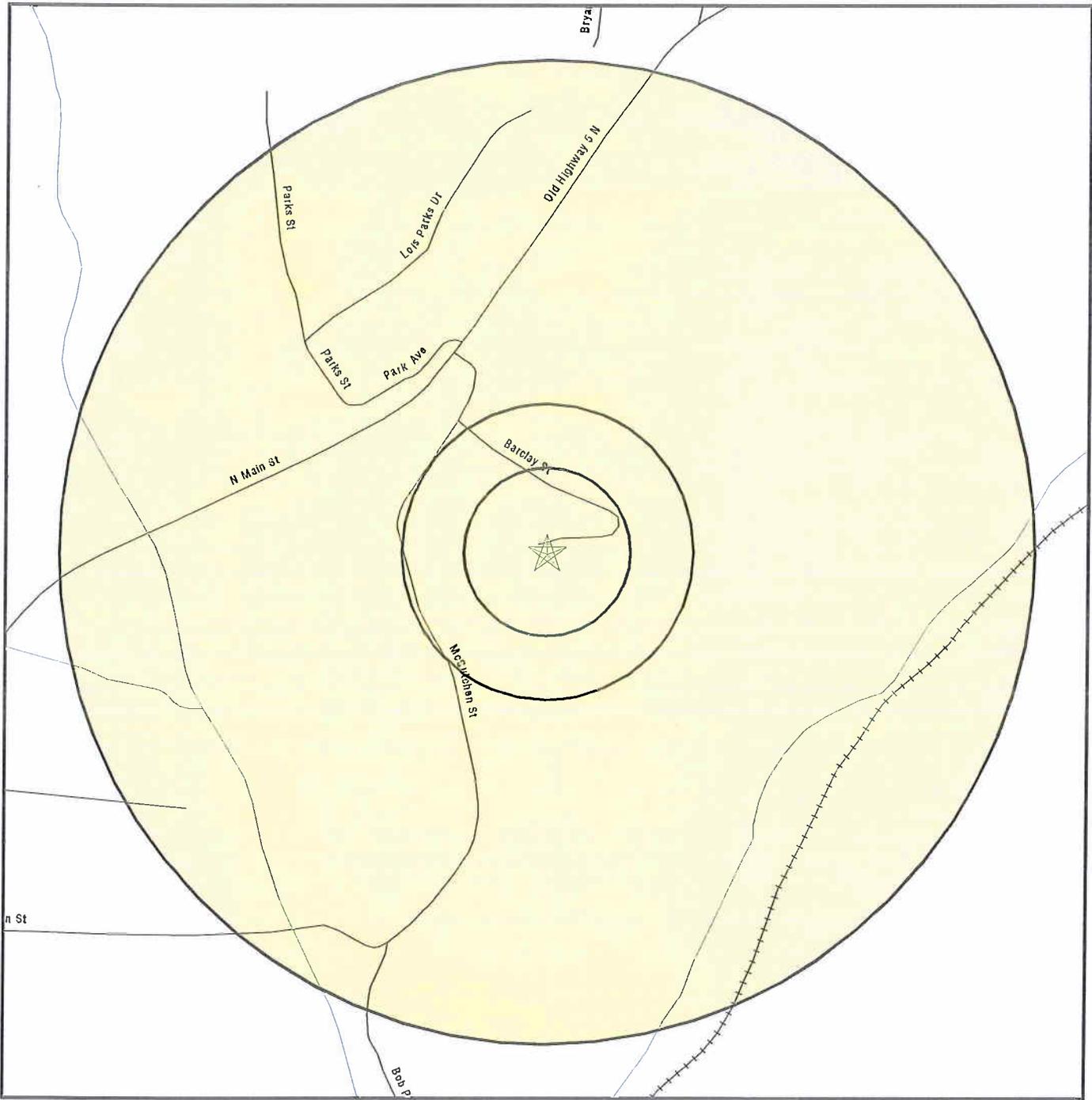
STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

HISTORICAL USE RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 3318197.2s



- ☆ 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
- ➔ Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location

SITE NAME: Red Bird Pointe
 ADDRESS: Barclay Street
 Ellijay GA 30540
 LAT/LONG: 34.7007 / 84.4729

CLIENT: Geotechnical & Envtl. Cons.
 CONTACT: Tameka Gordon
 INQUIRY #: 3318197.2s
 DATE: May 07, 2012 7:25 pm

SECONDARY MAP - 3318197.2s

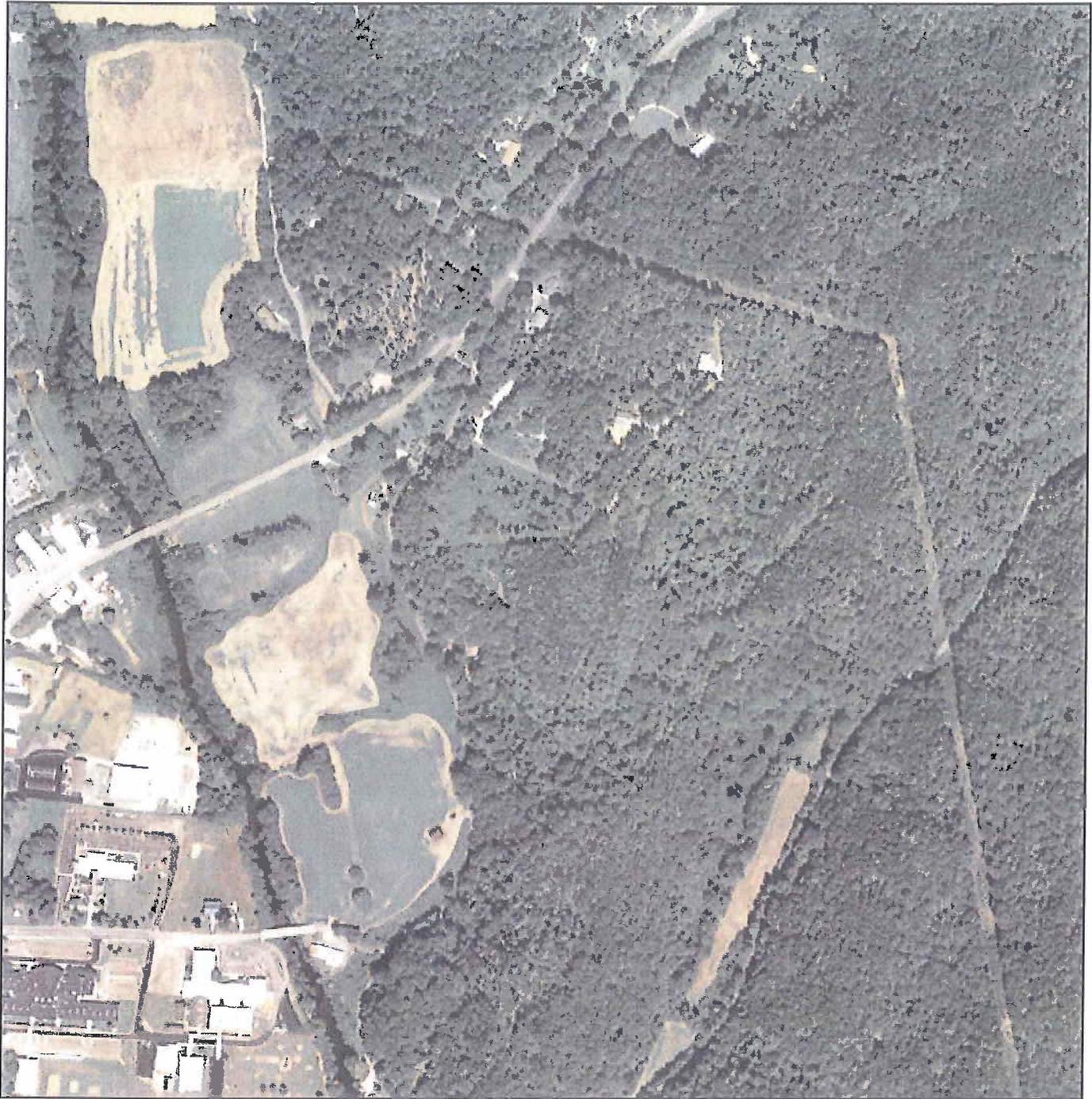


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Contour Lines
- Oil & Gas pipelines from USGS
- National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



<p>SITE NAME: Red Bird Pointe ADDRESS: Barclay Street Ellijay GA 30540 LAT/LONG: 34.7007 / 84.4729</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3318197.2s DATE: May 07, 2012 7:24 pm</p>
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AERIAL PHOTOGRAPHY - 3318197.2s



SITE NAME: Red Bird Pointe
ADDRESS: Barclay Street
Ellijay GA 30540
LAT/LONG: 34.7007 / 84.4729

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3318197.2s
DATE: May 07, 2012 7:25 pm

MAP FINDINGS

LEGEND

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

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

RECORD SOURCES AND CURRENCY

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

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

STANDARD ENVIRONMENTAL RECORDS

AIRS: Permitted Facility & Emissions Lising

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2011

Source: Department of Natural Resources

Number of Days to Update: 49

Telephone: 404-363-7000

Last EDR Contact :02/27/2012

AST: Above Ground Storage Tanks

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

Search Distance: Property

A listing of LP gas tank site locations.

Date of Government Version: 03/06/2012

Source: Office of Insurance & Safety Fire Commissioner

Number of Days to Update: 36

Telephone: 404-656-5875

Last EDR Contact :02/27/2012

AUL: Uniform Environmental Covenants

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

Search Distance: 0.5 Mile

A list of environmental covenants

Date of Government Version: 12/08/2010

Source: Department of Natural Resources

Number of Days to Update: 24

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

BROWNFIELDS: Brownfields Public Record List

Standard Environmental Record Source: State and tribal Brownfields sites

Search Distance: 0.333 Mile

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

Date of Government Version: 10/27/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

COAL ASH: Coal Ash Disposal Site Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

A listing of coal ash landfills.

Date of Government Version: 05/27/2011

Source: Department of Natural Resources

Number of Days to Update: 41

Telephone: 404-362-2537

RECORD SOURCES AND CURRENCY

Last EDR Contact :05/07/2012

DEL SHWS: Delisted Hazardous Site Inventory Listing

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011

Source: Department of Natural Resources

Number of Days to Update: 19

Telephone: 404-657-8636

Last EDR Contact :04/02/2012

DRYCLEANERS: Drycleaner Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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

Date of Government Version: 09/18/2009

Source: Department of Natural Resources

Number of Days to Update: 21

Telephone: 404-363-7000

Last EDR Contact :02/27/2012

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 03/08/2012

Source: Department of Natural Resources

Number of Days to Update: 26

Telephone: 404-362-4892

Last EDR Contact :03/16/2012

HIST LF: Historical Landfills

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

Search Distance: 0.333 Mile

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003

Source: Department of Natural Resources

Number of Days to Update: 17

Telephone: 404-362-2696

Last EDR Contact :01/20/2004

INST CONTROL: Public Record List

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

Search Distance: Property

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

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

LUST: List of Leaking Underground Storage Tanks

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

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

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

Date of Government Version: 01/11/2012

Source: Environmental Protection Division

Number of Days to Update: 20

Telephone: 404-362-2687

Last EDR Contact :03/21/2012

NON HSI: Non-Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 01/12/2012

Source: Rindt-McDuff Associates, Inc.

Number of Days to Update: 35

Telephone: Not Reported

Last EDR Contact :03/16/2012

NPDES: NPDES Wastewater Permit List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/27/2011

Source: Department of Natural Resources

Number of Days to Update: 8

Telephone: 404-362-2680

Last EDR Contact :02/15/2012

SHWS: Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 07/01/2011

Source: Department of Environmental Protection

Number of Days to Update: 19

Telephone: 404-657-8600

Last EDR Contact :04/02/2012

SPILLS: Spills Information

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-656-6905

Last EDR Contact :04/02/2012

SWF/LF: Solid Waste Disposal Facilities

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

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

Date of Government Version: 03/04/2011 Source: Department of Natural Resources
Number of Days to Update: 43 Telephone: 404-362-2696
Last EDR Contact :02/10/2012

SWRCY: Recycling Center Listing

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

A listing of recycling facility locations.

Date of Government Version: 03/14/2012 Source: Department of Community Affairs
Number of Days to Update: 26 Telephone: 404-679-1598
Last EDR Contact :05/07/2012

TIER 2: Tier 2 Data Listing

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

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

Date of Government Version: 12/31/2010 Source: Department of Natural Resources
Number of Days to Update: 24 Telephone: 404-656-4852
Last EDR Contact :03/05/2012

UST: Underground Storage Tank Database

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

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: 03/08/2012 Source: Environmental Protection Division
Number of Days to Update: 26 Telephone: 404-362-2687
Last EDR Contact :03/16/2012

VCP: Voluntary Cleanup Program site

Standard Environmental Record Source: State and tribal voluntary cleanup sites
Search Distance: 0.333 Mile

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

Date of Government Version: 01/01/2012 Source: DNR
Number of Days to Update: 35 Telephone: 404-657-8600
Last EDR Contact :03/06/2012

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

Standard Environmental Record Source: Federal CERCLIS
Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

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: 12/27/2011 Source: EPA
Number of Days to Update: 14 Telephone: 703-412-9810
Last EDR Contact :04/05/2012

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 12/28/2011 Source: EPA
Number of Days to Update: 14 Telephone: 703-412-9810
Last EDR Contact :04/05/2012

COAL ASH DOE: Sleam-Electric Plan Operation Data

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

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

Date of Government Version: 12/31/2005 Source: Department of Energy
Number of Days to Update: 76 Telephone: 202-586-8719
Last EDR Contact :04/16/2012

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 08/17/2010 Source: Environmental Protection Agency
Number of Days to Update: 77 Telephone: Not Reported
Last EDR Contact :03/16/2012

CONSENT: Superfund (CERCLA) Consent Decrees

Standard Environmental Record Source: Federal NPL
Search Distance: 0.333 Mile

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

Date of Government Version: 12/01/2011 Source: Department of Justice, Consent Decree Library
Number of Days to Update: 36 Telephone: Varies
Last EDR Contact :04/02/2012

CORRACTS: Corrective Action Report

Standard Environmental Record Source: Federal RCRA CORRACTS facilities list
Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 08/19/2011 Source: EPA
Number of Days to Update: 132 Telephone: 800-424-9346
Last EDR Contact :02/13/2012

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

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

Date of Government Version: 01/12/2009 Source: EPA, Region 9
Number of Days to Update: 137 Telephone: 415-947-4219
Last EDR Contact :03/26/2012

DELISTED NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011 Source: EPA
Number of Days to Update: 141 Telephone: Not Reported
Last EDR Contact :04/05/2012

DOT OPS: Incident and Accident Data

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

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
Number of Days to Update: 94 Telephone: 202-366-4595
Last EDR Contact :02/07/2012

ERNS: Emergency Response Notification System

Standard Environmental Record Source: Federal ERNS list
Search Distance: Property

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

Date of Government Version: 10/03/2011 Source: National Response Center, United States Coast Guard
Number of Days to Update: 38 Telephone: 202-267-2180
Last EDR Contact :04/03/2012

FEMA UST: Underground Storage Tank Listing

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

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010 Source: FEMA

RECORD SOURCES AND CURRENCY

Number of Days to Update: 55
Last EDR Contact :04/10/2012

Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System

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

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

Date of Government Version: 10/23/2011
Number of Days to Update: 79
Last EDR Contact :03/13/2012

Source: EPA
Telephone: Not Reported

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

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

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

Date of Government Version: 04/09/2009
Number of Days to Update: 25
Last EDR Contact :02/27/2012

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

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

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

Date of Government Version: 04/09/2009
Number of Days to Update: 25
Last EDR Contact :02/27/2012

Source: EPA
Telephone: 202-566-1667

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2009
Number of Days to Update: 112
Last EDR Contact :03/12/2012

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

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 10/19/2006

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: 202-564-2501

Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/04/2011

Source: U.S. Department of Transportation

Number of Days to Update: 38

Telephone: 202-366-4555

Last EDR Contact :04/03/2012

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/20/2011

Source: Environmental Protection Agency

Number of Days to Update: 61

Telephone: 202-564-5088

Last EDR Contact :03/26/2012

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

Search Distance: 0.333 Mile

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

Date of Government Version: 10/01/2011

Source: EPA Region 1

Number of Days to Update: 10

Telephone: 617-918-1313

Last EDR Contact :05/01/2012

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/02/2011

Source: EPA Region 10

Number of Days to Update: 7

Telephone: 206-553-2857

Last EDR Contact :04/30/2012

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

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

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/14/2011

Source: EPA Region 4

Number of Days to Update: 26

Telephone: 404-562-8677

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/30/2012

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011

Source: EPA Region 6

Number of Days to Update: 59

Telephone: 214-665-6597

Last EDR Contact :04/23/2012

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/01/2011

Source: EPA Region 7

Number of Days to Update: 50

Telephone: 913-551-7003

Last EDR Contact :04/30/2012

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6271

Last EDR Contact :04/30/2012

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/05/2011

Source: Environmental Protection Agency

Number of Days to Update: 34

Telephone: 415-972-3372

Last EDR Contact :04/30/2012

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998

Source: Environmental Protection Agency

Number of Days to Update: 52

Telephone: 703-308-8245

Last EDR Contact :05/07/2012

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

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

Source: EPA, Region 1

Number of Days to Update: 10

Telephone: 617-918-1313

Last EDR Contact :05/01/2012

RECORD SOURCES AND CURRENCY

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/02/2011

Source: EPA Region 10

Number of Days to Update: 7

Telephone: 206-553-2857

Last EDR Contact :04/30/2012

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 12/14/2011

Source: EPA Region 4

Number of Days to Update: 26

Telephone: 404-562-9424

Last EDR Contact :04/30/2012

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 07/01/2011

Source: EPA Region 5

Number of Days to Update: 18

Telephone: 312-886-6136

Last EDR Contact :04/30/2012

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 05/10/2011

Source: EPA Region 6

Number of Days to Update: 34

Telephone: 214-665-7591

Last EDR Contact :04/23/2012

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 11/01/2011

Source: EPA Region 7

Number of Days to Update: 50

Telephone: 913-551-7003

Last EDR Contact :04/30/2012

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6137

Last EDR Contact :04/30/2012

INDIAN UST R9: Underground Storage Tanks on Indian Land

RECORD SOURCES AND CURRENCY

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

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

Date of Government Version: 11/28/2011

Source: EPA Region 9

Number of Days to Update: 42

Telephone: 415-972-3368

Last EDR Contact :04/30/2012

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

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

Date of Government Version: 08/04/2011

Source: EPA, Region 1

Number of Days to Update: 38

Telephone: 617-918-1102

Last EDR Contact :04/03/2012

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

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

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Number of Days to Update: 27

Telephone: 913-551-7365

Last EDR Contact :04/20/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

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

Date of Government Version: 09/09/2011

Source: Environmental Protection Agency

Number of Days to Update: 13

Telephone: 202-564-6023

Last EDR Contact :04/30/2012

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/09/2005

Source: Department of the Navy

Number of Days to Update: 31

Telephone: 843-820-7326

Last EDR Contact :04/03/2012

MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 08/18/2011

Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 21

Telephone: 303-231-5959

Last EDR Contact :03/07/2012

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/21/2011

Source: Nuclear Regulatory Commission

Number of Days to Update: 60

Telephone: 301-415-7169

Last EDR Contact :03/12/2012

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Number of Days to Update: 141

Telephone: Not Reported

Last EDR Contact :04/05/2012

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Federal NPL
Search Distance: Property

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

Date of Government Version: 10/15/1991 Source: EPA
Number of Days to Update: 56 Telephone: 202-564-4267
Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 06/30/1985 Source: Environmental Protection Agency
Number of Days to Update: 39 Telephone: 800-424-9346
Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

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

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

Date of Government Version: 11/01/2010 Source: EPA
Number of Days to Update: 98 Telephone: 202-566-0500
Last EDR Contact :04/17/2012

PCB TRANSFORMER: PCB Transformer Registration Database

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

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

Date of Government Version: 02/01/2011 Source: Environmental Protection Agency
Number of Days to Update: 83 Telephone: 202-566-0517
Last EDR Contact :05/04/2012

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL
Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011 Source: EPA
Number of Days to Update: 141 Telephone: Not Reported
Last EDR Contact :04/05/2012

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 04/17/1995

Source: EPA

Number of Days to Update: 35

Telephone: 202-564-4104

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/10/2012

Source: Environmental Protection Agency

Number of Days to Update: 49

Telephone: 202-343-9775

Last EDR Contact :04/10/2012

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-NonGen: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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.

RECORD SOURCES AND CURRENCY

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.333 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). 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: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/28/2011

Source: EPA

Number of Days to Update: 27

Telephone: 703-416-0223

Last EDR Contact :03/14/2012

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 03/07/2011

Source: Environmental Protection Agency

Number of Days to Update: 54

Telephone: 615-532-8599

Last EDR Contact :04/23/2012

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

Last EDR Contact :04/30/2012

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 131

Telephone: 202-566-0250

Last EDR Contact :02/28/2012

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2006

Source: EPA

Number of Days to Update: 64

Telephone: 202-260-5521

Last EDR Contact :03/28/2012

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :02/28/2012

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Source: Environmental Protection Agency

RECORD SOURCES AND CURRENCY

Number of Days to Update: 78
Last EDR Contact :04/03/2012

Telephone: 202-566-2777

US CDL: Clandestine Drug Labs

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

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 10/07/2011
Number of Days to Update: 32
Last EDR Contact :03/06/2012

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries
Search Distance: Property

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
Number of Days to Update: 11
Last EDR Contact :03/12/2012

Source: Environmental Protection Agency
Telephone: 703-603-0695

US HIST CDL: National Clandestine Laboratory Register

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

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Number of Days to Update: 131
Last EDR Contact :03/23/2009

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries
Search Distance: Property

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
Number of Days to Update: 11
Last EDR Contact :03/12/2012

Source: Environmental Protection Agency
Telephone: 703-603-0695

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

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

Number of Days to Update: 62

Telephone: 888-275-8747

Last EDR Contact :04/16/2012

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Source: USGS

Number of Days to Update: 34

Telephone: 202-208-3710

Last EDR Contact :04/16/2012

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 04/12/2007

Source: EPA

Number of Days to Update: N/A

Telephone: Not Reported

Last EDR Contact :03/12/2012

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :04/06/2012

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5' minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

STREET AND ADDRESS INFORMATION

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APPENDIX F:
Noise Assessment Documentation

GEC

**Worksheet A
Site Evaluation**

Noise Assessment Guidelines

Site Location

Barclay Street

Program

Project Name

Red Bird Pointe

Locality

Ellijay, Gilmer County, Georgia

File Number

110260.240

Sponser's Name

Phone

Street Address

City, State

	Acceptability Category	DNL	Predicted for Operations in Year
1. Roadway Noise	<u>Acceptable</u>	<u>< 65</u>	<u>2022</u>
2. Aircraft Noise	<u>Acceptable</u>	<u>< 55</u>	<u>2012</u>
3. Railway Noise	<u>Acceptable</u>	<u>51.8 / 52.3 / 53.1 / 52.4 / 51.5</u>	<u>2012</u>
		<u>< 65</u>	

Value of DNL for all noise sources (see page 3 for combination procedure)

Final Site Evaluation (circle one)

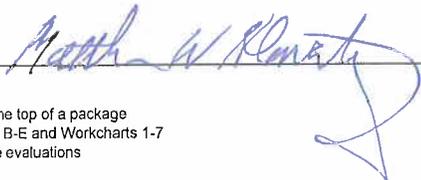
Acceptable

Normally Unacceptable

Unacceptable

All locations are less than 65 DNL; therefore, no exterior or interior noise mitigation is required per guidelines (NAG).

