

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 10, 2012

Mr. Rick Searles
c/o CRT Realty & Development, Inc.
230 Summerfield Drive
Alpharetta, Georgia 30022

SUBJECT: Wetland & Floodplain Evaluation Letter
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Job #120376.240

Dear Mr. Searles:

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 Fayette County, Georgia Flood Insurance Rate Map (13113C0104E) dated September 26, 2008. 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.

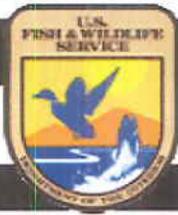
Sincerely,

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

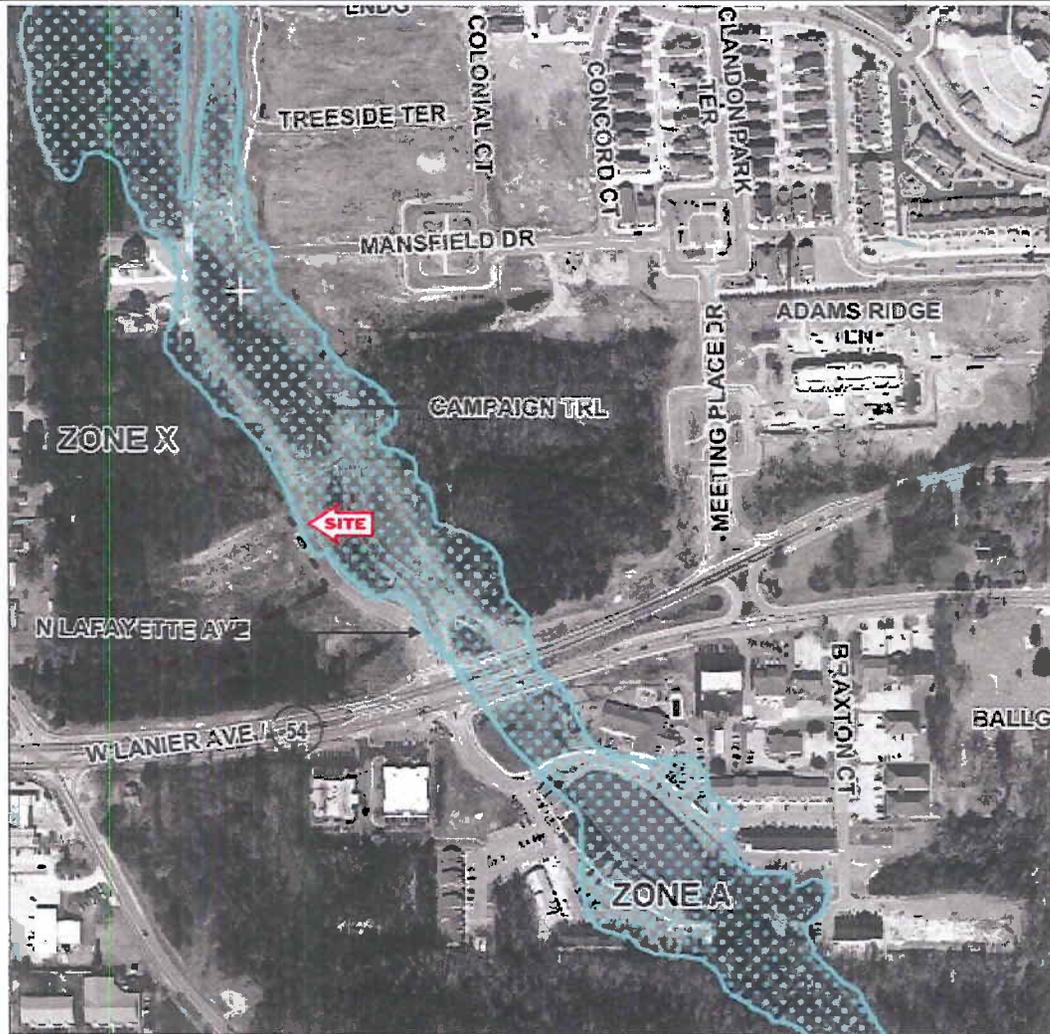
National Wetlands Inventory



National Wetlands Inventory (NWI) Map
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"=280'
Source: U.S. Fish & Wildlife Service

GEC
GEOTECHNICAL & ENVIRONMENTAL
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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



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0104E

FIRM
FLOOD INSURANCE RATE MAP

**FAYETTE COUNTY,
GEORGIA
AND INCORPORATED AREAS**

PANEL 104 OF 170

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
FAYETTE COUNTY	130432	0104	E
FAYETTEVILLE, CITY OF	130431	0104	E

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



**MAP NUMBER
13113C0104E**

**MAP REVISED
SEPTEMBER 26, 2008**

Federal Emergency Management Agency

**Flood Insurance Rate Map (FIRM)
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"= 340'
Source: FEMA Map Service Center Website**

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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

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



OTHER AREAS

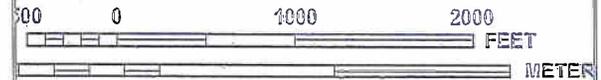
- ZONE X** Areas determined to be outside the 0.2% annual chance flood plain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 1000'



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.

- 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 987)
- 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
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 2476 000 000 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid values; Georgia State Plane coordinate system, West zone (FIPS ZONE 1002), Transverse Mercator projection.
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- O M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 20, 1995

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

August 19, 2010 - to add Special Flood Hazard Areas, road and road names; to change Special Flood Hazard Areas; to update corporate limits; and to reflect updated topographic information.

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 1-800-639-6620.

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 LAFAYETTE SENIOR VILLAGE PHASE I
HIGHWAY 54 AND LAFAYETTE AVENUE
FAYETTEVILLE, FAYETTE COUNTY, GEORGIA
GEC JOB #110376.240**

PREPARED FOR

**LAFAYETTE SENIOR VILLAGE PHASE I, L.P.
C/O CRT REALTY AND DEVELOPMENT, INC.
230 SUMMERFIELD DRIVE
ALPHARETTA, GA 30022
ATTN: MR. RICK SEARLES**

PREPARED BY

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

ISSUE DATE

JUNE 12, 2012

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 12, 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.

6/12/12
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 Lafayette Senior Village Phase I development at the northwest intersection of Highway 54 and Lafayette Avenue, Fayetteville, 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).

6-12-12
Date

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

6-12-12
Date

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



GEC

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APPENDIX A: FIGURES & MAPS

- 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: 2011 Aerial Photograph

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION

- EDR Historical Aerial Package (Years: 2006, 2005, 1993, 1988, 1971, 1965, 1958, 1949, & 1942)
- Environmental Data Resources (EDR) Sanborn Map Report
- EDR Historical Topographic Maps
- EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL

- Fayette 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

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HIGHWAY 54 AND LAFAYETTE AVENUE
FAYETTEVILLE, FAYETTE COUNTY, GEORGIA
GEC JOB #110376.240**

**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

APPENDIX O: CONSUMER CONFIDENCE REPORT ON WATER QUALITY

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. Rick Searles with CRT Realty and Development, Inc. retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of Lafayette Senior Village Phase I, L.P. to perform a Phase I Environmental Site Assessment (ESA) on the 11.59-Acre proposed Lafayette Senior Village Phase I site located at the northwest intersection of Highway 54 and Lafayette Avenue; north of Highway 54, west of Lafayette Avenue, and east of Sharon Drive located in the City of Fayetteville, Fayette County, Georgia. GEC is not affiliated with Mr. Searles; CRT Realty and Development, Inc.; Lafayette Senior Village Phase I, 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.

- 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 this property. The original report was issued June 20, 2011. The text and other pertinent information from the previous assessment are appended to this report, an update of the previous. No 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.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically undeveloped wooded/agricultural land on the reviewed 1942 to 2011 aerial photographs. The 1942 to 1965 aerial photographs show the site vicinity as mostly undeveloped wooded/agricultural land with residential properties scattered within the site vicinity. Residential development appears to the west of the subject site beginning on the 1971 aerial photograph. The site vicinity appears developed with mostly residential properties in all directions of the subject site on the 1988 to the 2011 aerial photographs with commercial development along Highway 54. The subject property's chain of title information indicated that the subject property was part of a larger tract owned by the K. W. McElwaney family from the early 1900s. The subject property remained in the McElwaney family until 1998 when it was sold for investment/development. The tract passed to Upstate Properties in 2005 who sold the site to the current owner (Lafayette Village Property, LLC) the same year. 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 undeveloped wooded/agricultural land since and likely before, the early 1900s according to title records.
- The Environmental Data Resources, Inc. (EDR) Report is substantially the same as the May 31, 2011 report that GEC used in the previous Phase I ESA on this subject property, and did not identify the subject property on any Federal, State, or Local databases. The new 2012 EDR report identified two GA Non- HSI database sites, one LUST database site, two UST database sites, and two RCRA-NonGen database sites within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases sites are not 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 May 2012 EDR Environmental Database Report.
- Geotechnical & Environmental Consultants, Inc. (GEC) 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 subject property. According to the National Wetlands Inventory (NWI) map, no wetland areas or flood plains were identified on the subject property.

1.1 Location & Legal Description of the Property

The subject site, which is approximately 11.59 acres in size, is located at the northwest intersection of Highway 54 and Lafayette Avenue in Fayetteville, Georgia. The subject property is situated north of Highway 54, west of Lafayette Avenue, and east of Sharon Drive. The subject property consists of an undeveloped wooded tract of land. A site location map is included

in Appendix I as Figure 1.

The subject property is located in Land Lot 124 of the 5th Land District of the City of Fayetteville, Fayette County, Georgia. The subject property is legally described in the most current available deed (Deed Book 3358, Page 101), a copy of which is provided in Appendix D.

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

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

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

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

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by Geotechnical & Environmental Consultants, Inc. (GEC), for the approximately 11.59-acre proposed Lafayette Senior Village Phase I apartment complex situated north of Highway 54, west of Lafayette Avenue, and east of Sharon Drive in the City of Fayetteville, Georgia. The subject property, which is included in Land Lot 124 of the 5th Land District of Fayette County, Georgia, currently contains undeveloped wooded land. A U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 1, 5, and 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 CRT Realty and Development, Inc.; Lafayette Senior Village Phase I, 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. Rick Searles; CRT Realty and Development, Inc., Lafayette Senior Village Phase I, L.P.; 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-12-5192, under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Lafayette Senior Village Phase I apartment site, which is 11.59 acres in size, is located at the northwest intersection of Highway 54 and Lafayette Avenue. The subject property is situated north of Highway 54, west of Lafayette Avenue, and east of Sharon Drive in the City of Fayetteville, Georgia. GEC observed that the subject site is currently undeveloped wooded land. The site vicinity currently consists of residential, commercial, and undeveloped wooded properties. GEC observed undeveloped wooded land bordering the subject site to the north with residential properties beyond. Undeveloped wooded land was observed east of the subject site across Lafayette Avenue. Undeveloped wooded land borders the subject site to the south with commercial/office properties across Highway 54. Commercial property was observed southwest of the subject site across Sharon Drive. Residential property was observed bordering the subject site to the west beyond a wooded buffer. A site map and a site plan are included in

Appendix A as Figures 5 and 6, and 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 15, 2012, GEC observed that the subject site is currently an undeveloped wooded tract of land. A pile of mulch was observed in the southeastern portion of the subject site. The zoning for the subject site is PCD (Planned Community Development) 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, commercial, and undeveloped wooded properties. During our reconnaissance of the surrounding area on May 15, 2012, GEC observed undeveloped wooded land bordering the subject site to the north with residential properties beyond. Lafayette Avenue borders the subject site to the east with undeveloped wooded land beyond. Undeveloped wooded land borders the subject site to the south with commercial/office properties beyond across Highway 54. Residential properties are located west of the subject site beyond a wooded buffer.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is an undeveloped wooded tract of land with no structures or other improvements on the subject property. The adjacent improved roadways consist of Highway 54, which is south of the subject site, and Lafayette Avenue and Lafayette Way, which are east of the site. According to various sources, municipal water and sewer are available to serve the subject site.

3.2 Hydrogeology

3.2.1 Geologic Setting

The site is located in the Piedmont Physiographic Province of Georgia. The Piedmont is composed of igneous and metamorphic rocks, most commonly granites, granitic gneiss, and schists. These rocks have undergone extensive alterations, folding and faulting during the mountain building episodes, which produced the Appalachian Mountains and have since experienced a long period of stability. Chemical and physical weathering has produced the present topography. The depth of weathering can vary greatly. The general Piedmont subsurface profile consists of clayey soils near the surface, which grade into silty sands and sandy silts with depth. Soils beneath the upper clayey zones often retain and exhibit the relic structure (banding, foliation) of the parent rock and are termed saprolite. A zone of weathered rock often separates saprolite from hard relatively unweathered bedrock. The various rock types resist weathering in different degrees depending on their chemical composition, fracturing, jointing, and bedding, so the depth to bedrock is often quite erratic and can vary over a short distance. Also, it is not unusual to find lenses of partially weathered rock and hard rock boulders within the saprolite. Alluvial, or water deposited, soils are present in association with rivers and streams. These soils consist of interlayered sands silts and clay with varying amounts of organic materials.

Groundwater occurs in the Piedmont Region in surficial unconfined aquifers in the soil/saprolite

overburden and within the fractured bedrock (fractured rock aquifer). Due to the relatively low yields of these aquifers, groundwater usage in the Piedmont is usually limited to domestic water supply wells. Specific hydrogeologic information was not available for this assessment, and, based on the U.S.G.S. Topographic Quadrangle Map and observations made in the field, GEC anticipates the groundwater flow direction at the subject property most likely moves generally to the north-northwest.

3.2.2 Surface Drainage

Based on our review of the U.S.G.S. Topographic Map (Figure 5, Appendix A) and observations made during the site reconnaissance, the surface drainage from the subject site is generally to the north-northwest toward Pye Lake located approximately 2,000 feet north-northwest of the subject site.

3.2.3 Groundwater

Site specific hydrogeologic information was not available for this assessment, but based on the general assumption that groundwater flow direction in the upper most aquifers, mimics surface water flow, the anticipated groundwater flow direction at this site appears to be generally north-northwest.

3.3 Wetlands

GEC reviewed the U.S. Department of the Interior Fish and 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 map, no wetland areas were identified on the subject 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 City of Fayetteville, Georgia. The subject property is found on Community Panel 104 (13113C0104E), dated September 26, 2008. According to the FIRM map, the subject property is located in Zone X-white, which is defined as area determined to be outside the 100-year and 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 15, 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 Fayette County include (www.georgiawildlife.org/node/1370), 10 animal and 1 plant species. Although habitats for some of the listed species may occur on the subject property, none were observed during the site reconnaissance; 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 9, 2012. The EDR search meets the requirements of the ASTM E 1527-05 standard. The AST database search radius was expanded to ½-mile in accordance with HUD guidelines. 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 EDR Report also includes **TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST** and an EDR proprietary database record on **MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix IV 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 U.S. 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 databases are 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 is substantially the same as the May 31, 2011 report that GEC used in the previous Phase I ESA on this subject property, and did not identify the subject property on any Federal, State, or Local databases. The new 2012 EDR report identified two GA Non- HSI database sites, one LUST database site, two UST database sites, and two RCRA-NonGen database sites within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases sites are not considered to be a potential environmental and/or financial concern to the subject site.

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.

Valet's Choice Cleaners, located 0.876 miles east-northeast of the subject property at 155 Georgia Avenue, was identified as a RCRA-NonGen, GA Non-HSI, and a SPILLS database site. In 1995 a contaminant spill was reported on the site and in 1996 and 1998 the cleaners received hazardous waste violations. Although the Valet's Choice Cleaners is at a higher elevation relative to the subject property, based on the site's distance from the subject property and the anticipated groundwater flow direction flowing away from the subject property, GEC does not consider the cleaners to present an environmental concern to the subject property.

Fina #6772, located at 535 North Glynn Street, 0.941 miles northeast of the subject property, was identified as a GA Non-HSI site. No contaminant violations were reported. Due to the distance from the site and location relative to the site, GEC does not consider the site to be an environmental concern for the subject property.

Georgia Power Fayette, identified as a LUST, UST, and a RCRA-NonGen site, is located 0.176 miles south of the subject property at 570 Grady Avenue. The site received a confirmed release and no further action clean up status in 2002. The facility is reported to be closed and the tank permanently out of use. Due to the remediation of the site, the non-operational status of the facility and likely groundwater flow eastward, the site is not considered to present an environmental concern to the subject property.

Greenway Stores #647-Grady BP was identified as a UST site. The gas station, located at 610 Lanier Avenue West, 0.110 miles south of the subject property, has five UST's currently in use and has received no violations. The groundwater flow at this site would be anticipated to be to the east. Based on these findings, GEC does not consider this site to be of concern at this time.

Based on the relative distance between the subject property and the regulated sites, topographic features, facility status, and/or hydrologic conditions, GEC is of the opinion that these facilities are not RECs to 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.

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 20 "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR Report. GEC reviewed the listed sites and found that Autozone #951 located at 695 Lanier Avenue and listed on the RCRA-NLR database was found to be approximately 350 feet southwest of the subject site and Fayette County Board of Education located at 210 Stonewall Avenue and listed on the UST database was found to be approximately 2,700 feet southeast of the subject site. Based on site topography, distance, and the area hydrologic conditions, GEC is of the opinion that these sites do not present a potential environmental and/or financial concern to the subject site. None of the other listed sites appeared to be located within the ASTM search radii of the subject property.

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-12 through A-20 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 ½-mile to 1-mile east of the subject site. No violations are noted in the EDR report for the FRDS public water supply well. No Federal FRDS 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's client provided zoning information to GEC that indicated that zoning for the subject property is Planned Community Development (PCD). The zoning letter indicated that the plans for senior housing at the subject property will not violate any current applicable zoning ordinance, resolution or regulation affecting the property. It was also noted that the development will not occur on land that is considered unique or prime farmland. Copies of the zoning letter and ordinance are 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 City of Fayetteville Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that City of Fayetteville'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)

No suspected PCB-containing equipment was observed on the subject property during GEC's site reconnaissance on May 15, 2012.

GEC received a letter from Mr. William Blackmon with Georgia Power, the electrical utility provider for the proposed Lafayette Senior Village Phase I development. Georgia Power indicated that they have available and will supply electric serve to the subject property. A copy of the power letter is presented in Appendix H.

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 Captain Mundok with the City of Fayetteville Fire Department on May 14, 2012. GEC received a response from Captain Mundok with the department on May 17, 2012. Captain Mundok indicated that the department has no record of environmentally related fires, hazardous materials responses, or additional known environmental concerns at the subject property. He noted that the department is not aware of any storage tanks (above or underground) currently or formerly located on the subject property. Captain Mundok 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 Ms. Michelle Dunn the Fayette County Environmental Health Department on May 14, 2012. GEC received a response from Ms. Dunn with the department on May 17, 2012. Ms. Dunn indicated that the department had no record of environmental/health responses or other known environmental concerns at the subject property. She noted that city water and sewer were available to serve the subject site. Ms. Dunn was unaware of past usage of 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. Rick Searles, client representative, on June 5, 2012. Mr. Searles noted that he was not aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the property. Mr. Searles 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. Searles does have in his possession or control title records for the property, and he is not aware of any environmental liens. Mr. Searles noted that the reason for having the Phase I performed was to support a tax credit assessment of the property. A copy of the completed DCA version of the ASTM Questionnaire is provided in Appendix H.

GEC received completed owner environmental questionnaires from Mr. Jason Pace, property owner. Mr. Pace indicated that his property and/or adjoining properties are currently used for commercial purposes. Mr. Pace noted that no plastic or metal drums, stained soil or stressed vegetation, storage tanks (above or underground), or vent pipes have ever been brought onto the site. He stated that he did not know if any fill dirt had been brought onto the subject property. He indicated that no storage tanks had been removed from the subject site. Mr. Pace 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. Pace 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 located within 1,000 feet of a major road/highway/freeway, but not within 5 miles of a private/commercial airport or within 15 miles of a military airport. He did not know if the site was located within 3,000 feet of a railroad.

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

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 (Lafayette Senior Village Phase I, L.P.) contracted with GEC to provide the information, except where specifically requiring a User response to information needs. The users were identified as Lafayette Senior Village Phase I, L.P.; CRT Realty and Development, Inc.; and Mr. Rick Searles 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

Property ownership history sometimes provides an indication of a potential environmental problem at a site. The ownership and deeds reviewed may not include all of the previous owners or occupants that may have or have had an interest in the subject property. The subject site, which is 11.59 acres in size, is located at the northwest intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette County, Georgia. The subject property, which is situated within Land Lot 124 of the 5th Land District of Fayette County, Georgia, consists of undeveloped wooded land. The subject property appears on the Fayette County Tax Map as parcel #0523-106.

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 provided the chain of ownership information for GEC's review on June 9, 2011. Mr. May's review of the subject property's chain of title information indicated that the subject property was part of a larger tract owned by the K. W. McElwaney family from the early 1900s. The subject property remained in the McElwaney family until 1998 when it was sold for investment/development. The tract passed to Upstate Properties in 2005 who sold the site to the current owner (Lafayette Village Property, LLC) the same year.

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).

Copies of the site's property record card, tax map, deeds, and plat map, are presented in Appendix D.

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 the 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.

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. No significant limiting conditions were encountered during the site reconnaissance performed on May 15, 2012.

5.2 General Site Setting

The subject site, which is approximately 11.59 acres in size, is currently undeveloped wooded

land, located at the northwest intersection of Highway 54 and Lafayette Avenue, in the City of Fayetteville, Fayette County, Georgia. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been undeveloped wooded land from, if not before, 1942 until 2011. The reviewed aerial photographs strongly suggest the subject property was undeveloped wooded land prior to the oldest available photograph taken in 1942.

GEC observed residential, commercial, and undeveloped wooded properties within the site vicinity.

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

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

5.4 Current Site Use

The subject property is currently an undeveloped wooded tract of land.

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.

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.

5.4.3 Heating & Cooling

As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of either agricultural or wooded land, heating and cooling issues are not applicable to the subject property.

5.4.4 Solid Waste

No solid waste was observed on the subject property during GEC's site reconnaissance other than the miscellaneous debris (mulch pile) in the southeastern portion of the subject site.

5.4.5 Sewage Disposal/Septic Tanks

No septic tanks or evidence thereof were observed on the subject property and, due to the undeveloped nature of the subject property, none is expected on the site. Sanitary sewer pipelines were observed along the sewer main line easement that traverses the eastern boundary of the site. A vertical sewer pipes were observed on the subject property likely marking tap point for the main.

5.4.6 Hydraulic Equipment

No hydraulic equipment or potential hydraulic equipment was observed during GEC's site reconnaissance on May 15, 2012.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

During GEC's site reconnaissance on May 15, 2012, No suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. William Blackmon with Georgia Power, the electrical utility provider for the proposed Lafayette Senior Village Phase I development. Georgia Power indicated that they have available and will supply electric serve to the subject property.

5.4.9 Water Supply & Wells

City water is available to serve the subject site (see documentation of verification of public water/sewer service to the subject property in Appendix H). The presence of water wells is not expected on the subject property, and none were observed.

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 used for industrial purposes, or surface waters were observed on the subject property during GEC's site reconnaissance.

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 sewer main line easement is located along the eastern boundary of the subject property. No other utility or roadway easements appeared to traverse the subject property during GEC's site visit.

5.4.16 Chemical Use

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

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

No on-site structures were observed on the subject property during the site reconnaissance; as a result, the presence of water leaks/mold is not applicable to the subject property.

5.4.18 Asbestos

During the site reconnaissance on May 15, 2012, no on-site structures were observed on the subject property; as a result, the presence of asbestos containing materials (ACMs) is not applicable to the subject property.

5.4.19 Lead-Based Paint

During the site reconnaissance on May 15, 2012, no on-site structures were observed on the subject property; as a result, the presence of lead-based paint is not applicable to the subject property.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2010 City of Fayetteville Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that the City of Fayetteville '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, Fayette County, Georgia, is listed in Zone 2, which means “moderate potential (from 2 to 4 pCi/L (picocuries per liter of air).”

According to the radon information provided on page A-21 of the EDR Report presented in Appendix G, the 11 sites tested within the zipcode of the subject site 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.

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 15, 2012, 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 roadway to be a potential contributor to noise at the subject site. No other major roads were found within 1,000 feet, no railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Georgia Highway 54 is located approximately 250 feet south of the subject site from edge of roadway to the nearest boundary of Phase I. Completion of the Noise Assessment Guidelines (NAG) worksheets indicates a Normally Unacceptable (per the NAG) exterior day night level (DNL) of < 65 DNL as a result of this potential noise source. Exterior and interior noise mitigation is required for all amenities located closer than 318 feet to the centerline of Georgia Highway 54.

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 be exceeded by this listed source, therefore, GEC does 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, mitigation plan, 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 Intrusion (VI) report identified one site on the State and Tribal leaking storage tank and Other Standard and Environmental Records list within the ASTM E 2600 prescribed search radii of the subject property.

The reviewed listed site does not appear to present a potential concern for vapor encroachment to the subject property. Georgia Power Fayette located at 570 Grady Avenue appears at a higher elevation with the subject site. Georgia Power Fayette is approximately 900 feet south of the subject site with assumed groundwater flow moving away from the subject site. The site received a confirmed release and no further action clean up status in 2002. The facility is reported to be closed and the tank permanently out of use. Due to the remediation of the site, the non-operational status of the facility and likely groundwater flow eastward, the site is not considered to present an environmental concern to the subject property. Topographic features and groundwater flow direction suggests that vapors would not migrate from the source to the target property. Therefore, vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the target property.

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

5.4.24 Other Site Reconnaissance Issues

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

5.5 Past Site Use

5.5.1 Recorded Land Title Records

Property ownership history sometimes provides an indication of a potential environmental problem at a site. The ownership and deeds reviewed may not include all of the previous owners or occupants that may have or have had an interest in the subject property. The subject site, which is 11.59 acres in size, is located at the northwest intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette County, Georgia. The subject property, which is situated within Land Lot 124 of the 5th Land District of Fayette County, Georgia, consists of undeveloped wooded land. The subject property appears on the Fayette County Tax Map as parcel # 0523-106.

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 provided the chain of ownership information for GEC's review on June 9, 2011. Mr. May's review of the subject property's chain of title information indicated that the subject property was part of a larger tract owned by the McElwaney family from the early 1900s until it was sold for investment/development in 1988. The subject tract passed to Upstate Properties in 2005 who sold the subject site to the current owner (Lafayette Village Property, LLC) the same year.

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.

Copies of the site's property record card, tax map, deeds, and plat map, are presented in Appendix D.

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. Aerial photographs (2006, 2005, 1993, 1988, 1971, 1965, 1958, 1949, and 1942) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2011 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of the 2011 aerial photograph appears in Appendix I (Maps/Figures as Figure 8), and copies of the additional historical aerial photographs appear in Appendix C.

The aerial photographs reviewed did not indicate obvious environmental impacts to the site.

GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been undeveloped wooded/agricultural land since, if not before, 1942 to the 2011 aerial photograph.

The site vicinity currently consists of residential, commercial and undeveloped wooded properties. GEC's review of the readily available historical aerial photographs indicates that the site vicinity appears to be mostly undeveloped wooded/agricultural land on the 1942 to 1965 aerial photographs with residential properties scattered within the site vicinity. Residential development appears to the west of the subject site beginning on the 1971 aerial photograph. The site vicinity appears developed with mostly residential properties in all directions of the subject site on the 1988 to the 2011 aerial photographs with possible commercial properties sparsely located within the vicinity.

The subject property can be found on the Fayetteville, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 20 feet, printed in 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 Environmental Data Resources, Inc. (EDR) Historical Topographic Map Report, which provided additional U.S.G.S. Topographic Maps (1982 and 1965), is presented in Appendix C. No structures are shown on the site.

The site elevation, as shown on the topographic map, ranges between approximately 860 and 900 feet above mean sea level, and the down slope of on-site surface drainage features is to the north, northwest. Based on review of the topographic map and observations made during the site reconnaissance, surface drainage flow at the subject property (assuming the flow mimics topography) should generally be to the north-northwest toward Pye Lake located approximately 2,000 feet north-northwest 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 no coverage report 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. Directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage does not exist for the target

property. EDR reviewed city directories, for the most part, at five-year intervals spanning the 1974 through the 1997 volumes, but these years are not necessarily inclusive. A copy of the EDR – City Directory Abstract is presented in Appendix C.

Due to the fact that the site is currently undeveloped, EDR used an address, 513 SR 54, Fayetteville, GA, 30214, close to the subject site in order to list the adjoining property details. The target property and adjoining addresses were not identified in either Polk's or Mullen-Kille's City Directories.

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

5.5.7 Previous Environmental Studies

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 northwest intersection of Highway 54 and Lafayette Avenue, indicated that GEC found no obvious environmental concerns or risks associated with the subject property or off-site properties.

- A Noise Assessment Guidelines (NAG) assessment was performed as part of the previous GEC Phase I ESA (dated June 20, 2011). On June 11, 2011, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found one major road to be a potential contributor to noise at the subject site. No other major roads were found within 1,000 feet, no railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Georgia Highway 54 / West Lanier Avenue is located at least 300 feet south of the site. Completion of the Noise Assessment Guidelines (NAG) worksheets, using the Site DNL Calculator available on the HUD Website for road and railway calculations, indicates an Acceptable (per the NAG) exterior day night level (DNL) of 65 decibels or less as a result of this potential noise source.

- GEC submitted a letter for SHPO Review, dated June 21, 2011, with descriptive details on the property and photographs of the site as a request for verification to the Georgia Historic Preservation Division (HPD). The Georgia HPD is requested by the letter to issue a determination as to whether the proposed development in the Area of Potential Effects (APE) could be considered eligible for listing on the Georgia Register of Historic Places, and also ensure that potential effects to historic resources are adequately considered in project planning.

GEC received a response from SHPO dated June 28, 2011 indicating “Based on the site information submitted, HPD has determined that no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places will be affected by this undertaking.” SHPO may request the opportunity to review the final project plans.

See Appendix T for a copy of the previous report text and Appendix Q for SHPO's response.

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 aërials, the subject site was undeveloped land prior to the oldest available aerial photograph taken in 1942, 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 undeveloped wooded/agricultural 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

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

5.6.2 East

Lafayette Avenue borders the subject site to the east with undeveloped wooded land beyond.

5.6.3 South

Undeveloped wooded land borders the subject site to the south with commercial/office properties beyond across Highway 54.

5.6.4 West

Residential properties are located west of the subject site beyond a wooded buffer.

5.7 Past Surrounding Land Use

5.7.1 North

The 1942 to 1965 aerial photographs show the site vicinity to the north as mostly undeveloped wooded/agricultural land with residential properties scattered within the site vicinity. The site vicinity appears developed with mostly residential properties north of the subject site on the 1988 to the 2011 aerial photographs with possible commercial properties sparsely located within the vicinity.

5.7.2 East

The 1942 to 2011 aerial photographs show the land bordering the subject site to the east as mostly undeveloped wooded/agricultural land with residential properties scattered within the site vicinity. The land beyond the immediate vicinity of the subject site appears as developed

residential and/or commercial properties beginning on the 1958 to 2011 aerial photographs.

5.7.3 South

The 1942 to 1965 aerial photographs show the site vicinity to the south as mostly undeveloped wooded/agricultural land with residential properties scattered within the site vicinity. The site vicinity appears developed with mostly residential properties south of the subject site on the 1988 to the 2011 aerial photographs with possible commercial properties sparsely located within the vicinity.

5.7.4 West

The 1942 to 1965 aerial photographs show the site vicinity to the west as mostly undeveloped wooded/agricultural land with residential properties scattered within the site vicinity. Residential development appears to the west of the subject site beginning on the 1971 aerial photograph. More development occurred to the west of the subject site on the 1988 to 2011 aerial photographs.

5.8 Historic Preservation

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 east of the subject property approximately 0.73 miles of the subject property. GEC is of the opinion that the development of the proposed apartment complex will not have a negative impact on any historic property in the area. 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 undeveloped land prior to the oldest available aerial photograph taken in 1942, 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 undeveloped wooded/agricultural 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 recognized environmental conditions associated with the subject property.

7.2 Off-Site

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

8.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the approximately 11.59-acre proposed Lafayette Senior Village Phase I site at the northwest intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette 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 Lafayette Senior Village Phase I site at the northwest intersection of Highway 54 and Lafayette Avenue, Fayetteville, Georgia, and legally described as contained in Land Lot 124 of the 5th Land District of Fayette 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.

- 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 this property. The original report was issued June 20, 2011. The text and other pertinent information from the previous assessment are appended to this report, an update of the previous. No 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.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically undeveloped wooded/agricultural land on the reviewed 1942 to 2011 aerial photographs. The 1942 to 1965 aerial photographs show the site vicinity as mostly undeveloped wooded/agricultural land with residential properties scattered within the site vicinity. Residential development appears to the west of the subject site beginning on the 1971 aerial photograph. The site vicinity appears developed with mostly residential properties in all directions of the subject site on the 1988 to the 2011 aerial photographs with possible commercial properties sparsely located within the vicinity. The subject property's chain of title information indicated that the subject property was part of a larger tract owned by the K. W. McElwaney family from the early 1900s. The subject property remained in the McElwaney family until 1998 when it was sold for investment/development. The tract passed to Upstate Properties in 2005 who sold the site to the current owner (Lafayette Village Property, LLC) the same year. 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 undeveloped wooded/agricultural land since and likely before, the early 1900s according to title records.
- The Environmental Data Resources, Inc. (EDR) Report is substantially the same as the May 31, 2011 report that GEC used in the previous Phase I ESA on this subject property,

and did not identify the subject property on any Federal, State, or Local databases. The new 2012 EDR report identified two GA Non- HSI database sites, one LUST database site, two UST database sites, and two RCRA-NonGen database sites within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases sites are not 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 May 2012 EDR Environmental Database Report.

- Geotechnical & Environmental Consultants, Inc. (GEC) 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 subject property. According to the National Wetlands Inventory (NWI) map, no wetland areas or flood plains were identified on the subject property.

8.1 On-Site

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

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. Rick Searles with Lafayette Senior Village Phase I, L.P. – client
Mr. Jason Pace – owner environmental questionnaire
City of Fayetteville and Fayette County, Georgia
City of Fayetteville Water and Sewerage Authority
Fayette County Health Department, Environmental Services
City of Fayetteville Fire Department
City of Fayetteville Planning & Zoning
Georgia Power
Fayette County Tax Assessor's website
Fayette County Clerk of Superior Court (Deed Copies)
Environmental Data Resources, Inc. (EDR) – environmental database report &
historical aerial photographs and topographic map, Sanborn Maps, and City Directories
Google Earth website (2011 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™
GEC's Previous Environmental Report Text

10.0 VALUATION REDUCTION

10.1 Purchase Price

According to the User, Lafayette Senior Village Phase I, 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

GEC

**APPENDIX A:
Figures & Maps**

GEC

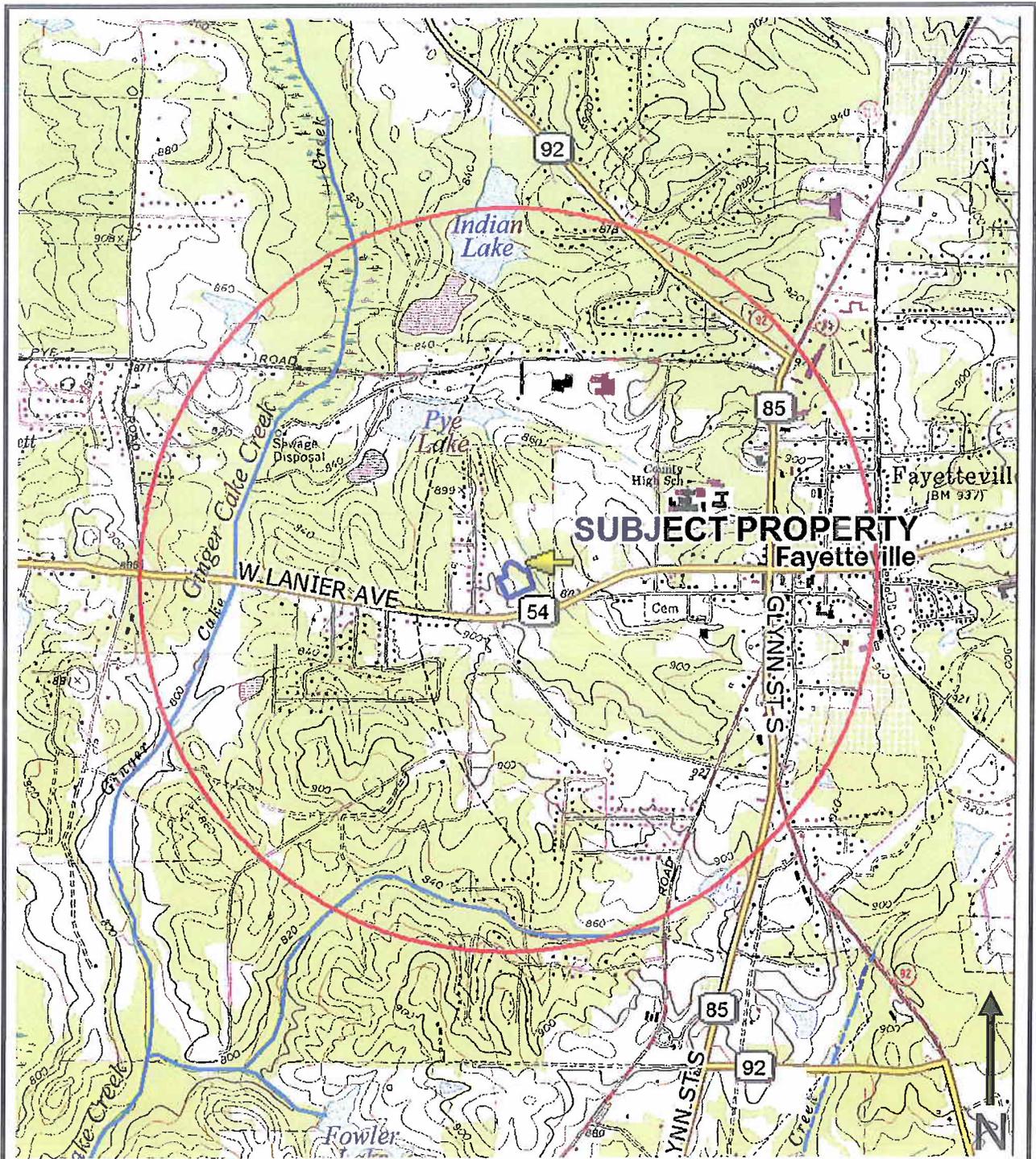


Figure 1
U.S.G.S. Topographic Map
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 110376.240
Approximate Scale: 1" = 2,000'
Source: Fayetteville, GA Quadrangle (1982)

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U.S. Fish and Wildlife Service

National Wetlands Inventory

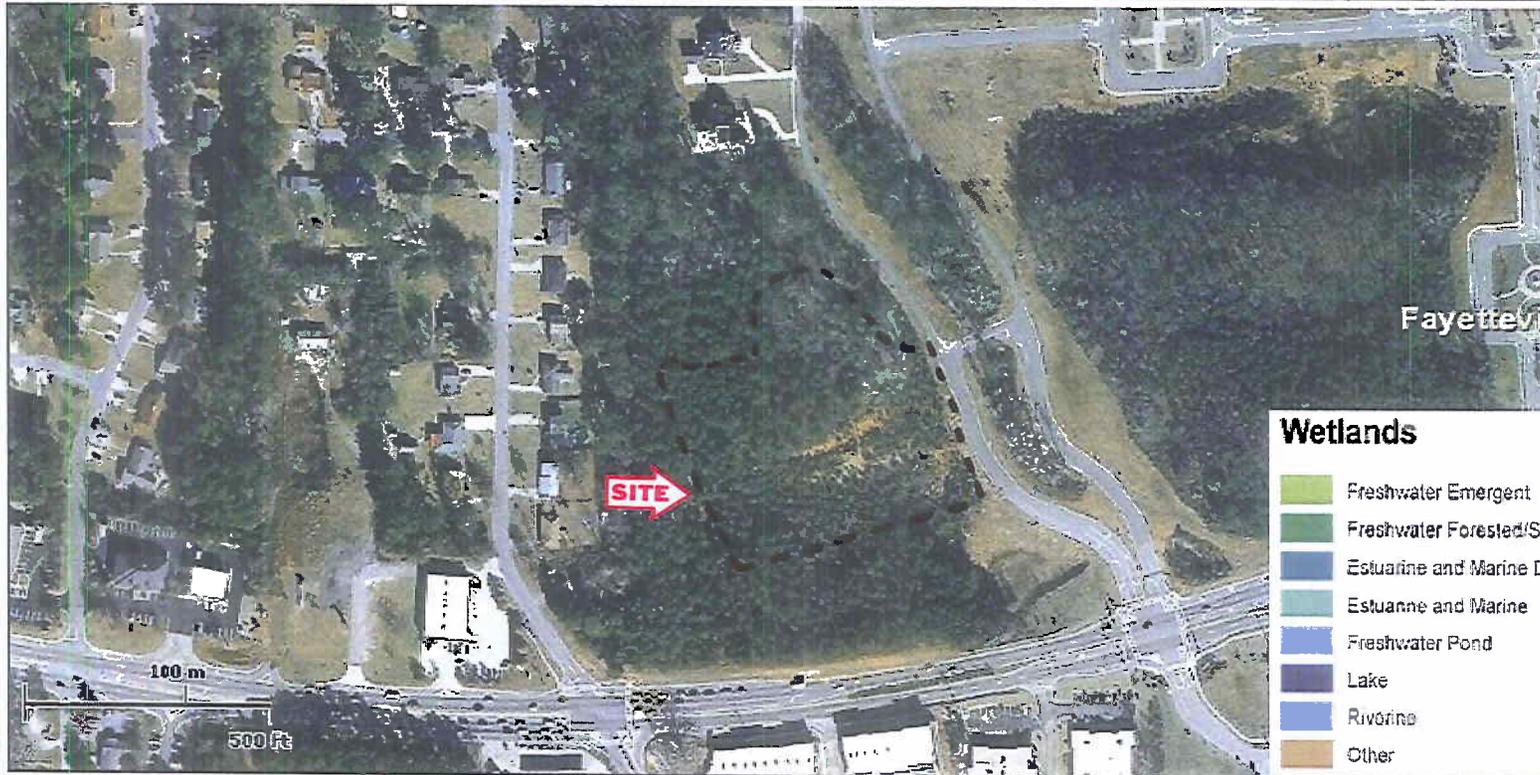


Figure 2
National Wetlands Inventory (NWI) Map
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"=280'
Source: U.S. Fish & Wildlife Service

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Figure 3
Soil Survey Map
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"=80'
Source: USDA NRCS

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MAP LEGEND

Area of Interest (AOI)			Very Stony Spot
	Area of Interest (AOI)		Wet Spot
Soils			Other
	Soil Map Units	Special Line Features	
Special Point Features			Gully
	Blowout		Short Steep Slope
	Borrow Pit		Other
	Clay Spot	Political Features	
	Closed Depression		Cities
	Gravel Pit	Water Features	
	Gravelly Spot		Streams and Canals
	Landfill	Transportation	
	Lava Flow		Rails
	Marsh or swamp		Interstate Highways
	Mine or Quarry		US Routes
	Miscellaneous Water		Major Roads
	Perennial Water		Local Roads
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

MAP INFORMATION

Map Scale: 1:1,430 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.

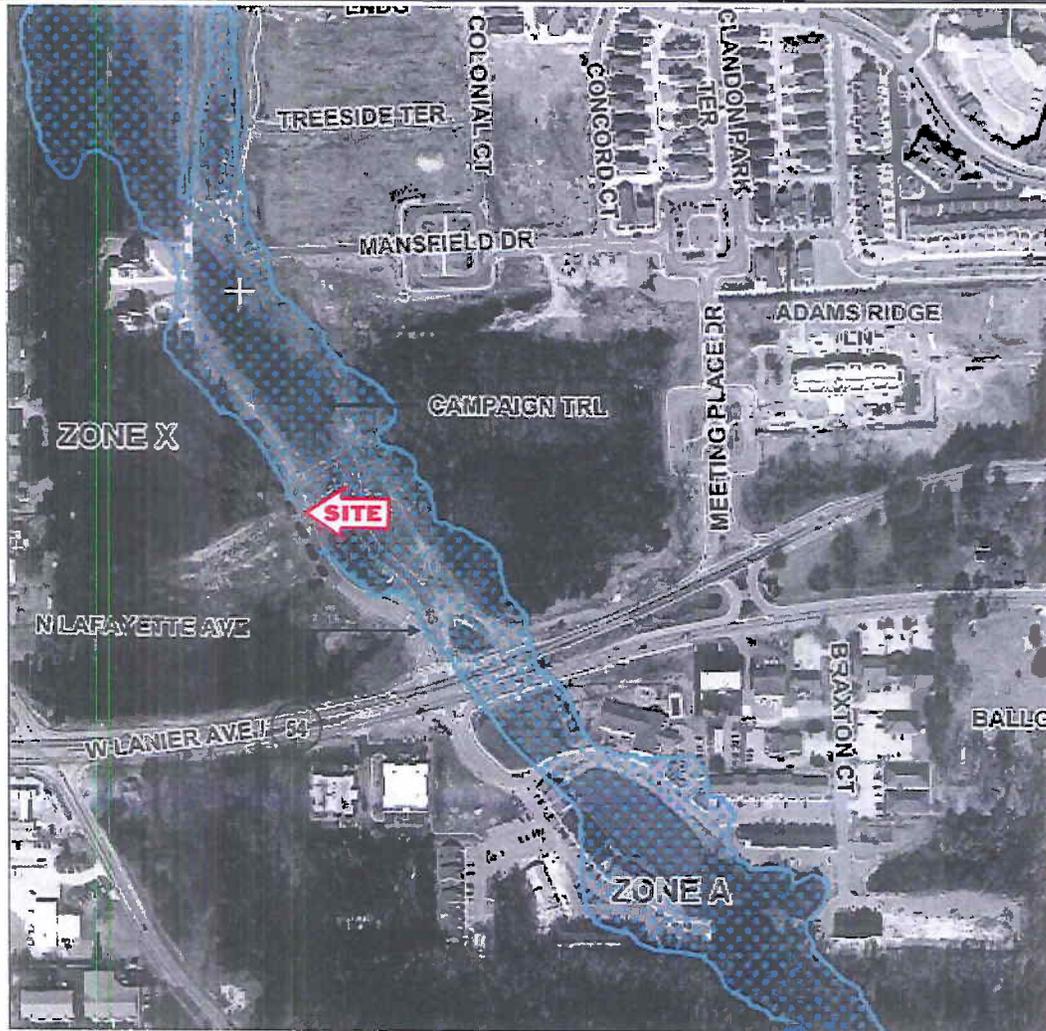
Soil Survey Area: Clayton, Fayette, and Henry Counties, Georgia
 Survey Area Data: Version 6, Feb 15, 2007

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.

Map Unit Legend

Clayton, Fayette, and Henry Counties, Georgia (GA625)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CA	Cartecay soils	0.1	1.5%
CeC	Cecil sandy loam, 6 to 10 percent slopes	3.4	79.0%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	0.8	19.5%
Totals for Area of Interest		4.3	100.0%



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0104E

FIRM
FLOOD INSURANCE RATE MAP

**FAYETTE COUNTY,
GEORGIA
AND INCORPORATED AREAS**

PANEL 104 OF 170

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FAYETTE COUNTY	130432	0104	E
FAYETTEVILLE, CITY OF	130431	0104	E

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



**MAP NUMBER
13113C0104E**

**MAP REVISED
SEPTEMBER 26, 2008**

Federal Emergency Management Agency

Figure 4
Flood Insurance Rate Map (FIRM)
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"= 340'
Source: FEMA Map Service Center Website

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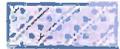
LEGEND



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

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



OTHER AREAS

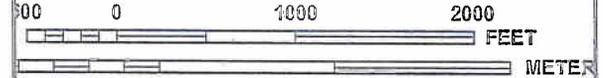
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 1000'



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.