Signature



Date

05/15/12

Clip this worksheet to the top of a package containing Worksheets B-E and Workcharts 1-7 that are used in the site evaluations

Handwritten initials and date: MW 6/7/12



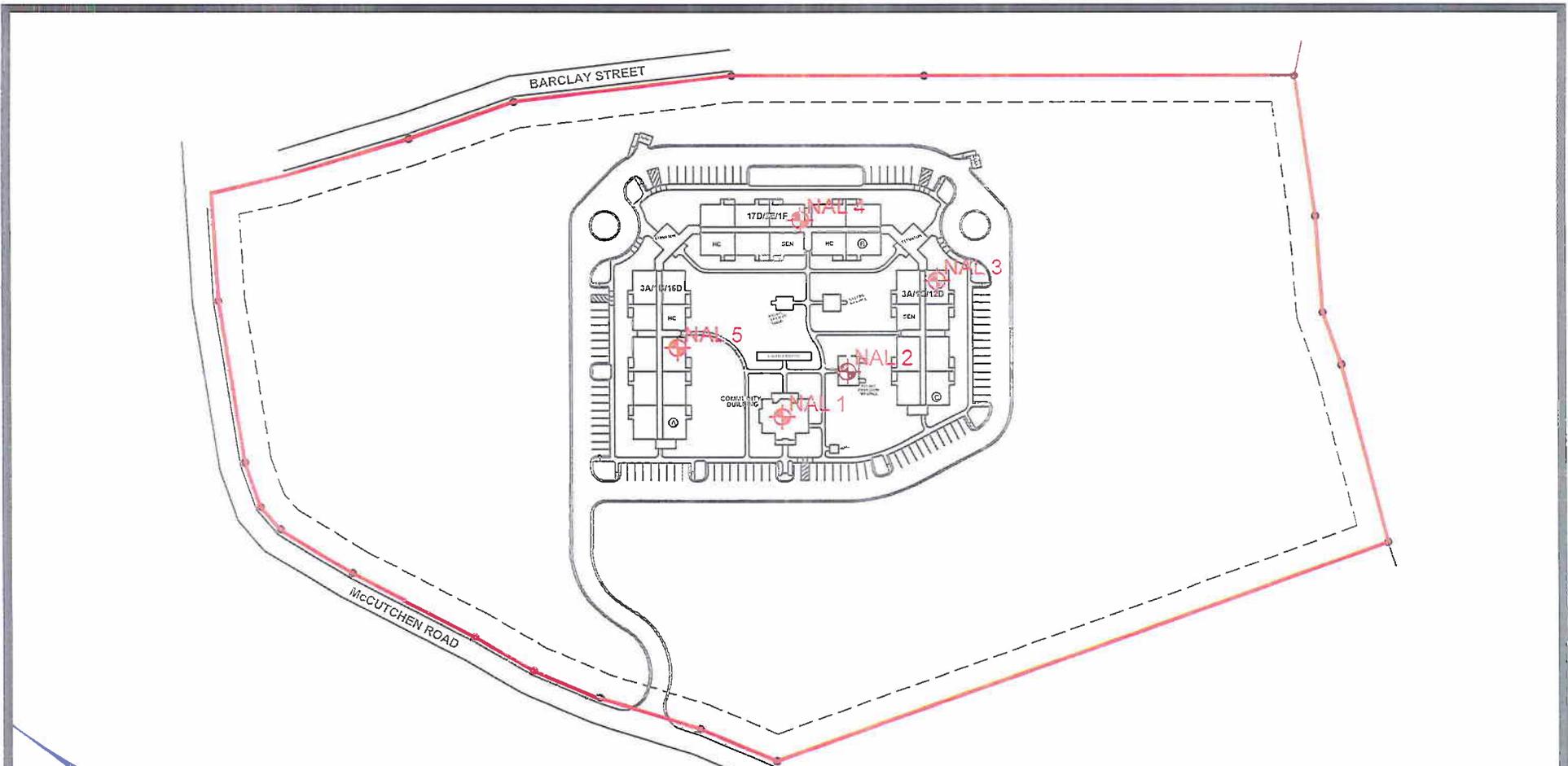
MAP NOT TO SCALE
Image courtesy of Google Earth

SITE VICINITY
RED BIRD POINTE
ELLIJAY, GILMER COUNTY, GEORGIA

GEC PROJECT NO. 110260.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC.

514 HILLCREST INDUSTRIAL BLVD.
MACON, GEORGIA 31204
478-757-1606 (Fax) 478-757-1608
WWW.GECONSULTANTS.COM



<u>NAL</u>	<u>Road</u> <u>DNL</u>	<u>Air</u> <u>DNL</u>	<u>Rail</u> <u>DNL</u>	<u>Combined</u>
1	< 65	< 55	58.9	< 65
2	< 65	< 55	59.3	< 65
3	< 65	< 55	60.1	< 65
4	< 65	< 55	59.5	< 65
5	< 65	< 55	58.5	< 65

MAP NOT TO SCALE
Image courtesy of Google Earth

**NOISE ASSESSMENT LOCATIONS
RED BIRD POINTE
ELLIJAY, GILMER COUNTY, GEORGIA**

GEC PROJECT NO. 110260.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
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WWW.GECONSULTANTS.COM

Worksheet C
Roadway Noise

List all major roads within 1000 feet of the site:

- 1 No major roadways within 1000 feet, per maps
- 2 _____
- 3 _____
- 4 _____

NAL 1/2/3/4/5

Necessary Information	Road 1	Road 2	Road 3	Road 4
1. Distance in feet from the NAL to the edge of the road				
a. nearest lane	_____	_____	_____	_____
b. farthest lane	_____	_____	_____	_____
c. average (effective distance)	_____	_____	_____	_____
2. Distance to stop sign	_____	_____	_____	_____
3. Road gradient in percent (%)	_____	_____	_____	_____
4. Average speed in mph				
a. Automobiles	_____	_____	_____	_____
b. heavy trucks - uphill	_____	_____	_____	_____
c. heavy trucks - downhill	_____	_____	_____	_____
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)				
a. automobiles	_____	_____	_____	_____
b. medium trucks	_____	_____	_____	_____
c. effective ADT (a + (10xb))	_____	_____	_____	_____
6. 24 hour average number of heavy trucks				
a. uphill	_____	_____	_____	_____
b. downhill	_____	_____	_____	_____
c. total	_____	_____	_____	_____
7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)	_____	_____	_____	_____
8. Traffic projected for what year?	2022	_____	_____	_____

Michael W. Klavich

5/15/12



NO MAJOR ROADWAYS WERE FOUND TO BE WITHIN A 1000-FT RADIUS OF THE SITE.



MAP NOT TO SCALE
Image courtesy of Google Earth

MAJOR ROADWAYS - 1000-FT RADIUS
RED BIRD POINTE
ELLIJAY, GILMER COUNTY, GEORGIA

GEC PROJECT NO. 110260.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC.

514 HILLCREST INDUSTRIAL BLVD.
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478-757-1606 (Fax) 478-757-1608
WWW.GECONSULTANTS.COM

Worksheet B Aircraft Noise

List all airports within 15 miles of the site:

- 1 Gilmer County Airport** 5.6 miles S
- 2 No other civil airports or military airfields within 15 miles, per maps
- 3 _____

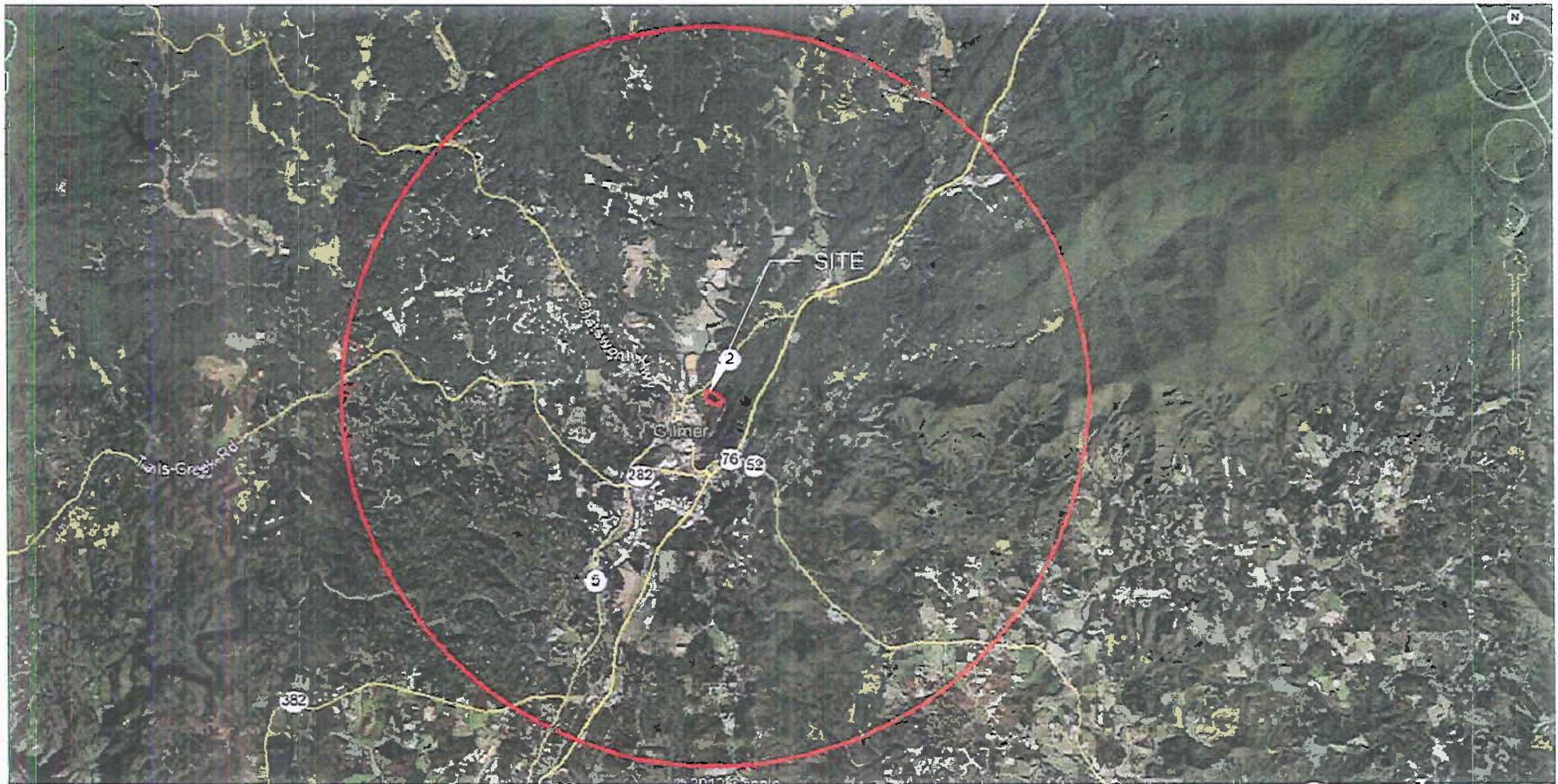
Necessary Information:

	Airport 1	Airport 2	Airport 3
1. Are DNL, NEF or CNR contours available? (yes/no)	_____	_____	_____
2. Any supersonic aircraft operations? (yes/no)	_____	_____	_____
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations	_____	_____	_____
b. number of daytime jet operations	_____	_____	_____
c. effective number of operations (10 times a + b)	_____	_____	_____
d. distance A for 65 dB	_____	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
e. distance B for 65 dB	_____	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D ¹	_____	_____	_____
b. distance from NAL to flight path, D ²	_____	_____	_____
c. D ² divided by D ¹	_____	_____	_____
d. DNL	<u><55</u>	_____	_____
5. Operations projected for what year?	<u>2012</u>	_____	_____
6. Total DNL from all airports		<u><55</u>	_____

** - Civil airport greater than 5 miles from project site, therefore not considered a noise source per HUD guidelines

Signed Matthew W. Hasty

Date 05/15/12



NO CIVIL AIRPORTS WERE FOUND WITHIN A 5-MILE RADIUS OF THE SITE.

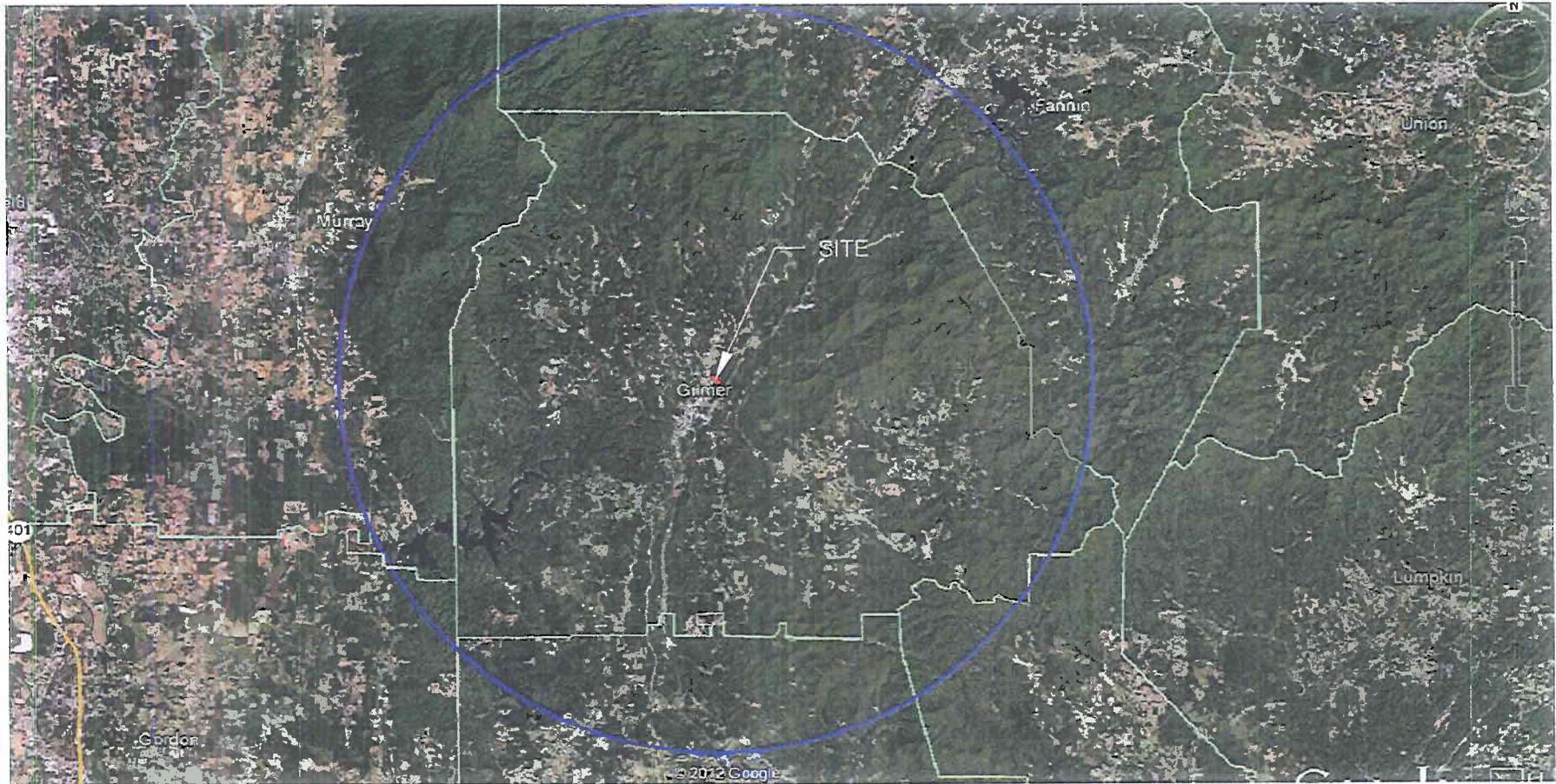
MAP NOT TO SCALE
Image courtesy of Google Earth

CIVIL AIRPORTS - 5-MILE RADIUS
RED BIRD POINTE
ELLIJAY, GILMER COUNTY, GEORGIA

GEC PROJECT NO. 110260.240

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NO MILITARY AIRFIELDS WERE FOUND WITHIN A 15-MILE RADIUS OF THE SITE.



MAP NOT TO SCALE

Image courtesy of Google Earth

MILITARY AIRFIELDS - 15-MILE RADIUS
RED BIRD POINTE
ELLIJAY, GILMER COUNTY, GEORGIA

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Worksheet D
Railway Noise

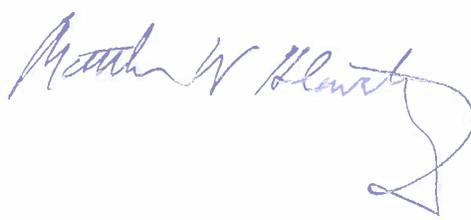
List All Railways within 3000 feet of the site:

- 1 Georgia Northeast Railroad Co.
- 2 No other railways within 3000 feet of site, per maps
- 3 _____

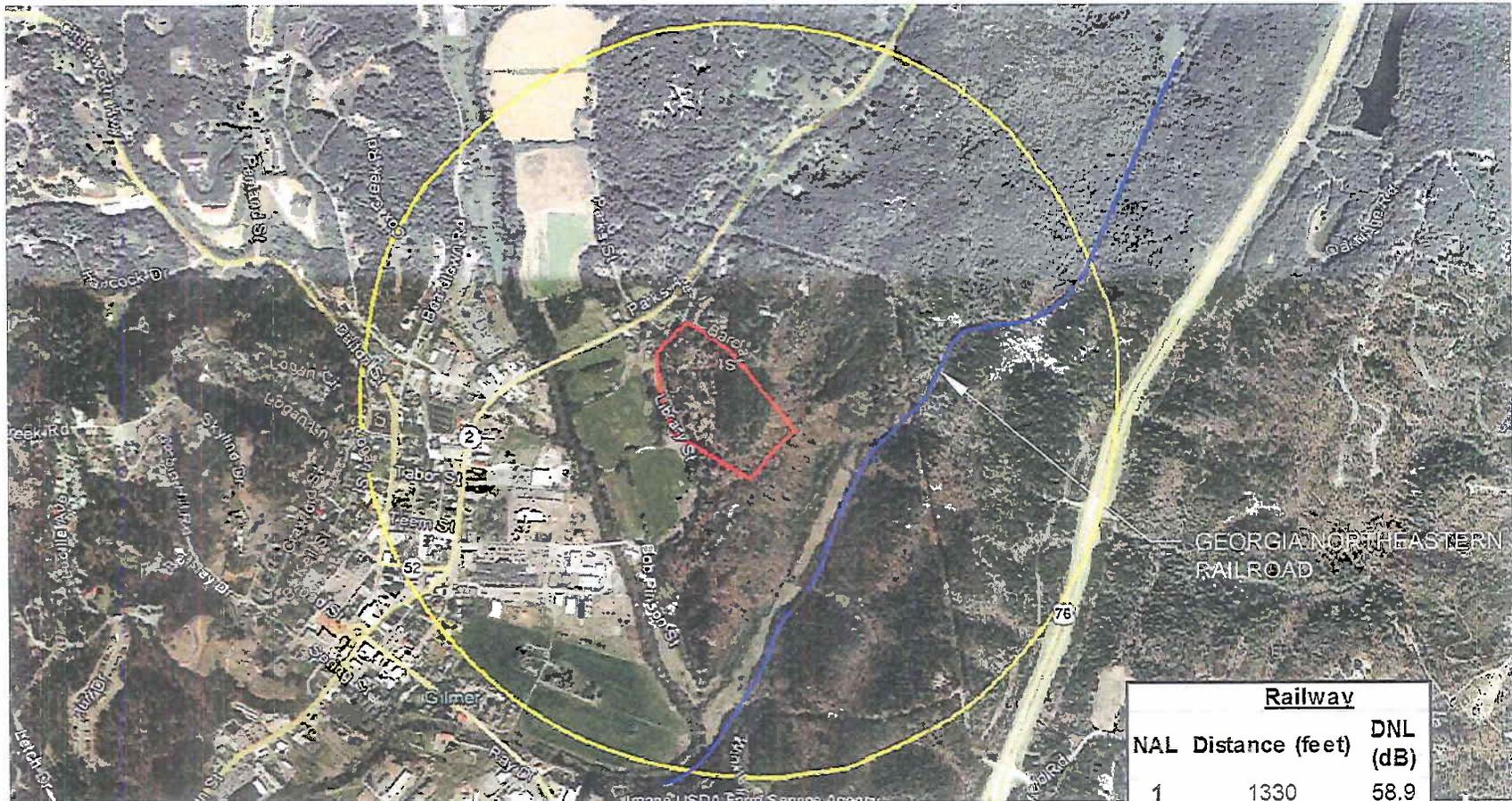
1/2/3/4/5

Necessary Information:	Railway No. 1	Railway No. 2	Railway No. 3
1. Distance in feet from the NAL to the railway track:	1330 / 1240 / 1101 / 1216 / 1403	_____	_____
2. Number of trains in 24 hours:			
a. diesel	2	_____	_____
b. electrified	_____	_____	_____
3. Fraction of operations at night (10 p.m. - 7 a.m.):	1	_____	_____
4. Number of diesel locomotives per train:	2	_____	_____
5. Number of rail cars per train:			
a. diesel trains	25	_____	_____
b. electrified trains	_____	_____	_____
6. Average train speed:	10	_____	_____
7. Is track welded or bolted? (w/b)	b	_____	_____
8. Are whistles or horns required for grade crossings? (y/n)	y	_____	_____

Matthew W. Blawie



5/15/12



ONE RAILWAY WAS FOUND WITHIN A 3000-FT RADIUS OF THE SITE.

<u>Railway</u>		
	<u>NAL Distance (feet)</u>	<u>DNL (dB)</u>
1	1330	58.9
2	1240	59.3
3	1101	60.1
4	1216	59.5
5	1403	58.5

MAP NOT TO SCALE

Image courtesy of Google Earth

RAILWAYS - 3000-FT RADIUS
 RED BIRD POINTE
 ELLIJAY, GILMER COUNTY, GEORGIA

GEC PROJECT NO. 110260.240

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**U.S. DOT - CROSSING INVENTORY INFORMATION
AS OF 5/15/2012**

Crossing No.: **340811L** Update Reason: **Changed Crossing** Effective Begin-Date of Record: **04/30/10**
 Railroad: **GNRR Georgia Northeastern RR Co. [GNRR]** End-Date of Record:
 Initiating Agency **State** Type and Position: **Public At Grade**

Part I Location and Classification of Crossing

Division:		State:	GA
Subdivision:		County:	GILMER
Branch or Line Name:	K&A OLD LINE	City:	In ELLIJAY
Railroad Milepost:	0410.75	Street or Road Name:	DEPOT ST
RailRoad I.D. No.:	OKX	Highway Type & No.:	CS 544
Nearest RR Timetable Stn:	ELLIJAY	HSR Corridor ID:	
Parent Railroad:		County Map Ref. No.:	123
Crossing Owner:		Latitude:	34.6894440
ENS Sign Installed:	No	Longitude:	-84.4766670
Passenger Service:	None	Lat/Long Source:	Estimate
Avg Passenger Train Count:	0	Quiet Zone:	No
Adjacent Crossing with Separate Number:	No		

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: 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: 2	Total Switching: 2	Day Thru:	0
Typical Speed Range Over Crossing: From 5 to 10 mph		Maximum Time Table Speed:	10
Type and Number of Tracks: Main: 1 Other: 1		Specify:	TEAM
Does Another RR Operate a Separate Track at Crossing?	No		
Does Another RR Operate Over Your Track at Crossing?	No		

U.S. DOT - CROSSING INVENTORY INFORMATION

Crossing **340811L**

Continued

Effective Begin-Date of Record: **04/30/10**

End-Date of Record:

Part III: Traffic Control Device Information

Signs:

Crossbucks:	0	Highway Stop Signs:	0
Advanced Warning:	Yes	Hump Crossing Sign:	
Pavement Markings:	Stop Lines and RR Xing Symbols	Other Signs:	0 Specify:
			0

Train Activated Devices:

Gates:	0	4 Quad or Full Barrier:	
Mast Mounted FL:	0	Total Number FL Pairs:	0
Cantilevered FL (Over):	0	Cantilevered FL (Not over):	0
Other Flashing Lights:	0	Specify Other Flashing Lights:	
Highway Traffic Signals:	0	Wigwags:	0 Bells: 0
Other Train Activated Warning Devices:		Special Warning Devices Not Train Activated:	
Channelization:	None	Type of Train Detection:	None
Track Equipped with Train Signals?	No	Traffic Light	N/A
		Interconnection/Preemption:	

Part IV: Physical Characteristics

Type of Development:	Commercial	Smallest Crossing Angle:	30 to 59 Degrees
Number of Traffic Lanes Crossing Railroad:	2	Are Truck Pullout Lanes Present?	No
Is Highway Paved?	Yes	If Other:	
Crossing Surface:	Asphalt	Is it Signalized?	No
Nearby Intersecting Highway?	N/A	Is Crossing Illuminated?	
Does Track Run Down a Street?	No		
Is Commercial Power Available?	Yes		

Part V: Highway Information

Highway System:	Non-Federal-aid	Functional Classification of Road at Crossing:	Rural Local
Is Crossing on State Highway System:	No	AADT Year:	2007
Annual Average Daily Traffic (AADT):	000620	Avg. No of School Buses per Day:	0
Estimated Percent Trucks:	08		
Posted Highway Speed:	35		



RAILWAY NOISE QUESTIONNAIRE

DATE: 05/15/12

PROJECT: Red Bird Pointe

PROJECT NO: 110260.240

ATTN: Management

RAILROAD: Georgia Northeastern Railroad Company

CONTACT: phone (770.428.4784)

SUBJECT: R.F.I. for U.S. DOT Crossing No. 340811L

STREET / ROAD: Depot Street

CITY: Ellijay

COUNTY: Gilmer

STATE: Georgia

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a Noise Assessment for a site within 3000 feet of the above referenced crossing. For the subject crossing, the data below indicates the most-recent inventory information obtained from the Federal Railroad Administration (FRA) Office of Safety Analysis website, http://safetydata.fra.dot.gov.

Daily Total Number of Trains: 2

Daily Total Number of Switching: 2

Total Number of Main Tracks: 1

Total Number of Other Tracks: 1

Average Time Table Speed (mph): 10

Electric or Diesel Train? ("E" or "D") D

For the purposes of our assessment, please briefly answer the following questions and return to GEC via fax at (478) 757-1608 or email at mbiers@geconsultants.com.

Is the data above for this crossing accurate (if not, explain below)? Yes

What is the fraction of operations occurring at night (10 p.m – 7 a.m.)? 1

If diesel, what is the number of diesel locomotives (engines) per train? 2

What is the number of rail cars per train? 25

Is the track welded or bolted? b

Are whistles or horns required for grade crossings? Yes

REMARKS:

Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Matthew W. Hlavaty

Information Provided By: Management

Date: 5/19/2012, 9:45am



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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

Railroad #1 Track Identifier:

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	<input type="text" value="1330"/>
Average Train Speed	<input type="text"/>	<input type="text" value="10"/>
Engines per Train	<input type="text"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="25"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="2"/>

Night Fraction of ATO	<input type="text"/>	50
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 checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL	<input type="text"/>	58.8665
Calculate Rail #1 DNL	58.8665	Reset

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of

Click on this button to determine the Day-Night Noise Level (DNL) for the site being assessed in units of decibel (dB).