- 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

513 (EL 987)

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

(A) (A)

Cross section line

(25) (25)

Transect line

87°07'45", 32°22'30"

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

2°76'00"N

1000-meter Universal Transverse Mercator grid values, zone 17

600000 FT

5000-foot grid values: Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection

DX5510 x

Bench 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
September 20, 1998

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

August 19, 2010 - to add Special Flood Hazard Areas, road and road names; to change Special Flood Hazard Areas; to update corporate limits; and to reflect updated topographic information.

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

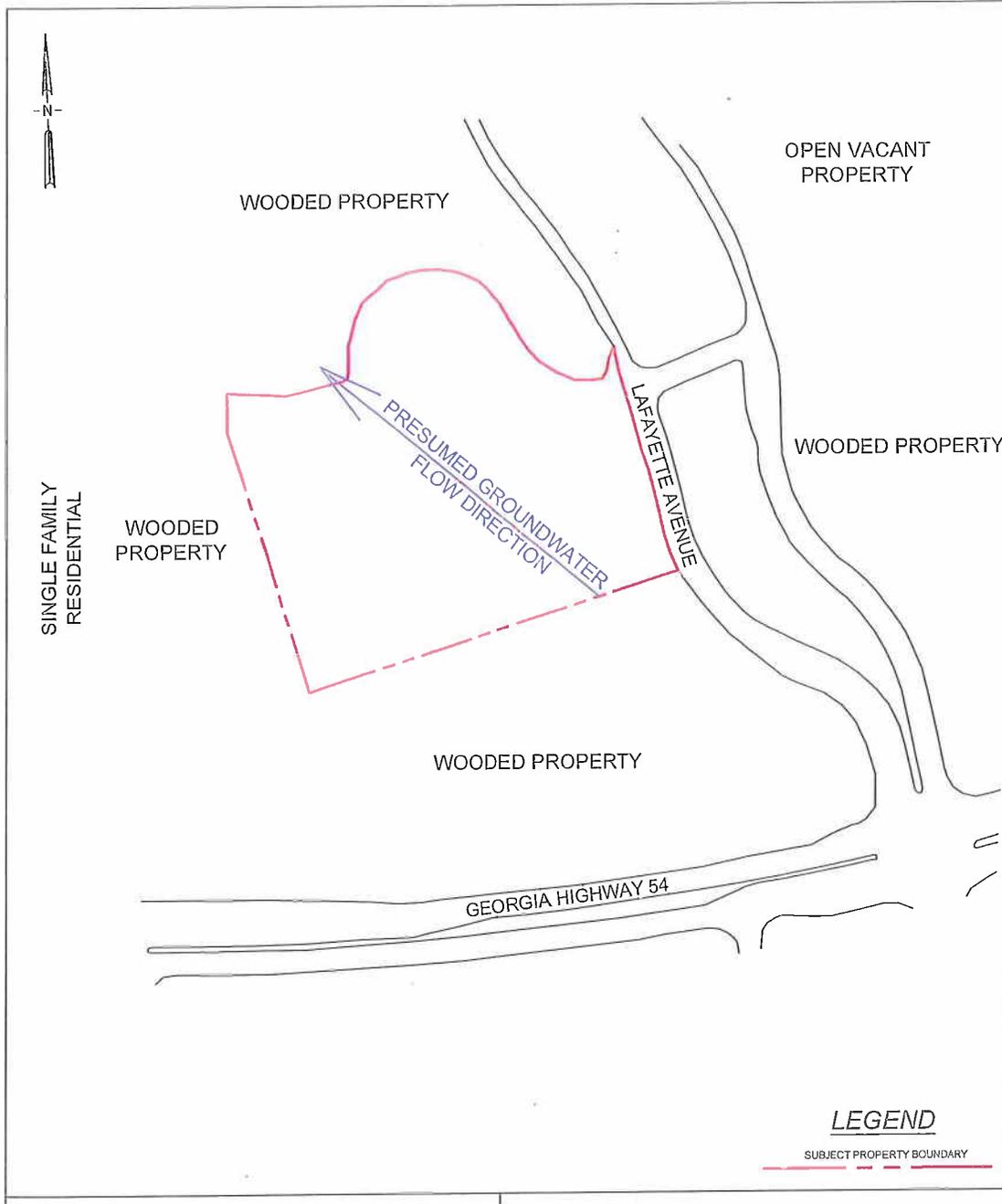


Figure 5
Site Map
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"=180'
Source: Planners and Engineers Collaborative

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Zoning Plan
**Fayetteville Senior Community
 Lafayette Village**

Land Lot: 124 District: 5th Series: County: Fayette State: Georgia

Beverly J. Scarles Foundation

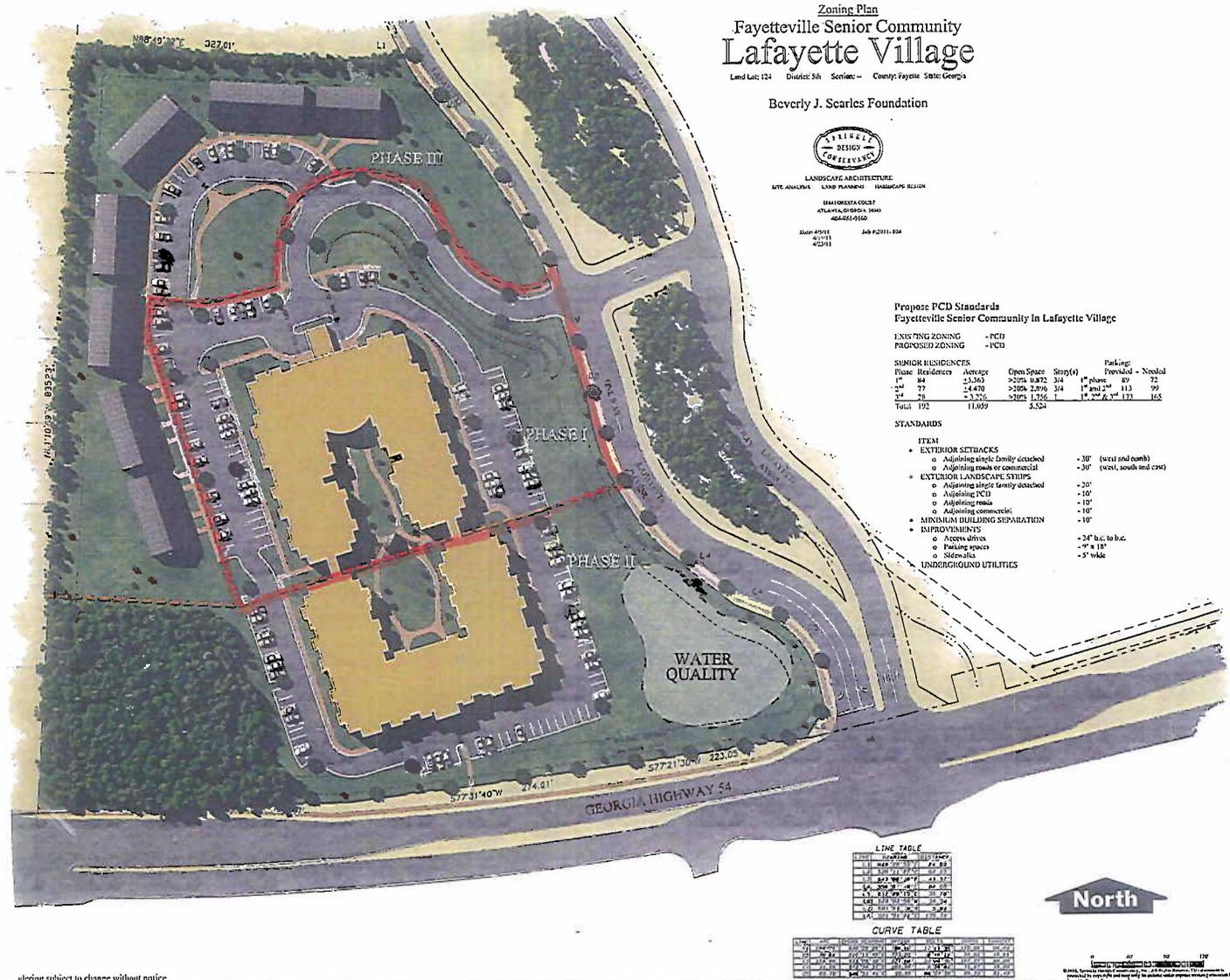


LANDSCAPE ARCHITECTURE
 SITE ANALYSIS LAND PLANNING HARBORCROSS DESIGN
 3841 FOREST COLLEGE
 ATLANTA, GEORGIA 30348
 404.551.9110
 DUP 4011 4111 JOB #2011-034
 42211

Proposed FCD Standards
 Fayetteville Senior Community in Lafayette Village

EXISTING ZONING	FCD	PROPOSED ZONING	FCD
SENIOR RESIDENCES			
Phase	Residences	Average	Open Space
1 st	84	23,363	>27% 0.872
2 nd	77	2,470	>20% 2.276
3 rd	26	2,327	>10% 1.256
Total	192	11,899	5,524

- STANDARDS**
- ITEM**
 - EXTERIOR SETBACKS**
 - o Adjoining single family detached - 30' (west and north)
 - o Adjoining roads or commercial - 30' (west, south and east)
 - EXTERIOR LANDSCAPE STRIPS**
 - o Adjoining single family detached - 20'
 - o Adjoining FCD - 10'
 - o Adjoining roads - 10'
 - o Adjoining commercial - 10'
 - MINIMUM BUILDING SEPARATION**
 - o IMPROVEMENTS - 10'
 - o Access drives - 24' b.c. to b.c.
 - o Parking spaces - 14' x 14'
 - o Sidewalks - 5' wide
 - UNDERGROUND UTILITIES**



LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH
1	0+00	0+25	25.00
2	0+25	0+50	25.00
3	0+50	0+75	25.00
4	0+75	1+00	25.00
5	1+00	1+25	25.00
6	1+25	1+50	25.00
7	1+50	1+75	25.00
8	1+75	2+00	25.00
9	2+00	2+25	25.00
10	2+25	2+50	25.00
11	2+50	2+75	25.00
12	2+75	3+00	25.00
13	3+00	3+25	25.00
14	3+25	3+50	25.00
15	3+50	3+75	25.00
16	3+75	4+00	25.00
17	4+00	4+25	25.00
18	4+25	4+50	25.00
19	4+50	4+75	25.00
20	4+75	5+00	25.00
21	5+00	5+25	25.00
22	5+25	5+50	25.00
23	5+50	5+75	25.00
24	5+75	6+00	25.00
25	6+00	6+25	25.00
26	6+25	6+50	25.00
27	6+50	6+75	25.00
28	6+75	7+00	25.00
29	7+00	7+25	25.00
30	7+25	7+50	25.00
31	7+50	7+75	25.00
32	7+75	8+00	25.00
33	8+00	8+25	25.00
34	8+25	8+50	25.00
35	8+50	8+75	25.00
36	8+75	9+00	25.00
37	9+00	9+25	25.00
38	9+25	9+50	25.00
39	9+50	9+75	25.00
40	9+75	10+00	25.00

CURVE TABLE

STATION	PC	PT	PI	EA	EB	EC	EA	EB	EC
0+00	0+00	0+25	0+12.5	100'	100'	100'	100'	100'	100'
0+25	0+25	0+50	0+37.5	100'	100'	100'	100'	100'	100'
0+50	0+50	0+75	0+62.5	100'	100'	100'	100'	100'	100'
0+75	0+75	1+00	0+87.5	100'	100'	100'	100'	100'	100'
1+00	1+00	1+25	1+12.5	100'	100'	100'	100'	100'	100'
1+25	1+25	1+50	1+37.5	100'	100'	100'	100'	100'	100'
1+50	1+50	1+75	1+62.5	100'	100'	100'	100'	100'	100'
1+75	1+75	2+00	1+87.5	100'	100'	100'	100'	100'	100'
2+00	2+00	2+25	2+12.5	100'	100'	100'	100'	100'	100'
2+25	2+25	2+50	2+37.5	100'	100'	100'	100'	100'	100'
2+50	2+50	2+75	2+62.5	100'	100'	100'	100'	100'	100'
2+75	2+75	3+00	2+87.5	100'	100'	100'	100'	100'	100'
3+00	3+00	3+25	3+12.5	100'	100'	100'	100'	100'	100'
3+25	3+25	3+50	3+37.5	100'	100'	100'	100'	100'	100'
3+50	3+50	3+75	3+62.5	100'	100'	100'	100'	100'	100'
3+75	3+75	4+00	3+87.5	100'	100'	100'	100'	100'	100'
4+00	4+00	4+25	4+12.5	100'	100'	100'	100'	100'	100'
4+25	4+25	4+50	4+37.5	100'	100'	100'	100'	100'	100'
4+50	4+50	4+75	4+62.5	100'	100'	100'	100'	100'	100'
4+75	4+75	5+00	4+87.5	100'	100'	100'	100'	100'	100'
5+00	5+00	5+25	5+12.5	100'	100'	100'	100'	100'	100'
5+25	5+25	5+50	5+37.5	100'	100'	100'	100'	100'	100'
5+50	5+50	5+75	5+62.5	100'	100'	100'	100'	100'	100'
5+75	5+75	6+00	5+87.5	100'	100'	100'	100'	100'	100'
6+00	6+00	6+25	6+12.5	100'	100'	100'	100'	100'	100'
6+25	6+25	6+50	6+37.5	100'	100'	100'	100'	100'	100'
6+50	6+50	6+75	6+62.5	100'	100'	100'	100'	100'	100'
6+75	6+75	7+00	6+87.5	100'	100'	100'	100'	100'	100'
7+00	7+00	7+25	7+12.5	100'	100'	100'	100'	100'	100'
7+25	7+25	7+50	7+37.5	100'	100'	100'	100'	100'	100'
7+50	7+50	7+75	7+62.5	100'	100'	100'	100'	100'	100'
7+75	7+75	8+00	7+87.5	100'	100'	100'	100'	100'	100'
8+00	8+00	8+25	8+12.5	100'	100'	100'	100'	100'	100'
8+25	8+25	8+50	8+37.5	100'	100'	100'	100'	100'	100'
8+50	8+50	8+75	8+62.5	100'	100'	100'	100'	100'	100'
8+75	8+75	9+00	8+87.5	100'	100'	100'	100'	100'	100'
9+00	9+00	9+25	9+12.5	100'	100'	100'	100'	100'	100'
9+25	9+25	9+50	9+37.5	100'	100'	100'	100'	100'	100'
9+50	9+50	9+75	9+62.5	100'	100'	100'	100'	100'	100'
9+75	9+75	10+00	9+87.5	100'	100'	100'	100'	100'	100'



subject to change without notice.

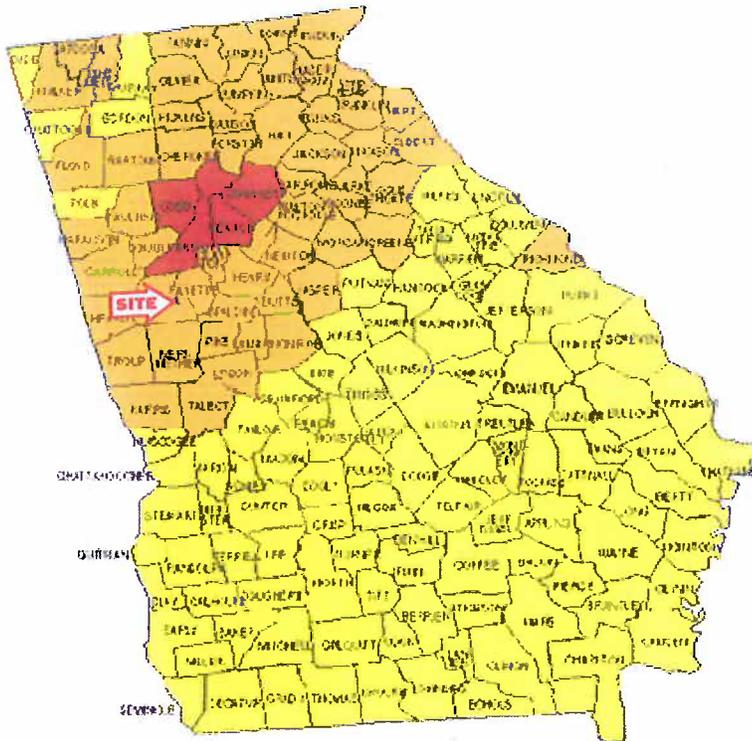
**Figure 6
 Site Plan**
 Lafayette Senior Village Phase I
 Fayetteville, Fayette County, Georgia
 GEC Project No. 110376,240
 Approximate Scale: 1" = 170'
 Source: GEC's Client

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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.

- Zone 1** Highest Potential (greater than 4 pCi/L)
- Zone 2** Moderate Potential (from 2 to 4 pCi/L)
- Zone 3** Low Potential (less than 2 pCi/L)



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](http://www.epa.gov/iaq/info/clearinghouse).



Figure 7
Radon Map
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 110376.240 Source: US
EPA Website
www.epa.gov/iaq/radon/zonemap

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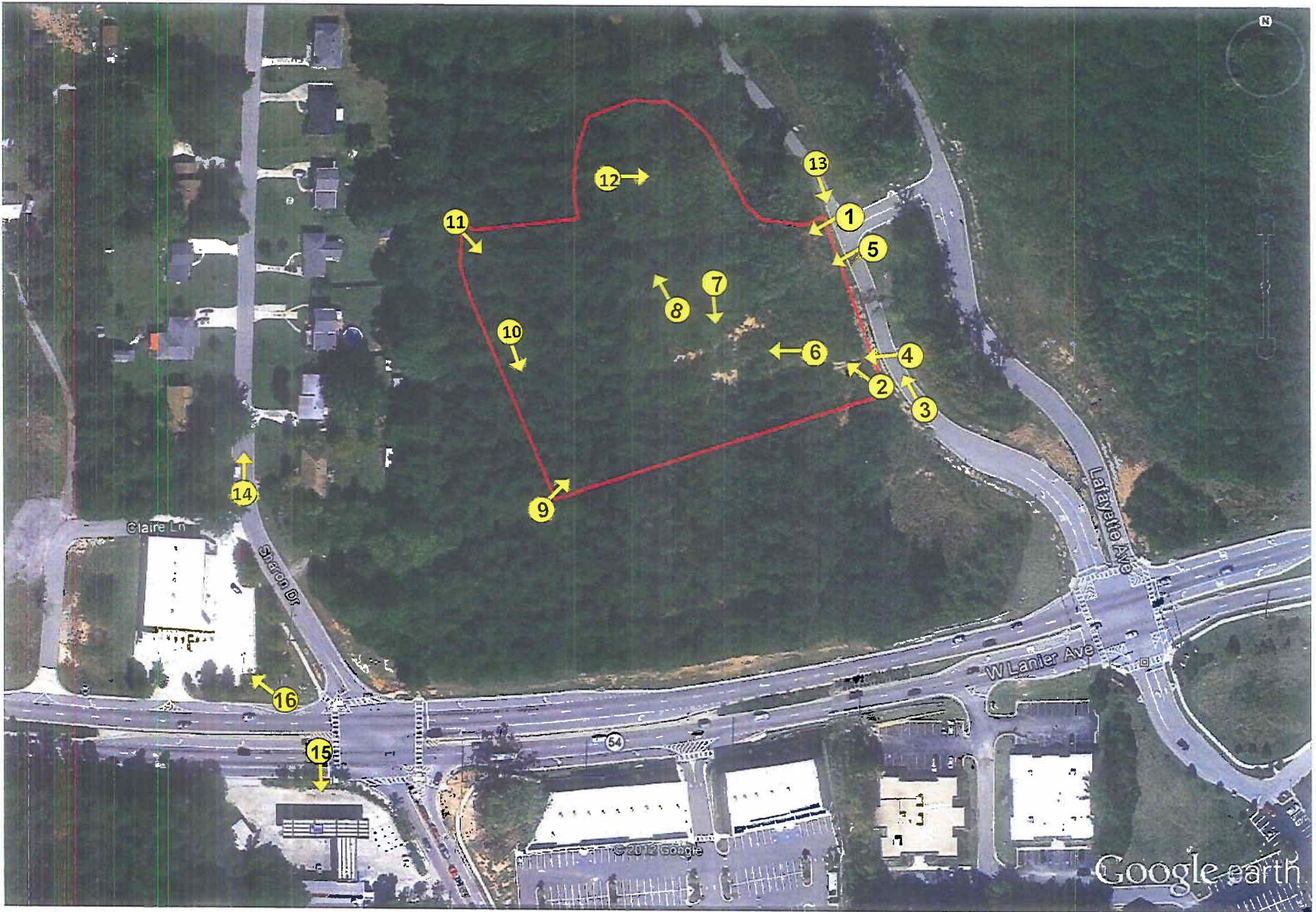
Figure 8
2011 Aerial Photograph
Lafayette Senior Village Phase I
Fayetteville, Fayette County, Georgia
GEC Project No. 120376.240
Approximate Scale: 1"=320'
Source: Google Earth Website

GEC
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6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940

APPENDIX B:
Site Photographs
(All Photographs taken May 15, 2012)

GEC



Photographic Map Key- Lafayette Senior Village



Photograph 1: Facing southwest from Lafayette Avenue toward the northeastern portion of the site



Photograph 2: View of the southeastern portion of the site from Lafayette Avenue



Photograph 3: Looking northwest up Lafayette Avenue that serves as the site's eastern boundary; subject property on the left



Photograph 4: View of the access point to the subject property from Lafayette Avenue near the southeast corner



Photograph 5: Sewer line stand pipe observed near the northeastern portion of the site located on the sewer main line easement along Lafayette Avenue



Photograph 6: A pile of mulch observed on the southeast portion of the property



Photograph 7: Interior view of the east central portion of the site; note former soil borrow area



Photograph 8: General interior view of the subject property; facing north from the central portion of the site



Photograph 9: Facing northeast towards the southwestern portion of the property



Photograph 10: Facing south along the western property line



Photograph 11: Facing southeast towards the northwestern portion of the site



Photograph 12: General interior view of the northernmost portion of the site



Photograph 13: Facing south along Lafayette Avenue from the northeast corner; subject property on the right



Photograph 14: Facing north up Sharon Drive at the residential area that is westerly adjacent to the subject property



Photograph 15: BP/Convenience Store located on the southwest corner of West Lanier Avenue and Sharon Drive, 0.1 miles southwest of the site



Photograph 16: AutoZone Retail store located on the northwest corner of West Lanier Avenue and Sharon Drive, southwest of the subject site

**APPENDIX C:
Historical Research
Documentation**

GEC

Lafayette Senior Village I

Intersection of Hwy 54 & Lafayette Ave
Fayetteville, GA 30214

Inquiry Number: 3080963.5

June 02, 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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Thank you for your business.
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with any questions or comments.