- **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).
 - **Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses** [DNL Calculator](#)
 - **Incorporate natural or man-made barriers.** See [The Noise Guidebook](#)
 - **Construct noise barrier.** See the [Barrier Performance Module](#)

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Site ID

Record Date

User's Name

Railroad #1 Track Identifier:

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1240
Average Train Operations (ATO)		2
Railway cars per Train		25

Train types to select for the noise assessment. Input by performing a "checkmark" in the box next to the trains (Electric and/or Diesel) involved in the railway being assessed.

Night Fraction of ATO		50
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 checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL		59.3229
Calculate Rail #1 DNL	59.3229	Reset

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

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**
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Site ID

Record Date

User's Name

Railroad #1 Track Identifier:

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	<input type="text" value="1101"/>
Average Train Speed	<input type="text"/>	<input type="text" value="10"/>
Engines per Train	<input type="text"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="25"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="2"/>

Night Fraction of ATO		50
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 checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL		60.0974
Calculate Rail #1 DNL	60.0974	Reset

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

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](#)
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Site ID

Record Date

User's Name

Railroad #1 Track Identifier:

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	<input type="text" value="1216"/>
Average Train Speed	<input type="text"/>	<input type="text" value="10"/>
Engines per Train	<input type="text"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="25"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="2"/>

Night Fraction of ATO		50
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 checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL		59.4502
Calculate Rail #1 DNL	59.4502	Reset

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

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

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Cancel the project at this location [DNL Calculator](#)
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Choose an alternate site [DNL Calculator](#)
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- 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

Record Date

User's Name

Railroad #1 Track Identifier:

Rail # 1		
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	1403
Average Train Speed	<input type="text"/>	10
Engines per Train	<input type="text"/>	2
Railway cars per Train	<input type="text"/>	25
Average Train Operations (ATO)	<input type="text"/>	2

Night Fraction of ATO		50
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 checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL		58.5184
Calculate Rail #1 DNL	58.5184	Reset

 Airport Noise Level

 Loud Impulse Sounds? Yes No

 Combined DNL for all
Road and Rail sources

 Combined DNL including Airport

 Site DNL with Loud Impulse Sound

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).
 - **Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses** [DNL Calculator](#)
 - **Incorporate natural or man-made barriers.** See [The Noise Guidebook](#)
 - **Construct noise barrier.** See the [Barrier Performance Module](#)

Content current as of 13 August 2010

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U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455
[Find the address of a HUD office near you](#)

APPENDIX G:
Regulatory Search Information

Red Bird Pointe
Barclay Street
Ellijay, GA 30540

Inquiry Number: 3318197.1s
May 07, 2012

The EDR Radius Map™ Report with GeoCheck®



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

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

BARCLAY STREET
ELLIJAY, GA 30540

COORDINATES

Latitude (North):	34.7007000 - 34° 42' 2.52"
Longitude (West):	84.4729000 - 84° 28' 22.44"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	731470.5
UTM Y (Meters):	3842563.2
Elevation:	1366 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34084-F4 ELLIJAY, GA
Most Recent Revision:	1971

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2009, 2010
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

RCRA-SQG..... RCRA - Small Quantity Generators

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Hazardous Site Inventory

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

AST..... Above Ground Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

EXECUTIVE SUMMARY

State and tribal institutional control / engineering control registries

INST CONTROL..... Public Record List
AUL..... Uniform Environmental Covenants

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Hazardous Site Inventory Listing
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spills Information

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File

EXECUTIVE SUMMARY

TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
NPDES.....	NPDES Wastewater Permit List
DRYCLEANERS.....	Drycleaner Database
AIRS.....	Permitted Facility and Emissions Listing
TIER 2.....	Tier 2 Data Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
COAL ASH.....	Coal Ash Disposal Site Listing
COAL ASH DOE.....	Slam-Electric Plan Operation Data

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

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

EXECUTIVE SUMMARY

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.

A review of the CERCLIS list, as provided by EDR, and dated 12/27/2011 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILMER COUNTY LANDFILL	1 MILE NW OF ELLIJAY ON	NNE 1/4 - 1/2 (0.413 mi.)	2	17

State- and tribal - equivalent CERCLIS

GA NON-HSI: Georgia Non Hazardous Site Inventory Sites.

A review of the GA NON-HSI list, as provided by EDR, and dated 01/12/2012 has revealed that there is 1 GA NON-HSI site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER NELSON'S CHEVRON	147 SOUTH MAIN STREET	SW 1/2 - 1 (0.815 mi.)	4	24

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 01/11/2012 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ELLIJAY CHURCH OF CHRIST	133 NORTH DODGE	WSW 1/4 - 1/2 (0.427 mi.)	3	19

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 03/08/2012 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

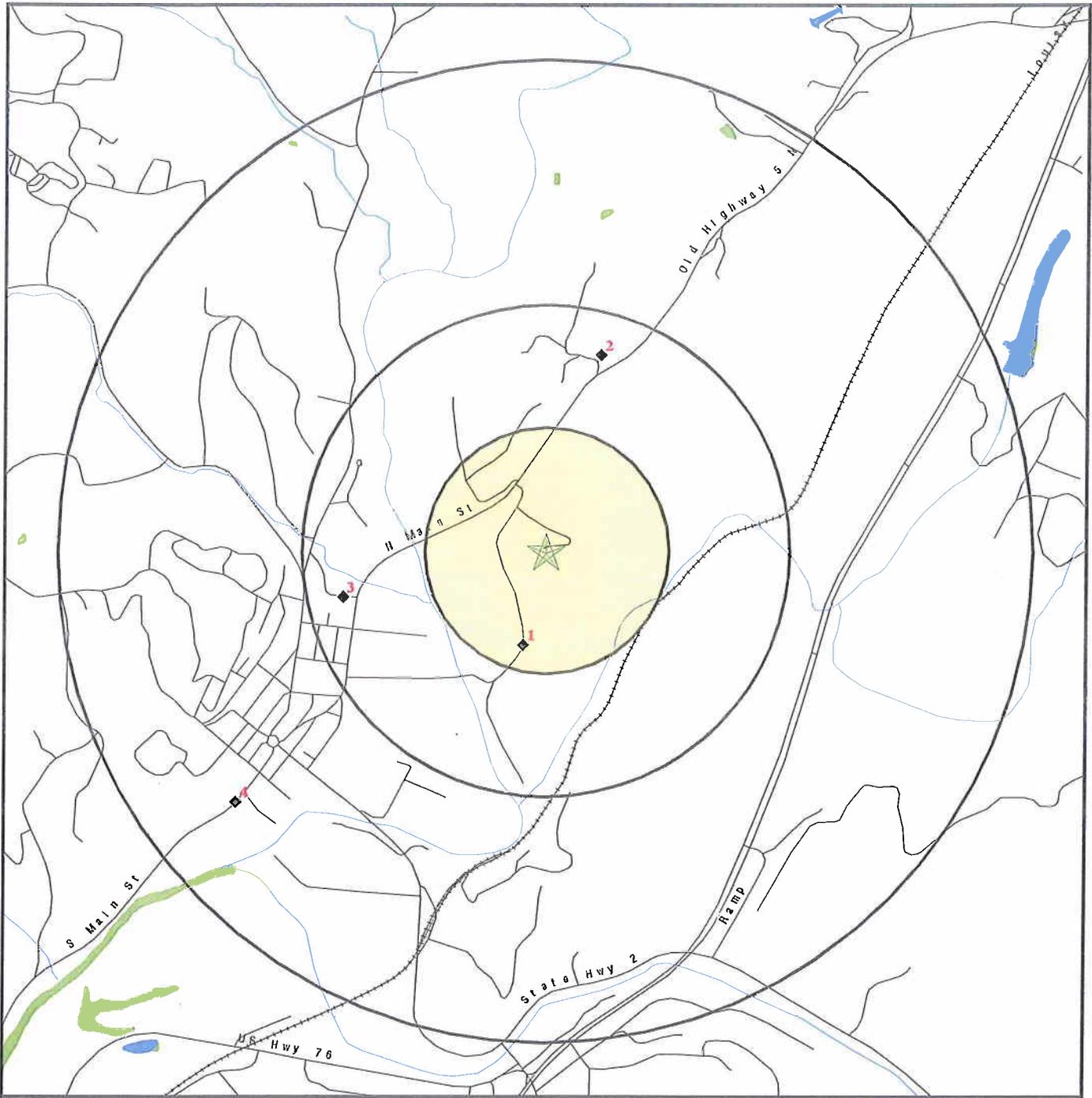
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ELLIJAY ELEM SCHOOL	500 LIBRARY ST	SSW 1/8 - 1/4 (0.196 mi.)	1	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
KIKER SUPPLY CO INC	UST, FINANCIAL ASSURANCE
BIG CREEK GROCERY	UST, FINANCIAL ASSURANCE
GILMER COUNTY/HIGH SCHOOL	UST, FINANCIAL ASSURANCE
HARPER'S GROCERY	UST, FINANCIAL ASSURANCE
GILMER COUNTY SR 52 - TOWER ROAD M	SHWS
CARTER'S LAKE DRUM	CERCLIS
CANDLER CONCRETE PRODUCTS, INC. IN	SWF/LF
NEW HOPE GROCERY	AST
STANLEY'S GROCERY	AST
AIRPORT LANDING GROCERY	AST
APPALACHIAN PROPANE	AST
RICH MOUNTAIN TRADING, INC.	AST
ELLIJAY PALLET MILL	AST
PERMA SET MILLS	AST
WEST BLOCK COMPANY (CLOSED)	AST
WOODSTOCK GAS COMPANY	AST
HERITAGE PROPANE	AST
FOLGER GAS COMPANY	AST
GREENS COUNTRY STORE	AST
TIM-BUK-TU, INC.	AST

OVERVIEW MAP - 3318197.1s



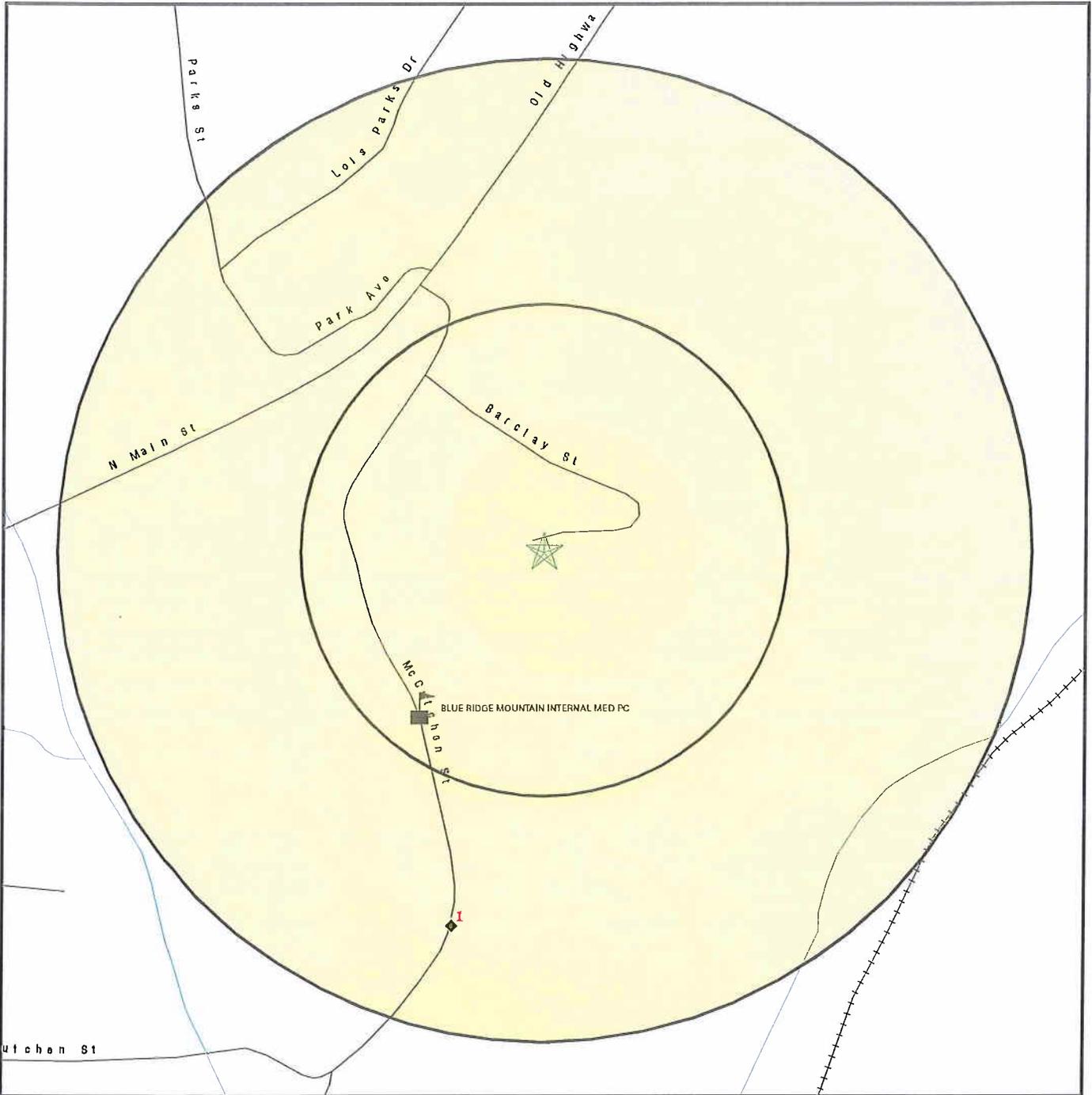
- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- National Wetland 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: Red Bird Pointe
 ADDRESS: Barclay Street
 Ellijay GA 30540
 LAT/LONG: 34.7007 / 84.4729

CLIENT: Geotechnical & Env'tl. Cons.
 CONTACT: Tameka Gordon
 INQUIRY #: 3318197.1s
 DATE: May 07, 2012 4:51 pm

DETAIL MAP - 3318197.1s



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

- ☒ Indian Reservations BIA
- ⚡ Oil & Gas pipelines from USGS

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Red Bird Pointe ADDRESS: Barclay Street Ellijay GA 30540 LAT/LONG: 34.7007 / 84.4729</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3318197.1s DATE: May 07, 2012 4:53 pm</p>
--	---

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	1	NR	NR	1
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	1	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	1	NR	NR	1
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	0.500		0	0	0	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
AUL	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
<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		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
-------------------------	-------	--	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
SSW
1/8-1/4
0.196 mi.
1037 ft.

ELLIJAY ELEM SCHOOL
500 LIBRARY ST
ELLIJAY, GA 30540

UST U001478997
FINANCIAL ASSURANCE N/A

Relative:
Lower

Facility:

Facility Id: 610013
Facility Status: Closed
Facility Type: Not Marked
District: Mountain Cartersville
Contact Id: 6683
Owner Name: GILMER COUNTY BOARD OF EDUCATION
Owner Address: 497 BOBCAT TRL
Owner City: ELLIJAY
Owner State: GA
Owner Zip: 30540
Owner City,St,Zip: ELLIJAY, GA 30540
Owner Telephone: 706-276-5000

Actual:
1276 ft.

Tanks:

Facility ID: 610016
Tank ID: 1
Status Date: 04/27/1966
Status: Installed
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: 04/29/1956
Status: Installed
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: 04/26/1969
Status: Installed
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610016
Tank ID: 1
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: Not reported
Status: Removed From Ground Date Unknown
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Heating Oil

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610016
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: 04/26/1968
Status: Installed
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Status Date: 05/01/1987
Status: **Removed From Ground**
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: Not reported
Status: **Upgrade Repair Not Marked**
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tanks:

Facility ID: 610016
Tank ID: 1
Status Date: 04/27/1966
Status: **Installed**
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: 04/29/1956
Status: **Installed**
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: 04/26/1969
Status: Installed
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610016
Tank ID: 1
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: Not reported
Status: Removed From Ground Date Unknown
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610016
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: 04/26/1968
Status: Installed
Product1: Empty
Material: Bare Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tanks:

Facility ID: 610016
Tank ID: 1
Status Date: 04/27/1966
Status: Installed
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

EDR ID Number
EPA ID Number
Database(s)

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Tank ID: 1
Status Date: 04/29/1956
Status: Installed
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: 04/26/1969
Status: Installed
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610016
Tank ID: 1
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

EDR ID Number
EPA ID Number
Database(s)

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Facility ID: 610015
Tank ID: 1
Status Date: Not reported
Status: Removed From Ground Date Unknown
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610015
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Heating Oil
Material: Bare Steel
Capacity: 550
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610016
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Heating Oil
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: 04/26/1968
Status: Installed
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: 05/01/1987
Status: Removed From Ground
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610013
Tank ID: 2
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Empty
Material: Bare Steel
Capacity: 1000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

GA FINANCIAL ASSURANCE:

Region: 1
Facility ID: 610013
Financial Responsibility: Not Marked

Region: 1
Facility ID: 610015
Financial Responsibility: Not Marked

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY ELEM SCHOOL (Continued)

U001478997

Region: 1
Facility ID: 610016
Financial Responsibility: Not Marked

2
NNE
1/4-1/2
0.413 mi.
2182 ft.

GILMER COUNTY LANDFILL
1 MILE NW OF ELLIJAY ON HIGHWAY 76
ELLIJAY, GA 30540

CERCLIS 1000486350
FINDS GAD984306365

Relative:
Lower

CERCLIS:

Site ID: 0405828
EPA ID: GAD984306365
Facility County: GILMER
Short Name: GILMER COUNTY LANDFILL
Congressional District: 09
IFMS ID: Not reported
SMSA Number: Not reported
USGC Hydro Unit: 03150102
Federal Facility: Not a Federal Facility
DMNSN Number: 2.00000
Site Orphan Flag: N
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: Not reported
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 04
Classification: Not reported
Site Settings Code: Not reported
NPL Status: Not on the NPL
DMNSN Unit Code: ACRE
RBRAC Code: Not reported
RRResp Fed Agency Code: Not reported
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information
Non NPL Status Date: 20001120
Site Fips Code: 13123
CC Concurrence Date: Not reported
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

Actual:
1361 ft.

CERCLIS Site Contact Name(s):

Contact ID: 4000275.00000
Contact Name: William Joyner
Contact Tel: (404) 562-8795
Contact Title: Site Assessment Manager (SAM)
Contact Email: joyner.william@epa.gov

Contact ID: 13002428.00000
Contact Name: Donna Seadler
Contact Tel: (404) 562-8870
Contact Title: Site Assessment Manager (SAM)
Contact Email: seadler.donna@epa.gov

Contact ID: 4272610.00000

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

GILMER COUNTY LANDFILL (Continued)

1000486350

Contact Name: Carolyn Callihan
Contact Tel: (404) 562-8913
Contact Title: Site Assessment Manager (SAM)
Contact Email: Carolyn Callihan/R4/USEPA/US,

Alias Comments: Not reported

Site Description: GILMER COUNTY LANDFILL IS A MUNICIPAL LANDFILL THAT IS LOCATED ALONG A TRIBUTARY OF THE ELIJAY RIVER. LEACHATE RUNOFF, BELIEVED TO CONTAIN LEAD, BENZENE AND TOLUENE, EMPTIES INTO THE TRIBUTARY.

CERCLIS Assessment History:

Action Code: 001
Action: DISCOVERY
Date Started: Not reported
Date Completed: 02/07/1992
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA In-House
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 09/09/1992
Priority Level: Low priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: SITE INSPECTION
Date Started: Not reported
Date Completed: 12/28/1993
Priority Level: Low priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: SITE REASSESSMENT
Date Started: Not reported
Date Completed: 11/20/2000
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

GILMER COUNTY LANDFILL (Continued)

1000486350

Operable Unit: SITEWIDE
 Primary Responsibility: State, Fund Financed
 Planning Status: Not reported
 Urgency Indicator: Not reported
 Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

FINDS:

Registry ID: 110009335521

Environmental Interest/Information System

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database that is used to support management in all phases of the Superfund program. The system contains information on all aspects of hazardous waste sites, including an inventory of sites, planned and actual site activities, and financial information.

3
WSW
1/4-1/2
0.427 mi.
2252 ft.

ELLIJAY CHURCH OF CHRIST
 133 NORTH DODGE
 ELLIJAY, GA 30540

LUST U001479029
 UST N/A
 FINANCIAL ASSURANCE

Relative:
Lower

LUST:
 Facility ID: 00610048
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: Cleanup Initiated
 Date Received: 09/29/1999
 Project Officer: Wallace, Ronald J

Actual:
1265 ft.

Facility:
 Facility Id: 610048
 Facility Status: Closed
 Facility Type: Not Marked
 District: Mountain Cartersville
 Contact Id: 6752
 Owner Name: ELLIJAY CHURCH OF CHIRST
 Owner Address: 351 N MAIN STREET
 Owner City: ELLIJAY
 Owner State: GA
 Owner Zip: 30540
 Owner City,St,Zip: ELLIJAY, GA 30540
 Owner Telephone: 706-697-5520

Tanks:

Facility ID: 610048
 Tank ID: 1
 Status Date: 05/11/1971
Status: Installed
 Product1: Gas
 Material: Bare Steel

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY CHURCH OF CHRIST (Continued)

U001479029

Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 1
Status Date: 07/29/1999
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 2
Status Date: 05/11/1971
Status: Installed
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 2
Status Date: 07/29/1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY CHURCH OF CHRIST (Continued)

U001479029

Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 2
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 3
Status Date: 05/11/1971
Status: Installed
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 3
Status Date: 07/29/1999
Status: Removed From Ground
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY CHURCH OF CHRIST (Continued)

U001479029

Facility ID: 610048
Tank ID: 3
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Bare Steel
Capacity: 3000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 5
Status Date: 05/11/1971
Status: Installed
Product1: Kerosene
Material: Bare Steel
Capacity: 560
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 5
Status Date: 07/29/1999
Status: Removed From Ground
Product1: Kerosene
Material: Bare Steel
Capacity: 560
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 5
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Kerosene
Material: Bare Steel
Capacity: 560
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ELLIJAY CHURCH OF CHRIST (Continued)

U001479029

Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 8
Status Date: 05/11/1971
Status: Installed
Product1: Diesel
Material: Bare Steel
Capacity: 1050
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 8
Status Date: 07/29/1999
Status: Removed From Ground
Product1: Diesel
Material: Bare Steel
Capacity: 1050
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 610048
Tank ID: 8
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Diesel
Material: Bare Steel
Capacity: 1050
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

GA FINANCIAL ASSURANCE:

Region: 1
Facility ID: 610048
Financial Responsibility: Not Marked

Map ID
Direction
Distance
Elevation



Site

Database(s) EDR ID Number
EPA ID Number

4
SW
1/2-1
0.815 mi.
4301 ft.

FORMER NELSON'S CHEVRON
147 SOUTH MAIN STREET
ELLIJAY, GA 30540

GA NON-HSI S105872240
N/A

Relative:
Lower

NON-HSI:
Latitude: 34.692777999999997
Longitude: 84.483889000000005
Ground Water Pathway Score: 7.30999999
On-Site Pathway Score: 0
Report Date: 12/2/2002
Contamination: acetone

Actual:
1259 ft.