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Date EDR Searched Historical Sources:

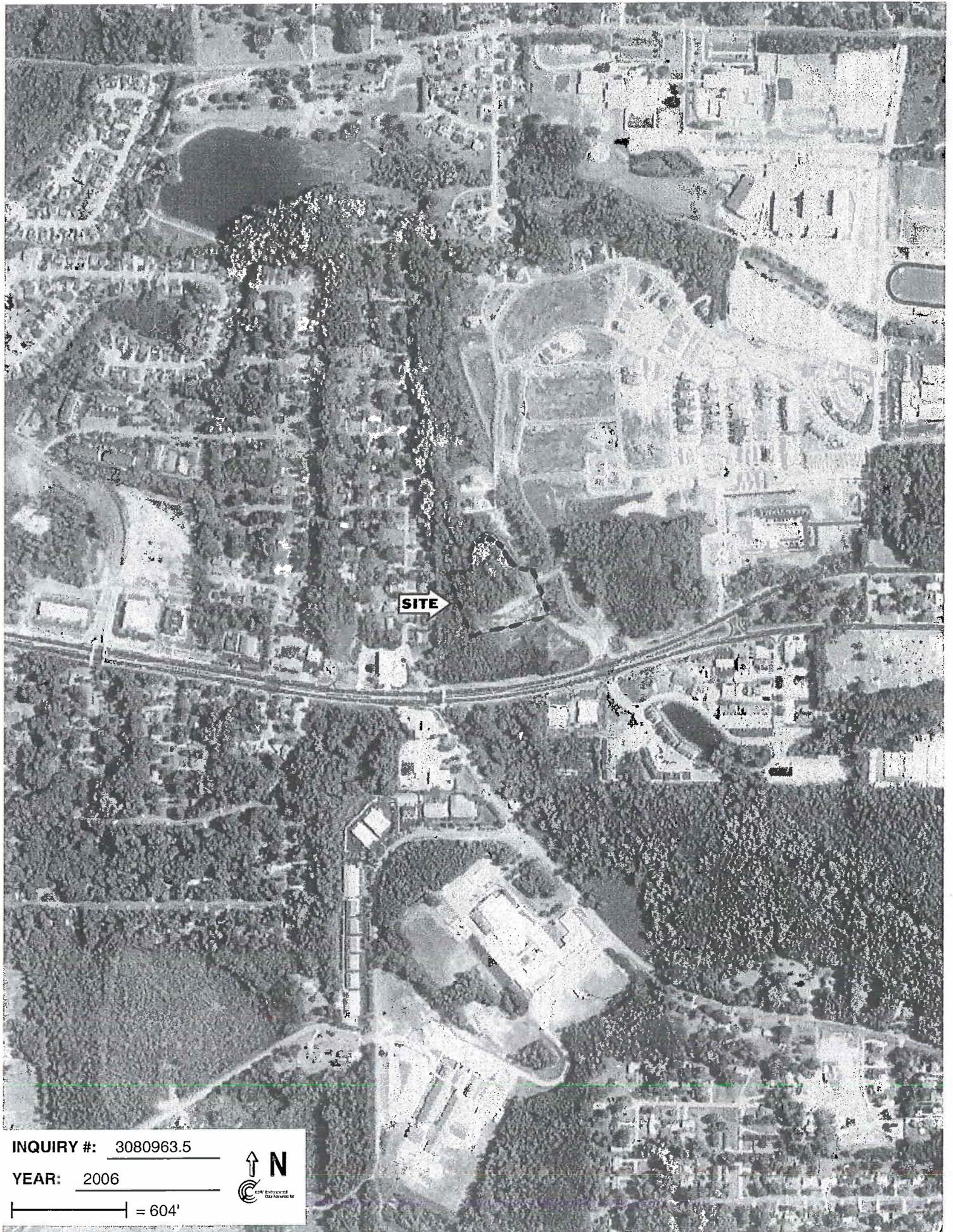
Aerial Photography June 02, 2011

Target Property:

Intersection of Hwy 54 & Lafayette Ave

Fayetteville, GA 30214

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1942	Aerial Photograph. Scale: 1"=476'	Flight Year: 1942	AAA
1949	Aerial Photograph. Scale: 1"=476'	Flight Year: 1949	PMA
1958	Aerial Photograph. Scale: 1"=476'	Flight Year: 1958	CSS
1965	Aerial Photograph. Scale: 1"=476'	Flight Year: 1965	ASCS
1971	Aerial Photograph. Scale: 1"=476'	Flight Year: 1971	ASCS
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=950'	Flight Year: 1993	NAPP
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=604'	Flight Year: 2006	EDR



SITE

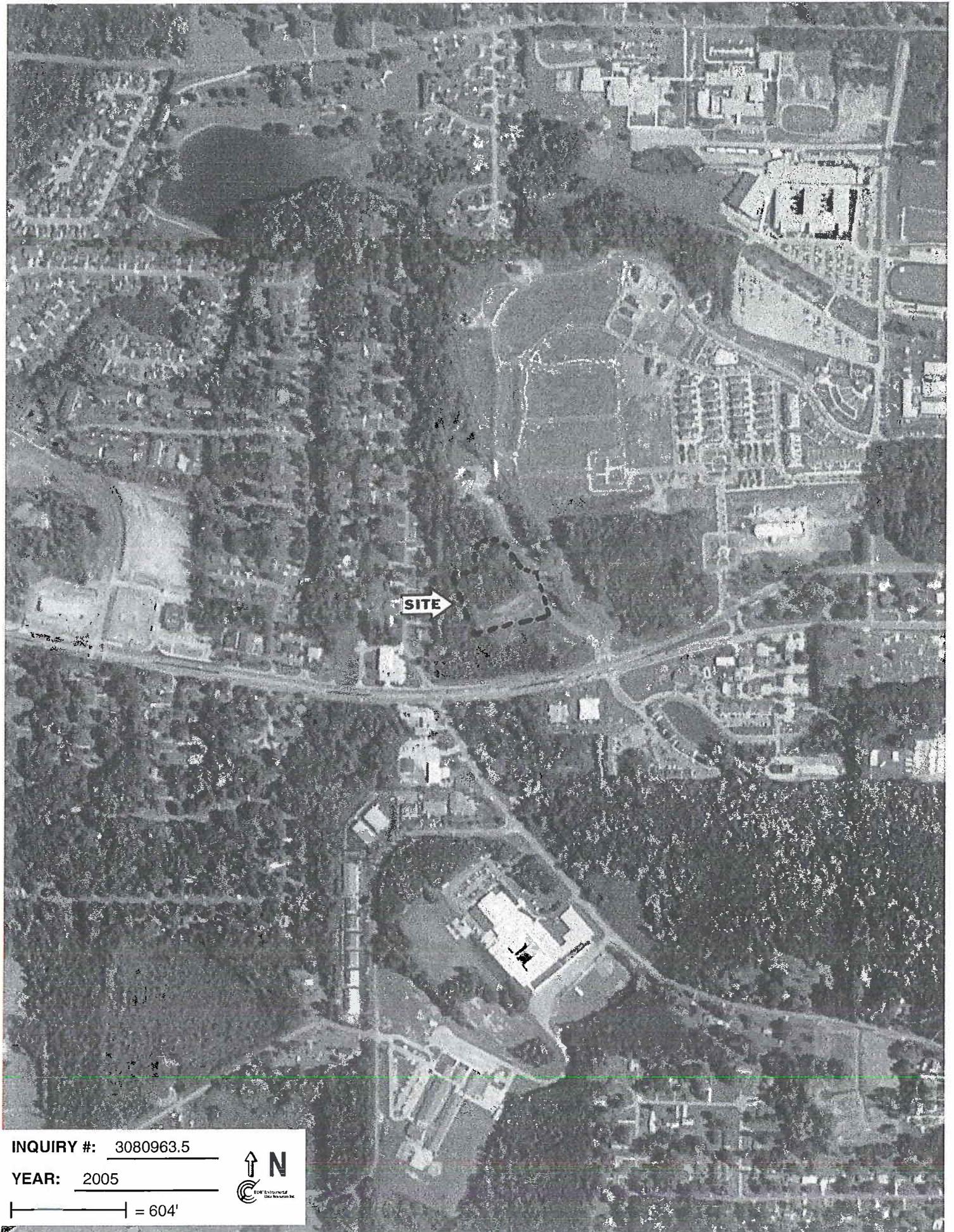
INQUIRY #: 3080963.5

YEAR: 2006

| = 604'



COA Environmental Data Network



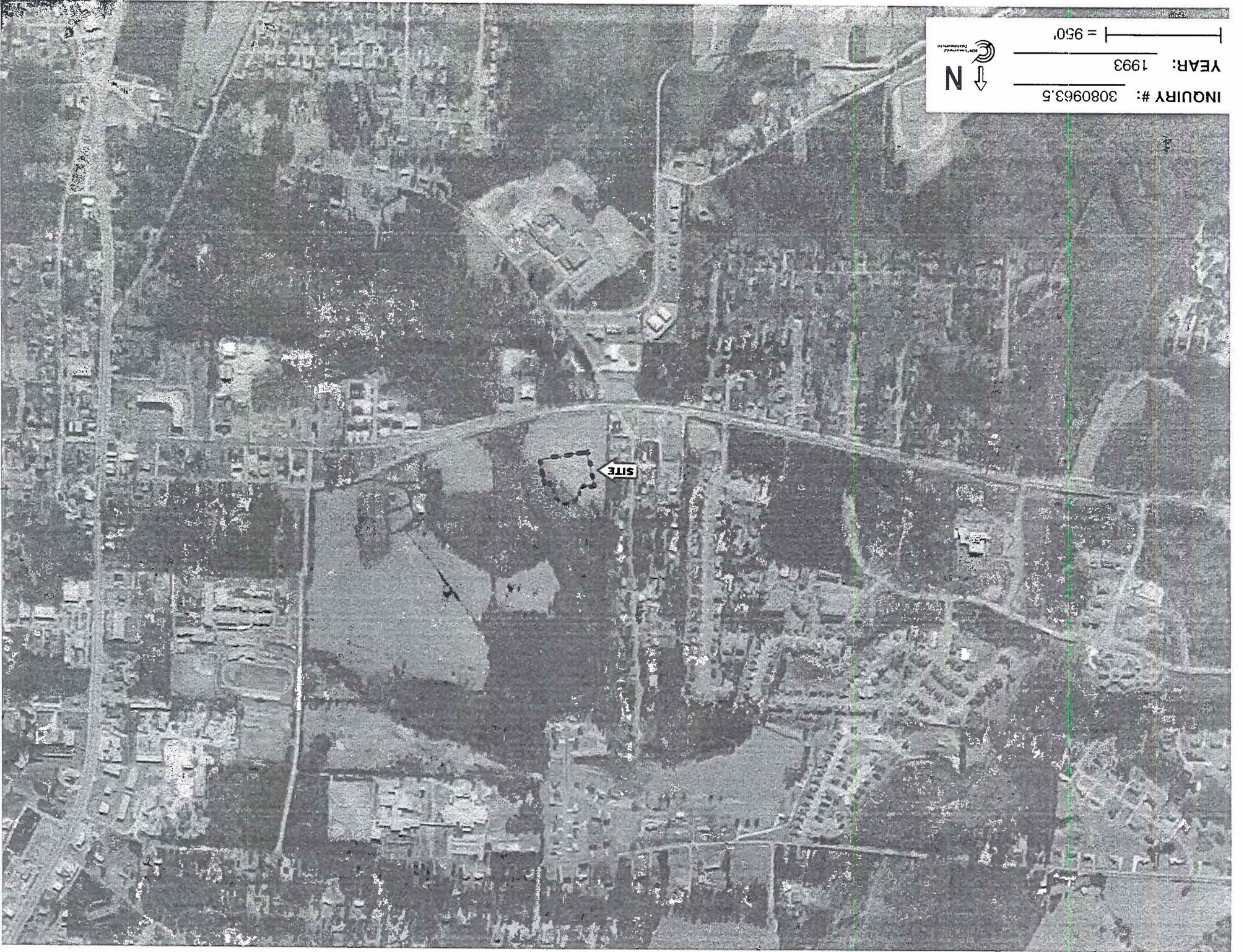
SITE

INQUIRY #: 3080963.5

YEAR: 2005

| = 604'

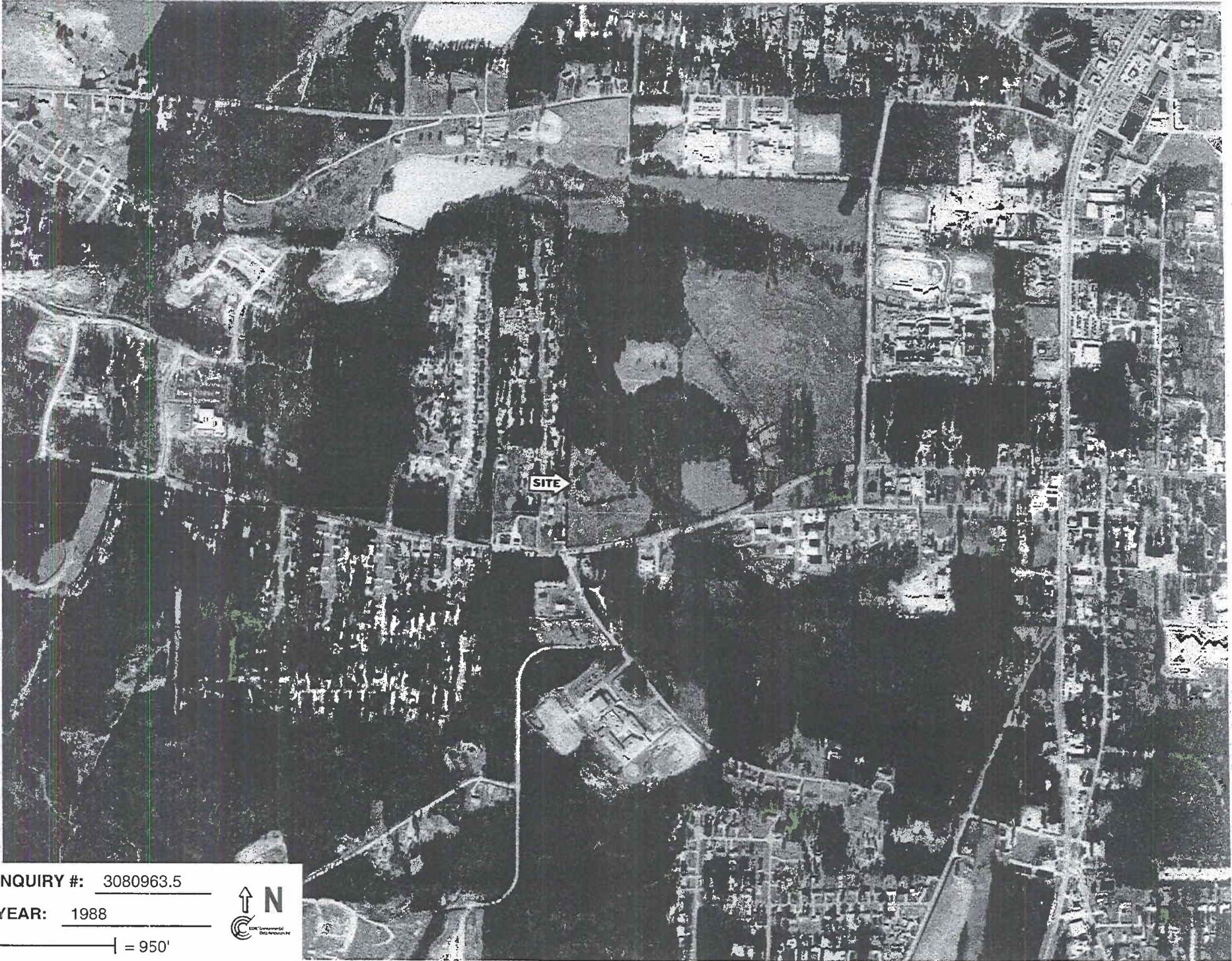




INQUIRY #: 3080963.5
YEAR: 1993
| = 950'



The logo consists of a stylized 'N' with a downward-pointing arrow, and a circular symbol with a spiral inside, representing a map or surveying tool.

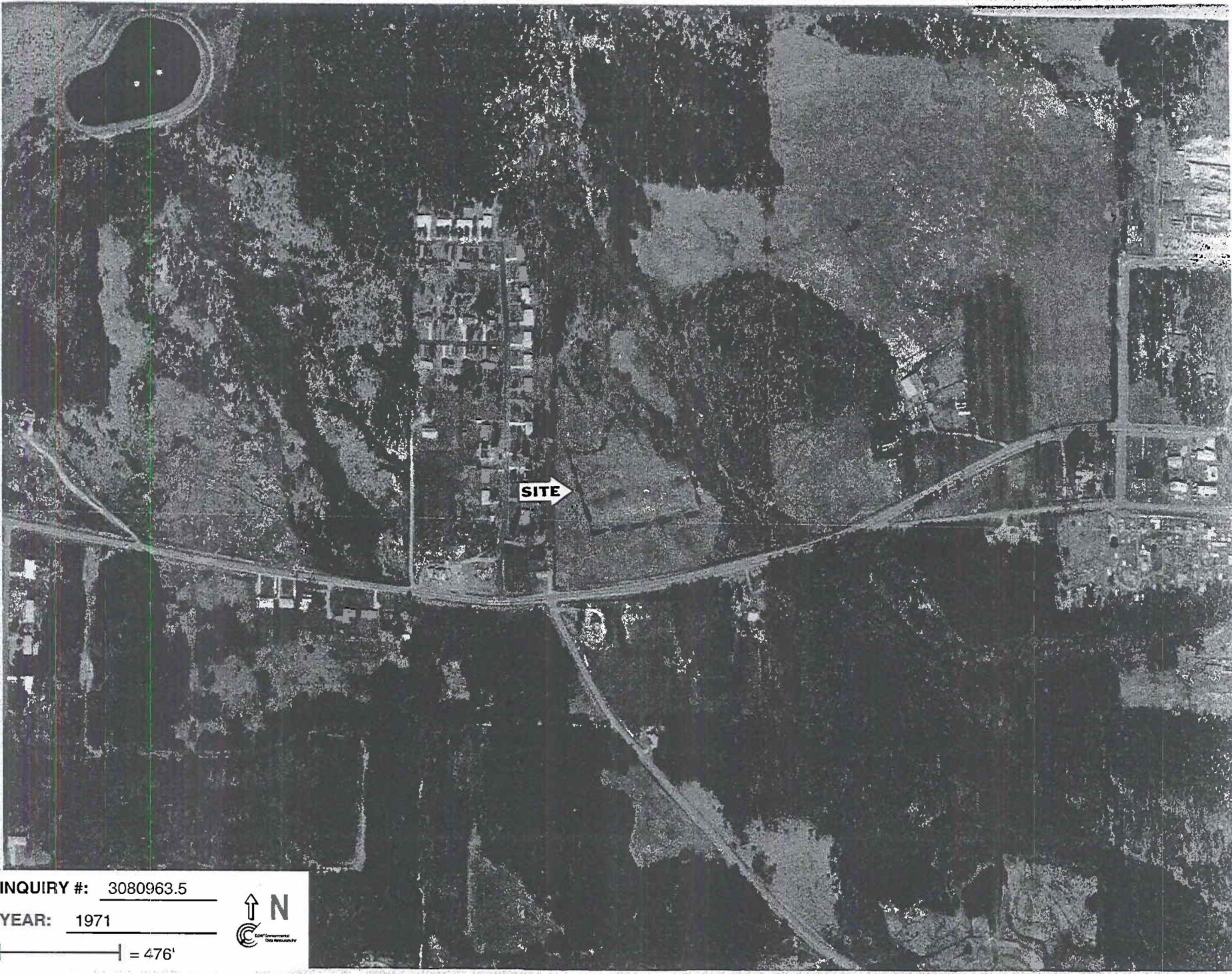


INQUIRY #: 3080963.5

YEAR: 1988

| = 950'





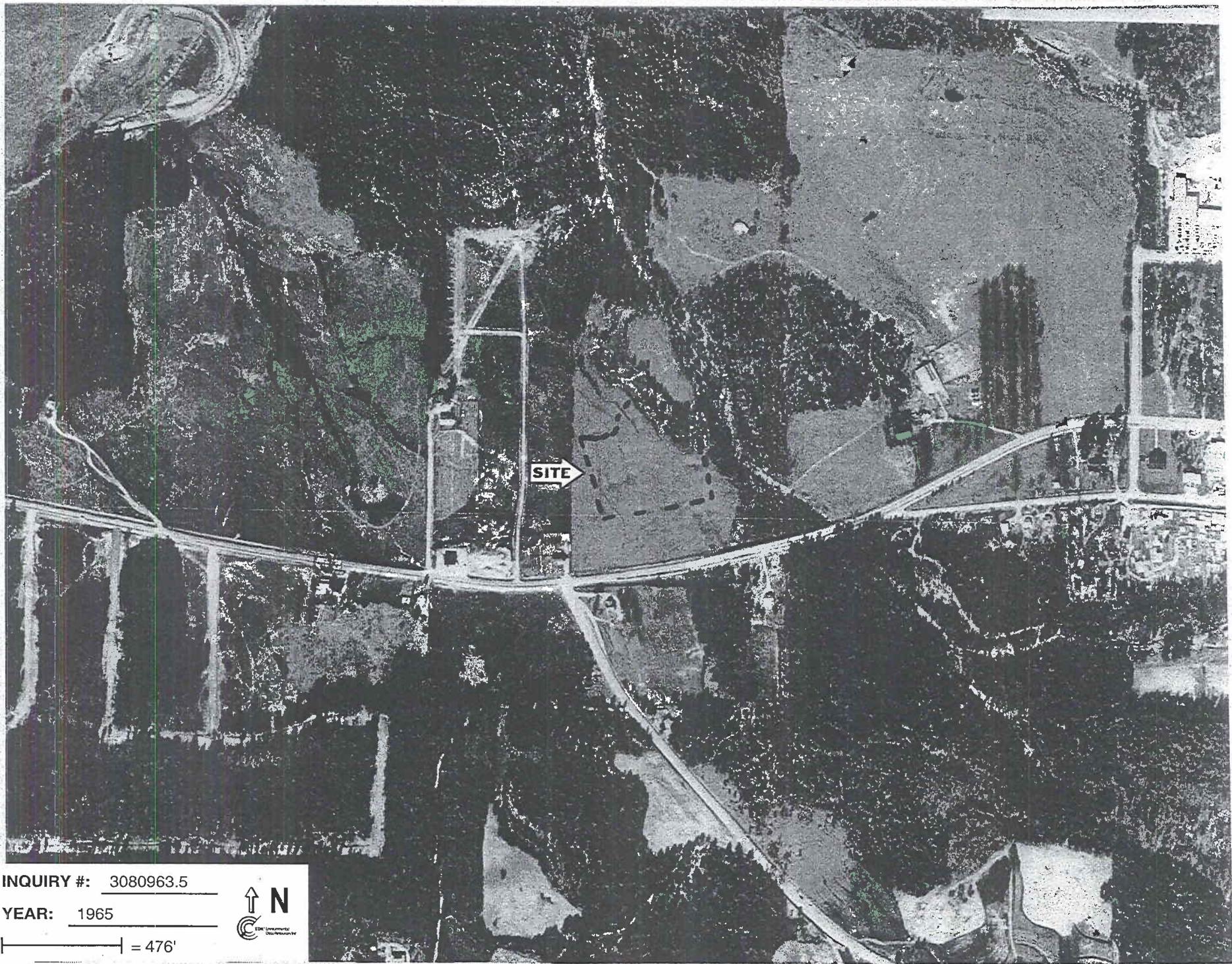
SITE

INQUIRY #: 3080963.5

YEAR: 1971

— = 476'





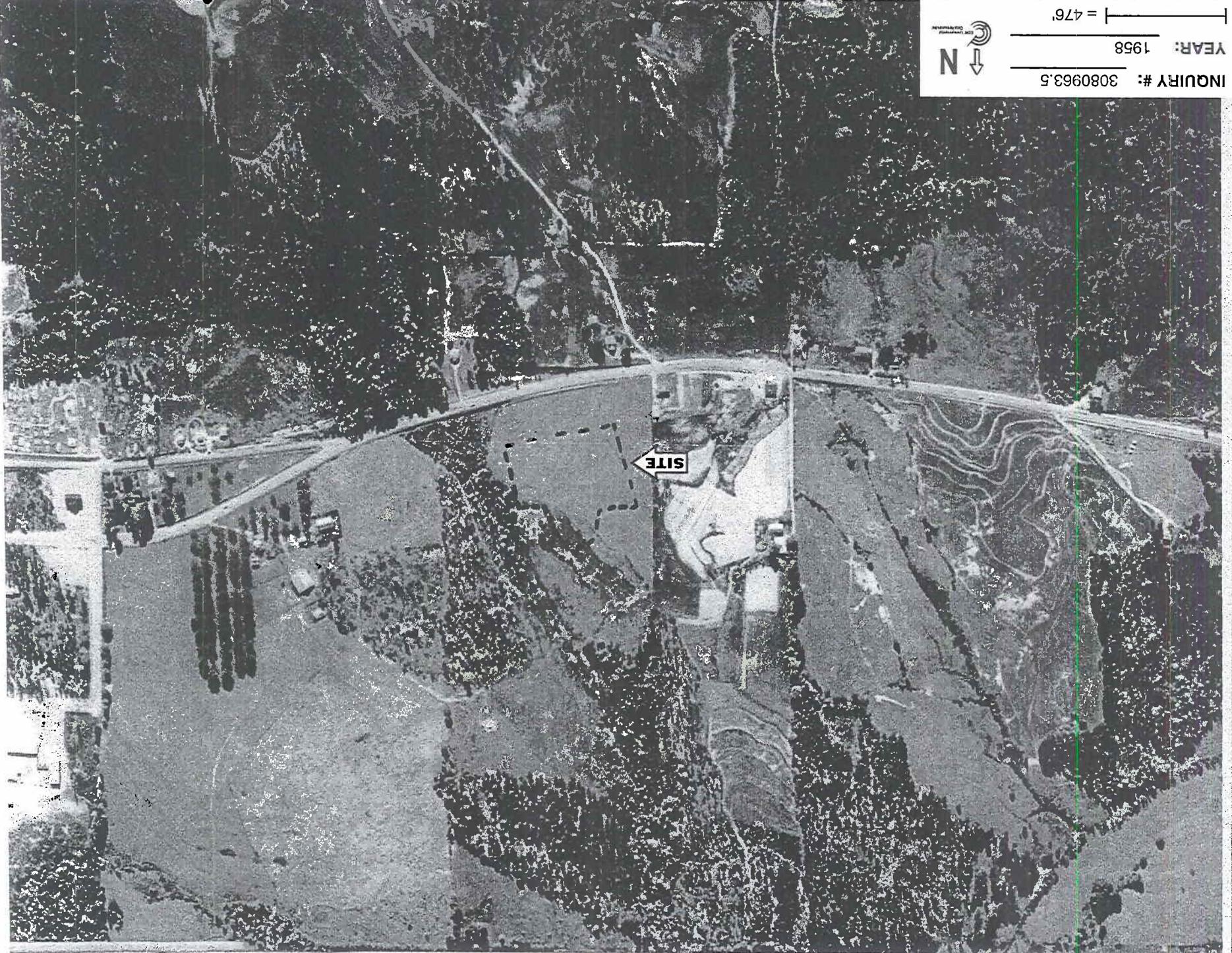
SITE

INQUIRY #: 3080963.5

YEAR: 1965

— = 476'





— = 476'

YEAR: 1958

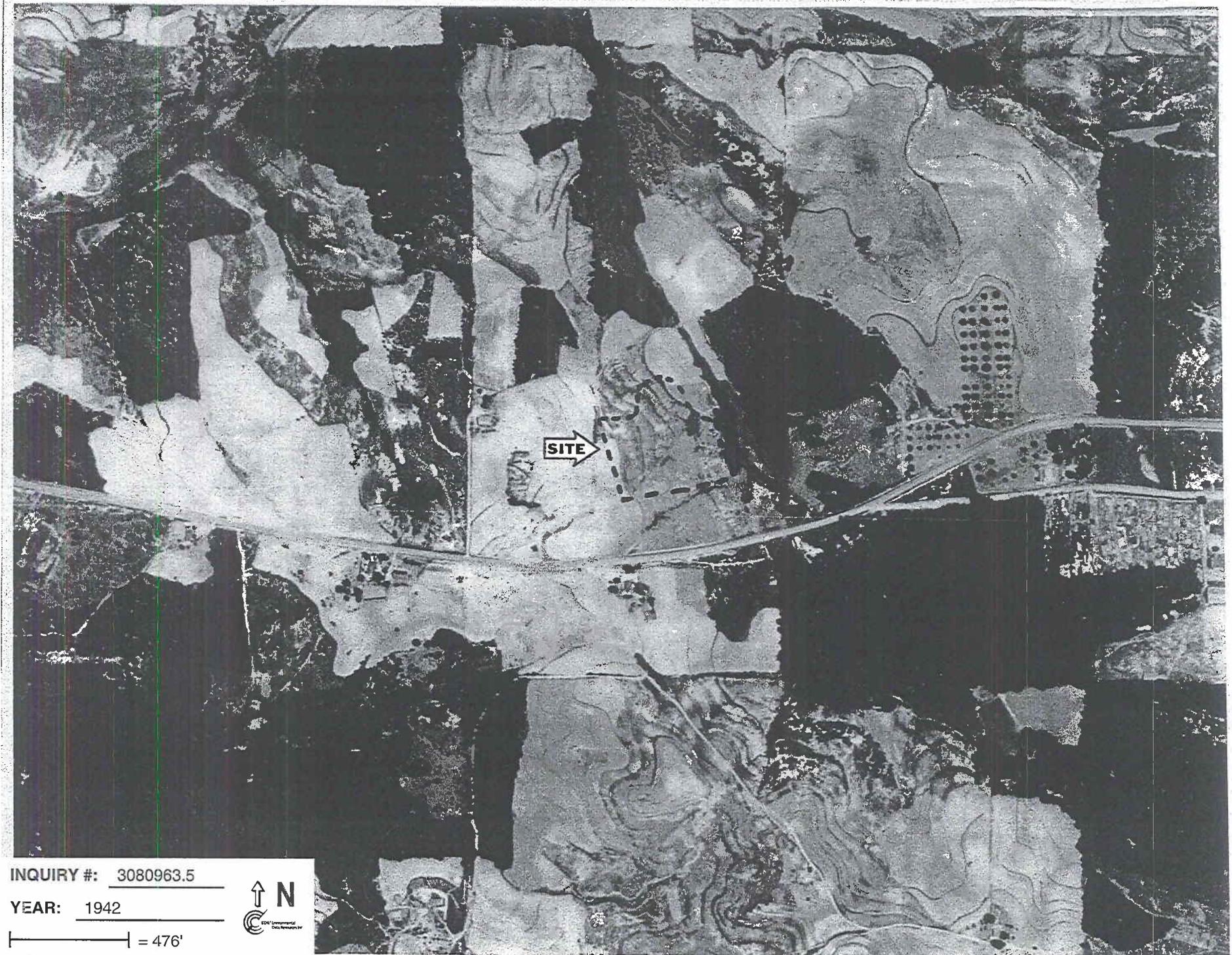
INQUIRY #: 3080963.5



1" = 476'

YEAR: 1949

INQUIRY #: 3080963.5



INQUIRY #: 3080963.5

YEAR: 1942

— = 476'



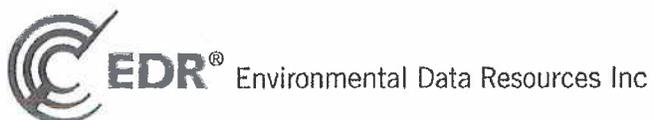
Lafayette Senior Village I

Intersection of Hwy 54 & Lafayette Ave
Fayetteville, GA 30214

Inquiry Number: 3080963.3

May 27, 2011

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

5/27/11

Site Name:

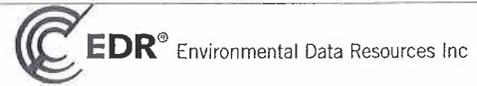
Lafayette Senior Village I
Intersection of Hwy 54 &
Fayetteville, GA 30214

Client Name:

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

EDR Inquiry # 3080963.3

Contact: Andrew Wohlrabe



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: Lafayette Senior Village I
Address: Intersection of Hwy 54 & Lafayette Ave
City, State, Zip: Fayetteville, GA 30214
Cross Street:
P.O. # NA
Project: 110376.210
Certification # B394-4CCE-8D22



Sanborn® Library search results
Certification # B394-4CCE-8D22

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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Lafayette Senior Village I

Intersection of Hwy 54 & Lafayette Ave
Fayetteville, GA 30214

Inquiry Number: 3080963.4

May 27, 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.

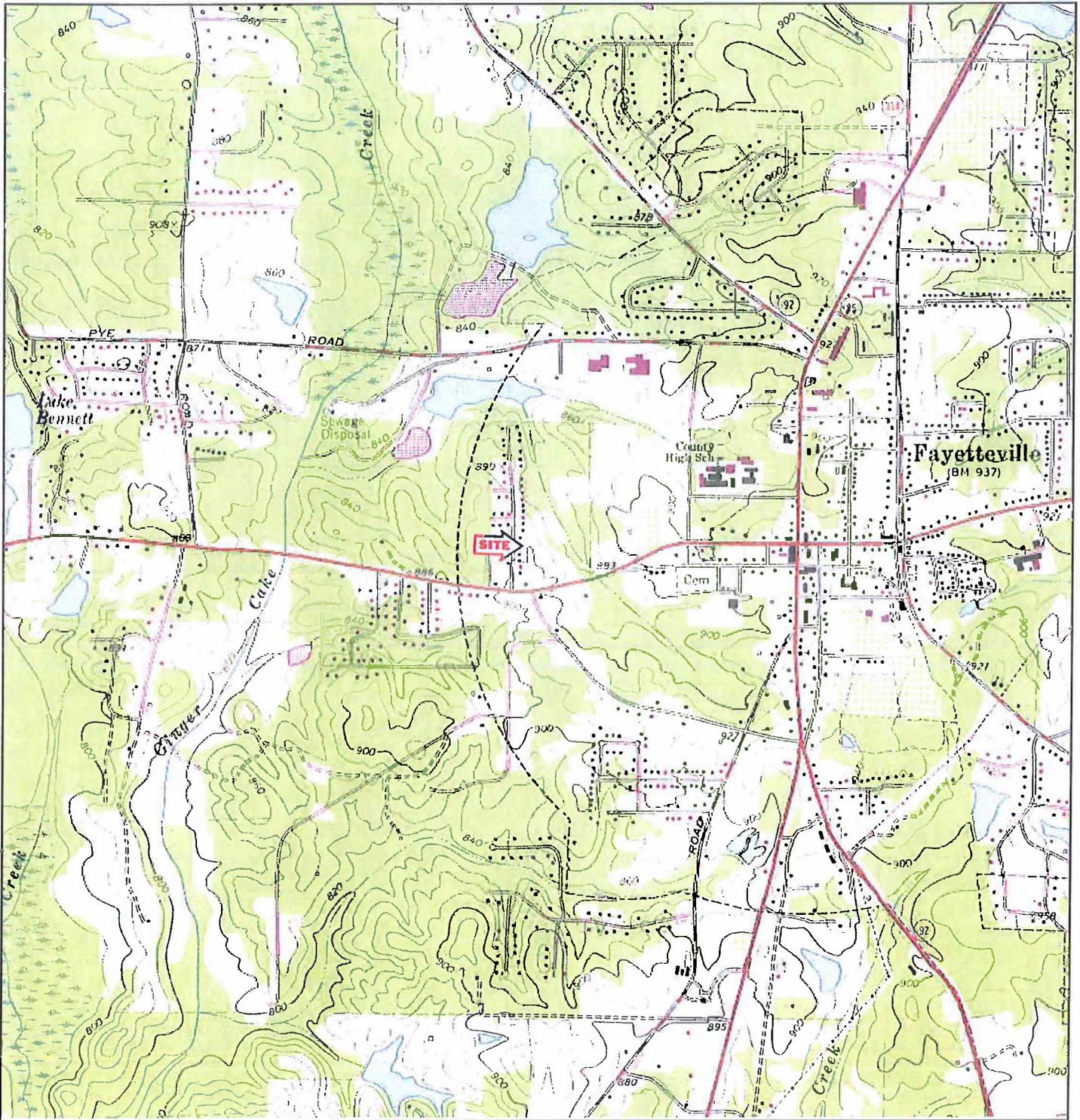
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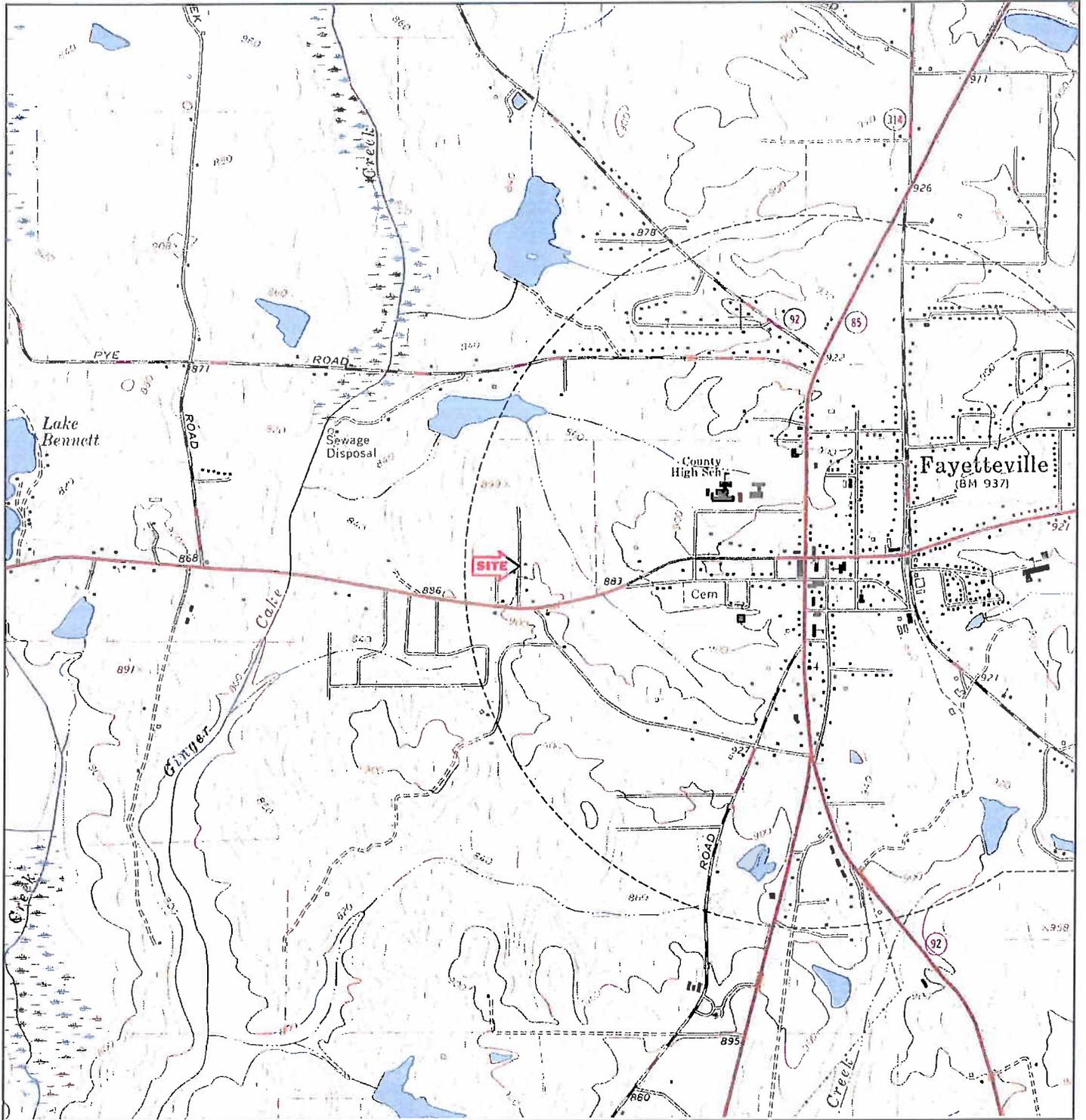
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Historical Topographic Map



 N	TARGET QUAD	SITE NAME:	Lafayette Senior Village I	CLIENT:	Geotechnical & Env'tl. Cons.
	NAME: FAYETTEVILLE	ADDRESS:	Intersection of Hwy 54 & Lafayette Ave	CONTACT:	Andrew Wohlrahe
	MAP YEAR: 1982		Fayetteville, GA 30214	INQUIRY#:	3080963.4
	PHOTOREVISED: 1965			RESEARCH DATE:	05/27/2011
	SERIES: 7.5				
SCALE: 1:24000		LAT/LONG:	33.4479 / -84.4677		

Historical Topographic Map



<p>N</p> 	<p>TARGET QUAD NAME: FAYETTEVILLE MAP YEAR: 1965</p>	<p>SITE NAME: Lafayette Senior Village I ADDRESS: Intersection of Hwy 54 & Lafayette Ave Fayetteville, GA 30214</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Andrew Wohlrahe INQUIRY#: 3080963.4 RESEARCH DATE: 05/27/2011</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>	<p>LAT/LONG: 33.4479 / -84.4677</p>	

Lafayette Senior Village I

513 SR 54
Fayetteville, GA 30214

Inquiry Number: 3080963.6
June 02, 2011

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

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EXECUTIVE SUMMARY

DESCRIPTION

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

RESEARCH SUMMARY

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

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1997	Polk's City Directory	-	X	X	-
1977	Mullin-Kille's City Directory	-	-	-	-
1974	Mullin-Kille's City Directory	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

513 SR 54
Fayetteville, GA 30214

FINDINGS DETAIL

Target Property research detail.

No Addresses Found

FINDINGS

ADJOINING PROPERTY DETAIL

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

SR 54

SR 54

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1997	No address listings prior to 900 SR 54	Polk's City Directory

FINDINGS

STREET NOT IDENTIFIED IN RESEARCH SOURCE

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

Street Researched

SR 54

Street Not Identified in Research Source

1977, 1974

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

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

Address Researched

513 SR 54

Address Not Identified in Research Source

1997

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

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

Address Researched

SR 54

Address Not Identified in Research Source

No Years Found

APPENDIX D:
Title Company/ Professional
Documentation

GEC

CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job # 110376.210

Date: 6/9/11

Tax Parcel #: 0523-106

Owner: Lafayette Village Property, LLC

Address: — Hwy 54

Location: Land Lot 124 of the 5th District of Fayette County

+++Assessors records indicate the site is composed 11.59 acres and is currently reported vacant.

++The deed record indicated the site was part of a larger tract which was owned by the K. W. McElwaney family from the Early 1900's. The portion which contains the majority of the site was purchased by K. W. McElwaney , Jr. in 1948 adjoining the property left to him by his father, for life.

The larger tract remained in the McElwaney family until 1998 when it was sold for investment/development. The larger tract passed to Upstate properties in 2005 who sold the site to the current owner the same year.

— 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 0523-106

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A1-A	1/2/1919	WD	Mrs. Estelle Blalock	K.W. McElwaney	100 acres East ½ of LL 124	Q/607
A1-B	3/16/1944	Will	K.W McElwaney, Sr.	K. W. McElwaney, Jr. for life then to his children	L.F. Blalock Estate property on Hwy 54	Will b B/266
A2-A	6/7/1937	DUPS	Elizabeth Graves Edmondson by her Attorney in Fact	The Union Central Life Insurance Company	61.6 acres	2/226
A2-B	7/22/1948	WD	The Union Central Life Insurance Company	K. W. McElwaney	50 acres LL 124 Plat at DB 33/398	33/394
A2-C	xx/xx/1978	Will	K. W. McElwaney	Martha Griffith McElwaney	Several tracts	Will Book D/418
B	11/30/1998	WD	King McElwaney III & Michael A. McElwaney individually and as Executors of the last will & testament of Martha Griffith McElwaney and Jan McElwaney Gibson	Dan V. Stinchcomb	110.85 acres LL 133 & 124	1325/1
C	5/17/1999	WD	Dan V. Stinchcomb	Brent Scarbrough	½ int 110.85 acres LL 124 & 133	1350/31
D	8/2/2000	WD	Brent Scarbrough & Dan V. Stinchcomb	Fayetteville Village, LLC	110.85 acres LL 124 & 133	1526/622
E	7/22/2005	WD	Fayetteville Village, LLC	Upstate Properties, LLC	110.85 acres LL 124 & 133	2820/744
F	2/13/2005	WD	Upstate Properties, LLC	Lafayette Village Property, LLC	11.058 acres Tract 1 PB 41/48	3358/101



Doc ID: 007724210002 Type: GLR
Filed: 02/15/2008 at 03:00:00 PM
Fee Amt: \$1,339.00 Page 1 of 2
Transfer Tax: \$1,327.00
Fayette, Ga, Clerk Superior Court
Sheila Studdard Clerk of Court

BK **3358** PG **101-102**

Return to: Warner, Hooper & Ramsey, P.C.
900 Westpark Drive, Suite 210
Peachtree City, Georgia 30269

File # 08-016

STATE OF GEORGIA

COUNTY OF FAYETTE

LIMITED WARRANTY DEED

This indenture made this 13th day of February, 2008, between UPSTATE PROPERTIES, LLC, a Georgia limited liability company, as party of the first part, hereinafter called Grantor, and LAFAYETTE VILLAGE PROPERTY, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: that 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 and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 124 of the 5th District of Fayette County, Georgia, being Tract 1, containing 11.058 acres, as shown on that certain plat of survey prepared for Upstate Properties, LLC, by Warren D. Gray, Georgia Registered Land Surveyor No. 2984, dated September 12, 2005, and recorded in Plat Book 41, Page 148, Fayette County, Georgia Records, reference to which plat is hereby made a more accurate description of the metes and bounds of said Tract 1.

To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple.

And the said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever, claiming by, through or under Grantor.

In witness whereof, the Grantor has signed and sealed this deed, the day and year above written.

UPSTATE PROPERTIES, LLC

By: *Martin Simmons*
Martin Simmons, Manager

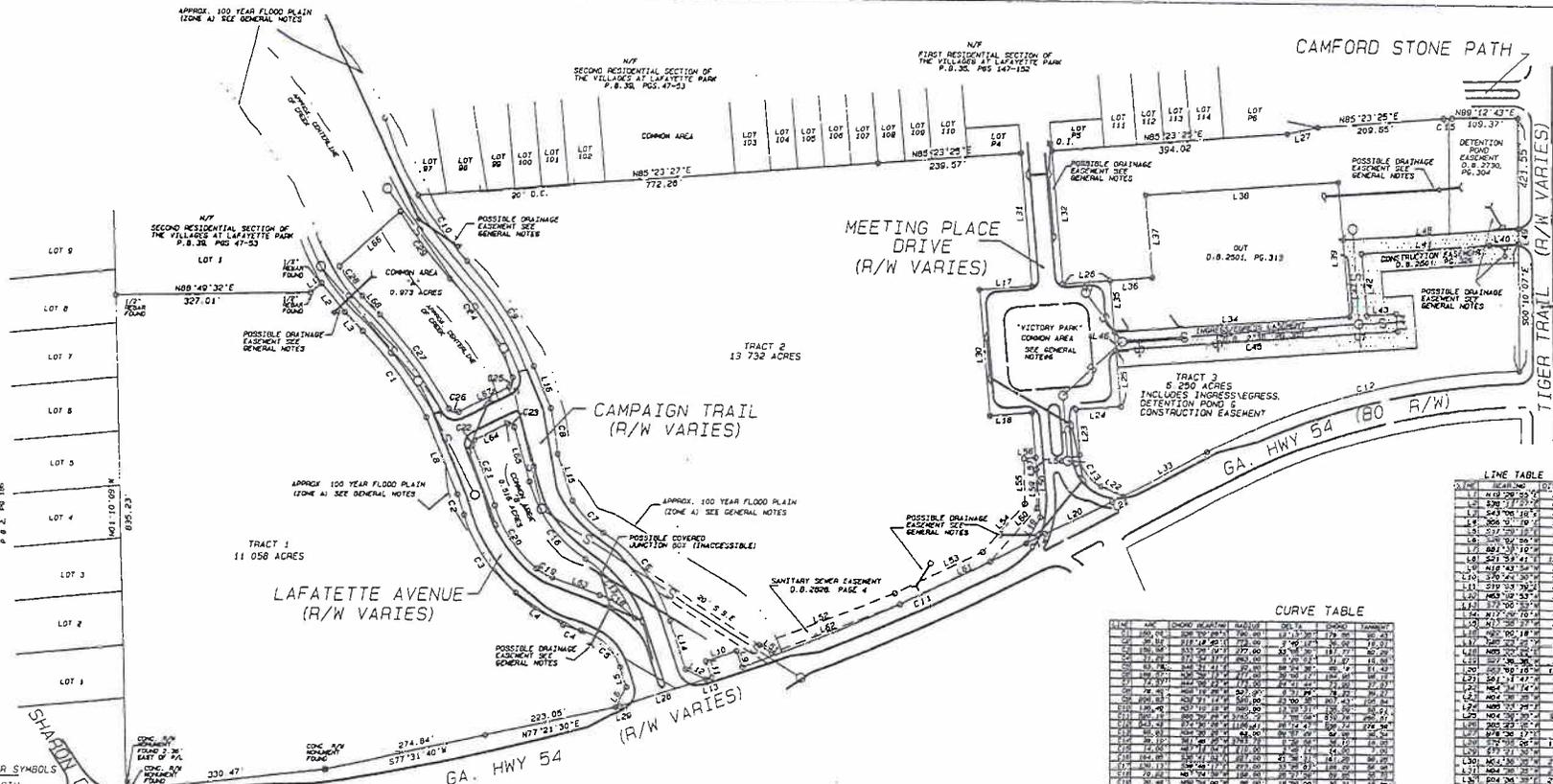
Signed, sealed and delivered this
13th day of February, 2008,
in the presence of:

[Signature]
Witness

[Signature]
Notary Public.