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELLIJAY	A100331072	NEW HOPE GROCERY	RT 1	30540	AST
ELLIJAY	A100331069	STANLEY'S GROCERY	RT 2	30540	AST
ELLIJAY	A100331092	AIRPORT LANDING GROCERY	HWY 382 & AIRPORT RD	30540	AST
ELLIJAY	A100331065	APPALACHIAN PROPANE	RT 4	30540	AST
ELLIJAY	U003550770	KIKER SUPPLY CO INC	HWY 5 GAALTERNATE SOUTH	30540	UST, FINANCIAL ASSURANCE
ELLIJAY	1006784512	BIG CREEK GROCERY	RT 5	30540	UST, FINANCIAL ASSURANCE
ELLIJAY	1006778778	GILMER COUNTY/HIGH SCHOOL	HWY 5 S	30540	UST, FINANCIAL ASSURANCE
ELLIJAY	A100331074	RICH MOUNTAIN TRADING, INC.	RT 5	30540	AST
ELLIJAY	A100331077	ELLIJAY PALLET MILL	HWY 5	30540	AST
ELLIJAY	1007646492	CARTER'S LAKE DRUM	GILMER COUNTY		CERCLIS
ELLIJAY	A100331080	PERMA SET MILLS	INDUSTRIAL PARK	30540	AST
ELLIJAY	A100331078	WEST BLOCK COMPANY (CLOSED)	MAIN ST		AST
ELLIJAY	A100331067	WOODSTOCK GAS COMPANY	1443 OLD NORTHGUFF RD	30540	AST
ELLIJAY	S107665892	CANDLER CONCRETE PRODUCTS, INC. IN	OLD SR 5		SWF/LF
ELLIJAY	A100331063	HERITAGE PROPANE	331 OLD HIGHWAY 5 SOUTH	30540	AST
ELLIJAY	A100331064	FOLGER GAS COMPANY	OLD HIGHWAY 5 NORTH	30540	AST
ELLIJAY	A100331068	GREENS COUNTRY STORE	2028 OLD HIGHWAY 5 SOUTH	30540	AST
ELLIJAY	A100331071	TIM-BUK-TU, INC.	OLD HIGHWAY 5 SOUTH	30540	AST
ELLIJAY	S105565383	GILMER COUNTY SR 52 - TOWER ROAD M	TV TOWER RD	30540	SHWS
ELLIJAY	1006784565	HARPER'S GROCERY	USHY 76 W	30540	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: 04/05/2012
Number of Days to Update: 141	Next Scheduled EDR Contact: 07/23/2012
	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: 04/05/2012
Number of Days to Update: 141	Next Scheduled EDR Contact: 07/23/2012
	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: 04/05/2012
Number of Days to Update: 141	Next Scheduled EDR Contact: 07/23/2012
	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: 12/27/2011	Source: EPA
Date Data Arrived at EDR: 02/27/2012	Telephone: 703-412-9810
Date Made Active in Reports: 03/12/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 14	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: 04/12/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/23/2012
	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: 12/28/2011	Source: EPA
Date Data Arrived at EDR: 02/27/2012	Telephone: 703-412-9810
Date Made Active in Reports: 03/12/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 14	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: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
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: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
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: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
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: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Varies

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: 03/12/2012
Number of Days to Update: 11	Next Scheduled EDR Contact: 06/25/2012
	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: 03/12/2012
Number of Days to Update: 11	Next Scheduled EDR Contact: 06/25/2012
	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: 04/03/2012
Number of Days to Update: 38	Next Scheduled EDR Contact: 07/16/2012
	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: 04/02/2012
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/16/2012
	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: 03/16/2012
Next Scheduled EDR Contact: 06/25/2012
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: 01/11/2012
Date Data Arrived at EDR: 03/21/2012
Date Made Active in Reports: 04/10/2012
Number of Days to Update: 20

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/21/2012
Next Scheduled EDR Contact: 07/02/2012
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: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
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: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
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: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
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: 05/01/2012
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/13/2012
	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: 04/23/2012
Number of Days to Update: 59	Next Scheduled EDR Contact: 08/13/2012
	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: 04/30/2012
Number of Days to Update: 50	Next Scheduled EDR Contact: 08/13/2012
	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: 04/30/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 08/13/2012
	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: 03/08/2012	Source: Environmental Protection Division
Date Data Arrived at EDR: 03/16/2012	Telephone: 404-362-2687
Date Made Active in Reports: 04/11/2012	Last EDR Contact: 03/16/2012
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/02/2012
	Data Release Frequency: Annually

AST: Above Ground Storage Tanks
A listing of LP gas tank site locations.

Date of Government Version: 03/06/2012	Source: Office of Insurance & Safety Fire Commissioner
Date Data Arrived at EDR: 03/06/2012	Telephone: 404-656-5875
Date Made Active in Reports: 04/11/2012	Last EDR Contact: 02/27/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2011 Source: EPA Region 5
Date Data Arrived at EDR: 08/26/2011 Telephone: 312-886-6136
Date Made Active in Reports: 09/13/2011 Last EDR Contact: 04/30/2012
Number of Days to Update: 18 Next Scheduled EDR Contact: 08/13/2012
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).

Date of Government Version: 05/10/2011 Source: EPA Region 6
Date Data Arrived at EDR: 05/11/2011 Telephone: 214-665-7591
Date Made Active in Reports: 06/14/2011 Last EDR Contact: 04/23/2012
Number of Days to Update: 34 Next Scheduled EDR Contact: 08/13/2012
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 Source: EPA Region 4
Date Data Arrived at EDR: 12/15/2011 Telephone: 404-562-9424
Date Made Active in Reports: 01/10/2012 Last EDR Contact: 04/30/2012
Number of Days to Update: 26 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Semi-Annually

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 Source: EPA Region 9
Date Data Arrived at EDR: 11/29/2011 Telephone: 415-972-3368
Date Made Active in Reports: 01/10/2012 Last EDR Contact: 04/30/2012
Number of Days to Update: 42 Next Scheduled EDR Contact: 08/13/2012
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).

Date of Government Version: 08/18/2011 Source: EPA Region 8
Date Data Arrived at EDR: 08/19/2011 Telephone: 303-312-6137
Date Made Active in Reports: 09/13/2011 Last EDR Contact: 04/30/2012
Number of Days to Update: 25 Next Scheduled EDR Contact: 08/13/2012
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 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: 05/01/2012
Number of Days to Update: 10 Next Scheduled EDR Contact: 08/13/2012
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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/02/2011	Source: EPA Region 10
Date Data Arrived at EDR: 11/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 04/30/2012
Number of Days to Update: 7	Next Scheduled EDR Contact: 08/13/2012
	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	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: 04/30/2012
Number of Days to Update: 50	Next Scheduled EDR Contact: 08/13/2012
	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	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 04/10/2012
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/30/2012
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Uniform Environmental Covenants

A list of environmental covenants

Date of Government Version: 12/08/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/06/2012	Telephone: 404-657-8600
Date Made Active in Reports: 01/30/2012	Last EDR Contact: 02/17/2012
Number of Days to Update: 24	Next Scheduled EDR Contact: 05/28/2012
	Data Release Frequency: Varies

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	Source: Department of Natural Resources
Date Data Arrived at EDR: 11/17/2011	Telephone: 404-657-8600
Date Made Active in Reports: 12/14/2011	Last EDR Contact: 02/17/2012
Number of Days to Update: 27	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: 01/01/2012	Source: DNR
Date Data Arrived at EDR: 03/06/2012	Telephone: 404-657-8600
Date Made Active in Reports: 04/10/2012	Last EDR Contact: 03/06/2012
Number of Days to Update: 35	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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: 04/03/2012
Next Scheduled EDR Contact: 07/16/2012
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: 04/03/2012
Next Scheduled EDR Contact: 07/09/2012
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	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 03/26/2012
Number of Days to Update: 137	Next Scheduled EDR Contact: 07/09/2012
	Data Release Frequency: No Update Planned

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 03/14/2012	Source: Department of Community Affairs
Date Data Arrived at EDR: 03/15/2012	Telephone: 404-679-1598
Date Made Active in Reports: 04/10/2012	Last EDR Contact: 05/07/2012
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/12/2012
	Data Release Frequency: Varies

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/20/2004	Telephone: 404-362-2696
Date Made Active in Reports: 02/06/2004	Last EDR Contact: 01/20/2004
Number of Days to Update: 17	Next Scheduled EDR Contact: N/A
	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	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 12/09/2011	Telephone: 202-307-1000
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 03/06/2012
Number of Days to Update: 32	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	Source: Department of Natural Resources
Date Data Arrived at EDR: 07/21/2011	Telephone: 404-657-8636
Date Made Active in Reports: 08/09/2011	Last EDR Contact: 04/02/2012
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/16/2012
	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: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
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: 04/03/2012
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: 04/03/2012
Next Scheduled EDR Contact: 07/16/2012
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: 04/02/2012
Next Scheduled EDR Contact: 07/16/2012
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: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
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: 04/16/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/30/2012
	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: 03/12/2012
Number of Days to Update: 112	Next Scheduled EDR Contact: 06/25/2012
	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: 04/02/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/16/2012
	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: 03/14/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 06/25/2012
	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	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/08/2011	Telephone: 303-231-5959
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/07/2012
Number of Days to Update: 21	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	Source: EPA
Date Data Arrived at EDR: 09/01/2011	Telephone: 202-566-0250
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/28/2012
Number of Days to Update: 131	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	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/28/2012
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/09/2012
	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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/27/2012
Number of Days to Update: 25	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	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/27/2012
Number of Days to Update: 25	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: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
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: 03/26/2012
Next Scheduled EDR Contact: 07/09/2012
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: 04/17/2012
Next Scheduled EDR Contact: 07/30/2012
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: 03/12/2012
Next Scheduled EDR Contact: 06/25/2012
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: 04/10/2012
Number of Days to Update: 49	Next Scheduled EDR Contact: 07/23/2012
	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: 03/13/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/25/2012
	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: 12/31/2011
Date Data Arrived at EDR: 02/29/2012
Date Made Active in Reports: 04/18/2012
Number of Days to Update: 49

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: 04/16/2012
Next Scheduled EDR Contact: 07/30/2012
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: 04/23/2012
Next Scheduled EDR Contact: 08/06/2012
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: 03/08/2012
Date Data Arrived at EDR: 03/16/2012
Date Made Active in Reports: 04/11/2012
Number of Days to Update: 26

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 03/16/2012
Next Scheduled EDR Contact: 07/02/2012
Data Release Frequency: Annually

COAL ASH DOE: Steam-Electric Plan Operation Data

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/16/2012
Next Scheduled EDR Contact: 07/30/2012
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: 05/04/2012
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/13/2012
	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: 03/16/2012
Number of Days to Update: 77	Next Scheduled EDR Contact: 06/25/2012
	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: 05/07/2012
Number of Days to Update: 41	Next Scheduled EDR Contact: 08/20/2012
	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: 04/16/2012
Number of Days to Update: 339	Next Scheduled EDR Contact: 07/30/2012
	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 specially 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: 02/20/2012
Date Data Arrived at EDR: 02/20/2012
Date Made Active in Reports: 03/15/2012
Number of Days to Update: 24

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/20/2012
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
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/17/2012
Next Scheduled EDR Contact: 07/30/2012
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: 01/10/2012
Date Data Arrived at EDR: 02/09/2012
Date Made Active in Reports: 03/09/2012
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/09/2012
Next Scheduled EDR Contact: 05/21/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/26/2012
Date Made Active in Reports: 03/06/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/23/2012
Next Scheduled EDR Contact: 08/06/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/24/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 6

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/27/2012
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
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/19/2012
Next Scheduled EDR Contact: 07/02/2012
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.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

RED BIRD POINTE
BARCLAY STREET
ELLIJAY, GA 30540

TARGET PROPERTY COORDINATES

Latitude (North):	34.7007 - 34° 42' 2.52"
Longitude (West):	84.4729 - 84° 28' 22.44"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	731470.5
UTM Y (Meters):	3842563.2
Elevation:	1366 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	34084-F4 ELLIJAY, GA
Most Recent Revision:	1971

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).

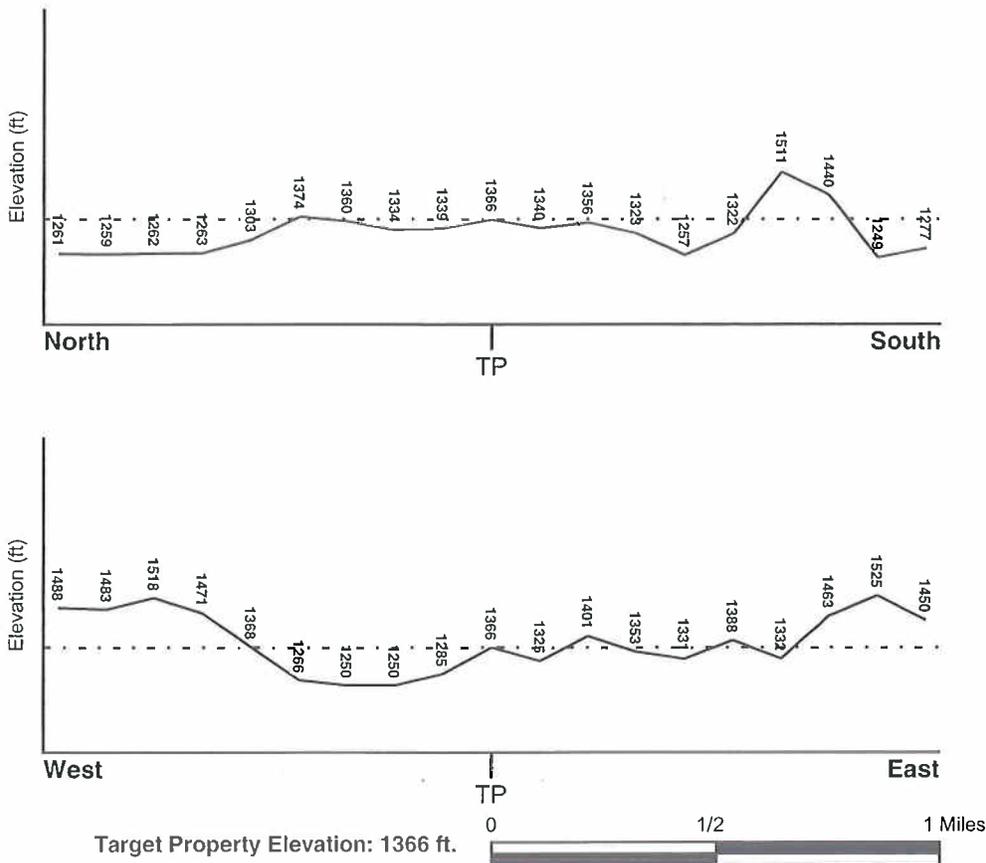
TOPOGRAPHIC INFORMATION

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 West

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>	<u>FEMA Flood</u>
GILMER, GA	<u>Electronic Data</u>
	Not Available

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic</u>
ELLIJAY	<u>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</u>	<u>GENERAL DIRECTION</u>
	<u>FROM TP</u>	<u>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: Precambrian
System: Precambrian
Series: Z Sedimentary rocks
Code: Z (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

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: SALUDA

Soil Surface Texture: fine sandy loam

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

Soil Drainage Class: 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: MODERATE

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 20 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	5 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 6.50 Min: 4.50
2	5 inches	16 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
3	16 inches	65 inches	weathered bedrock	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: loam
gravelly - sandy loam

Surficial Soil Types: loam
gravelly - sandy loam

Shallow Soil Types: sandy clay loam
clay loam

Deeper Soil Types: gravelly - sandy loam
sandy loam
loamy sand
gravelly - loam
fine sandy loam
loam

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

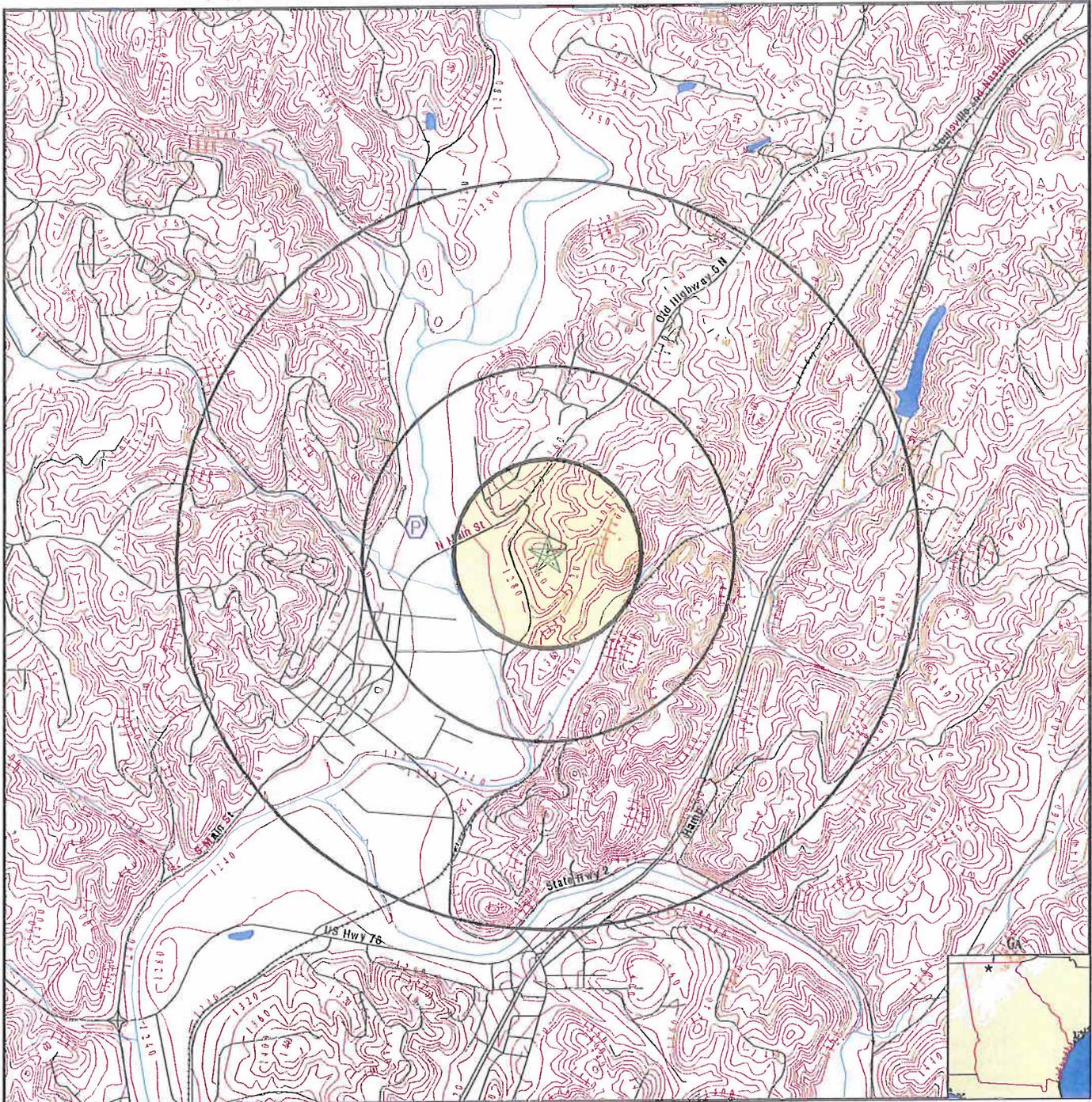
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	GA1230000	1/4 - 1/2 Mile WNW

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 - 3318197.1s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Wildlife Areas



<p>SITE NAME: Red Bird Pointe ADDRESS: Barclay Street Ellijay GA 30540 LAT/LONG: 34.7007 / 84.4729</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3318197.1s DATE: May 07, 2012 4:53 pm</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1

WNW
1/4 - 1/2 Mile
Lower

FRDS PWS GA1230000

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	1036		
Facility name:	CARTECAY RIVER PLANT		
Facility type:	Treatment_plant	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		
Contact name:	NIX, GARY		
Original name:	NIX, GARY		
Contact phone:	706-635-7929	Contact address1:	1023 PROGRESS RD.
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12053		
Facility name:	DISTRIBUTION SYSTEM		
Facility type:	Distribution_system_zone	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		
Contact name:	NIX, GARY		
Original name:	NIX, GARY		
Contact phone:	706-635-7929	Contact address1:	1023 PROGRESS RD.
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12054		
Facility name:	CARTECAY RIVER		
Facility type:	Intake	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		
Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12055		
Facility name:	ELLIJAY RIVER		
Facility type:	Intake	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		
Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		
Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12056		
Facility name:	JOYCE SPRING		
Facility type:	Spring	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		
Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		
Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12057		
Facility name:	WINGATE SPRING		
Facility type:	Spring	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929 Contact address1: 1023 PROGRESS RD.
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540

Pwsid: GA1230000 Epa region: 04
 State: GA County: Gilmer
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362 Pwssvconn: 3601
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active Owner type: Local_Govt
 Facility id: 12058
 Facility name: BURGESS SPRING
 Facility type: Spring Treatment process: gaseous chlorination, pre
 Treatment objective: disinfection

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929 Contact address1: 1023 PROGRESS RD.
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540

Pwsid: GA1230000 Epa region: 04
 State: GA County: Gilmer
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362 Pwssvconn: 3601
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active Owner type: Local_Govt
 Facility id: 2817
 Facility name: ELLIJAY RIVER PLANT
 Facility type: Treatment_plant Treatment process: gaseous chlorination, pre
 Treatment objective: disinfection

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929 Contact address1: 1023 PROGRESS RD.
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540

Pwsid: GA1230000 Epa region: 04
 State: GA County: Gilmer
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362 Pwssvconn: 3601
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active Owner type: Local_Govt
 Facility id: 3403
 Facility name: JOYCE SPRINGS PLANT
 Facility type: Treatment_plant Treatment process: gaseous chlorination, pre
 Treatment objective: disinfection

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		
Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	3647		
Facility name:	HWY 515 WELL PLANT		
Facility type:	Treatment_plant	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		
Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		
Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	6427		
Facility name:	HWY 515 WELL		
Facility type:	Well	Treatment process:	gaseous chlorination, pre
Treatment objective:	disinfection		
Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		
Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	1036		
Facility name:	CARTECAY RIVER PLANT		
Facility type:	Treatment_plant	Treatment process:	rapid mix
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12053		
Facility name:	DISTRIBUTION SYSTEM		
Facility type:	Distribution_system_zone	Treatment process:	rapid mix
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	6427		
Facility name:	HWY 515 WELL		
Facility type:	Well	Treatment process:	rapid mix
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	1036		
Facility name:	CARTECAY RIVER PLANT		
Facility type:	Treatment_plant	Treatment process:	ph adjustment, pre
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12053
 Facility name: DISTRIBUTION SYSTEM
 Facility type: Distribution_system_zone
 Treatment objective: particulate removal
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: ph adjustment, pre

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12054
 Facility name: CARTECAY RIVER
 Facility type: Intake
 Treatment objective: particulate removal
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: ph adjustment, pre

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12055
 Facility name: ELLIJAY RIVER
 Facility type: Intake
 Treatment objective: particulate removal
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: ph adjustment, pre

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12056
 Facility name: JOYCE SPRING
 Facility type: Spring
 Treatment objective: particulate removal
 Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: ph adjustment, pre
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12057
 Facility name: WINGATE SPRING
 Facility type: Spring
 Treatment objective: particulate removal
 Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: ph adjustment, pre
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12058
 Facility name: BURGESS SPRING
 Facility type: Spring
 Treatment objective: particulate removal
 Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: ph adjustment, pre
 Contact address1: 1023 PROGRESS RD.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	2817		
Facility name:	ELLIJAY RIVER PLANT		
Facility type:	Treatment_plant	Treatment process:	ph adjustment, pre
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	3403		
Facility name:	JOYCE SPRINGS PLANT		
Facility type:	Treatment_plant	Treatment process:	ph adjustment, pre
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	3647		
Facility name:	HWY 515 WELL PLANT		
Facility type:	Treatment_plant	Treatment process:	ph adjustment, pre
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	6427		
Facility name:	HWY 515 WELL		
Facility type:	Well	Treatment process:	ph adjustment, pre
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	1036		
Facility name:	CARTECAY RIVER PLANT		
Facility type:	Treatment_plant	Treatment process:	coagulation
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12053		
Facility name:	DISTRIBUTION SYSTEM		
Facility type:	Distribution_system_zone	Treatment process:	coagulation
Treatment objective:	particulate removal		

GEOCHEMICAL - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12054
 Facility name: CARTECAY RIVER
 Facility type: Intake
 Treatment objective: particulate removal
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: coagulation

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12055
 Facility name: ELLIJAY RIVER
 Facility type: Intake
 Treatment objective: particulate removal
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: coagulation

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12056
 Facility name: JOYCE SPRING
 Facility type: Spring
 Treatment objective: particulate removal
 Epa region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: coagulation

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12057		
Facility name:	WINGATE SPRING	Treatment process:	coagulation
Facility type:	Spring		
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12058		
Facility name:	BURGESS SPRING	Treatment process:	coagulation
Facility type:	Spring		
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	2817		
Facility name:	ELLIJAY RIVER PLANT	Treatment process:	coagulation
Facility type:	Treatment_plant		
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwsvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	3403		
Facility name:	JOYCE SPRINGS PLANT		
Facility type:	Treatment_plant	Treatment process:	coagulation
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwsvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	3647		
Facility name:	HWY 515 WELL PLANT		
Facility type:	Treatment_plant	Treatment process:	coagulation
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwsvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	6427		
Facility name:	HWY 515 WELL		
Facility type:	Well	Treatment process:	coagulation
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	1036		
Facility name:	CARTECAY RIVER PLANT		
Facility type:	Treatment_plant	Treatment process:	flocculation
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12054		
Facility name:	CARTECAY RIVER		
Facility type:	Intake	Treatment process:	rapid mix
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12055		
Facility name:	ELLIJAY RIVER		
Facility type:	Intake	Treatment process:	rapid mix
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12056		
Facility name:	JOYCE SPRING		
Facility type:	Spring	Treatment process:	rapid mix
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12057		
Facility name:	WINGATE SPRING		
Facility type:	Spring	Treatment process:	rapid mix
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12058		
Facility name:	BURGESS SPRING		
Facility type:	Spring	Treatment process:	rapid mix
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 2817
 Facility name: ELLIJAY RIVER PLANT
 Facility type: Treatment_plant
 Treatment objective: particulate removal
 Epw region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: rapid mix

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 3403
 Facility name: JOYCE SPRINGS PLANT
 Facility type: Treatment_plant
 Treatment objective: particulate removal
 Epw region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: rapid mix

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 3647
 Facility name: HWY 515 WELL PLANT
 Facility type: Treatment_plant
 Treatment objective: particulate removal
 Epw region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: rapid mix

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12053		
Facility name:	DISTRIBUTION SYSTEM		
Facility type:	Distribution_system_zone	Treatment process:	flocculation
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12054		
Facility name:	CARTECAY RIVER		
Facility type:	Intake	Treatment process:	flocculation
Treatment objective:	particulate removal		

Contact name:	NIX, GARY	Contact address1:	1023 PROGRESS RD.
Original name:	NIX, GARY		
Contact phone:	706-635-7929		
Contact address2:	Not Reported		
Contact city:	ELLIJAY		
Contact zip:	30540		

Pwsid:	GA1230000	Epa region:	04
State:	GA	County:	Gilmer
Pws name:	ELLIJAY-GILMER CO. WATER AUTH.		
Population Served:	9362	Pwssvconn:	3601
PWS Source:	Surface_water		
Pws type:	CWS		
Status:	Active	Owner type:	Local_Govt
Facility id:	12055		
Facility name:	ELLIJAY RIVER		
Facility type:	Intake	Treatment process:	flocculation
Treatment objective:	particulate removal		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12056
 Facility name: JOYCE SPRING
 Facility type: Spring
 Treatment objective: particulate removal
 Epw region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: flocculation

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

Pwsid: GA1230000
 State: GA
 Pws name: ELLIJAY-GILMER CO. WATER AUTH.
 Population Served: 9362
 PWS Source: Surface_water
 Pws type: CWS
 Status: Active
 Facility id: 12057
 Facility name: WINGATE SPRING
 Facility type: Spring
 Treatment objective: particulate removal
 Epw region: 04
 County: Gilmer
 Pwssvconn: 3601
 Owner type: Local_Govt
 Treatment process: flocculation

Contact name: NIX, GARY
 Original name: NIX, GARY
 Contact phone: 706-635-7929
 Contact address2: Not Reported
 Contact city: ELLIJAY
 Contact zip: 30540
 Contact address1: 1023 PROGRESS RD.