My commission expires:
(Seal)





- STORM DRAIN AND SANITARY SEWER SYMBOLS**
- - SINGLE WING CATCH BASIN
 - ◐ - DOUBLE WING CATCH BASIN
 - - DROP INLET
 - - HEADWALL
 - - SANITARY SEWER LINE
 - - SANITARY SEWER MANHOLE
 - - STORM PIPE
 - - WEIR BOX

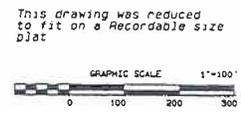
This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said plat does not extend to any unseparated, persons or entity without a re-certification by the surveyor naming said person, persons or entity.

In my opinion, a portion of tract 2 & tract 3 does lie within the 100 year flood plain (zone A) and all of the common areas "A" & "B" does lie within the 100 year flood plain (zone A) as shown on the FLOOD INSURANCE RATE MAP 13133C 0080 0
 COUNTY: NO
 DATED: MARCH 18, 1998

CLOSURE DATA
 FIELD CLOSURE = 1" : 20.330"
 ANGLE POINT ERROR = < 03"
 EQUIPMENT USED: E. O. M. & THEODOLITE
 ADJUSTMENT METHOD: NONE
 PLAT CLOSURE = 1" : 100.000"

- GENERAL NOTES**
- 1) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 2) NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR TITLE SEARCH (DONE BY A QUALIFIED TITLE EXAMINER) WAS PROVIDED TO THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS REAL ESTATE.
 - 3) THIS COMPANY HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES.
 - 4) THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
 - 5) THERE IS A POSSIBLE DRAINAGE EASEMENT AROUND ALL STORM DRAINAGE PIPING AND STRUCTURES, AND A POSSIBLE SANITARY SEWER EASEMENT AROUND ALL SANITARY SEWER PIPING AND STRUCTURES. NO RECORD OF SUCH EASEMENT WAS FOUND BY THIS OFFICE UNLESS SPECIFICALLY SHOWN ON THIS PLAT.
 - 6) NO RECORD WITH CALLS OR MEETS AND BOUNDS WAS FOUND ON THE "VICTORY PARK" COMMON AREA. IT SEEMS TO FALL WITHIN THE DECEDED RIGHT-OF-WAY OF MEETING PLACE DRIVE ACCORDING TO PLAT BOOK 38, PAGE 55.
 - 7) THE FLOOD PLAIN SHOWN WAS SCALED FROM THE F.I.R.M. NO FLOOD STUDY WAS DONE BY THIS OFFICE.

Doc ID: 008838740001 Tvp: PLT
 Filed: 08/12/2006 at 02:46:00 PM
 Fee Amt: \$8.00 PAGE 1 of 1
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
BK41 PG 148



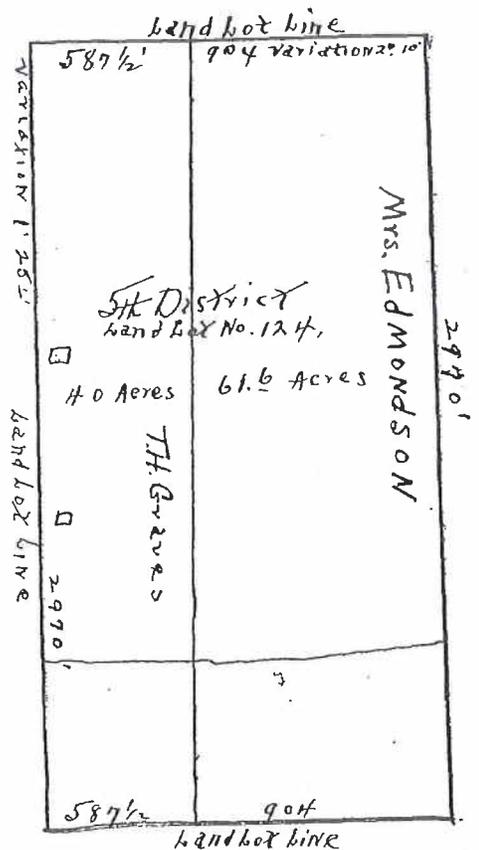
CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE						
1+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
2+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
3+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
4+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
5+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
6+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
7+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
8+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+10.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+20.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+30.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+40.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+50.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+60.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+70.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+80.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
9+90.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00

LINE TABLE

STATION	CHORD BEARING	CHORD DISTANCE						
1+00.00	N89°12'30"E	100.00	S89°12'30"W	100.00	N89°12'30"E	100.00	S89°12'30"W	100.00
1+10.00	N89°12'30"E	10						

John L. Graves Home Place
Scale 500' to an inch



State of Georgia
Fayette County

The above plat represents a survey of
Part of Land lot No. 124 in 5th Dist. of Fayette
County. Survey of Oct. 24th 1924.

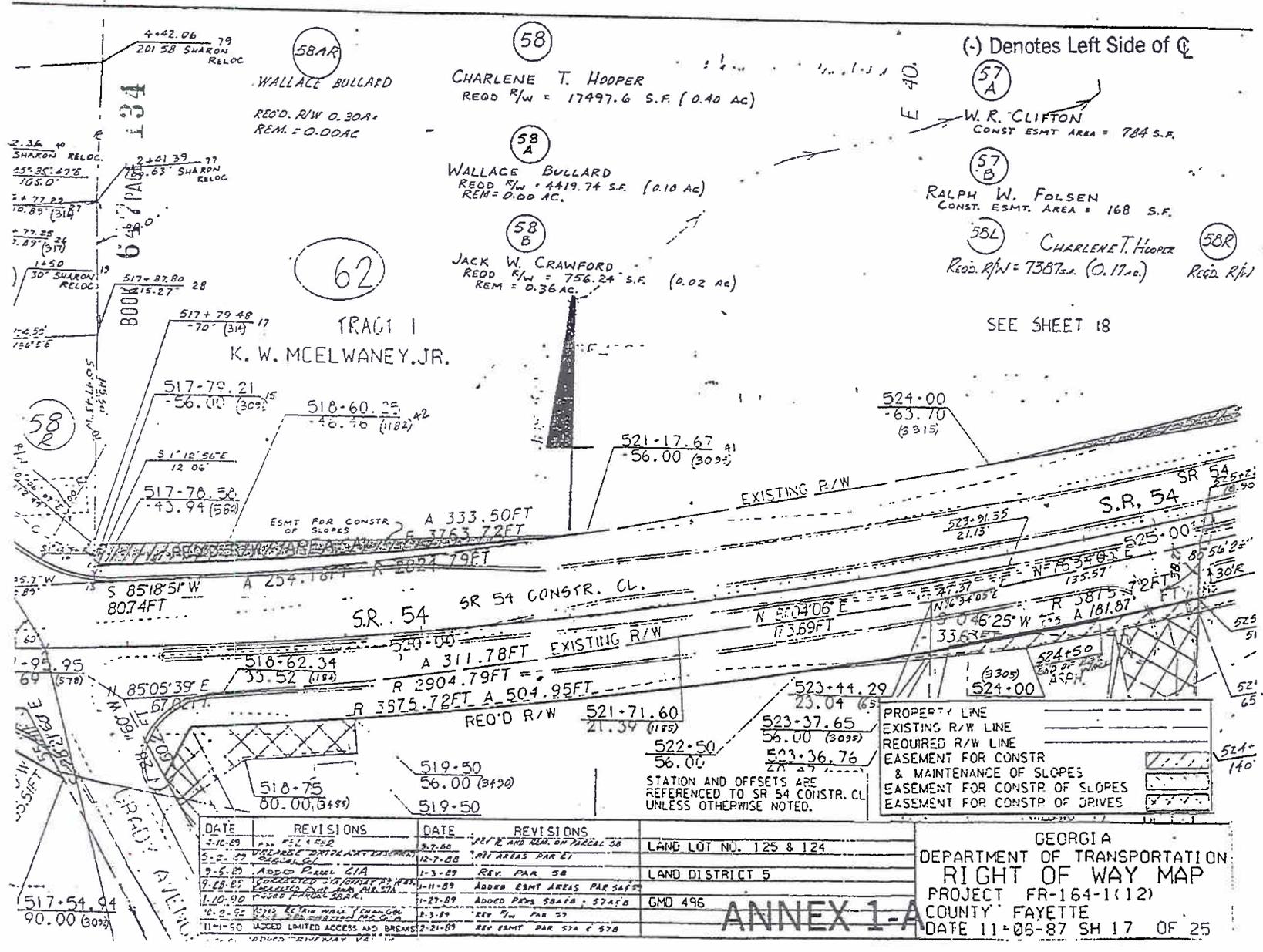
Jos. W. Steed
Sur.

Recorded Oct 30, 1924

Neo. Kelley C.S.C.

State of Georgia, Fayette County:-

This Indenture, Made this 30 day of October, in the year of our Lord One Thousand Nine
Hundred and Twenty-four, between R.E. Graves, T.H. Graves and Lora Graves of the State of Georgia,
of the County of Fayette, of the first part, and Mrs. Elizabeth Edmondson of the State of



DATE	REVISIONS	DATE	REVISIONS
3-10-89	ADD P&E	8-7-88	REV R AND REM. ON P&E
5-2-87	DELETED PORTION OF SECTION	10-7-88	ADD AREAS PAR 61
9-5-85	ADD PAR 61A	1-3-89	REV. PAR 58
9-18-85	COLLECTED DATA FOR PAR 57A	1-11-89	ADD ESMT AREAS PAR 57A
1-10-90	REVISED PAR 57A	1-27-89	ADDED PAR 58A & 57A
10-2-92	REVISED PAR 57A	2-3-89	REV. PAR 59
11-1-90	ADDED LIMITED ACCESS AND BREAKS	2-21-89	REV ESMT PAR 57A & 57B

LAND LOT NO. 125 & 124
 LAND DISTRICT 5
 GMD 496

GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT FR-164-1(12)
 COUNTY FAYETTE
 DATE 11-06-87 SH 17 OF 25

ANNEX 1-A

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT FR-164-1(12)
COUNTY FAYETTE
DATE 11-06-87 SH 18 OF 25

LAND LOT NO. 124
LAND DISTRICT 5

STATION AND OFFSETS ARE
REFERENCED TO SR 54 CONSTR. CL
UNLESS OTHERWISE NOTED.

PROPERTY LINE
EXISTING R/W LINE
REQUIRED R/W LINE
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

REVISED 10-2-90
(-) Denotes Left Side of C

ANNEX 1-A
SEE SHEET 17

PAR. 62 - TRACT 1 - K. W.
MCELWANEY, JR.

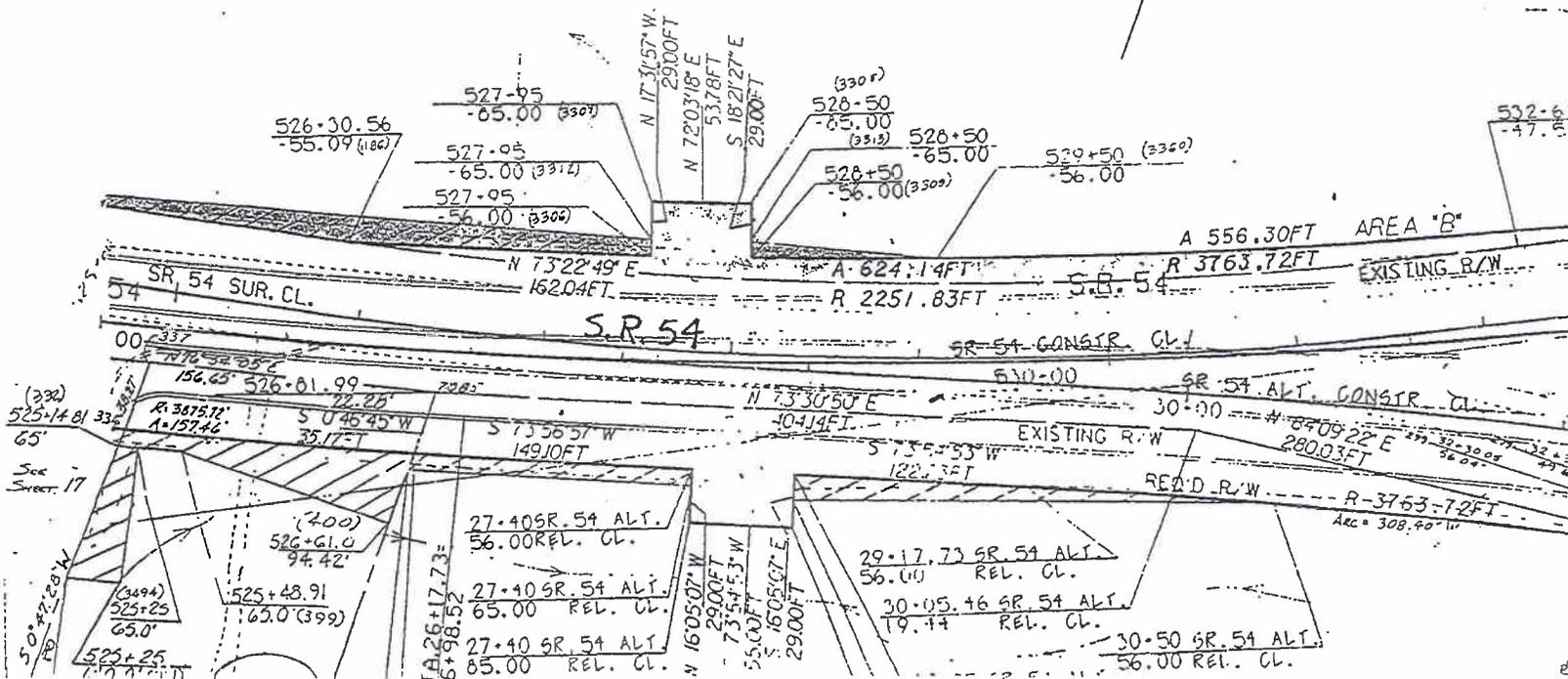
AREA REQ'D.
AREA "A"
AREA = 2187.53 SQ. FT.
= 0.050 AC.
AREA "B"
AREA = 9374.86 SQ. FT.
= 0.215 AC.
TOT. REQ'D. = 0.265 Ac.
EASE. REQ'D.
TOT. AREA (TRACT 1) = 4749.40 S.F.
AREA REM. = 128 AC
PAR. 62 - TRACT 2
AREA REQ'D.
AREA = 10662.49
= 0.245 Ac.
EASE. REQ'D.
AREA = 2515.49
AREA REM. = 2.91
TOTALS BOTH TRACTS
AREA REQ'D. = 0.510 Ac.
EASE. REQ'D. = 7264.89

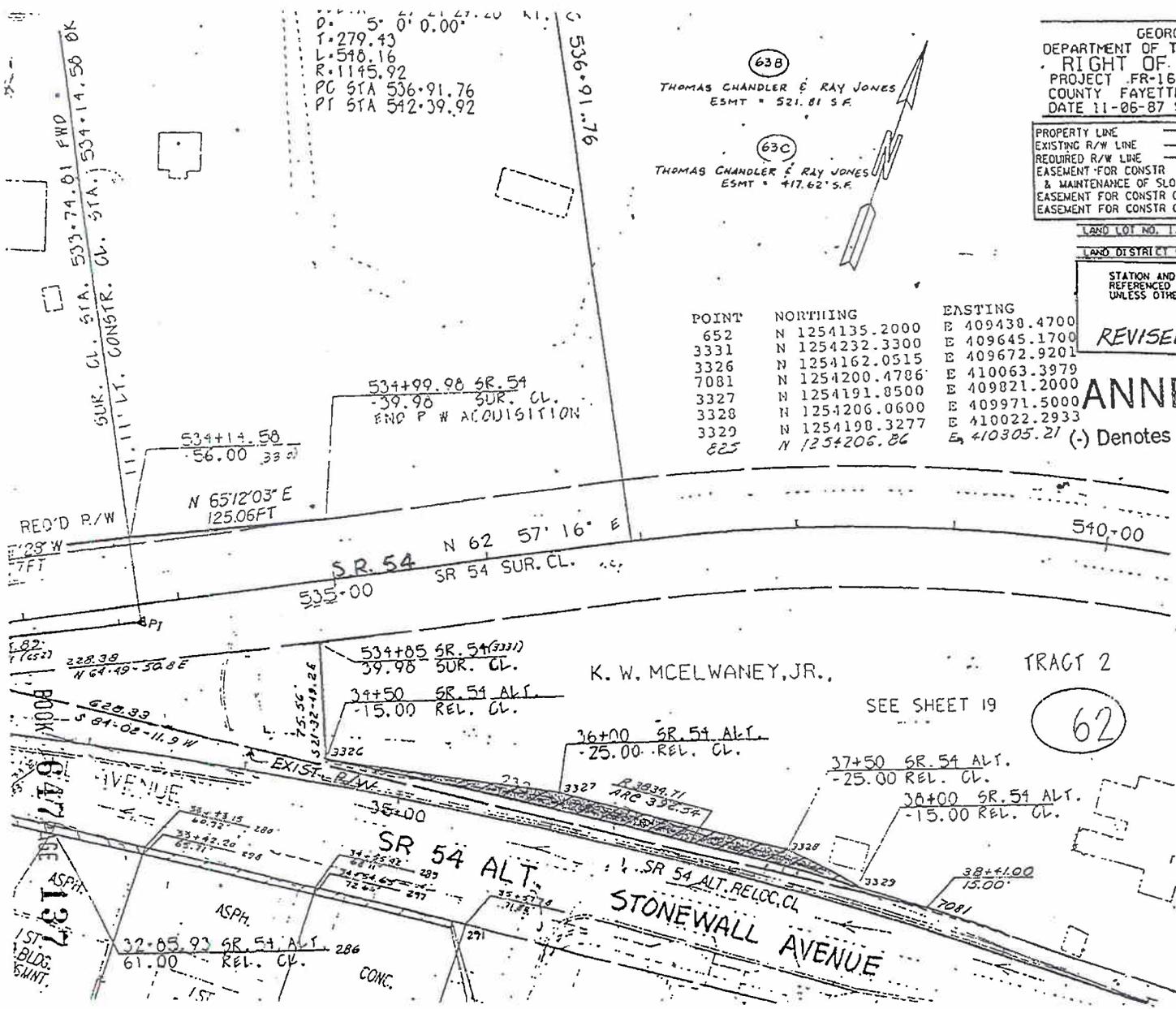
62

TRACT 1

K. W. MCELWANEY, JR.

BOOK 64 PAGE 155
E 409250 N





(63B)
 THOMAS CHANDLER & RAY JONES
 ESMT = 521.81 S.F.

(63C)
 THOMAS CHANDLER & RAY JONES
 ESMT = 417.62 S.F.

POINT	NORTHING	EASTING
652	N 1254135.2000	E 409438.4700
3331	N 1254232.3300	E 409645.1700
3326	N 1254162.0515	E 409672.9201
7081	N 1254200.4786	E 410063.3979
3327	N 1254191.8500	E 409821.2000
3328	N 1254206.0600	E 409971.5000
3329	N 1254198.3277	E 410022.2933
825	N 1254206.86	E 410305.21

GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT FR-164-1(12)
 COUNTY FAYETTE
 DATE 11-06-87 SH 18 OF 25

PROPERTY LINE
 EXISTING R/W LINE
 REQUIRED R/W LINE
 EASEMENT FOR CONSTR. & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR. OF SLOPES
 EASEMENT FOR CONSTR. OF DRIVES

LAND LOT NO. 124
 LAND DISTRICT 5

STATION AND OFFSETS ARE REFERENCED TO SR 54 CONSTR. CL UNLESS OTHERWISE NOTED.

REVISED 10-2-90

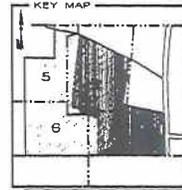
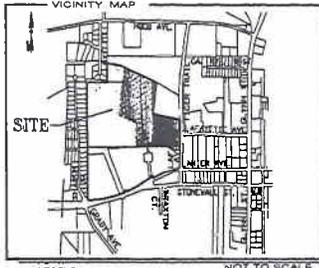
ANNEX 1-A

(-) Denotes Left Side of C

GEORGIA, FAYETTE COUNTY
 Final Plat (Prepared by) 14 Day
 of 12/14/01 P.M.
 Book 3 Page 119
 [Signature] Clerk

FINAL PLAT
 OF
 FIRST RESIDENTIAL SECTION OF
 THE VILLAGES AT LAFAYETTE PARK
 DECEMBER 12, 2001
 CITY OF FAYETTEVILLE
 LAND LOTS 124 & 133, 5TH DISTRICT
 FAYETTE COUNTY, GA

- GENERAL NOTES
- DIVISION/SUBDIVISION:
 FAYETTEVILLE VILLAGE, LLC
 1340 WOODBRIDGE ROAD
 TOWER PLACE, SUITE 1000
 ATLANTA, GEORGIA 30328
 - ENGINEER:
 INTEGRATED SCIENCE & ENGINEERING
 275 S. LEE STREET
 FAYETTEVILLE, GA 30214
 - TRACT SIZE = 110.85 ACRES
 PHASE ONE DEVELOPMENT
 -TOTAL AREA = 77.85 ACRES (INCLUDES PARKWAY)
 -RESIDENTIAL DENSITY = 2.70 UNITS/ACRE
 NOTE: FIRST RESIDENTIAL SECTION = 28.37 ACRES
 PHASE TWO DEVELOPMENT
 -TOTAL AREA = 33.14 ACRES
 -COMMERCIAL SECTION = 22.09 ACRES
 -OFFICE SECTION = 11.05 ACRES
 - TOTAL NUMBER OF RESIDENTIAL UNITS = 203 (INCLUDING TOWNHOUSES)
 ESTATE LOTS = 22 UNITS
 MIN. 3000 SF SINGLE FAMILY DETACHED HOMES
 LOTS: 100'-150' WIDE X 200'-300' DEEP
 COTTAGE LOTS = 78 UNITS (78 MINIMUM REQUIRED)
 MIN. 2200 SF SINGLE FAMILY DETACHED HOMES
 LOTS: 55'-70' WIDE X 120' DEEP
 VILLAGE LOTS = 75 UNITS
 MIN. 1000 SF SINGLE FAMILY DETACHED HOMES
 LOTS: 45'-64' WIDE X 100' DEEP
 TOWNHOUSES = 30 UNITS
 MIN. 1700 SF ATTACHED HOMES
 TOTAL NUMBER OF RESIDENTIAL UNITS IN FIRST SECTION = 92
 ESTATE LOTS IN FIRST SECTION = 6
 COTTAGE LOTS IN FIRST SECTION = 13
 VILLAGE LOTS IN FIRST SECTION = 13
 TOWNHOUSES IN FIRST SECTION = 3 (LOT 400)
 NOTE: TOWNHOUSE LOTS TO BE SUBDIVIDED
 IN FUTURE, BY RESIDENTIAL BUILDER.
 - ZONING OF PROPERTY = PDD (PLANNED COMMUNITY DEVELOPMENT) DOES NOT SCALE. THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - BUILDING SCHEME REQUIREMENTS:
 SINGLE FAMILY RESIDENTIAL ESTATE LOTS (PHASE I)
 FRONT - 20'
 SIDE - 10'
 REAR - 30'
 COTTAGE AND VILLAGE HOMES (PHASE II)
 FRONT - 5' (TO BE SERVED BY REAR ALLEYS OR REAR DRIVE DRIVES)
 SIDE - 0' (MIN. 10' BLDG. SEPARATION)
 REAR - 5'
 TOWNHOUSES (PHASE I)
 FRONT - 5' (TO BE SERVED BY REAR DRIVE DRIVES)
 SIDE - 0' (MIN. 20' BLDG. SEPARATION)
 REAR - 5'
 RETAIL, RESTAURANT, HOTEL (PHASE II)
 FRONT ALONG HIGHWAY 34 - 20'
 ALL OTHER FRONT - 0'
 SIDE - 0' (MIN. 20' BLDG. SEPARATION)
 REAR - 0'
 OFFICE (PHASE II)
 FRONT - 5'
 SIDE - 0' (MIN. 15' BLDG. SEPARATION)
 REAR - 5'
 - BOUNDARY INFORMATION RE-CERTIFIED BY: INTEGRATED SCIENCE & ENGINEERING, DATED: AUGUST 2000
 - TOPOGRAPHIC INFORMATION PROVIDED BY AERIAL PHOTOGRAPHY. STREET RIGHT-OF-WAY MARK, REFER TO SHEETS 2, 3 AND 5.
 - 3" UTILITY EASEMENT BEHIND INTERNAL R.D.W.S ON ALL STREETS.
 - 5' SIDEWALK TO BE CONSTRUCTED (AS SHOWN) ALONG ALL SIDEWAYS. SIDEWALKS TO BE 4" CONCRETE AND BUILT 4" BEHIND CURB WITH TROWELED EDGES 3" O.C. SIDEWALKS ALONG STREETS AND ADJACENT TO RESIDENTIAL PARCELS TO BE BUILT AND PAID FOR BY RESIDENTIAL BUILDERS. THIS SECTION CONTAINS AN IDENTIFIED 100 YEAR FLOOD HAZARD AREA AS PER FLOOD MAP NO. 131100000D DATED MARCH 18, 1986. TOW LOCATION: TOP OF S.S. MANHOLE AT INTERSECTION OF CAMPGROUND TRAIL & CLANDON PARK TERRACE. TOW ELEVATION: 864.54
 - IRON RINGS (1/2" REBAR) SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
 - OWNERSHIP ON PROPERTY RECORDS IN DEED BOOK PAGE: FAYETTE COUNTY RECORDS.
 - WATER SERVICE PROVIDED BY CITY OF FAYETTEVILLE.
 - SEWER SERVICE PROVIDED BY CITY OF FAYETTEVILLE.
 - ALL ALLEYS FROM THE DISTING STREETS TO BE BUILT AND PAID FOR BY THE RESIDENTIAL BUILDERS. SAID ALLEYS TO BE CONSTRUCTED 18" WIDE AND WITH 8" OF CONCRETE. THE BUILDER SHALL BE RESPONSIBLE FOR CONTACTING FAYETTEVILLE WASTE MANAGEMENT TO FACILITATE REQUIRED ALLEY GEOMETRY AND ANY ADDITIONAL EASEMENTS NEEDED THEREIN.
 - STREET TREES TO BE CONSIDERATED ALONG STREETS AND ADJACENT TO RESIDENTIAL PARCELS. TO BE INSTALLED AND PAID FOR BY THE RESIDENTIAL BUILDERS.
 - ONE-WAY STREETS MAY BE CONVERTED TO TWO-WAY IF PROBLEMS OCCUR IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
 - ALL SIDEWALKS, STREETS TREES AND ALLEYS, ADJACENT TO AND/OR SERVING A LOT, SHALL BE BUILT BY BUILDER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR SAID LOT.
 - IT SHALL BE THE RESIDENTIAL BUILDER'S RESPONSIBILITY TO CONVERT ANY CATCH BASINS TO DROP INLETS THAT ARE PRESIDENTLY ALIGNED WITH FUTURE ALLEYS.
 - THE MAINTENANCE OF THE STORMWATER MANAGEMENT PONDS TO BE PROVIDED BY THE VILLAGES AT LAFAYETTE PARK COMMUNITY ASSOCIATION, INC.
 - ALL PROPOSED RESIDENTIAL HOMES TO BE PROTECTED BY AN INTERIOR SPINNIER SYSTEM.



NOT TO SCALE
 NOTE: ABOVE NUMBERS CORRESPOND TO FOLLOWING SHEET DISPLAYS.

CERTIFICATE OF FINAL DESIGN

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE', AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE SUBDIVISION DESIGN COMPLES FULLY WITH ALL ENGINEERING REQUIREMENTS OF THE FAYETTEVILLE SUBDIVISION REGULATIONS AND STATE OF GEORGIA.

BY: [Signature] REGISTERED PROFESSIONAL ENGINEER
 DATE: [Date] ENGINEER NO. [Number]
 OR: [Signature] REGISTERED GEORGIA SURVEYOR
 DATE: [Date] LAND SURVEYORS NO. [Number]

OWNERS ACKNOWLEDGMENT:
 (STATE OF GEORGIA)
 (COUNTY OF FAYETTE)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC AND CITY OF FAYETTEVILLE, GEORGIA FOREVER, ALL STREETS, WATER MAIN P.P.E., VALVES, HYDRANTS, AND EASEMENTS; SANITARY SEWERS, MANHOLES, AND EASEMENTS; DRAINAGE PIPE AND STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY THEREON SHOWN, FOR THE PURPOSE THEREIN EXPRESSED.

SUBDIVIDER: [Signature] P. Nash
 OWNER: FAYETTEVILLE VILLAGES, LLC
 DATE: 12-14-01 DATE: [Date]
 Acute P. Nash



CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF FAYETTEVILLE, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE FAYETTEVILLE CITY ENGINEER.

DATE: 12/14/01 CITY ENGINEER: [Signature]

LOT CHART

LOT #	ADDRESS	S.F.	MIN. P.F.E.
17	300 N. LAFAYETTE AVE.	28,201	048.2
18	343 N. LAFAYETTE AVE.	26,042	050.1
19	333 N. LAFAYETTE AVE.	31,444	050.3
20	325 N. LAFAYETTE AVE.	39,813	050.5
21	315 N. LAFAYETTE AVE.	28,470	
22	305 N. LAFAYETTE AVE.	22,651	
23	310 N. LAFAYETTE AVE.	100 LINTON HALL HOLLOW	1,320
24	110 LINTON HALL HOLLOW	7,140	
25	120 LINTON HALL HOLLOW	8,225	
26	130 LINTON HALL HOLLOW	8,848	
27	135 LINTON HALL HOLLOW	135 CAMPAIGN TRAIL	8,331
28	120 LINTON HALL HOLLOW	7,140	
29	110 LINTON HALL HOLLOW	7,378	
30	100 LINTON HALL HOLLOW	10,206	
31	330 N. LAFAYETTE AVE.	27,110	
32	240 N. LAFAYETTE AVE.	11,842	
33	360 N. LAFAYETTE AVE.	11,288	
34	110 ELLSWORTH POINTE	9,236	
35	120 ELLSWORTH POINTE	8,449	
36	130 ELLSWORTH POINTE	8,570	
108	185 MANSFIELD DRIVE	8,358	
109	165 MANSFIELD DRIVE	5,265	
110	175 MANSFIELD DRIVE	7,029	
111	105 ADAM RIDGE LANE	8,430	
112	115 ADAM RIDGE LANE	5,265	
113	125 ADAM RIDGE LANE	5,265	
114	135 ADAM RIDGE LANE	6,430	
115	130 ADAM RIDGE LANE	8,147	
116	120 ADAM RIDGE LANE	4,508	
117	110 ADAM RIDGE LANE	4,508	
118	100 ADAM RIDGE LANE	5,101	
119	160 MANSFIELD DRIVE	5,040	
120	180 MANSFIELD DRIVE	8,848	
145	170 CONCORD COURT	7,735	
146	160 CONCORD COURT	5,358	
147	150 CONCORD COURT	6,335	
148	140 CONCORD COURT	6,335	
149	130 CONCORD COURT	5,358	
151	110 CONCORD COURT	5,703	
182	100 CONCORD COURT	8,958	
103	105 CLANDON PARK TERRACE	8,855	
104	115 CLANDON PARK TERRACE	7,730	
155	120 CLANDON PARK TERRACE	6,954	
106	130 CLANDON PARK TERRACE	5,358	
157	143 CLANDON PARK TERRACE	7,140	
158	155 CLANDON PARK TERRACE	7,140	
159	100 CLANDON PARK TERRACE	5,048	
160	110 CLANDON PARK TERRACE	5,355	
161	120 CLANDON PARK TERRACE	5,355	
162	130 CLANDON PARK TERRACE	5,358	
163	140 CLANDON PARK TERRACE	5,355	
164	150 CLANDON PARK TERRACE	5,358	
165	160 CLANDON PARK TERRACE	5,355	
166	170 CLANDON PARK TERRACE	5,977	
167	100 CAMPGROUND STONE PATH	8,900	
168	115 CAMPGROUND STONE PATH	3,336	
169	125 CAMPGROUND STONE PATH	3,365	
170	135 CAMPGROUND STONE PATH	3,336	
171	145 CAMPGROUND STONE PATH	3,358	
172	100 CAMPGROUND STONE PATH	6,336	
173	100 CAMPGROUND STONE PATH	3,355	
301		104,333	
302		2,260	
450		117,660	

DRAWING LIST

- COVER SHEET
- FINAL PLAT - SECTION 1
- FINAL PLAT - SECTION 2
- FINAL PLAT - SECTION 3
- FINAL PLAT - SECTION 4
- FINAL PLAT - SECTION 5
- GENERAL NOTES

This survey and plat were performed under my direct supervision, are a true and correct representation of existing conditions and meet the minimum requirements of law.

Both angle and distance were measured electronically. The angle closed better than 5 seconds per angle point. The linear error of closure was better than one foot in fifteen thousand feet. The plat has been checked for closure and is mathematically correct, namely better than one foot in fifteen thousand feet.

Integrated Science and Engineering

[Signature]
 George T. White PLS 1929



FINAL PLAT OF
 FIRST RESIDENTIAL SECTION OF
 THE VILLAGES AT LAFAYETTE PARK
 LOCATED IN LAND LOTS 124 & 133 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GA

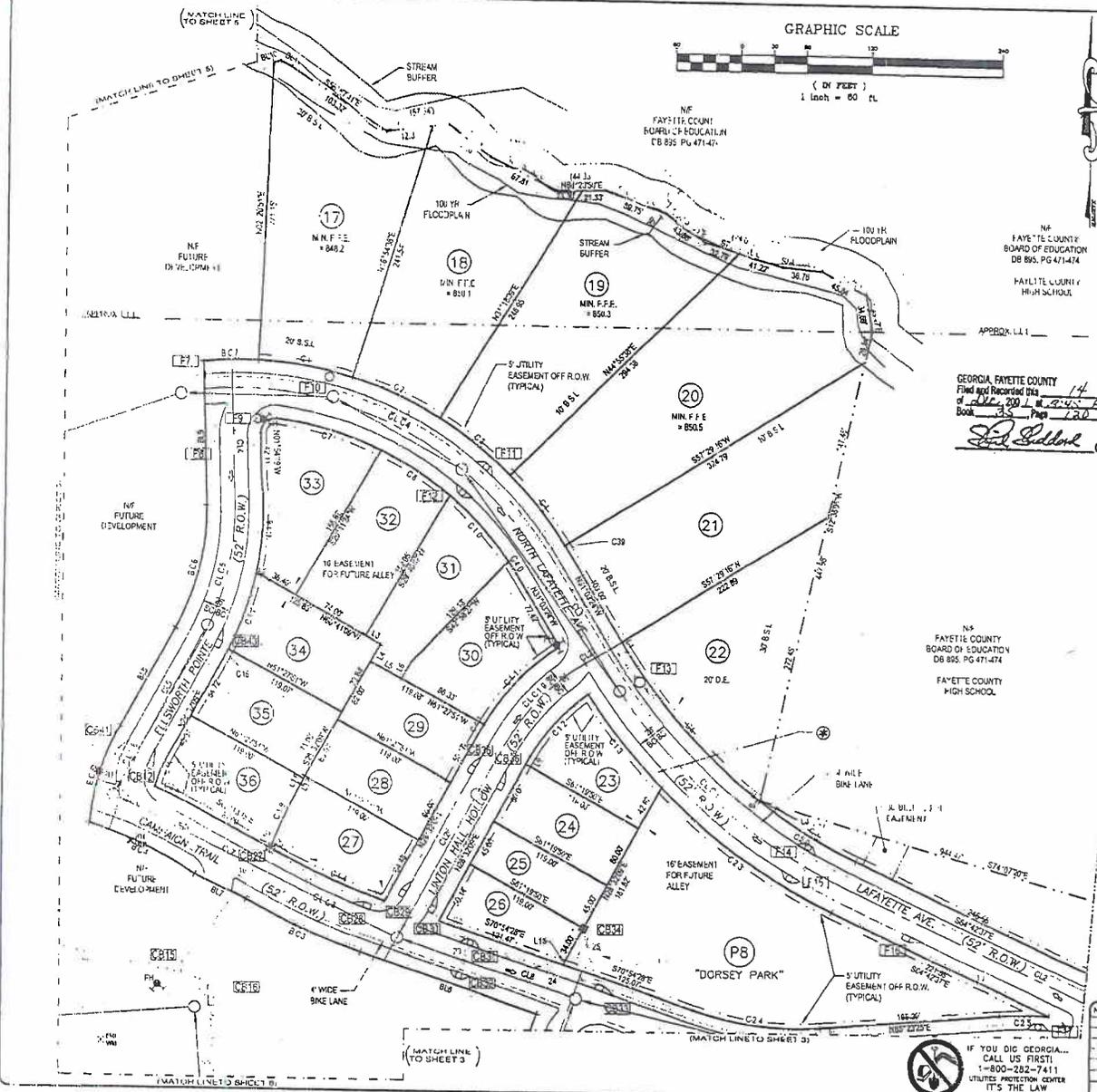
PROJECT NUMBER: 06041
 DRAWN BY: SAT
 ESTIMATED BY: CTW
 ISSUE DATE: OCTOBER 2001

COVER SHEET

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS (11-6-01)	11-13-01
2	POUND MAINTENANCE NOTE	12-13-01

THE VILLAGES AT LAFAYETTE PARK

1
 8001 © of 7



INTEGRATED Science & Engineering
307 SOUTH GASTON AVENUE, FAYETTEVILLE, GA 30214
ATLANTA - JACKSONVILLE - WOODBRIDGE - CHARLOTTE

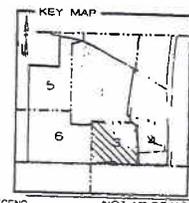
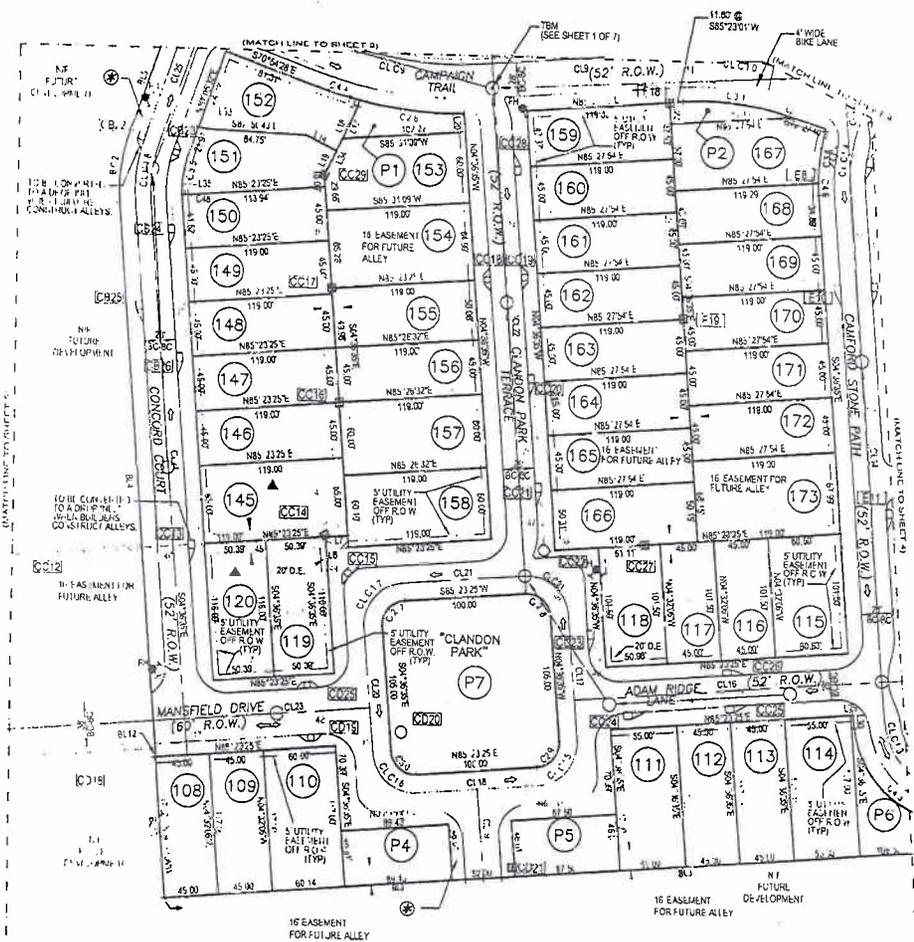
FINAL PLAT OF
THE VILLAGES AT LAFAYETTE PARK
LOCATED IN LAND LOTS 124 & 153 OF THE 6th DISTRICT OF FAYETTE COUNTY, GA

PROJECT NUMBER 96041
DRAWN BY SKT
CHECKED BY CTW
ISSUE DATE OCTOBER 2001

FINAL PLAT

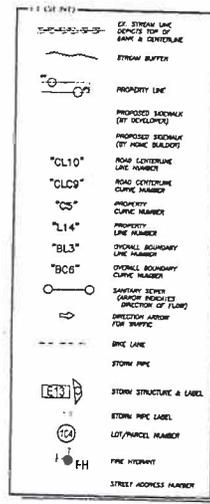
2 of 7

Book 35, Page 119, File Number



LEGEND

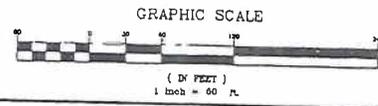
- [Symbol] FIRST RESIDENTIAL SECTION
- [Symbol] PHASE I DEVELOPMENT
- [Symbol] CORROSION TO SHEET DISPLAY



▲ SEE NOTE 21 OF GENERAL NOTES ON SHEET 1 OF 7.

⊙ FUTURE CURB BREAK TO BE CONSTRUCTED BY THE HOME BUILDERS WHEN ALLEYS ARE CONSTRUCTED (TYPICAL).

* FOR GENERAL NOTES SEE SHEET 1 OF 7.
 * FOR CURVE & LINE CHARTS, PIPE CHARTS AND LOT AREAS SEE SHEET 7 OF 7.



INTEGRATED Science & Engineering
 174 SOUTH UNIVERSITY AVENUE, SUITE 100, ATLANTA, GA 30333
 (404) 525-1078 FAX (404) 525-1079

**FINAL PLAT OF
 FIRST RESIDENTIAL SECTION OF
 THE VILLAGES AT LAFAYETTE PARK**
 LOCATED IN LAND LOTS 124 OF THE 616 DISTRICT OF FAYETTE COUNTY, GA

PROJECT NUMBER	56041
DRAWN BY	SAV
REVIEWED BY	CTW
ISSUE DATE	OCTOBER 2001

FINAL PLAT

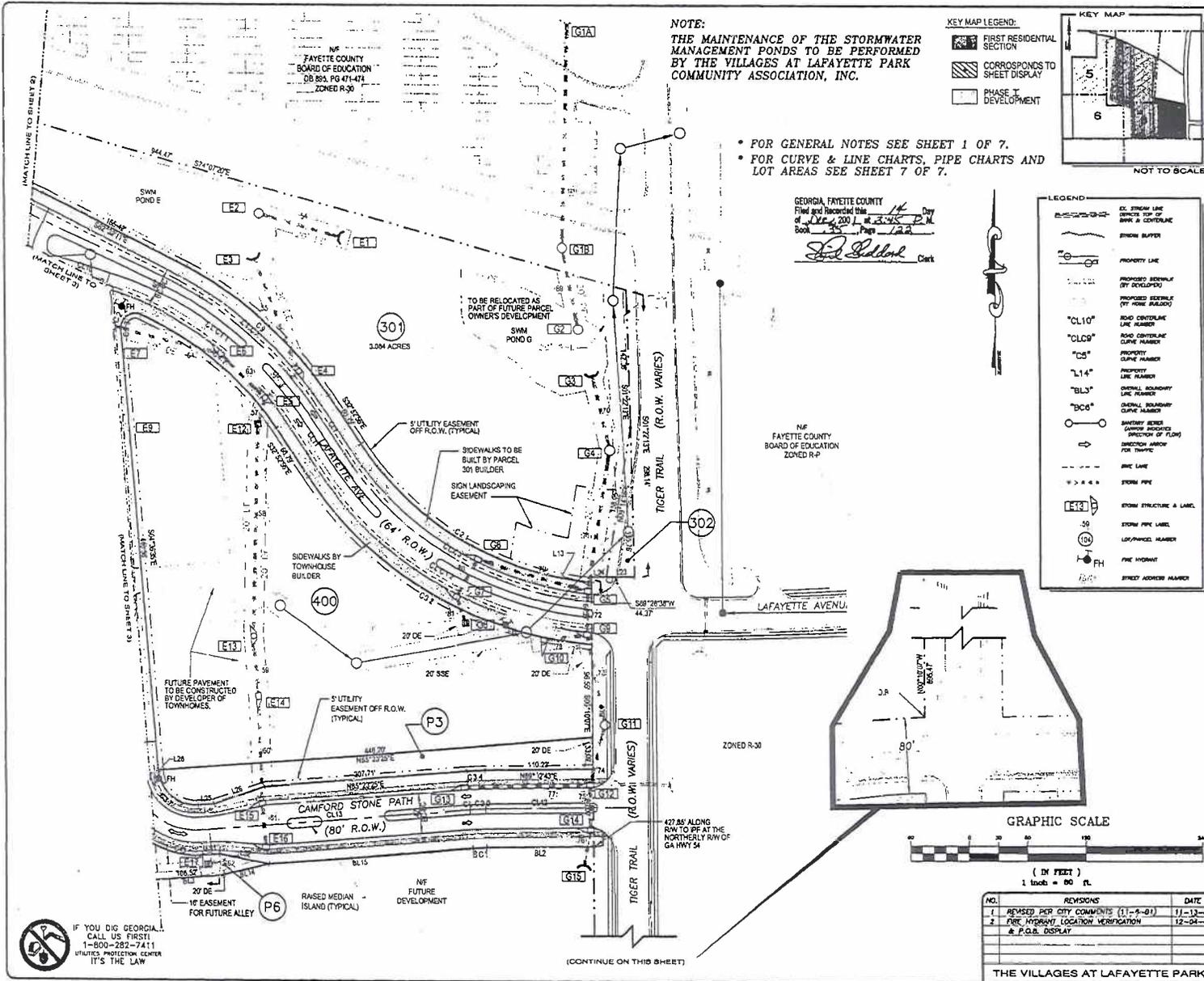
3

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS (11-8-01)	11-13-01
2	FIRE HYDRANT LOCATION VERIFICATION	12-05-01

THE VILLAGES AT LAFAYETTE PARK 2001 © OF 7

GEORGIA, FAYETTE COUNTY
 Filed and Recorded this 14th Day
 of October 2001 at 3:45 P.M.
 Book 35 Page 119
[Signature] Clerk

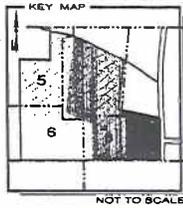
IF YOU EIG GEORGIA...
 CALL US FIRST!
 1-800-281-7411
 UNPAID POLICY ON OTHER
 IT'S THE LAW



NOTE:
 THE MAINTENANCE OF THE STORMWATER
 MANAGEMENT PONDS TO BE PERFORMED
 BY THE VILLAGES AT LAFAYETTE PARK
 COMMUNITY ASSOCIATION, INC.