PWS ID: GA1230000
 Date Initiated: Not Reported
 Date Deactivated: Not Reported
 PWS Name: ELLIJAY-GILMER CO. WATER AUTH.
 ELLIJAY-GILMER CO. W&S AUTH.
 POB 635
 ELLIJAY, GA 305400635

Addressee / Facility: Not Reported

Facility Latitude: 34 41 5.0000
 Facility Longitude: 84 28 28.0000
 Facility Latitude: 34 41 7.0000
 Facility Longitude: 84 26 8.0000
 Facility Latitude: 34 42 6.0000
 Facility Longitude: 84 28 45.0000
 City Served: Not Reported
 Treatment Class: Treated
 Population: 6243

Violations information not reported.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

Truedate:	03/31/2009	Pwsid:	GA1230000
Pwsname:	ELLIJAY-GILMER CO. WATER AUTH.		
Retpopsrvd:	13010	Pwstypecod:	C
Void:	10203	Contaminant:	GROSS ALPHA, EXCL. RADON & U
Viol. Type:	3		
Complperbe:	1/1/1999 0:00:00		
Complperen:	12/31/2002 0:00:00	Enfdate:	6/29/2004 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1230000
Pwsname:	ELLIJAY-GILMER CO. WATER AUTH.		
Retpopsrvd:	13010	Pwstypecod:	C
Void:	10203	Contaminant:	GROSS ALPHA, EXCL. RADON & U
Viol. Type:	3		
Complperbe:	1/1/1999 0:00:00		
Complperen:	12/31/2002 0:00:00	Enfdate:	6/4/2003 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1230000
Pwsname:	ELLIJAY-GILMER CO. WATER AUTH.		
Retpopsrvd:	13010	Pwstypecod:	C
Void:	10203	Contaminant:	GROSS ALPHA, EXCL. RADON & U
Viol. Type:	3		
Complperbe:	1/1/1999 0:00:00		
Complperen:	12/31/2002 0:00:00	Enfdate:	6/4/2003 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1230000
Pwsname:	ELLIJAY-GILMER CO. WATER AUTH.		
Retpopsrvd:	13010	Pwstypecod:	C
Void:	10304	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2004 0:00:00		
Complperen:	7/7/2004 0:00:00	Enfdate:	7/1/2004 0:00:00
Enf action:	State Intentional no-action		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1230000
Pwsname:	ELLIJAY-GILMER CO. WATER AUTH.		
Retpopsrvd:	13010	Pwstypecod:	C
Void:	10304	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2004 0:00:00		
Complperen:	7/7/2004 0:00:00	Enfdate:	7/7/2004 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1230000
Pwsname:	ELLIJAY-GILMER CO. WATER AUTH.		
Retpopsrvd:	13010	Pwstypecod:	C
Void:	10406	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2006 0:00:00		
Complperen:	7/28/2006 0:00:00	Enfdate:	7/28/2006 0:00:00
Enf action:	State Intentional no-action		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate: 03/31/2009 Pwsid: GA1230000
 Pwsname: ELLIJAY-GILMER CO. WATER AUTH.
 Retpopsrvd: 13010 Pwstypecod: C
 Void: 10406 Contaminant: 7000
 Viol. Type: CCR Complete Failure to Report
 Complperbe: 7/1/2006 0:00:00
 Complperen: 7/28/2006 0:00:00 Enfdate: 7/28/2006 0:00:00
 Enf action: State Compliance Achieved
 Violmeasur: Not Reported

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: 3
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Compliance Period: 1/1/1999 0:00:00 - 12/31/2002 0:00:00
 Violation ID: 10203
 Enforcement Date: 6/29/2004 0:00:00 Enf. Action: State Compliance Achieved

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: 3
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Compliance Period: 1/1/1999 0:00:00 - 12/31/2002 0:00:00
 Violation ID: 10203
 Enforcement Date: 6/4/2003 0:00:00 Enf. Action: State Violation/Reminder Notice

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: 3
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Compliance Period: 1/1/1999 0:00:00 - 12/31/2002 0:00:00
 Violation ID: 10203
 Enforcement Date: 6/4/2003 0:00:00 Enf. Action: State Public Notif Requested

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: 3
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Compliance Period: 1/1/1999 0:00:00 - 12/31/2002 0:00:00
 Violation ID: 10203
 Enforcement Date: 6/29/2004 0:00:00 Enf. Action: State Compliance Achieved

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: 3
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Compliance Period: 1/1/1999 0:00:00 - 12/31/2002 0:00:00
 Violation ID: 10203
 Enforcement Date: 6/4/2003 0:00:00 Enf. Action: State Public Notif Requested

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: 3
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Compliance Period: 1/1/1999 0:00:00 - 12/31/2002 0:00:00
 Violation ID: 10203
 Enforcement Date: 6/4/2003 0:00:00 Enf. Action: State Violation/Reminder Notice

System Name: ELLIJAY-GILMER CO. WATER AUTH.
 Violation Type: CCR Complete Failure to Report
 Contaminant: 7000
 Compliance Period: 7/1/2004 0:00:00 - 7/7/2004 0:00:00
 Violation ID: 10304
 Enforcement Date: 7/7/2004 0:00:00 Enf. Action: State Compliance Achieved

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	ELLIJAY-GILMER CO. WATER AUTH.		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2004 0:00:00 - 7/7/2004 0:00:00		
Violation ID:	10304		
Enforcement Date:	7/1/2004 0:00:00	Enf. Action:	State Intentional no-action
System Name:	ELLIJAY-GILMER CO. WATER AUTH.		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2004 0:00:00 - 7/7/2004 0:00:00		
Violation ID:	10304		
Enforcement Date:	7/7/2004 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	ELLIJAY-GILMER CO. WATER AUTH.		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2004 0:00:00 - 7/7/2004 0:00:00		
Violation ID:	10304		
Enforcement Date:	7/1/2004 0:00:00	Enf. Action:	State Intentional no-action
System Name:	ELLIJAY-GILMER CO. WATER AUTH.		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2006 0:00:00 - 7/28/2006 0:00:00		
Violation ID:	10406		
Enforcement Date:	7/28/2006 0:00:00	Enf. Action:	State Intentional no-action
System Name:	ELLIJAY-GILMER CO. WATER AUTH.		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2006 0:00:00 - 7/28/2006 0:00:00		
Violation ID:	10406		
Enforcement Date:	7/28/2006 0:00:00	Enf. Action:	State Compliance Achieved

CONTACT INFORMATION:

Name:	ELLIJAY-GILMER CO. WATER AUTH.	Population:	13010
Contact:	DEBORD, EMORY	Phone:	Not Reported
Address:	1023 PROGRESS RD.		
Address 2:	ELLIJAY		
	GA, 30 706-6		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for GILMER 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: 30540

Number of sites tested: 3

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.333 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	10.300 pCi/L	0%	100%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 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 IRRA 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:
Record of Communications and
Interviews

GEC

Suggested Format for User Interview Questionnaire

Date: June 5, 2012

Property Name: Red Bird Pointe

Name, Address, and Telephone Number of User:

Jerry W. Braden

P.O. Box 447

Summerville, GA. 30747

706-857-1414

Name of Interviewer: Jerry W. Braden

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

No

Yes

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

2. Is the user aware of any environmental liens?

No

Yes

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

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

No

Yes

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

3. 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

Yes

If Yes, please provide information below.

4. 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

Yes

If Yes, please provide information below.

5. What is the user's reason for having the Phase I site assessment performed (Select all that apply)?

a. Purchase

b. Lease

c. Loan

d. Pre-sale assessment

e. Tax credits

f. Other (please explain) _____

6. Only answer Question 7, if the Property is being purchased. The purchase price of the Property is:

a. Less than the fair market value

b. More than the fair market value

c. The same as the fair market value

d. Relationship to the fair market value is unknown

7. Only answer Question 8, 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 in the purchase price and the fair market value?

No

Yes

If Yes, please provide information below.

GEC

GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

May 29, 2012

SUBJECT: Information Questionnaire – Fire & HAZMAT Responses

Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, GA
GEC Job #110260.240

Attention: **Chief West, Fire Chief**
City of Ellijay Fire Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a Phase I Environmental Site Assessment (ESA) on the above referenced site located east of Library road, and south of highway 5. Barclay Street runs along the northern side and into the site. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at (478) 757-1608 or email: asimms@geconsultants.com.

1. Is there any record of environmentally related fires, hazardous materials responses, or additional known environmental concerns at the subject property or in the immediate site vicinity?
() Yes; () No; *If Yes, please elaborate.*

2. Are you aware of any storage tanks (above or underground) currently or formerly located on the subject property or adjacent to it? () Yes; () No *If Yes, please elaborate.*

3. Are you aware of any site history, including its past usage and/or any past tenants (i.e. businesses) and their current/former usage of the property?
no

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Form Completed by:

Print: Sam West (Fire Chief)
Date: 5-30-12

Andrew Simms
For Tameka Gordon
Environmental Specialist

514 Hillcrest Industrial Boulevard Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
5031 Milgen Court Columbus, GA 31907 Tel: (706) 569-0008 Fax: (706) 569-0940
P.O. Box 767637 Roswell, GA Tel: (770) 804-9055 Fax: (478) 757-1608

GEC

GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

May 8, 2012

SUBJECT: Information Questionnaire -- Environmental Health Responses
Barclay Street Property
Barclay Street
Ellijay, Gilmer County, GA
GEC Job #110260.240

Attention: Environmental Health
Gilmer County Environmental Health Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a Phase I Environmental Site Assessment (ESA) on the above referenced site located east of Library road, and south of highway 5. Barclay Street runs along the northern side and into the site. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at 478-757-1608 or email at asimms@geconsultants.com.

1. Is there any record of environmental/health responses or other known environmental concerns at the subject property or in the immediate site vicinity?
() Yes; (✓) No If Yes, please elaborate.

2. Utilities serving the subject property. Mark all that apply.

() city water () well water (✓) unknown/do not know

() city sewer () septic system

() previous water well on site? () previous septic system on site?

3. Please elaborate if you aware of any site history such as past tenants and/or past property usage?

N/A

You may contact
Gilmer Water Sewer Authority
if serviced by public
utilities.

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Andrew Simms
For Tameka Gordon
Environmental Specialist

Form Completed by:

Andrea Martin

Print:

ANDREA MARTIN

Date:

5-9-12

514 Hillcrest Industrial Boulevard Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
5031 Milgen Court Columbus, GA 31907 Tel: (706) 569-0008 Fax: (706) 569-0940
P.O. Box 767637 Roswell, GA Tel: (770) 804-9055 Fax: (478) 757-1608

GEC

GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

June 4, 2012

**SUBJECT: Information Questionnaire – Planning & Zoning
Red Bird Pointe
Barclay Street
Ellijay, Gilmer County, GA
GEC Job #110260.240**

Attention: **Mr. Don Schneider, Code Enforcement Officer**
City of Ellijay Planning and Zoning Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a Phase I Environmental Site Assessment (ESA) on the above referenced site located off of Barclay Street in Ellijay, Georgia. The subject site is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76. The subject site, which is part of a larger tract of land totaling 22.22, is included within Parcel Number 1080 140. The total acreage for the proposed Red Bird Point project is approximately 18.52 acres. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at (478) 757-1608 or email at tgordon@geconsultants.com.

1. What is the zoning for the subject property? **R-3 (Multi-Family Residential)**
2. Are you aware of any zoning restrictions currently on the subject property?
() Yes; (X) No *If yes, please elaborate.*

3. Are you aware of any site history, including its past usage and/or any past tenants (i.e. businesses) and their current/former usage of the property? **There are two houses on the property. I believe they were recently used as rental property.**

4. Utilities serving the subject property. Mark all that apply.
() city water () well water (X) unknown/do not know
() city sewer (X) septic system
() previous water well on site? () previous septic system on site?
5. Are there any record or any known environmental conditions or concerns at the subject property or in the immediate site vicinity? () Yes; (X) No; **None that I am aware of.** *If Yes, please elaborate.*

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

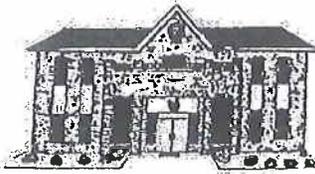
Sincerely,

Form Completed by: **Don Schneider**

Tameka Gordon
Environmental Specialist

Date: June 4, 2012

514 Hillcrest Industrial Boulevard Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
5031 Milgen Court Columbus, GA 31907 Tel: (706) 569-0008 Fax: (706) 569-0940
P.O. Box 767637 Roswell, GA Tel: (770) 804-9055 Fax: (478) 757-1608



AL HOYLE, Mayor
Sharon Spivey, City Clerk
David Westmoreland, Mayor Pro-Tem

CITY OF ELLIJAY
Georgia's Apple Capital

COUNCIL MEMBERS
Charles Barclay Al Fuller
Ruth Caudell Kathryn Lancey
David Westmoreland

May 17, 2011

Mr. Jerry W. Braden
Red Bird Pointe, L.P.
P.O. Box 447
Summerville, Georgia 30747

RE: Zoning for Parcel # 1080-140, 18.52 acres, on McCutchen Road, City of Ellijay

Dear Mr. Braden

Please be advised that the above described tract of land, located in the City of Ellijay and presently owned by JC Sanford is zoned R-3, multi-family residential, with the agreement from Mr. Sanford that should the property not be developed as housing for older persons, age 55 and older as defined by the Georgia Department of Community Affairs, that a zoning change request will be filed with the City of Ellijay to change the zoning back to R-1, single family residential. This would allow your proposed project of up to 64 units (HFOP age 55+) to be placed on this tract.

Sincerely,

Don Schneider, Code Enforcement Officer
City of Ellijay
706-635-4711 ext. 2
CodeEnforce@ellijay.com



WATER & SEWERAGE AUTHORITY
PROTECTING THE ENVIRONMENT AS WE SERVE
1023 Progress Road
Ellijay, Georgia 30540-6107
(706) 276-2202 Fax (706) 635-2202

May 29, 2012

Mr. Jerry W. Braden
Red Bird Pointe, L.P.
P.O. Box 447
Summerville, GA 30747

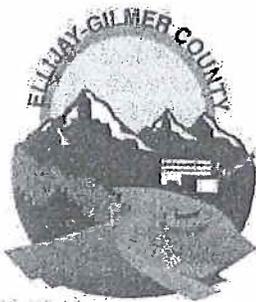
RE: 18.52 Acres, McCutcheon Street, City of Ellijay, (JC Sanford Property,
across from proposed City Park)

Dear Mr. Braden:

Please be advised that the attached water and sewer letter dated June 14,
2011, is still applicable to this property.

Sincerely,

Gary McVey, Operations Manager
Ellijay-Gilmer County Water & Sewerage



WATER & SEWERAGE AUTHORITY
PROTECTING THE ENVIRONMENT AS WE SERVE

1023 Progress Road
Ellijay, Georgia 30540-6107
(706) 276-2202 Fax (706) 635-2202

June 14, 2011

Red Bird Pointe, L.P.
Mr. Jerry W. Braden
P.O. Box 447
Summerville, GA 30747

RE: 18 +/- Acres, McCutcheon Street, City of Ellijay (J.C. Sanford Property, across from proposed City Park)

Dear Mr. Braden:

Please be advised that the tract described above has a water main that is located along McCutcheon Street in front of your site. Sewer main(s) are located on McCutcheon Street near your site. Upon payment of all applicable fees, the Ellijay-Gilmer County Water & Sewerage Authority (Authority) will allow you to tie on to both the public water and public sewerage system owned and maintained by the Authority. The Authority has sufficient capacity in both the public water system and the public sewerage system to accommodate your proposed project of 56 to 64 units of senior housing. Any required extensions to the system will be at the cost of the developer.

If you have any questions or require further information on this matter, please contact my office at (706) 276-2202.

Sincerely,

Gary McVey, Operations Manager
Ellijay-Gilmer County Water & Sewerage Authority

Georgia Power Company
Ralph Robinson
Area Sales Executive
41 Massell Drive
Cartersville, Georgia 30120
Office: 770-387-5365
FAX: 770-387-5342



A SOUTHERN COMPANY

May 3, 2012

Jerry Braden
P. O. Box 447 (135 North Washington St.)
Summerville, Georgia 30747

Re: Letter of Availability
Proposed Red Bird Pointe 56 Units
Library Street and Old Blue Ridge Rd
Ellijay, Gilmer County Georgia

Dear Mr. Braden:

This letter is to confirm that Georgia Power Company has available capacity and will supply electric service to the location referenced above. Details of the type of service and method of service must be coordinated with Company standard procedures.

If you have any questions or need any further assistance, please call me at 770-387-5365. We look forward to working with you on this project and appreciate your business.

A handwritten signature in cursive script that reads "Ralph Robinson".

Ralph Robinson
Sales Executive

Cc: John Foust, Engineer, Georgia Power Company
Ron Ingram, Local Manager, Georgia Power Company

**APPENDIX I:
Author Credentials,
Documentation of Qualification as
an Environmental Professional**

Jon A. Spaller, P.G.
Chief Geologist

Education

- B.A. Geology, West Georgia College, Carrollton, GA, 1978

Continuing Education

- Shallow Foundation Design Short Course, University of Missouri at Rolla, 1984
- Landfill Design Short Course, Clemson University, 1990
- IBM PC Applications to Groundwater Pollution and Hydrology, National Groundwater Association Short Course, Princeton, New Jersey, 1993
- Monitored Natural Attenuation Workshop, USEPA, Atlanta, Georgia, 1998
- Introduction to Fate & Transport Modeling – Bioscreen, Georgia Groundwater Association, Atlanta, Georgia, 1999.

Experience

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

Professional Registrations

- Georgia # 710

Professional Memberships

- Solid Waste Association of North America
- National Groundwater Association
- Georgia Groundwater Association

GEC

Robert T. Hadden

Environmental Department Manager/Senior Environmental Specialist

Education

- Bachelor of Arts, University of South Alabama, 1981

Continuing Education

- Advanced Asbestos/Lead Seminar, March 24, 2011
- ASTM – Phase I & Phase II ESA's for Commercial Real Estate, June 13-15, 2006
- Annual 8-Hour Update of HAZPOWER Training – 1991-2010
- Asbestos Inspector/Planner Certificate Last Update May 2010
- Hazardous Waste Management: The Complete Course, August 1-2, 2002, Certification No. 71499
- Georgia Institute of Technology – Understanding Environmental
- Compliance Workshop November 12, 2002
- OSHA Hazard Communications Standard Training for Trainers, July 31, 2000, Certification No. 71498
- ISO 14001 Environmental Management Systems Lead Auditing, Course and Exam, September 1999, Certificate No. ET091399-09.
- Environmental Regulations in Georgia Seminar, January, 1997
- Underground Storage Tank Seminar, Georgia EPD, 1992, 1995
- 40-Hour Hazardous Waste Site Training, Certification 1991
- 40-Hour Environmental Site Assessment and Certification, 1993
- 24-Hour AHERA Asbestos Inspector Course and Certification, 1992

Experience

Mr. Hadden has experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical & environmental consulting services. During the last 20 years, Mr. Hadden's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment and compliance auditing, field sampling and analysis by immunoassay, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, and asbestos surveys. He also has experience in underground storage tank removal, site assessment and remediation.

Professional Memberships

- American Society of Testing & Materials (ASTM)
- Environmental Information Association – National
- Environmental Information Association – Georgia
- Georgia Affordable Housing Coalition

The logo for GEC, consisting of the letters 'GEC' in a large, bold, serif font.

Tameka Gordon

Environmental Specialist

Education

- Associate of Science in Business Administration, Macon State College 2007
- Pursing a Bachelor's of Science in Business & Information Technology, major track in Management, Macon State College, Macon, Georgia

Continuing Education

- Environmental Data Resources, Inc. Due Diligence at Dawn Workshop, Atlanta, 2005, 2010
- 40-Hour Hazardous Waste Site Training, Certification 2008
- 8-Hour Hazardous Waste Site Training, Updates (Yearly)
- Phase I Environmental Site Assessments, Certification 2009
- HUD – Environmental Review Procedures for Responsible Entities Training, 2010
- Environmental Due Diligence-Principals and Practice, Certificate 2010
- Vapor Encroachment Screening on Property Involved in Real Estate Transactions, 2010

Experience

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

Professional Memberships

- Leadership Macon
- Macon Chamber of Commerce Young Professional Network
- Women in Affordable Housing Network
- ASTM International

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**APPENDIX J:
Owner Environmental
Questionnaire**

GEC

**OWNER ENVIRONMENTAL QUESTIONNAIRE
& DISCLOSURE STATEMENT**

The checklist **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e., a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. Care should be taken to check the answers against whatever records are in the owner's possession. If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the checklist below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser: Jerry W. Bruden
(Phone) 706-760-1095

Owner/seller: JC SANFORD
(Phone) 706 669-0294

Subject property: MECOTCHEN ST AND BARCLAY ST
(Phone) SAME

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:

NONE

Name and type of business operating at the adjacent property to the **north**:

DR. OFFICE

south:

NONE

east:

NONE

west:

NONE FUTURE CITY PARK

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:

NONE

Previous use of property:

PRIVATE HOMES

Previous use of property to north:

HOMES

south:

VACANT - WOODED

east:

TIMBER

west:

HAY - FIELD

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) SEPTIC

b) Are the existing storage tanks empty, out of service, or closed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

Yes No Don't Know (If yes, please describe)
-NONE KNOWN OF

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

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

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

NONE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

QUESTIONNAIRE - PART B:

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

Yes No Don't Know *DO NOT KNOW AGE*

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?

- a. Coastal Areas Protection and Management
- b. Runway Clear Zones & Accident Potential Zones
- c. Endangered Species
- d. Farmland Protection
- e. Compatibility with Local Codes, Plans and Zoning
- f. Wetlands Designated land
- g. Thermal & Explosive Hazards
- h. Toxic Chemicals & Radioactive Materials
- i. Solid Waste Management
- j. Local Zoning Plans Compatibility

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>NO</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

(If yes, please describe.)

4. Is the site within 1000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Don't Know (If yes, the following information must be completed. Much of it can be obtained through the City/County Highway or Transportation Department)

- What is the name of the major road/highway/freeway? _____
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site _____
- What is the average speed of travel on this major road/highway/freeway?

- List the average number of automobiles for both directions during a 24-hour day _____
- List the average number of trucks for both directions during a 24-hour day

5. Is the site within 3000 feet of a railroad?

Yes No Don't Know (If yes, the following information must be completed. Much of it can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway)

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day

- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No

- If yes, how far from the grade crossing are the whistle posts located?

6. Is the site within 15 miles of a military airport?

Yes No Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all military airports and can be obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market values of the property if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

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: J.C. Sanford
 Relationship to Site: OWNER
 Address: PO BOX 614 FLLI; AYBA 30540
 E-mail Address: _____
 Phone Number: 706-669-0298
 Date: March 9 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 9 day
 of MARCH, 2012, in the
 Presence of:

Karen Henderson
 Witness

By: J.C. SANFORD
 Property Owner

Diana Buttram
 Notary Public

J.C. Sanford
 Name

My commission expires on: June 2015
 (Notarial Seal)

Owner
 Title

APPENDIX K:
Property Log and Information
Checklist

GEC

PROPERTY LOG AND INFORMATION CHECKLIST

This form **MUST** be completed by the Qualified Environmental Professional who performed the Phase I and/or Phase II. All entries must be fully documented and explained in the environmental reports. This form, together with all supporting documentation relating to the Phase I, must be submitted to DCA before any application can be accepted for processing.

PROPERTY LOG

Property Address: **Proposed Red Bird Pointe
Barclay Street
Ellijay, Georgia 30540**

Developer's Name and Address: **Red Bird Pointe, L.P.
Braden Ellijay, LLC
c/o The Braden Group
135 North Washington Street
Summerville, Georgia 30747
Attn: Mr. Jerry Braden**

Developer's e-mail Address: jerry@thebradengroup.com

Developer's Telephone Number: **(706) 857-1414**

Qualified Environmental Professional's Name: **Robert T. Hadden**

Qualified Environmental Professional's Telephone Number and e-mail address:
 (478) 757-1606 & bhadden@geconsultants.com

Environmental Consulting Firm's Name and Address:
 **Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Boulevard
Macon, Georgia 31204-3472**

Date Phase I Environmental Site Assessment Completed: **May 9, 2012**

Summary of Phase I Results:

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

INFORMATION CHECKLIST

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

1. Overall Property Description

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

2. Asbestos

- Dated Building Construction Or Rehabilitation Specifications
- Engineer's/Consultant's Asbestos Report
- Other (Specify)

3. Polychlorinated Biphenyls

- Utility Transformer Records
- Site Survey of Transformers: (site reconnaissance)
- Site Soil and Groundwater PCB Test Results
- Other (Specify)

4. Radon
 - Water Utility Records
 - Gas Utility Records
 - On-Site Radon Test Results
 - Other (**EPA Publication 402-R-93-030: EPA's Radon Zones Map for Georgia, September, 1993 & EDR environmental database report**)

5. Underground Storage Tanks
 - Oil, Motor Fuel and Waste Oil Systems Reports, EPD, LUST & ERNS Records
 - CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)
 - Site Soil and Groundwater Tests
 - Site Tank Survey
 - Other (Specify)

6. Waste Sites
 - CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)
 - State EPD site lists for neighborhoods (within radius of one mile)
 - Federal Facilities Docket
 - Site Soil and Groundwater Test Results
 - Other (Specify)

7. Lead Based Paint
 - Lead Paint Survey
 - Certification/Compliance Records
 - Site Soil Test Results
 - Other (Specify)

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results (Residence being demolished; reviewed annual water quality report)
- Mold Inspection Results
- Other (Specify)

Checklist completed by: Robert T. Hadden

Name (Type or Print): **Robert T. Hadden**

Date: **May 9, 2012**

**APPENDIX L:
Proof of Insurance**

GEC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/28/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Griffin Insurance Agency 506 West Ward St. Douglas GA 31533	CONTACT NAME: Renee Mizell PHONE (AG No. Ext): (912) 384-1003 FAX (AG No.): (912) 384-8014 E-MAIL ADDRESS: renee@griffinagency.com																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>OWNERS INSURANCE COMPANY</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	OWNERS INSURANCE COMPANY		INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
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INSURER B:																					
INSURER C:																					
INSURER D:																					
INSURER E:																					
INSURER F:																					
INSURED Geotechnical & Environmental Consultants Inc & 514 Hillcrest Industrial Blvd Macon GA 31204																					

COVERAGES CERTIFICATE NUMBER: CL11113000746 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	X	X	47-849355	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> DOC	X	X	47-84935501	12/1/2011	12/1/2012	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	X		47-84935500	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	X		48-084348	12/1/2011	12/1/2012	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Installation			47-849355	12/1/2011	12/1/2015	\$500 ded 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CGL provides blanket additional insured by contract for both premises and products and completed operations and blanket waiver of subrogation.
 Pollution liability is excluded from the CGL and the umbrella.
 Blanket waiver of subrogation for workers compensation applies.
 30 day notice of cancellation applies.

GEC Project No. 110260.240 -- Red Bird Pointe

CERTIFICATE HOLDER The Georgia Housing & Finance Authority Dept of Community Affairs 60 Executive Park S Atlanta, GA 30329	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Renee Mizell/RENEE <i>Anapla R. Mizell</i>
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CERTIFICATE OF LIABILITY INSURANCE

OP ID: MD

DATE (MM/DD/YYYY)

03/28/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Insurance Service Inc. 2945 Horizon Park Drive Ste C Suwanee, GA 30024	770-831-5669	CONTACT NAME: Gayle Holcomb
	770-831-3363	PHONE (A/C, No, Ext): 770-831-5669 FAX (A/C, No): 770-831-3363
E-MAIL ADDRESS: GHolcomb@Paragon-Ins.com		PRODUCER CUSTOMER ID #: GEOTE-1
INSURED Geotechnical & Environmental Consultants, Inc. 514 Hillcrest Industrial Blvd Macon, GA 31204		INSURER(S) AFFORDING COVERAGE Endurance American Spec A XV NAIC # 41718
		INSURER B:
		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DEDUCTIBLE						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Cont Pollution			ECC101004342-03	12/01/11	12/01/12	Claim/Agg 2,000,000
A	Professional Liab			ECC101004342-03	12/01/11	12/01/12	Claim/Agg 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Pollution & Professional Claims Made Retro Date 12/1/99, \$50,000 Deds apply.

Pollution & Professional are subject to the \$2,000,000 policy aggregate, these are not separate limits.

This certificate is revised and replaces any other certificates previously issued. **SEE ATTACHED HOLDER NOTES PAGE**

GEC Project No. 110260.240 -- Red Bird Pointe

CERTIFICATE HOLDER

CANCELLATION

GEORG90 The Georgia Housing and Finance Authority 60 Executive Park South, NE Atlanta, GA 30329-2231	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

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NOTEPAD:

HOLDER CODE **GEORG90**
INSURED'S NAME **Geotechnical & Environmental**

GEOTE-1
OP ID: MD

PAGE 2
DATE **03/28/12**

Notwithstanding the appropriate provision of this policy, in the event cancellation of this policy is instigated by the Company for any reason except non payment of premium, the Company will provide 30 days advance notice of such cancellation to any person organization(s) whom the Named Insured agrees, in a written contract, to advance notice of cancellation endorsement #17 form # FEI-511-ECC-0708 attached to the policy, and per all terms and conditions of the policy.

APPENDIX M:
Letters of Reference



March 27, 2012

To Whom It May Concern
c/o Thomas E. Driver, P.E., President
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, GA 31204

Gentleman:

This letter is written as a letter of recommendation for Tom Driver and Geotechnical & Environmental Consultants, Inc. NewTown Macon has worked for more than 10 years and on numerous property transactions. The work by GEC that I have observed included environmental assessment, soil, ground and water sampling, contaminated property assessments and remediation plans.

I have found that the work of GEC is very professional, complete and timely. I recommend GEC for any environmental engagement. Please let me know if you have further questions.

Sincerely,

C. Michael Ford
President and CEO

ARTHUR P. BARRY, III
Associate Broker / Partner



COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY
990 RIVERSIDE DRIVE
MACON, GA 31201

BUS. (478) 746-8171
TOLL FREE (800) 926-0990
FAX (478) 746-1362

abarry@coldwellbankercommercialeb.com

March 29, 2012

To Whom It May Concern
c/o Thomas E. Driver, P.E., President,
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204

Gentlemen:

I write this letter of recommendation for Tom Driver and his company, Geotechnical & Environmental Consultants, Inc. because I have worked with Tom and others at GEC for a number of years in connection with environmental issues for various clients. The work by GEC that I have observed has included environmental assessments of land, soil and groundwater sampling and analysis for various purposes, geotechnical work, contaminated properties assessment and remediation, and other environmental work. Both my clients and I have found Tom Driver and the other employees at GEC to be professionals in their field. Their reports and advice through the years have been insightful and accurate. The level of quality service is high in every regard to GEC. For this reason, Tom Driver and GEC are the only environmental consultant I recommend to my clients.

If you have any further questions concerning my experience with Tom and GEC, please contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Arthur P. Barry III'.

Arthur P. Barry III, SIOR
Associate Broker/Partner

APB/mc

STATE BANK & Trust Company

April 2, 2012

To Whom It May Concern:

Please allow this letter to serve as a reference for Geotechnical and Environmental Consultants, Inc. (GEC), with whom we enjoy an excellent relationship. We have the highest level of confidence in the work prepared by GEC. They are the only provider of geotechnical and environmental services that we recommend here in the Middle Georgia area.

The company always handles its affairs in a professional and timely manner. We are happy to have partnered with GEC on prior and current jobs and look forward to doing so again in the future. If I can be of any assistance answering any questions, please contact me at 478-796-6479.

Sincerely,



Brandon Mercer
Senior Vice President

**APPENDIX N:
Environmental Certification**

GEC

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: Proposed Red Bird Pointe

Project Location: Barclay Street, Gilmer County, Ellijay, GA

Page/Sec./App.

1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format. 1-34/A-U

2. The Phase I Report and/or update was performed under the supervision of an "Environmental Professional" as defined in 40 C.F.R. § 312.10(b) (hereinafter referred to as an Environmental Professional). *Résumés describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included.* 5-6/2.4/1

3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project. 1-2/1.0

4. The Phase I Report and/or update was prepared less than 180 days prior to Application submission and within 30 days of the site reconnaissance. In addition, the date of the Report appears on the cover page of the Report. 17/5.0/B

5. The Georgia Housing and Finance Authority and DCA have the right to rely upon the Phase I and/or Phase II Report prepared for the property in the same way as the Owner, client and any other authorized users of the Report(s). 6-7/2.6

6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. 1-2&4-5/1.0&2.2

7. The Environmental Professional employed by the consulting firm has supervised the performance of the Phase I, reviewed, signed and stamped both the Phase I and Phase II Reports (if applicable) and any amendments, addenda and updates thereto. N

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. 25/5.5/D

9. The Phase I includes the professional opinion of the Environmental Professional as to any potential environmental risks and as to any recognized environmental conditions identified during the comprehensive historical review. 29/6.0&7.0

10. The Environmental Professional has:

* Commercial General Liability insurance, total combined single limits of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate; *and* L

* Professional Errors and Omissions Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate with coverage extended to include third party liability for death, bodily injury, diminution of value of property and property damage. L

* Pollution Liability Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate. L

Project Name: Proposed Red Bird Pointe

Project Location: Barclay Street, Gilmer County, Ellijay, 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 Report (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, then the Report includes a noise assessment which was completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). 23-24/5.4.22/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 included in the financial structure). N/A

18. The Environmental Consultant Signature Page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature Page is included in the Phase I Report and/or Phase II Report. Second page of report

Applicant Signature

Date


Environmental Professional Signature & Stamp



**APPENDIX O:
Consumer Confidence Report on
Water Quality**

GEC

Ellijay-Gilmer County Water & Sewerage Authority WATER QUALITY REPORT

Definitions and Abbreviations:

AL—Action Level: The concentration of a contaminant which, if exceeded, triggers a treatment or other requirement that a water system must follow.

EPA—Environmental Protection Agency, Federal agency.

EPD—Environmental Protection Division, State agency.

MCL—Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. The MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG—Maximum contaminant level goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

ND—Nondetect: Contaminant was not detected in the particular sample analyzed.

NTU—Nephelometric Turbidity Units, a measure of turbidity or cloudiness of water.

PPB—Parts Per Billion (same as micrograms per liter). One part per billion is equivalent to one minute in 2,000 years or one penny in \$10 million.

PPM—Parts Per Million (same as milligrams per liter). One part per million is equivalent to one minute in 2 years or one penny in \$10,000.

THHA—Total Haloacetic Acids, a by-product of disinfection by chlorination.

TT—Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.

THM—Total Trihalomethanes, a by-product of disinfection by chlorination.

Waiver—State permission not to monitor for a particular parameter for a specified period.

TABLE OF DETECTED CONTAMINANTS • 2010 Calendar Year

REGULATED SUBSTANCES						
SUBSTANCE (units)	MCLG (Ideal Level)	MCL (Highest Allowed)	HIGHEST AVERAGE	RANGE OF LEVELS DETECTED	DOES IT MEET STANDARD?	PROBABLE SOURCES
Total Coliform Bacteria	0	presence of bacteria in < 5% of monthly samples	0%	0%	Yes	Naturally present in the environment
Fluoride (ppm)	< 2	4	.84	.77-90	Yes	Erosion of natural deposits; water additive which promotes strong teeth
Nitrate/Nitrite	10	10	.38	.38	Yes	Runoff from fertilizer use; leaching from natural deposits
Total Organic Carbon (ppm)	N/A	TT	.75	ND-1.3	Yes	Naturally present in the environment
Chlorine (ppm)	2	4	1.6	.58-1.8	Yes	Added to water as a disinfectant
Barium (ppb)	2000	2000	ND	ND	Yes	Discharge of drilling waste; erosion of natural deposits
Turbidity	0	TT = 5 NTU	.33	N/A	Yes	Soil runoff and erosion
		TT = % of samples < 0.3 NTU	99.9**	N/A	Yes	
Total Trihalomethanes (TTHMs) (ppb)	80	80	33.4	13.2-57.8	Yes	By-product of disinfection by chlorination
Total Haloacetic Acids (THAAs) (ppb)	60	60	26.4	18.1-39.3	Yes	By-product of disinfection by chlorination
LEAD AND COPPER						
LEAD AND COPPER AT TAP	MCLG (Ideal Level)	MCL (Highest Allowed)	90th PERCENTILE OF RESULTS	# SITES ABOVE THE AL	DOES IT MEET STANDARD?	PROBABLE SOURCES
Lead (ppb)*	0	AL = 15	2.5	0 of 30	Yes	Corrosion of household plumbing systems; erosion of natural deposits
Copper (ppb)*	0	AL = 1300	44	0 of 30	Yes	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

* 2010 results. The Georgia Environmental Protection Division (EPD) only requires Ellijay-Gilmer County Water & Sewerage Authority to monitor lead and copper levels every three years due to the low levels detected in previous years.

**The higher the percentage, the better the water quality.

REQUIRED LEAD INFORMATION: If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Ellijay-Gilmer County Water & Sewerage Authority is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water testing methods and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or <http://www.epa.gov/safewater/lead>.

ELLIJAY-GILMER COUNTY WATER AND SEWERAGE AUTHORITY ANNUAL WATER QUALITY REPORT

This report includes data collected between January 1, 2010 and December 31, 2010

As residents of Gilmer County, we are surrounded by the beautiful environment. We should all constantly remind each other of the importance of protecting it. One of our most important natural resources is water. The water that we provide for our customers is taken from the Cartecay River and Ellijay River. The water is treated at the Cartecay Water Treatment Plant at 364 Victory Circle. We are extremely fortunate to have such clean water sources and the ability of a trained staff of operators to make the water even cleaner. Any of our assessments reports are available to the public at any time. Our Georgia Water System I.D. Number is 1230000. If you have any questions about the water you drink, call us at 706-276-2202. [Una versión española de este documento está disponible a petición.](#)

WATER QUALITY

The Ellijay-Gilmer County Water and Sewerage Authority (EGCWSA) is pleased to report that your drinking water met or exceeded all safety and quality standards set by the State of Georgia and EPA during the previous year. This 2010 Quality Report provides our customers with detailed accounts of all the monitoring and testing results gathered from water quality testing during the calendar year. Our employees are committed to providing you with safe, dependable tap water on a year round basis. We are proud to provide the enclosed Water Quality Data Information.

The quality of the water delivered to your house or business is our number one concern. We are proud to report that there have been no violations for compliance with the National Primary Drinking Water Standards. Included is a chart that defines the substances tested, the Maximum Contamination Level or MCL, which is the maximum allowable limit defined in the Safe Drinking Water Rules, the actual system results for EGCWSA, the Range of Detection, which is the range in which the test will detect an amount of the substance and a listing of any violations.

THE COOSA BASIN

The Coosa Basin is the watershed or drainage area that feeds water to our local rivers. It is important that we all understand that the activities on our land affects the quality of the water we drink. The more contamination we put on the land the more substances we will have to monitor for and remove in order to keep water safe to drink and affordable to purchase. Protecting our land resources will help protect our water. It is our Life Line, so let's cherish it and protect it always. Water source information may be found on the Internet. One of the most informative sites is the USEPA Water Shed Site at www.epawatershed.com. This and many other sites give us information on the quality of the water in our basin

ADDITIONAL INFORMATION

Drinking water, including bottled water, may reasonably be expected to contain small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. Some people may be more vulnerable to contaminants in drinking water than the general population is. Immuno-compromised persons, such as persons with cancer and undergoing chemotherapy, persons who have undergone organ transplants, people with HIV or AIDS or other immune system disorders, some elderly and some infants, who can be particularly at risk from infections, should seek advice about drinking water from their health care providers. EPA and CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants and more information about contaminants and potential health effects can be obtained by calling the EPA Safe Drinking Water Hotline at 1-800-426-4791.

MEASUREMENTS AND DEFINITIONS

In this report, one part per million (ppm) means one pound of a substance can be detected in a million pounds of water or one milligram of a substance can be found in a liter of water (mg/l). MCL is the maximum contamination level of a contaminant allowable by State and Federal Safe Drinking Water Standards. ND means None Detected and means that by the method used to determine concentration of substance there was no substance present. Contaminants that are ND are not included in the Water Quality Table. Turbidity, which is the cloudiness of the water caused by suspended matter, is measured in units of NTU, which stands for Nephelometric Turbidity Units. TT stands for Treatment Technique and means a required process intended to reduce the level of a contaminant in drinking water. AL stands for Action Level and means the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow. MCLG stands for Maximum Contamination Level Goal and means the level of a contaminant in drinking water below which there is no known or expected risk to health. The MCLG allows for a margin of safety. Ug/L stands for Micrograms per Liter and means a concentration that is measured in parts per billion. The < symbol means less than and usually indicates that the test results were less than the MCL standard set by the Safe Drinking Water Act. Monitoring Waiver is a waiver issued by the Environmental Protection Division (EPD) when analytical results of the system water shown by vulnerability assessments prepared by EPD indicate that the water complies with the requirements of the Georgia Rules for Safe Drinking Water. The presence of some contaminants does not necessarily indicate a health risk; however, some people may be more vulnerable than others.

APPENDIX P:
Endangered Species Documentation

GEC



WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities

Gilmer County — Fips Code: 13123

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 coosawattae* (Coosawattee Crayfish) [GA] - crustacean
- *Cambarus speciosus* (Beautiful Crayfish) [GA] - crustacean
- *Cryptobranchus alleganiensis alleganiensis* (Eastern Hellbender) [GA] - amphibian
- *Cyprinella caerulea* (Blue Shiner) [US] - fish
- *Desmognathus folkertsi* (Dwarf Black-bellied Salamander) - amphibian
- *Etheostoma brevirostrum* (Holiday Darter) [GA] - fish
- *Macrhybopsis sp. 1* (Coosa Chub) [GA] - fish
- *Percina aurolineata* (Goldline Darter) [US] - fish
- *Pituophis melanoleucus melanoleucus* (Northern Pine Snake) - reptile
- *Sorex hoyi* (Pygmy Shrew) - mammal

Community Occurrences

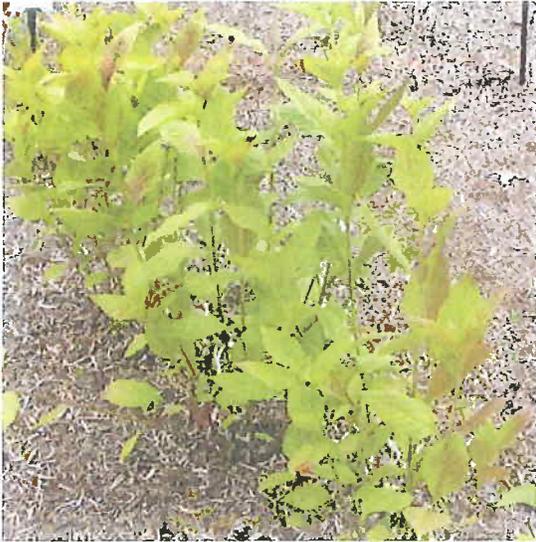
- *Betula alleghaniensis* - *Tilia americana* var. *heterophylla* / *Acer spicatum* / *Ribes cynosbati* / *Dryopteris marginalis* Forest (Southern Appalachian Hardwood Boulderfield Forest (Typic Type))
- *Br boulderfield forest* (Boulderfield Forest)

Plant Occurrences

- *Calystegia catesbeiana* ssp. *sericata* (Silky Bindweed) 🌿
- *Carex appalachica* (Appalachian Sedge) 🌿
- *Carex manhartii* (Manhart's Sedge) 🌿
- *Carex scabrata* (Sedge) 🌿
- *Coreopsis latifolia* (Broadleaf Tickseed) [GA] 🌿 🌿
- *Cypripedium acaule* (Pink Ladyslipper) [GA] 🌿 🌿
- *Cypripedium parviflorum* (Yellow Ladyslipper) [GA] 🌿 🌿
- *Heracleum lanatum* (Masterwort) 🌿
- *Hydrastis canadensis* (Goldenseal) [GA] 🌿 🌿
- *Hydrophyllum macrophyllum* (Largeleaf Waterleaf) 🌿
- *Isotria medeoloides* (Small Whorled Pogonia) [US] 🌿 🌿
- *Juglans cinerea* (Butternut (Nut-bearing Only)) 🌿 🌿
- *Juncus gymnocarpus* (Naked-fruit Rush) 🌿
- *Lygodium palmatum* (Climbing Fern) 🌿
- *Melanthium latifolium* (Broadleaf Bunchflower) 🌿
- *Monotropsis odorata* (Sweet Pinesap) [GA] 🌿 🌿
- *Panax quinquefolius* (American Ginseng) 🌿
- *Phlox amplifolia* (Broadleaf Phlox) 🌿
- *Platanthera grandiflora* (Large Purple Fringed Orchid) 🌿 🌿
- *Prunus virginiana* (Chokecherry) 🌿
- *Sarracenia oreophila* (Green Pitcherplant) [US] 🌿 🌿
- *Symphotrichum georgianum* (Georgia Aster) [US] 🌿 🌿
- *Symphotrichum phlogifolium* (Phlox-leaved Aster) 🌿
- *Thermopsis fraxinifolia* (Ash-leaf Bush-pea) 🌿
- *Thermopsis villosa* (Aaron's Rod) 🌿 🌿
- *Trientalis borealis* (Starflower) [GA] 🌿 🌿
- *Trillium simile* (Sweet White Trillium) 🌿
- *Triosteum aurantiacum* (Wild Coffee) 🌿
- *Veratrum viride* (American False Hellebore) 🌿

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

Plant Occurrences



Common Name: BROADLEAF TICKSEED

Scientific Name: *Coreopsis latifolia*

Family: Asteraceae/Compositae (aster)

Rarity Ranks: G3/S1

State Legal Status: Rare

Description: Perennial herb with unbranched stems up to 5 feet tall. Leaves 4 – 8 inches long and 2 - 4 inches wide, mostly opposite, broadly oval with pointed tips and tapering bases, smooth except for a few hairs on the lower surface, margins toothed, with leaf stalks up to 1 inch long.

Habitat: Moist hardwood forests in mountain coves, usually in canopy gaps, near openings, or along trails and forest roads.



Common Name: PINK LADY'S-SLIPPER

Scientific Name: *Cypripedium acaule*

Other Commonly Used Names: pink moccasin flower, stemless lady-slipper, slipper orchid

Family: Orchidaceae (orchid)

Rarity Ranks: G5/S4

State Legal Status: Unusual

Description: Perennial herb with two large basal leaves and a single flower stalk topped with a showy pink flower.

Habitat: Upland pine and mixed pine-hardwood forests with acidic soils; in the mountains, near edges of rhododendron thickets and mountain bogs.



Common Name: YELLOW LADY'S-SLIPPER

Scientific Name: *Cypripedium parviflorum*

Other Commonly Used Names: golden slipper

Family: Orchidaceae (orchid)

Rarity Ranks: G5/S3

State Legal Status: Rare

Description: Perennial herb, 3 - 28 inches (7 - 70 cm) tall, with 3 - 5 leaves evenly spaced along an erect, hairy stem. Leaves up to 8 inches (20 cm) long and 4 inches wide, broadly oval with pointed tips and clasping leaf bases, hairy, strongly ribbed, alternate.

Habitat: Both varieties of yellow lady's-slipper occur in rich, cove hardwood forests.



Common Name: GOLDENSEAL

Scientific Name: *Hydrastis canadensis*

Family: Hydrastidaceae (goldenseal)

Rarity Ranks: G4/S2

State Legal Status: Endangered

Description: Perennial **herb**, 6 - 20 inches tall, forming colonies from a stout, underground stem. Above ground stems erect, hairy, and often golden-yellow at the base and bearing 1 - 2 leaves at the top.

Habitat: Moist, deciduous hardwood forests with neutral or basic soils over bedrock that is high in calcium or magnesium. Goldenseal thrives best under a somewhat patchily open canopy.



Common Name: SMALL WHORLED POGONIA

Scientific Name: *Isotria medeoloides*

Family: Orchidaceae (orchid)

Rarity Ranks: G2/S2

State Legal Status: Threatened

Description: Perennial herb with a waxy, pale green stem 1½ - 10 inches tall, topped by a whorl of 4 - 6 leaves. Leaves are 3 inches long and ¼ - 1½ inches wide, pointed, waxy.

Habitat: Acidic soils of mixed hardwood-pine forests on lower slopes and stream terraces, often with chestnut oak, red maple, hemlock, white pine or Virginia pine, lowbush blueberry, Indian cucumber root, and New York fern.



Common Name: SWEET PINESAP

Scientific Name: *Monotropsis odorata* Schweinitz in Elliott

Other Commonly Used Names: Carolina beechdrops

Family: Ericaceae (heath) or Monotropaceae (pygmy pipe)

Rarity Ranks: G3/S1

State Legal Status: Threatened

Description: Perennial herb, lacking chlorophyll, parasitic on underground fungi associated with roots of trees. Stems 1 - 3 inches tall, fleshy, smooth, and hairless; red, purple, pink, or brown; usually in clusters, at first curved, becoming erect with age.

Habitat: Mixed pine-hardwood or chestnut oak-dominated forests with dry, acidic soil, often with mountain laurel, rhododendron, and blueberry.



Common Name: GREEN PITCHERPLANT

Scientific Name: *Sarracenia oreophila*

Family: Sarraceniaceae (pitcherplant)

Rarity Ranks: G2/S1

State Legal Status: Endangered

Federal Legal Status: Endangered

Description: Perennial herb with leaves modified into erect, tubular pitchers. Pitchers 8 – 30 inches tall, green, narrow at the base and widening to an opening partially covered by a hood. Many flat, curved, erect, non-pitcher leaves 2 - 7 inches tall, are produced in late summer, persist through the winter, and may be more numerous than pitchers when plants are stressed.

Habitat: Wet meadows, wet flatwoods, swamps, seepage slopes, sandy stream banks.



Common Name: GEORGIA ASTER

Scientific Name: *Symphyotrichum georgianum*

Family: Asteraceae/Compositae (aster)

Rarity Ranks: G2G3/S2

State Legal Status: Threatened

Federal Legal Status: Candidate

Description: Perennial herb forming colonies by underground stems. Stems 20 - 40 inches tall, rough, hairy, with a few branches. Leaves $\frac{3}{4}$ - $2\frac{3}{4}$ inches long and $\frac{3}{4}$ inches wide, alternate, thick, with rough hairs, pointed tips, and bases clasping the stem.

Habitat: Edges and openings in rocky, upland oak-hickory-pine forests, and rights-of-way through these habitats. Usually with circumneutral soils.



Common Name: STARFLOWER

Scientific Name: *Trientalis borealis*

Family: Primulaceae (primrose) or Myrsinaceae (myrsine)

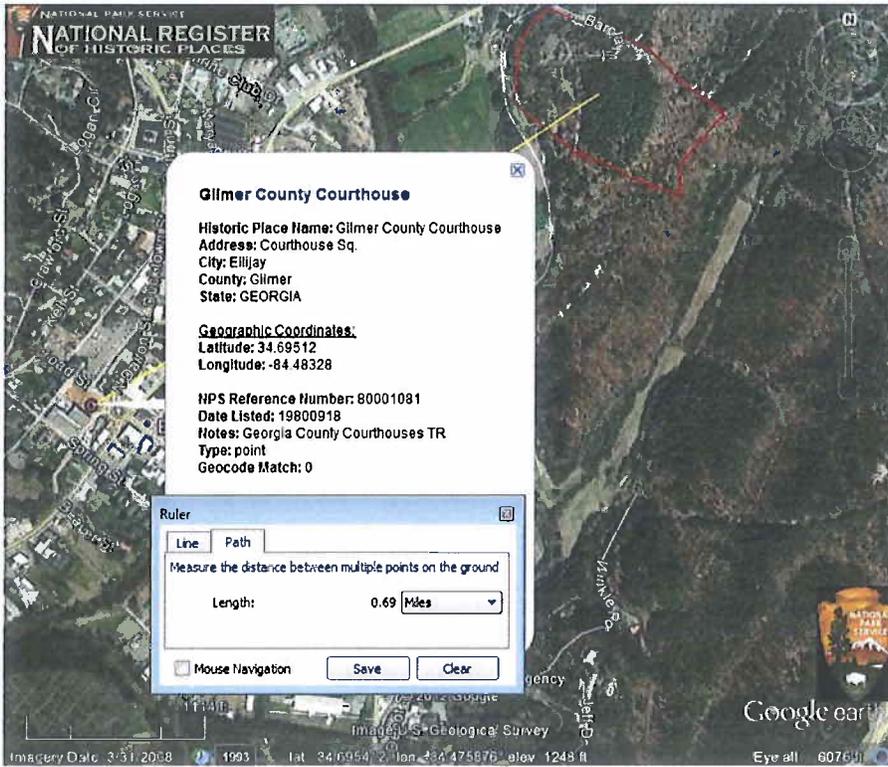
Rarity Ranks: G5/S1S2

State Legal Status: Endangered

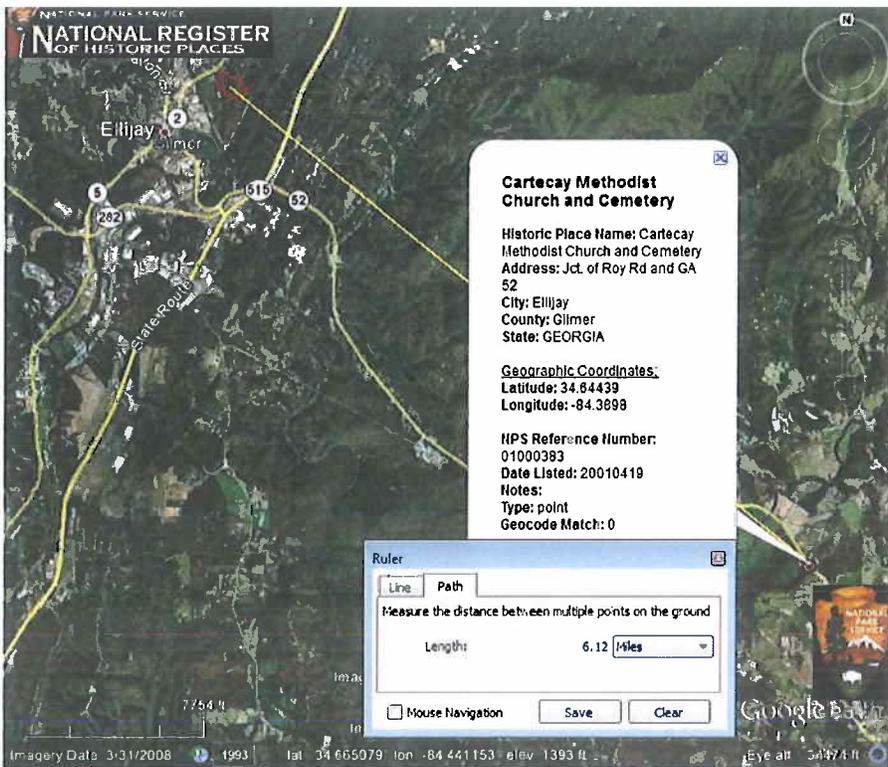
Description: Perennial herb, 1 - 10 inches (3 - 25 cm) tall, usually around 6 inches, with small bracts at mid-stem and 4 - 7 lance-shaped leaves, 1 - 4 inches long, in a whorl at the top of the stem; leaves may be different sizes and shapes on a single plant.

Habitat: Moist, deciduous northern hardwood forests and boulderfields.

APPENDIX Q:
SHPO Review Documentation



Gilmer County Courthouse 0.69 miles from subject property



Cartecay Methodist Church and Cemetery 6.12 miles from subject property

**Not Applicable – SHPO Review was not needed for this DCA Phase I
ESA.**

APPENDIX R:
Additional HOME Requirements

Not Applicable – HOME & HUD Environmental Questionnaire was not needed for this DCA Phase I ESA.

GEC

APPENDIX S:
Operation and Maintenance
Manual

GEC

**Not Applicable – Operation and Maintenance Manual was not needed
for this DCA Phase I ESA.**

GEC

**APPENDIX T:
Previous Reports**

GEC

Previous Phase I ESA

GEC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED RED BIRD POINTE
BARCLAY STREET
ELLIJAY, GILMER COUNTY, GEORGIA
GEC JOB #110260.210

PREPARED FOR

RED BIRD POINTE, L.P.
BRADEN ELLIJAY, LLC
C/O THE BRADEN GROUP
135 NORTH WASHINGTON STREET
SUMMERVILLE, GEORGIA 30747
MR. JERRY BRADEN

PREPARED BY

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

ISSUE DATE

JUNE 20, 2011

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 20, 2011

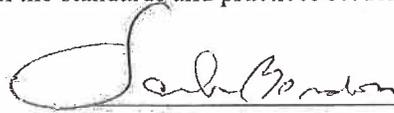
To: Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Ladies and Gentlemen:

GEC declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professionals* as defined in §312.10 of 40 CFR 312.

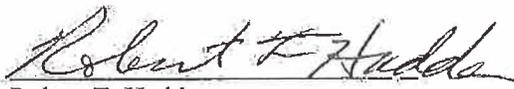
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

6/20/11
Date


Tameka Gordon
Environmental Specialist

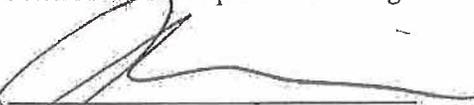
Geotechnical & Environmental Consultants, Inc. (GEC) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and most current ASTM standard (ASTM E 1527-2005, Standard Practice for Environmental Site Assessments) of the proposed Red Bird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

6-20-11
Date


Robert T. Hadden
Environmental Professional/
Environmental Department Manager

6-20-11
Date




Thomas E. Driver, P.E.
President/Senior Engineer
Ga. Reg. #17394

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- EDR Historical Aerial Package (Years: 2006, 2005, 1993, 1988, 1980, 1971, 1963, & 1957)
- Environmental Data Resources (EDR) Sanborn Map "Report"
- EDR Historical Topographic Maps
- EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL

- Gilmer County Board of Tax Assessors' Parcel Maps and Tax Card
- Chain of Ownership for Environmental Purposes Report
- Copies of Selected Deed Book Records

APPENDIX E: IF APPLICABLE

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

APPENDIX F: REGULATORY ENVIRONMENTAL SEARCH INFORMATION

- Environmental Data Resources (EDR) Environmental Database Report

APPENDIX G: RECORD OF COMMUNICATIONS & INTERVIEWS

- Completed DCA User Questionnaire
- City of Ellijay Fire Department Letter
- Gilmer County Environmental Health Department letter
- City of Ellijay Code Enforcement letter
- Ellijay-Gilmer County Water and Sewerage Authority letter
- GA Power Utilities Electrical Service Availability Letter

The logo for GEC (Georgia Electric Company) is located in the bottom right corner of the page. It consists of the letters "GEC" in a large, bold, serif font.

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BARCLAY STREET
ELLIJAY, GILMER COUNTY, GEORGIA
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APPENDIX H: AUTHOR CREDENTIALS, DOCUMENTATION OF QUALIFICATIONS AS
AN ENVIRONMENTAL PROFESSIONAL

Resume: THOMAS E. DRIVER, P.E.

Resume: ROBERT T. HADDEN

Resume: TAMEKA GORDON

APPENDIX I: PREVIOUS ENVIRONMENTAL REPORTS *[if applicable]*

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APPENDIX S: SHPO REVIEW DOCUMENTATION *[if applicable]*

APPENDIX T: OPERATION AND MAINTENANCE MANUAL *[if applicable]*

APPENDIX U: OTHER *[if applicable]*

GEC

1.0 EXECUTIVE SUMMARY

Mr. Jerry Braden with The Braden Group, retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of Red Bird Pointe L.P. and Braden Ellijay, LLC to perform a Georgia Department of Community Affairs (DCA) Phase I Environmental Site Assessment (ESA) on the approximately 18.52-acre subject site containing undeveloped, wooded land with a residence located in the southwestern portion of the subject site. The site is located off of Barclay Street in Ellijay, Gilmer County, Georgia. The subject site is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in the City of Ellijay, Georgia. GEC is not affiliated with Mr. Braden; The Braden Group; Braden Ellijay, LLC; Red Bird Pointe L.P.; or the seller of the subject property.

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

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

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

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

- Other than lead in soil and asbestos in the house to be demolished, the site reconnaissance and research revealed no business risk issues or no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

- Testing for the presence of asbestos containing materials (ACM) was conducted on the existing residence located in the southwestern portion of the subject site. ACM was detected in the residence and should be abated before demolition.
- Due to structures being on the subject property before 1978 GEC conducted soil sampling around the structures on May 10, 2011. The lead detected in the area surface soils (upper one-half inch) was below the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all samples but one (532 mg/kg lead). GEC recommends that an approximate 6" deep and approximate 1' wide excavation pattern be performed around the perimeter of house 3, the existing house, located in the southwestern portion of the subject site.
- During GEC's site reconnaissance on May 10, 2011, GEC observed that the subject site was undeveloped, wooded land with a single-story residential structure located in the southwestern portion of the subject property. Miscellaneous debris (tin and wood) was observed near a former structure located in the northern portion of the subject site. GEC also observed the concrete pad of the subject property located in the same area. There were no unusual odors or signs of contamination at this location.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded land on the 1957 to 2009 aerial photographs with evidence of two residential properties located in the northern portion of the subject site and one located in the southwestern portion of the subject site. The site vicinity appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered within the vicinity on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs. The land south and east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph.
- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal or State databases. The database report identified one CERCLIS database site, one GA Non-HSI database site, one LUST database site, and three UST database sites within the ASTM E 1527 prescribed search radii of the subject property. However, none of the listed database sites are considered to be a potential environmental and/or financial concern to the subject site Refer to Section 4.0 and Appendix F for the EDR Environmental Database Report.
- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. GEC reviewed a copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and according to the map, no floodplains are located on the subject property.

1.1 Location & Legal Description of the Property

The subject site is approximately 18.52 acres in size and located at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in Ellijay, Gilmer County, Georgia. The subject property is located on Tax Parcel #: 1080-140 and composed of tracks 4, 5, 6 of Land Lots 48 and 61 of the 11th District, 2nd Section of Gilmer County, Georgia. The land is currently undeveloped and wooded with an unoccupied residence located in the southwestern portion of the subject site.

The subject property is legally described in the most current available deed (see Deed Book 1605, Page 293 in Appendix D copied from the Clerk's Office, Gilmer County Superior Court)

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

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

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property other than the lead in soil and asbestos abatement necessary for the house; therefore, we recommend no further environmental study of the site at this time.

GEC recommends clean up of the miscellaneous debris (tin and wood) located in the northern portion of the subject site; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by Geotechnical & Environmental Consultants, Inc. (GEC), for the approximately 18.52-acre proposed Red Bird Pointe apartment complex located at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in the City of Ellijay, Georgia. The subject property, which is included in Land Lots 48 and 61 of the 11th District, 2nd Section of Gilmer County, Georgia, currently contains undeveloped wooded land with an unoccupied residence located in the southwestern portion of the subject site. A site location/U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 3 through 5, respectively.

2.2 Procedures

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

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

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

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

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

GEC performed each of the four components of the ASTM E 1527 Phase I ESA in accordance with Sections 6.0 through 11.0 of the Practice. The objective of the records review, site reconnaissance, and interviews is to obtain information used to identify recognized environmental conditions in connection with the property. This report generally follows the recommended ASTM format with the additional consideration given to asbestos, LBP, lead in drinking water, radon, wetlands, and polychlorinated biphenyls (PCBs), as required by the Georgia Department of Community Affairs.

2.3 Significant Assumptions

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

2.4 Qualifications of Personnel/Documentation of Qualifications as an EP

Thomas E. Driver, P.E., is the **President** of GEC and **Managing Senior Engineer** of all offices. Tom graduated from Auburn University with a Bachelor's degree in Civil Engineering in 1983 and has over 27 years of experience in the geotechnical, environmental and construction materials testing fields. Tom is a member of the American Society of Civil Engineers (ASCE), the Georgia Society of Professional Engineers (GSPE), and the Consulting Engineers Council of Georgia (CECG). He is a past State President of GSPE, a past board member of the Macon Economic Development Commission, and a board member of the Consulting Engineers Council of Georgia. He is a Past President of the Macon Chapter of ASCE and a past president of the GSPE Middle Georgia Branch. Tom was named the 1992 Young Engineer of the Year and the 1996 Professional Engineer of the Year in Private Practice by the Georgia Society of Professional Engineers. Tom is a registered Professional Engineer in Alabama, Florida, Georgia, Kentucky, North Carolina, South Carolina, and Tennessee.

Robert T. Hadden serves as the **Environmental Department Manager** for the Macon office. Bob graduated from the University of South Alabama with a bachelor's degree in English in 1981 and has over 30 years of experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical and environmental consulting services. Construction phase services include materials testing, Geotechnical subsurface investigation, construction quality control, and project management. During the last 20 years, Bob's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment and compliance auditing, field sampling and analysis by immuno-assay, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, asbestos surveys, and lead based paint sampling. Bob also has experience in underground storage tank removal, site assessment and remediation. Bob is a member of the Macon Chamber of Commerce, the Environmental Information Association, the American Society for Testing & Materials, and the Georgia Water & Pollution Control Association.

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

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

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

2.6 Limitations & Exceptions

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

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

2.7 Special or Additional Conditions or Contract Terms

There are no special terms and conditions aside from those detailed in the professional services agreement, included with GEC proposal ME-11-4598 under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Red Bird Pointe apartment site, which is 18.52 acres in size, is located southwest of the intersection of McCutchen Road and Barclay Street. The subject property is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76 in the City of Ellijay, Georgia. GEC observed that the subject site is currently undeveloped, wooded land with an unoccupied residence located in the southwestern portion of the subject site. The site vicinity currently consists of residential and undeveloped wooded/cleared properties. GEC observed residential properties north of the subject property. Undeveloped wooded land was observed east of the subject site. A mix of undeveloped wooded and open land and residential properties were observed south of the subject site. Residential and undeveloped open land was observed west of the subject site. A site map and a site plan are included in Appendix A as Figures 3 and 4, and site location/U.S.G.S. topographic map is presented in Appendix A as Figure 5.

3.1.1 Current Site Use & Description

During our reconnaissance of the subject property on May 10, 2011, GEC observed that the subject site is currently an undeveloped wooded tract of land with an unoccupied wood-sided single-story house with an attached garage in the southwestern portion of the subject site. The zoning for the subject property is R-3 (multi-family residential) and city water and sewer is available to serve the subject site.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential and undeveloped open/wooded properties. During our reconnaissance of the surrounding area on May 10, 2011, GEC observed residential properties north of the subject property. Undeveloped wooded land was observed east of the subject site. A mix of undeveloped wooded and open land and residential properties were observed south of the subject site. Residential and undeveloped open land was observed west of the subject site.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is undeveloped, wooded land with an unoccupied residence located in the southwestern portion of the subject site. The single-story house is constructed primarily of wood siding with an asphalt-shingled roof with a storage/garage (metal roof) located at the rear of the house. The interior contained wood floors, ceiling, and walls. Some rooms had linoleum and floor tile flooring. The bath and part of the living room had wallboard for walls. Adjacent improved roadways consist of McCutchen Road, which borders the site to the west, and Barclay Street, which borders a portion of the subject property on the eastern side. Ellijay-Gilmer County will provide water and sewer to the subject property.

3.2 Hydrogeology

3.2.1 Geologic Setting

The subject site is located in the Ridge and Valley Physiographic Province of Georgia.

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

From a hydrogeologic perspective, these Ridge and Valley units in the subject site vicinity comprise a significant recharge zone for the regional Paleozoic age aquifers system. This system can be generally described as primary and secondary openings in the folded and faulted sedimentary and metasedimentary rocks. Consequently, this aquifer is an important resource for drinking and agricultural water supplies in the region.

3.2.2 Surface Drainage

Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of surface drainage flow at the subject property (assuming the flow mimics topography) should generally be to the south-southwest. The site slopes slightly to the southwest, and surface drainage flow would be generally south-southwest toward Ellijay River.

3.2.3 Groundwater

Specific hydrogeologic information was not available for this assessment, but based on the U.S.G.S. Topographic Map and observations made in the field, the anticipated groundwater flow direction at this site appears to be generally south-southwest as noted in Section 3.2.2.

3.3 Wetlands

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

3.4 Flood Plain/Floodway

GEC went to the Federal Emergency Management Agency (FEMA) Map Service Center (MSC) Flood Map Store website at www.msc.fema.gov/ to review a flood map for the subject site. GEC reviewed a copy of the FEMA Flood Insurance Rate Map (FIRM) for Gilmer County, Georgia. A portion of the subject property is found on Community Panel 90 (13123C0090B) dated August 15, 1990. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 500-year flood plain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property. A copy of the FIRM is presented as Figure 2, Appendix A.

3.5 State Waters

During GEC's site reconnaissance on May 10, 2011, no state waters were observed on the subject property.

3.6 Endangered Species

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

4.0 REGULATORY INFORMATION

4.1 Data Review

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The EDR Report is dated April 25, 2011. The EDR search meets the requirements of the ASTM E 1527-05 standard. The following lists were included, in the records review: **(FEDERAL) NPL, Proposed NPL, Delisted NPL, NPL RECOVERY, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSD, RCRA-LQG, RCRA-SQG, ERNS, HMIRS, US ENGINEERING CONTROLS, US INSTITUTIONAL CONTROLS, DOD, FUDS, US BROWNFIELDS, CONSENT, ROD, UMTRA, ODI, TRIS, TSCA, FTTS, SSTS, ICIS, RADINFO, CDL, LUCIS, PADS, MLTS, MINES, FINDS, RAATS, (STATE) SHWS (includes HSI, the state CERCLIS equivalent), Non-HSI, STATE LANDFILL, HISTORIC LANDFILL, LUST, UST, GA SPILLS, INSTITUTIONAL CONTROL, DRYCLEANERS, BROWNFIELDS, AIRS, and TIER 2.** The report includes **TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST.** The report also includes an EDR proprietary database record on **MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix F for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 4 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the US EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05). Neither a State Engineering Controls database, nor state or tribal voluntary cleanups database is available in Georgia.

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

4.1.1 Standard Environmental Record Sources

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

The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal or State databases. The database report identified one Federal CERCLIS database site, one GA Non-HSI database site, one LUST database site, and three UST database sites within the ASTM E 1527 prescribed search radii of the subject property.

Ellijay Elementary School (EDR Site #A1), Old Canning Plant (EDR Site #A3), and Gilmer County/Old Bus Shop (EDR Site #A3) are located just within ¼-mile south of the subject site. All three sites are listed on the UST database and at lower elevations than the subject property. Due to the distance between the subject property and the regulated sites, topographic features, and assumed groundwater flow direction being away from the subject site, these sites are not likely to impact the subsurface of the subject property.

Based on GEC's off site reconnaissance, the remaining listed sites do not appear to present an environmental concern to the subject property due to distance, topographic features, and assumed groundwater flow direction being away from the subject property. Therefore, these sites are not likely to impact the subsurface of the subject property.

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

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 20 listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. GEC found that these sites did not appear to be located within the ASTM search radii of the subject property. Since these sites are not within the noted ASTM radii, they are not in the vicinity of the subject site and at this distance from the subject site they are not judged to be RECs.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

GEC is not aware of any local lists of Hazardous Waste/Contaminated sites, other than the

database maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (AULs)

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

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

GEC reviewed the local/regional water agency records information provided on Pages A-6 through A-27 of the EDR Environmental Database Report (see Appendix F). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. The EDR report identified one Federal Reporting Data System (FRDS) public water supply well located ¼-mile to ½-mile west of the subject site. One Federal Reporting Data System (FRDS) public water supply well had violations for CCR Complete Failure to Report. The enforcement action was state violation/reminder notice. No Federal F.R.D.S. wells or federal or state U.S.G.S. wells were found on or near the subject property. The EDR report did not indicate any wells on the subject site, and did not indicate records of any groundwater use permits for the subject site.

4.1.2.8 Planning Department Records

GEC received a letter dated May 17, 2011 from Mr. Don Schneider, Code Enforcement Officer with the City of Ellijay, Planning and Zoning Department indicating that the zoning for the subject property is R-3, multi-family residential, with the agreement from the property owner that should the property not be developed as housing for older persons, age 55 and older as defined by the Georgia Department of Community Affairs, that a zoning change request will be filed with the City of Ellijay to change the zoning back to R-1, single family residential. Mr. Schneider stated that this would allow for the proposed development of up to 64 units (HFOP age +55) to be placed on the subject site. A copy of the zoning letter is included in Appendix G.

4.1.2.9 Local/Regional Pollution Control Agency Records

GEC is not aware of any local Pollution Control Agency records, other than the state/local

databases maintained by the Georgia EPD, which is provided by EDR's report in Appendix F.

4.1.2.10 Local/Regional Water Quality Agency Records

GEC obtained a copy of the 2009 Ellijay-Gilmer County Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that Ellijay-Gilmer County's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of the AWQR, verifying this information, is included in Appendix Q.

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

4.1.2.11 Local Electric Utility Companies (PCBs)

GEC observed two pole-mounted transformers on the subject property. The transformers appeared to be in good condition with no visible signs of leakage (stained soils or dead vegetation) beneath. No other suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. Ralph Robinson, Sales Executive with Georgia Power on May 30, 2011. Mr. Robinson indicated that Georgia Power Company has the available capacity and will supply electrical service to the proposed development. A copy of the power letter is provided in Appendix G.

Georgia Power, the electrical utility provider for the proposed apartment complex, has informed GEC in the past that the transformers they use are mineral oil units and they will handle all leaking transformers on site as per 40 CFR 761.125 and the State of Georgia Oil and Hazardous Substance Release Act of 1991.

4.1.2.12 Other

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

4.2 Agency Contacts/Records

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

4.2.1 Local Fire Department Official

GEC faxed an information questionnaire to Fire Chief Sam West, with the City of Ellijay Fire Department on April 27, 2011. Chief West indicated that there was no record of environmentally related fires or any additional environmental concerns at the subject property or in the immediate vicinity. He was unaware of any storage tanks on site or adjacent to it. Chief West was not aware of any site history. A copy of the fire department's response is presented in Appendix G.

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to the Gilmer County Environmental Health Department on April 27, 2011. Ms. Wendy Scoggins responded indicating that the department has no record of any environmental/health responses or other known environmental concerns on the subject property or in the immediate vicinity. She did not know what utilities were available to serve the subject property. A copy of the information questionnaire is presented in Appendix G.

4.2.3 Local Building Permit Agency Official

See above in Section 4.1.2.8.

4.2.4 Local Groundwater Use Permit Agency Official

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

See above in Section 4.1.2.7.

4.3 Interviews

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

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

GEC received completed owner environmental questionnaires from J C Sanford, current property owner. Mr. Sanford indicated that neither his property nor any adjoining properties are currently used for industrial and/or manufacturing purposes and noted that there was a Doctor's office on adjacent property to the north. He also indicated that the adjacent property to the west would be a city park in the future. Mr. Sanford noted that there are no commercial businesses situated to the

east or south of the subject site. He stated that adjacent properties to the north have been used in the past for residential properties and adjacent property to the west has been used as farming land. Woodlands were located in the southern and eastern vicinities.

Mr. Sanford noted that no plastic or metal drums, stained soil or stressed vegetation, fill dirt, storage tanks (above or underground), or vent pipes have ever been brought onto the site. He indicated that he did not know if any tanks had been removed from the subject site. Mr. Sanford also stated that the subject property had not ever been evaluated, investigated, notified, held responsible for, or otherwise involved with any contamination, clean-up, environmental law, or health and safety law, regulation or violation.

Mr. Sanford stated that the subject property is not located in the 100-year floodplain and stated that the site does not have the potential to be affected by any of the following: coastal areas protection and management, runway clear zones and accidental potential zones, endangered species, farmland protection, wetlands designated lands, thermal and explosive hazards, toxic chemicals and radioactive materials, and solid waste management. He also indicated that the subject property is not located within 1,000 feet of a major road/highway/freeway, 5 miles of a private/commercial airport, or 15 miles of a military airport. He did not know if the subject site was located within 3,000 feet of a railroad.

Copies of the completed owner environmental questionnaire are presented in Appendix L.

4.3.2 Current Owners or Occupants of Neighboring Properties

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

4.3.3 Past Owners, Occupants, or Operators of the Property

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

4.3.4 User(s)

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

4.3.4.1 Title Records

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. The title research for tax Parcel Number: 1080-140 indicated the site is composed of 22.22-acres and occupied by two residential structures built in the early 1900's. The property was once part of a larger tract owned by the Pinson family from 1922 until a portion was sold to Donald Mahaffey in 2006 and identified as tracts 4, 5, and 6. The property was deeded to the bank in 2009 and sold to the current owner in 2010. For the purpose of our assessment, the site plan of the subject property only includes part of tract 4 for a total of 18.52 acres and is occupied by only one residential structure.

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

4.3.4.2 Environmental Liens

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

4.3.4.3 Specialized Knowledge of the User

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

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

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

4.3.4.5 Reason for Performing the Phase I

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

4.3.4.6 Relationship of Purchase Price to Fair Market Value

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

4.3.4.6.1 Purchase Price

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

4.3.4.6.2 Differential between Purchase Price & Market Value

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

4.3.4.6.3 Reasons for any Differential

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

5.0 SITE INFORMATION AND USE

5.1 Site Reconnaissance Methodology & Limiting Conditions

GEC's methodology for performing the ESA was in accordance with ASTM E 1527-05. Mr. David Price was the GEC representative that conducted the site reconnaissance. No significant limiting conditions were encountered during the site reconnaissance performed on May 10, 2011. The on-site reconnaissance was accomplished by walking the perimeter of the property boundary and the interior of the site.

5.2 General Site Setting

The subject site, which is 18.52 acres in size, is located off of Barclay Street in Ellijay, Gilmer County, Georgia. The subject site is situated at the southeastern intersection of McCutchen Road and Barclay Street, and west of Highway 76. GEC observed that the subject site is currently undeveloped, wooded land with a residential structure in the southwestern portion of the site. The site vicinity currently consists of residential and undeveloped wooded/cleared properties. GEC observed residential properties north of the subject property. Undeveloped wooded land was observed east of the subject site. A mix of undeveloped wooded and open land and residential properties were observed south of the subject site. Residential and undeveloped open land was observed west of the subject site.

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

GEC's assessment of all commonly known and reasonably ascertainable information about the proposed Red Bird Pointe property indicates there are no recognized environmental conditions associated with the subject site. As stated earlier, asbestos abatement will have to be performed in associate with the demolition of the residence on the property. Lead in soil removal is also recommended.

5.4 Current Site Use

The subject property is currently an undeveloped wooded tract of land with an unoccupied wood-sided single-story house with an attached garage in the southwestern portion of the subject site.

5.4.1 Storage Tanks

No storage tanks, or indicators of the existence of such tanks (pipes protruding from the ground, mounded earth, or concrete islands), were observed on the subject property during GEC's site reconnaissance on May 10, 2011.

5.4.2 Hazardous & Petroleum Products Containers/Drums

No containers/drums of hazardous or petroleum products were observed on the subject property during GEC's site reconnaissance on May 10, 2011.

5.4.3 Heating & Cooling

Although a residence exists on the subject property, no heating and cooling system was observed on the subject property.

5.4.4 Solid Waste

Miscellaneous debris, such as wood and tin, were observed on the subject property during GEC's site reconnaissance. There were no signs of contamination, such as unusual odors, stressed vegetation, or labeling to suggest any significant environmental impact from the waste materials.

GEC recommends cleaning up the construction materials and properly disposing of them.

5.4.5 Sewage Disposal/Septic Tanks

An on-site structure presently exists on the subject property, and as our knowledge of the site history indicates that the subject property has been historically residentially developed and consisting of wooded land, the presence of sewage disposal/septic tanks is possible on the subject property; however, no evidence of septic tank systems was observed on the subject property during our site visit on May 10, 2011. Mr. Gary McVey, Operations Manager with Ellijay-Gilmer County Water and Sewer Authority, indicated that Ellijay-Gilmer County water and sewer are available to serve the subject property.

5.4.6 Hydraulic Equipment

No hydraulic equipment or potential hydraulic equipment was observed during GEC's site reconnaissance on May 10, 2011.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

GEC observed two pole-mounted transformers on the subject property. The transformers appeared to be in good condition with no visible signs of leakage (stained soils or dead vegetation) beneath. No other suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. Ralph Robinson, Sales Executive with Georgia Power on May 30, 2011. Mr. Robinson indicated that Georgia Power Company has the available capacity and will supply electrical service to the proposed development. A copy of the power letter is provided in Appendix G.

Georgia Power, the electrical utility provider for the proposed apartment complex, has informed GEC in the past that the transformers they use are mineral oil units and they will handle all leaking transformers on site as per 40 CFR 761.125 and the State of Georgia Oil and Hazardous Substance Release Act of 1991.

5.4.9 Water Supply & Wells

An on-site structure presently exists on the subject property, and as our knowledge of the site history indicates that the subject property has been historically residentially developed and consisting of wooded land, the presence of water well is possible on the subject property; however, no evidence of a well was observed on the subject property during our site visit on May 10, 2011. Mr. Gary McVey, Operations Manager with Ellijay-Gilmer County Water and Sewer Authority, indicated that Ellijay-Gilmer County water and sewer are available to serve the subject property.

5.4.10 Drains & Sumps

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

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

No pits, ponds, or lagoons or surface waters were observed on the subject property during GEC's site reconnaissance on May 10, 2011.

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

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

5.4.15 Utilities/Roadway Easements

A power easement was observed to traversing the northern portion of the subject property from east to west.

5.4.16 Chemical Use

No known significant use of chemicals has occurred on the site.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

No water leaks/mold were observed in the on-site structure. Due to the undeveloped nature of the remaining portion of the subject site, the presence of water leaks/mold is not applicable to the subject property.

5.4.18 Asbestos

GEC performed an asbestos survey on May 10, 2011 on the existing house and remnants of the other houses, and collected a total of 21 samples during this survey.

The asbestos survey was performed in accordance with currently accepted methods and practices of the environmental consulting profession. The survey was conducted on observed suspect materials located within and around the existing structure on the subject property. Bulk samples of identified suspect asbestos-containing materials (ACM) were collected and submitted for laboratory analysis in order to identify the presence/absence and percent content in these suspect materials. GEC used U.S. Environmental Protection Agency guidelines for identification of ACM and an Asbestos Hazard Emergency Response Act (AHERA) accredited asbestos inspector for conducting the survey.

During the walk-through of the premises including the exterior, the inspector visually checked for the presence of suspect ACM. Both friable and non-friable suspect materials were considered. A review of the bulk asbestos bulk sample results, obtained from Analytical Environmental Services, Inc. by the polarized light microscopy (PLM) method, revealed asbestos containing materials to be present at the complex.

Suspect asbestos materials observed and sampled included wallboard mud (a.k.a. joint compound), 9" x 9" and 12" x 12" floor tiles, vinyl flooring, mastic/glue, flashing tar, window glaze, and roofing materials. This resulted in 10 homogeneous materials being identified at the subject property with a total of 21 samples being collected during this survey.

- **wallboard mud (Sample ID #LJ-1C) located in room one was found to contain 2% chrysotile;**
- **9" x 9" gray floor tile (Sample ID #LJ-2A, #LJ-3A, #LJ-2B, and #LJ-3B) located in room one was found to contain 5% chrysotile;**
- **beige block pattern linoleum flooring (Sample ID #LJ-4A and #LJ-4B) in the bathroom was found to contain 30% chrysotile;**
- **wallboard mud (Sample ID #LJ-1D and #LJ-1E) in the bathroom was found to contain 2% chrysotile; and**
- **chimney flashing tar (Sample ID #LJ-8A and #LJ-8B) was found to contain 15% chrysotile.**

No other asbestos containing materials were noted during the survey. The sampling data from the survey is provided in Appendix E.

GEC identified homogeneous suspect materials within and on the existing structure of the subject property and took representative samples from each observed material during this asbestos survey. Due to the possibility of the presence of ACM in areas inaccessible to GEC during this survey, care should be taken prior to demolition activities to identify all suspect ACM and remove or protect from damage in accordance with State and Federal regulations. Any suspect ACM building materials discovered that might be different from those described in this survey should be presumed to be ACM until assessed by an accredited inspector.

Suspect materials may be located in the buildings beyond the accessible areas surveyed. Suspect materials may also be present that were not visible or not accessible to the inspectors. It is possible that during demolition, other suspect ACM could be encountered, such as pipe insulation within wall chases. If any untested suspect materials are encountered, then these materials should be assumed to be ACM and treated as such until and unless proven otherwise by future testing. The National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require that demolition contractors have an accredited "knowledgeable person" on site during demolition that is capable of identifying any untested suspect materials. The Georgia EPD, noted below, can assist in any questions on demolition or renovation requirements.

Ten days prior to any demolition activities, the EPD Lead-Based Paint and Asbestos program should be notified under the Georgia Rule 391-3-14 and the Federal NESHAP Rule. The project notification form should be completed by a Georgia licensed abatement contractor or agent. The abatement project requires a fee paid to the Division at the time notification is made. Notification is required even if no asbestos is present.

Appendix E contains copies of the asbestos sample chain of custody, analytical report, with a summary of the sample results, and the GEC inspector's latest accreditation.

5.4.19 Lead-Based Paint

During the site reconnaissance on May 10, 2011, one residential structure, built prior to 1978, was observed on the subject property. GEC was informed that the on-site residence would be demolished prior to development of the subject property. As a result, lead-based paint sampling was not performed on the residence.

Since structures were observed on the subject site before 1978, according to reviewed aerial photographs, GEC conducted soil sampling around the structures on May 10, 2011.

GEC sampled soil at the perimeter of the existing house in the southwestern portion of the subject property and the perimeter of the two former structures in the northern portion of the subject site. The directional protocol used in the survey established North as the respective 'A' side of each building, and facing the building, the respective sides of any of the subject buildings proceeding clockwise are 'B' adjacent, then 'C' back, and 'D' to the right of 'A'. GEC collected two composite soil samples from alongside the residence and presumed location of the former structures, compositing sides A-B for one sample and sides C-D for the second sample, at the drip line from the surface to approximately ½ inch below ground surface (bgs). Soil samples collected from these locations were submitted for laboratory analysis for total lead.

The following soil sampling procedures were used during the soil sampling performed for this

assessment:

- Wearing clean disposable nitrile gloves, GEC staff sampled the area of soil within one foot of the edge of the exterior, or the drip line, of the structure;
- Soil samples were collected using a 5 cc disposable syringe with a clean syringe used for discrete samples;
- Composite samples of 3 to 10 aliquots were collected from within the noted area along the front and one end of the structure, and rear and other end of the structure;
- The sampler proceeded from the north (designated side A) clockwise to the end (side B), and then for the second sample collected aliquots along side C and end D;
- Each composite sample was mixed together to achieve a representative sample of the total area;
- The top ½ inch of bare soil was sampled;
- Samples were given identification numbers coinciding with a unit/building number for the respective location;

Samples were collected and submitted to an accredited analytical laboratory, Analytical Environmental Services, Inc. in Atlanta, Georgia under chain of custody protocol.

The lead detected in the area surface soils (upper one-half inch) was below the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all but one sample of 532 mg/kg lead on the back side of the on-site existing structure.

GEC returned to the subject property on June 15, 2011 to conduct additional sampling. The following soil sampling procedures were used during the follow up soil sampling performed on June 15, 2011:

- Soil samples were collected using a 5 cc disposable syringe;
- Each composite sample was mixed together to achieve a representative sample of the total area;
- Three samples from each side of the house at the drip line at approximately 6 inches below ground surface (bgs) were collected;
- In addition, GEC stepped out from the drip line approximately 1 foot and collected soil samples from 6 inches and 9 inches bgs;
- Samples were collected and submitted to an accredited analytical laboratory.

Based on the data collected during the sampling event performed on June 15, 2011, GEC recommends that an approximate 6" deep and approximate 1' wide excavation pattern be performed around the perimeter of house 3, the existing house, located in the southwestern portion of the subject site. Using these estimated excavation measurements, GEC has determined that approximately 1 to 2 cubic yards of soil will be removed and disposed. Refer to Appendix E for the soil sampling data and the analytical laboratory report.

5.4.20 Lead in Drinking Water

Since the on-site residence is to be demolished prior to site development, lead in water sampling was not conducted during GEC's site reconnaissance on May 10, 2011.

GEC obtained a copy of the 2009 Ellijay-Gilmer County Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that Ellijay-Gilmer County's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of the AWQR, verifying this information, is included in Appendix Q.

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

5.4.21 Radon

GEC consulted EPA Publication 402-R-93-030: EPA's Map of Radon Zones for Georgia dated September 1993 to determine the EPA classification of the subject area for radon buildup. The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed the map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map should not be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the expected average short-term radon measurement that can be measured in a building without the implementation of radon control methods. According to the map, Gilmer County, Georgia, is listed in Zone 2, which means "moderate potential, between 2 and 4 pCi/L (picocuries per liter of air)."

According to the radon information provided on page A-28 of the EDR Report presented in Appendix F, 100% of the three sites tested were less than 4 pCi/L. The National Radon Database has been developed by the U.S. Environmental Protection Agency (EPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

Since the existing structure is to be removed before development of the subject property, no radon testing was performed.

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

5.4.22 Noise

During GEC's site reconnaissance on May 10, 2011, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found one railway to be a potential contributor to noise at the subject site. No major roads were found within 1,000 feet, no other railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Georgia Northeastern Railroad is situated approximately 550 feet east of the site. Completion of the Noise Assessment Guidelines (NAG) worksheets indicates an Acceptable (per the NAG) exterior day night level (DNL) of less than 65 decibels as a result of this potential noise source.

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

5.4.23 Vapor Encroachment Screening

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

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

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

The Vapor Encroachment (VE) Screen report identified three UST database sites and three Other Standard Environmental Records database sites within the ASTM E 2600 prescribed search radii of the subject property.

The reviewed listed sites do not appear to present a potential concern for vapor encroachment to the subject property. Based on site topography, distances, and site listings and/or status, GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the subject property. All of the listed database facilities in the EDR report are registered with or under review by regulatory agencies, and liability for such a release, if or when it occurs, should remain with the respective site owners. Refer to Appendix E (EDR Vapor Encroachment Screen) for further details.

5.4.24 Other Site Reconnaissance Issues

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

5.5 Past Site Use

5.5.1 Recorded Land Title Records

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. The title research for tax Parcel #: 1080-140 indicated the site is composed of 22.22-acres and is reported to be wooded with two residential structures constructed in the early 1900's. It was once part of a larger tract, which was owned by the Pinson family from 1922 until a portion was sold to Donald Mahaffey in 2006 and identified as tracts 4, 5, and 6. The property was deeded to the bank in 2009 and sold to the current owner in 2010. For the purpose of our assessment, the subject property only includes part of tract 4 for a total of 18.52 acres and is occupied by only one residential structure in the southwestern portion of the site.

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

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

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

5.5.2 Environmental Liens

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

5.5.3 Activity & Use Limitations

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

5.5.4 Aerial Photographs & Topographic Maps

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Based on interviews and readily available historical aerial photographs and U.S.G.S. Topographic Maps, the subject property is currently shown as undeveloped, wooded land. Aerial photographs (2006, 2005, 1993, 1988, 1980, 1971, 1963, & 1957) were obtained through a commercial database search firm, Environmental Data Resources,

Inc. The 2009 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of a 2009 aerial photograph appears in Appendix A (Maps/Figures as Figure 6), and additional aerial photographs appear in Appendix C.

Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded land on the 1957 to 2009 aerial photographs with evidence of two residential properties located in the northern portion of the subject site and one located in the southwestern portion of the subject site. The site vicinity appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered within the vicinity on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs. The land south and east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph.

The subject property can be found on the Ellijay, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 10 feet, dated 1982. A copy of the pertinent portions of this topographic map, showing the subject property and the surrounding area, is presented as Figure 5 in Appendix A. The subject site is shaded green and white indicating wooded and open land on the topographic map. Three structures appear on the subject property on the reviewed topographic maps.

The site elevation, as shown on the topographic map, ranges between approximately 380 and 390 feet above mean sea level, and the down slope of on-site surface drainage features currently appears to be to the south-southwest. Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of shallow groundwater flow at the subject property (assuming the flow mimics topography) should generally be to the south-southwest from the site toward an intermittent tributary of Ellijay River located south of the subject site.

5.5.5 Sanborn Fire Insurance Maps

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

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

5.5.6 City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory

developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage does not exist for the target property. Examination of the EDR – City Directory Abstract did not reveal any indications of environmental concerns for the subject property or the surrounding area. A copy of the EDR-City Directory No Coverage Page is presented in Appendix C.

5.5.7 Previous Environmental Studies

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

5.5.8 Other

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

5.6 Current Surrounding Land Use

5.6.1 North

Residential properties are located north of the subject property.

5.6.2 East

Undeveloped wooded land was observed east of the subject site.

5.6.3 South

A mix of undeveloped wooded and open land and residential properties were observed south of the subject site.

5.6.4 West

Residential and undeveloped open land was observed west of the subject site.

5.7 Past Surrounding Land Use

5.7.1 North

The land north of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered north of the subject site on the 1957 aerial photograph. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs.

5.7.2 East

The land east of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered east of the subject site on the 1957 aerial photograph. The land east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs.

5.7.3 South

The land south of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered south of the subject site on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. The land south of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs.

5.7.4 West

The land west of the subject site appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered west of the subject site on the 1957 aerial photograph.

5.8 Historic Preservation

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

GEC reviewed information provided on the National Register of Historic Places website in May 2011. According to the reviewed information, there is one historic site located within one mile of the subject property, the Gilmer County Courthouse (3,545 feet from subject property). A copy of the map can be found in Appendix S.

6.0 DATA GAPS

6.1 Identification of Data Gaps

The only data gaps experienced during the course of this DCA Phase I ESA were in intervals between aerial photographs longer than five years. Additional knowledge of the area, interviews, research of Sanborn maps, tax records, and interpolation between aerials indicates no significant development other than the established residential and commercial use took place in the intervals.

6.2 Sources of Information Consulted to Address Data Gaps

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

6.3 Significance of Data Gaps

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

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

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

7.2 Off-Site

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

8.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the approximately 18.52-acre proposed Red Bird Pointe L.P. site at Barclay Street in the City of Ellijay, Gilmer County, Georgia.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of the proposed Red Bird Pointe L.P. site at Barclay Street, Ellijay, Georgia, and legally described as contained in Land Lots 48 and 61 of the 11th District, 2nd Section of Gilmer County, Georgia, the *property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.

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

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

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

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

- Other than lead in soil and asbestos in the house to be demolished, the site reconnaissance and research revealed no business risk issues or no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Testing for the presence of asbestos containing materials (ACM) was conducted on the existing residence located on the subject site. ACM was detected in the residence and should be abated before demolition. Analytical results are presented in Appendix E.
- Due to the residence being on the subject property before 1978, GEC conducted soil sampling around the structure on May 18, 2011. The lead detected in the area surface soils (upper one-half inch) was above the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all samples. GEC recommends that an approximate 6" deep and approximate 4' wide excavation pattern be performed around the perimeter of the house located on the subject site. Analytical results are presented in Appendix E.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property has been developed with one residential property in the western portion of the subject site with the remaining area being undeveloped cleared/agricultural land on the 1942 to 2009 aerial photographs. The subject property is bordered in all directions by undeveloped cleared or agricultural land on the 1942 to 1960 aerial photographs with rural residential properties scattered mostly to the north and southwest beginning on the 1955 aerial photograph. Heavier residential development appears in these same areas of the site vicinity beginning on the 1966 aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph.

- The Environmental Data Resources, Inc. (EDR) report did not identify the subject property or any surrounding sites within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 4.0 and Appendix F for the EDR Environmental Database Report.
- According to the NWI map, no wetland areas were identified on the property. No flood plains were identified on the subject property.
- Testing for the presence of asbestos containing materials (ACM) was conducted on the existing residence located in the southwestern portion of the subject site. ACM was detected in the residence and should be abated before demolition.
- Due to structures being on the subject property before 1978, GEC conducted soil sampling around the structures on May 10, 2011. The lead detected in the area surface soils (upper one-half inch) was below the Georgia Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all samples but one (532 mg/kg lead). Based on soil delineation, GEC recommends that an approximate 6" deep and approximate 1' wide excavation pattern be performed around the perimeter of house 3, the existing house, located in the southwestern portion of the subject site.
- During GEC's site reconnaissance on May 10, 2011, GEC observed that the subject site was undeveloped, wooded land with a single-story residential structure located in the southwestern portion of the subject property. Miscellaneous debris (tin and wood) was observed near a former structure located in the northern portion of the subject site. GEC also observed the concrete pad of the subject property located in the same area. There were no unusual odors or signs of contamination at this location.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the subject property was undeveloped wooded land on the 1957 to 2009 aerial photographs with evidence of two residential properties located in the northern portion of the subject site and one located in the southwestern portion of the subject site. The site vicinity appears as undeveloped wooded and agricultural land on all the reviewed aerial photographs with rural residential properties scattered within the vicinity on the 1957 aerial photograph. Residential and commercial development appears mostly to the southwest of the subject site beginning on the 1971 aerial photograph to 2009. Light residential development appears north of the subject site on the 1971 to 1980 aerial photographs with more residential development occurring north of the subject site on the 1988 to 2009 aerial photographs. The land south and east of the subject property appears as undeveloped wooded land on all the reviewed aerial photographs. The site vicinity appears essentially as it does currently since the 1988 aerial photograph.
- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal or State databases. The database report identified one CERCLIS database site, one GA Non-HSI database site, one LUST database site, and three UST database sites within the ASTM E 1527 prescribed search radii of the subject property. However, none of the listed database sites are considered to be a potential environmental and/or financial concern to the subject site Refer to Section 4.0 and Appendix F for the EDR Environmental Database Report.

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

8.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property other than the lead in soil and asbestos abatement necessary for the house; therefore, we recommend no further environmental study of the site at this time.

GEC recommends clean up of the miscellaneous debris (tin and wood) located in the northern portion of the subject site; however these are considered general housekeeping issues and none of the materials encountered during the site reconnaissance represent a REC.

8.2 Off-Site

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

9.0 DATA REFERENCES

GDCA 2011 Environmental Manual
American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for
Environmental Site Assessments
Mr. Jerry Braden with Red Bird Pointe L.P. – client
Mr. JC Sanford – owner environmental questionnaire
City of Ellijay and Gilmer County, Georgia
Ellijay-Gilmer County Water and Sewerage Authority
Gilmer County Health Department, Environmental Services
City of Ellijay Fire Department
City of Ellijay, Code Enforcement
Google Earth website (2009 aerial photograph)
United States Geological Survey (U.S.G.S.)
Georgia Geologic Survey
Federal Emergency Management Agency (FEMA) Map Service Center (MSC) website (FIRM)
U.S. Dept. of the Interior Fish & Wildlife Service's National Wetlands Inventory (NWI) Map
United States Environmental Protection Agency (EPA) Publication 402-R-93-030:
EPA's Map of Radon Zones for Georgia, dated September 1993
Delorme™ 3-D TopoQuads™

APPENDIX U:
Other

**Not Applicable – Other Documentation, including Phase II ESA, was
not needed for this DCA Phase I ESA.**

GEC