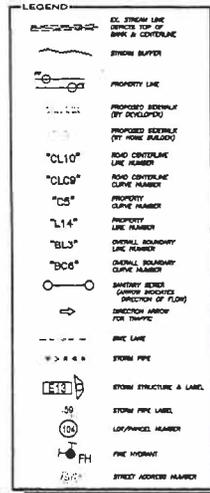
KEY MAP LEGEND:

 FIRST RESIDENTIAL SECTION
 CORRESPONDS TO SHEET DISPLAY
 PHASE I DEVELOPMENT



- FOR GENERAL NOTES SEE SHEET 1 OF 7.
- FOR CURVE & LINE CHARTS, PIPE CHARTS AND LOT AREAS SEE SHEET 7 OF 7.

GEORGIA FAYETTE COUNTY
 Filed and Recorded this 14 Day
 of Dec 2001 at 3:45 P.M.
 Book 25, Page 122
John D. Belland Clerk



INTEGRATED Science & Engineering
 1000 W. WASHINGTON AVENUE, SUITE 400
 ATLANTA, GA 30335
 404.525.8888

**FINAL PLAT OF
 FIRST RESIDENTIAL SECTION OF
 THE VILLAGES AT LAFAYETTE PARK**
 LOCATED IN LAND LOTS 124 OF THE 5th DISTRICT OF FAYETTE COUNTY, GA

PROJECT NUMBER	08041
DRAWN BY	STW
DATE	
ISSUE DATE	OCTOBER 2001

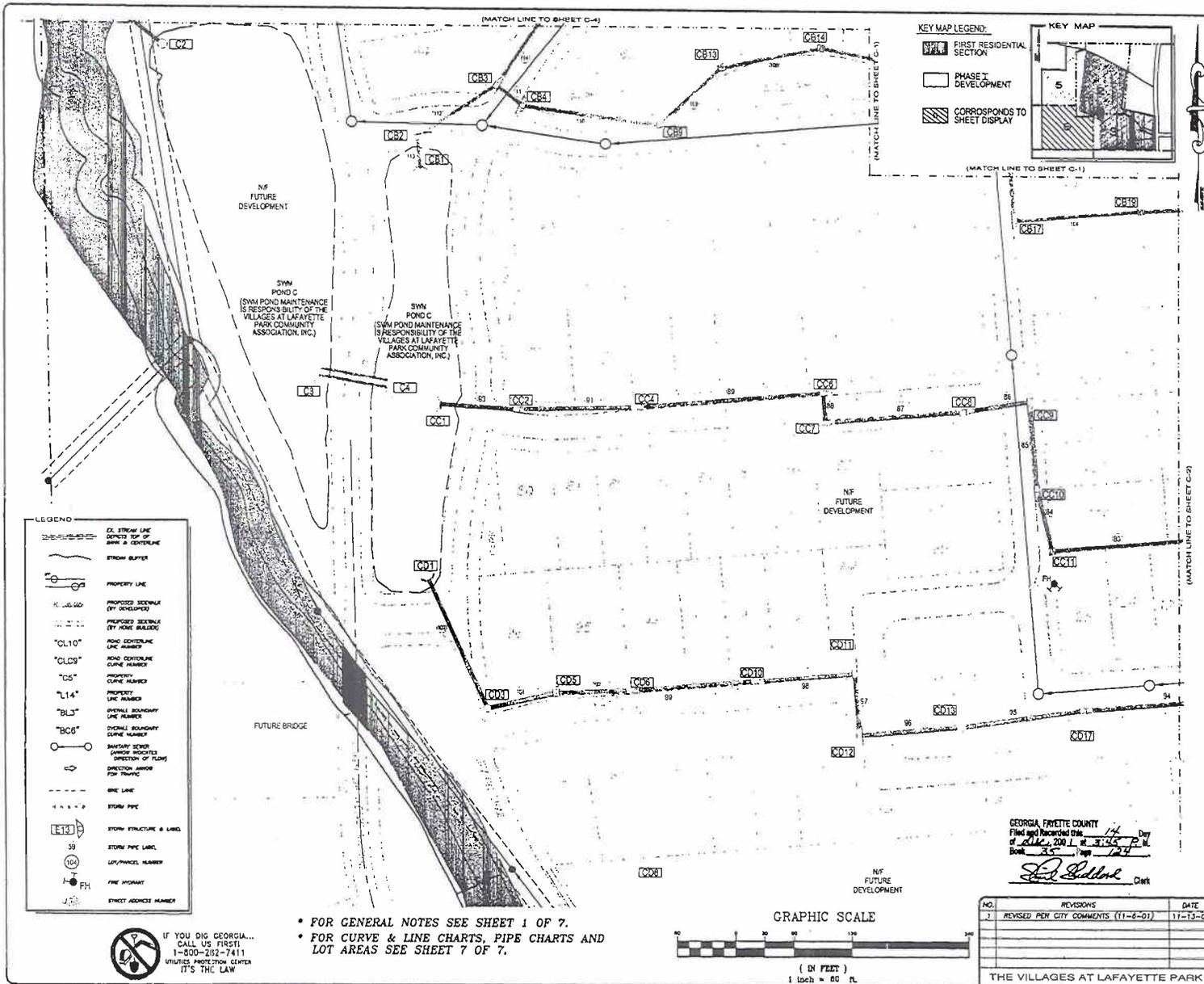
FINAL PLAT

4
 2001 © OF 7

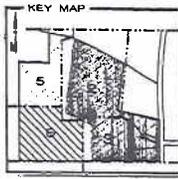
NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS (11-5-01)	11-13-01
2	PER MOUNTAIN LOCATION VERIFICATION & P.O.B. DISPLAY	12-04-01

THE VILLAGES AT LAFAYETTE PARK

IF YOU DIG GEORGIA,
 CALL US FIRST!
 1-800-282-7411
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

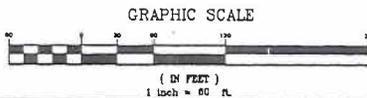


KEY MAP LEGEND:
 FIRST RESIDENTIAL SECTION
 PHASE I DEVELOPMENT
 CORRESPONDS TO SHEET DISPLAY



- LEGEND**
- EX. STREAM LINE (DASHED TOP OF CURVE, SOLID & CENTERLINE)
 - STREAM BUFFER
 - PROPERTY LINE
 - PROPOSED SIDEWALK (BY DEVELOPER)
 - PROPOSED SIDEWALK (BY HOME BUILDER)
 - "OL10" ROAD CENTERLINE CURVE MARKER
 - "CLCS" ROAD CENTERLINE CURVE MARKER
 - "CS" PROPERTY CURVE MARKER
 - "L14" PROPERTY LINE NUMBER
 - "BL" OVERALL BOUNDARY LINE NUMBER
 - "BC8" OVERALL BOUNDARY CURVE MARKER
 - SANITARY SEWER (ARROW INDICATES DIRECTION OF FLOW)
 - DIRECTION ARROW FOR TRAVEL
 - FIRE LINE
 - STORM PIPE
 - STORM STRUCTURE & LIDS
 - STORM PIPE LABEL
 - LOTS/PARCEL NUMBER
 - FIRE HYDRANT
 - STREET ADDRESS NUMBER

• FOR GENERAL NOTES SEE SHEET 1 OF 7.
 • FOR CURVE & LINE CHARTS, PIPE CHARTS AND LOT AREAS SEE SHEET 7 OF 7.



GEORGIA, FAYETTE COUNTY
 Filed and Recorded this 14 Day
 of October, 2001 at 3:45 P.M.
 Book 35 Page 124
J. D. [Signature] Clerk

INTEGRATED Science & Engineering
 205 WEST WASHINGTON AVENUE, SUITE 400
 ATLANTA • JACKSONVILLE

**FINAL PLAT OF
 FIRST RESIDENTIAL SECTION OF
 THE VILLAGES AT LAFAYETTE PARK**
 LOCATED IN LAND LOTS 124 OF THE 604 DISTRICT OF FAYETTE COUNTY, GA

PROJECT NUMBER
 S6041

DRAWN BY SAT **REVIEWED BY** GTW

ISSUE DATE
 OCTOBER 2001

FINAL PLAT

6
 2001 © of 7

POWELL, GOLDSTEIN, FRAZER & MURPHY
ATTORNEYS

P. O. BOX 38
FAYETTEVILLE, GEORGIA 30214
404 481-9991

B. D. MURPHY

June 13, 1978

Hon. James F. White
Probate Judge, Fayette County
Fayette County Courthouse
Fayetteville, Georgia 30214

Dear Judge White:

Under the will of K. W. McElwaney, Sr., which was probated many years ago and appears of record in your office, C. D. Redwine and K. W. McElwaney, Jr. were designated as executors and as trustees.

Upon the death of C. D. Redwine in 1956, K. W. McElwaney, Jr., the surviving executor and trustee under the will, appointed me as successor trustee to Mr. Redwine with the written approval of Mrs. K. W. McElwaney, Sr., as provided by the will.

Since then Mrs. K. W. McElwaney, Sr. has died in Fayette County, Georgia in December, 1977.

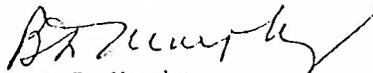
Mr. K. W. McElwaney, Jr. died June 9, 1978.

Pursuant to and in accordance with the will of K. W. McElwaney, Sr., I hereby designate and appoint King W. McElwaney, III, the son of K. W. McElwaney, Jr. and the grandson of K. W. McElwaney, Sr., as successor trustee to K. W. McElwaney, Jr., deceased.

The will does not require the approval of the Court or of any other person, Mrs. McElwaney having died, of this appointment.

Please file and record this letter on the minutes of your court as evidence of this appointment.

Yours very truly,



B. D. Murphy
Surviving Trustee under the
Will of K. W. McElwaney, Sr.,
deceased

The foregoing appointment of King W. McElwaney, III as successor trustee of K. W. McElwaney, Jr., deceased, is received and ordered filed and recorded on the minutes of the Court.

This June 13, 1978.

Recalled this 14th day of June 1978
James F. White
Probate Judge, Fayette County

459

FYI for
K.W. McELWANEY,
JR

STATE OF GEORGIA
COUNTY OF FAYETTE

I, K. W. McELWANEY, of said State and County, being of sound mind and disposing memory, do make, publish and declare this as and for a Codicil to my Last Will and Testament heretofore executed by me on the 6th day of August, 1971 in the presence of Elizabeth R. Ramsey and S. W. Ramsey, Jr.

ITEM I

I strike and delete Items V and VI of my said Last Will and Testament executed August 6, 1971. The reason for this is that since the will of August 6, 1971 was executed, I have made provision for my son, MICHAEL A. McELWANEY, in keeping with the provisions heretofore made for my son, KING W. McELWANEY, and my daughter, JAN McELWANEY MAYFIELD, and said Items V and VI of my original will are no longer appropriate.

ITEM II

Except as modified by Item I hereinabove, my said will executed August 6, 1971 is republished and declared and shall continue as my Last Will and Testament.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ¹¹ 2nd day of April, 1975.

K. W. McElwaney (SEAL)
K. W. McELWANEY

Signed, sealed, declared and published by K. W. McELWANEY, as and for a Codicil to his Last Will and Testament of August 6, 1971, he first signing the same in our presence, and we then, at his special instance and request, signing the same as witnesses in his presence and in the presence of each other.

Elizabeth R. Ramsey Address: *Waynesville, Ga*
S. W. Ramsey, Jr. Address: *Waynesville, Ga*

Received by me
Elizabeth R. Ramsey
S. W. Ramsey, Jr.
417

398

Plz lands
corner agreed
to by Mr. Graves

McElwaney lands

OC
587 1/2 ft

N 89° E 904 ft

1500 ft OC

Georgia- Fayette Co.
Property of Mr. K. W. McElwaney in the
5th Dist. Land Lot 124- 49.3 A.
Survey Jan. 1950.
J. O. Lee, C. S.

P. S. This is same land as shown in
Deed Book ^U V, Page 327- North of Highway

Graves lands

N 80° W 2478 ft

S 20° E 2327 ft

McElwaney lands

N

722 ft

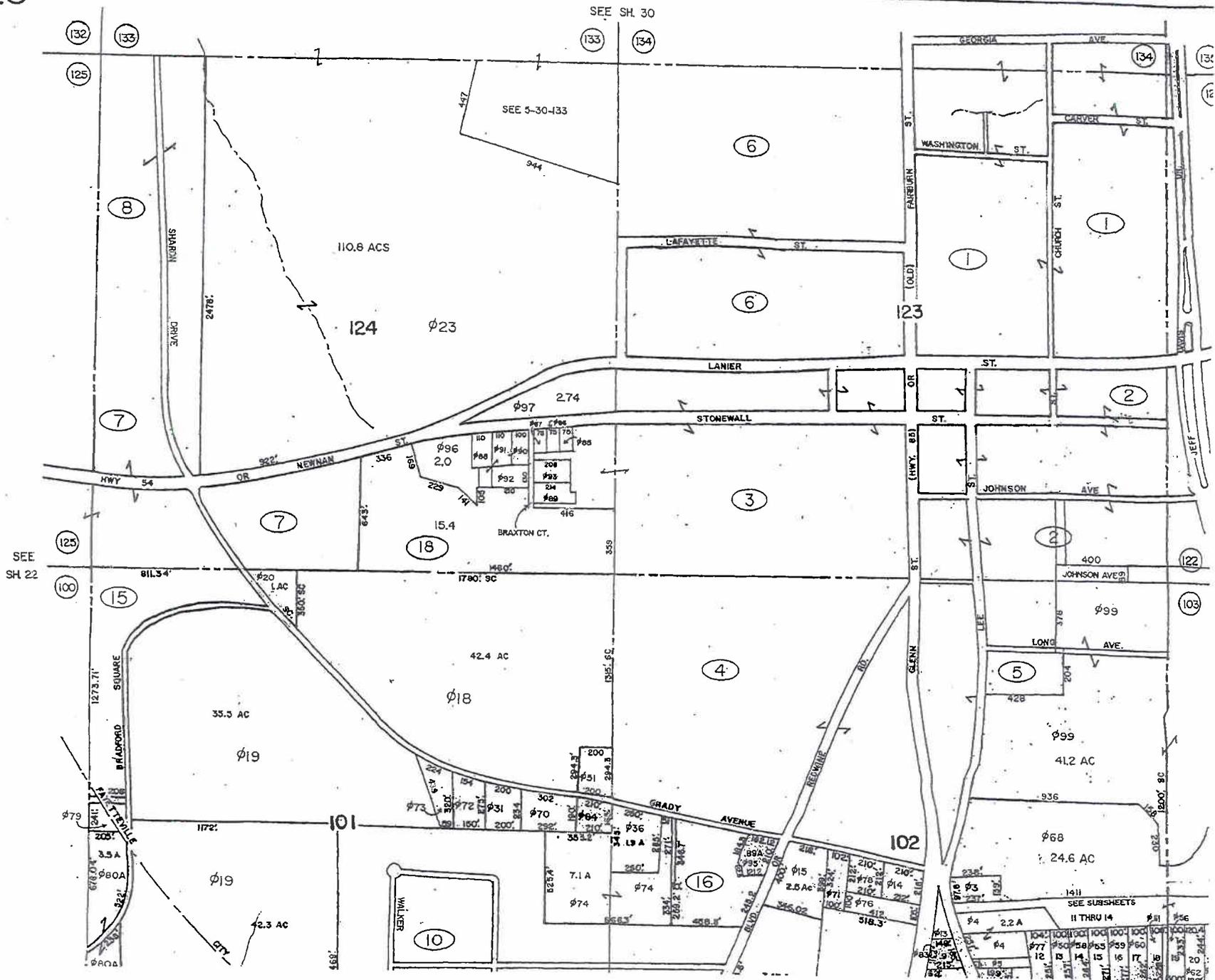
Highway

665 ft

OC
4185
576 ft

Recorded January 30th, 1950.

Clerk



Owner and Parcel Information

Parcel Number: 0523 106 Owner Name: LAFAYETTE VILLAGE PROPERTY LLC
Location Address: Mailing Address: 900 WESTPARK DRIVE SUITE 300
Legal Description: TRACT 1 HWY 54 PEACHTREE CITY, GA 30269
Tax District: FAYETTEVILLE Land Lot 1: 124
Mapping District: 05 Land Lot 2:
Subdivision:
Tax Exemption: Acres: 11.59

Current Value Information

Land Total	Building Total	Total Market Value	Total Assessed Value
\$1,232,100	\$0	\$1,232,100	\$492,840

Improvement Information

Year Built	Building Size	Building Height	Building Wall
0	0	0	

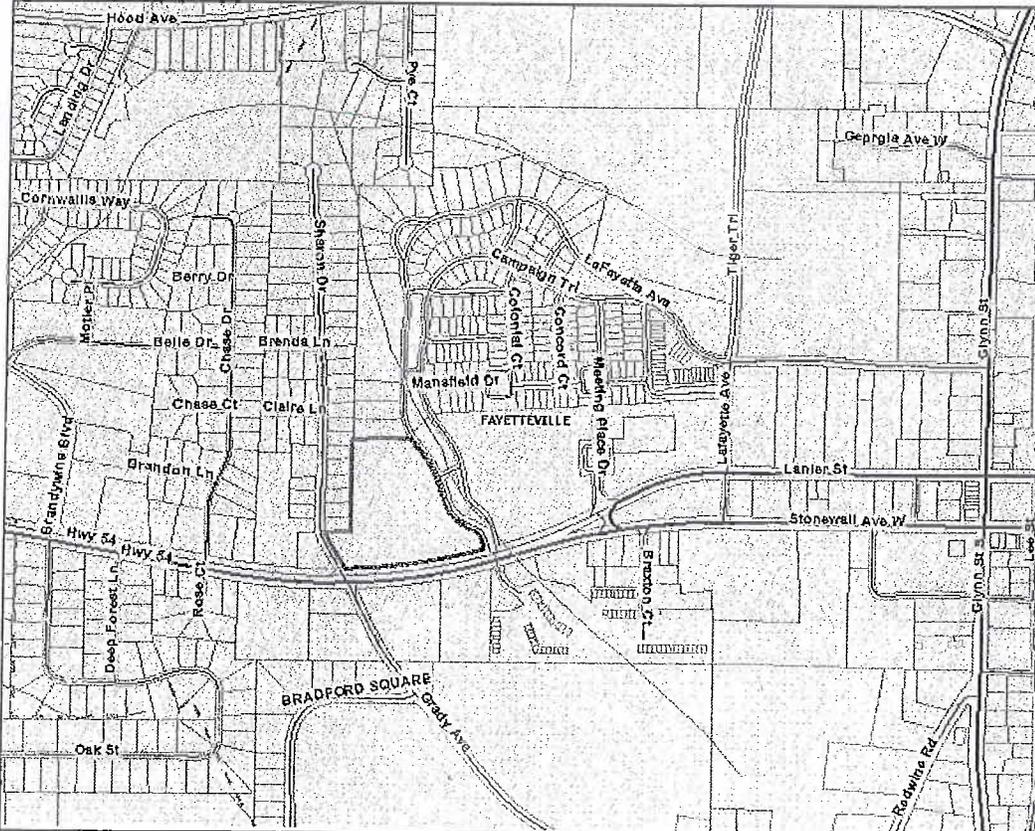
Additional Structures

	Status	Total	Size
Plumbing Fixtures:		0	
Basement:			0
Fireplaces:		0	
Attic:			0

Sales Information

Sale Date	Sale Price	Deed Page	Plat Page
2/13/2008	1326960	3358/101	41/148
	0		

Fayette County GIS



- Roads
 - State Route
 - County Road
 - City Street
 - Collector
 - Public Road
 - <all other values>
- Rivers
- Major
- Minor
- City Limits
- Parcels
- Fayette County
- Georgia Counties

Lafayette Village I

0 940 ft

Created by MapIt on 5/27/2011 10:29:01 AM © Copyright 2010-2011 BinaryBus, Ltd.

Parcel ID:	0523 106	Owner Name:	LAFAYETTE VILLAGE PROPERTY LLC
Property Address:		Mailing Address:	900 WESTPARK DRIVE; SUITE 300; PEACHTREE CITY, GA 30269
Legal Description:	TRACT 1 HWY 54	Acreage:	11.59
Subdivision:		Plat Book-Page:	41-148
Deed Book-Page:	3358-101		

The information provided on these web pages is for informational use only.



Doc ID: 007724210002 Type: GLR
Filed: 02/15/2008 at 03:00:00 PM
Fee Amt: \$1,339.00 Page 1 of 2
Transfer Tax: \$1,327.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

BK 3358 PG 101-102

Return to: Warner, Hooper & Ramsey, P.C.
900 Westpark Drive, Suite 210
Peachtree City, Georgia 30269

File # 08-016

STATE OF GEORGIA

COUNTY OF FAYETTE

LIMITED WARRANTY DEED

This indenture made this 13th day of February, 2008, between UPSTATE PROPERTIES, LLC, a Georgia limited liability company, as party of the first part, hereinafter called Grantor, and LAFAYETTE VILLAGE PROPERTY, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: that 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 and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 124 of the 5th District of Fayette County, Georgia, being Tract 1, containing 11.058 acres, as shown on that certain plat of survey prepared for Upstate Properties, LLC, by Warren D. Gray, Georgia Registered Land Surveyor No. 2984, dated September 12, 2005, and recorded in Plat Book 41, Page 148, Fayette County, Georgia Records, reference to which plat is hereby made a more accurate description of the metes and bounds of said Tract 1.

To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple.

And the said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever, claiming by, through or under Grantor.

In witness whereof, the Grantor has signed and sealed this deed, the day and year above written.

UPSTATE PROPERTIES, LLC

By: Martin Simmons
Martin Simmons, Manager

Signed, sealed and delivered this
13th day of February, 2008,
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My commission expires:
(Seal)



APPENDIX E

Non-Scope Testing

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

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

GEC

EDR Vapor Encroachment

GEC

Lafayette Senior Village

1-12 LAFAYETTE AVE W

Fayetteville, GA 30214

Inquiry Number: 3319671.2s

May 21, 2012

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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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	1
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	1
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

LAFAYETTE SENIOR VILLAGE
1-12 LAFAYETTE AVE W
FAYETTEVILLE, GA 30214

COORDINATES

Latitude (North):	33.4483 - 33° 26' 53.87787"
Longitude (West):	84.4673 - 84° 28' 2.2814941"
Elevation:	876 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: YES
 NWI Wetlands: YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

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

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	33 inches	55 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Cartecay

Soil Surface Texture: loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1

Soil Map ID: 4

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: Appling

Soil Surface Texture: sandy clay loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	44 inches	59 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	9 inches	44 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Ashlar

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
2	5 inches	20 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	20 inches	31 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 7

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	48 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	3 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

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

Soil Map ID: 8

Soil Component Name: Toccoa

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 114 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1
2	7 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1

EXECUTIVE SUMMARY

Soil Map ID: 9

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

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>
GEORGIA POWER FAYETTE FINANCIAL ASSURANCE: Other Standard Environmental Records LUST: State and tribal leaking storage tank lists UST: State and tribal registered storage tank lists	570 GRADY AVE	1/10 - 1/3 S	▲ 1	17

HISTORICAL USE RECORDS

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

PRIMARY MAP - 3319671.2s

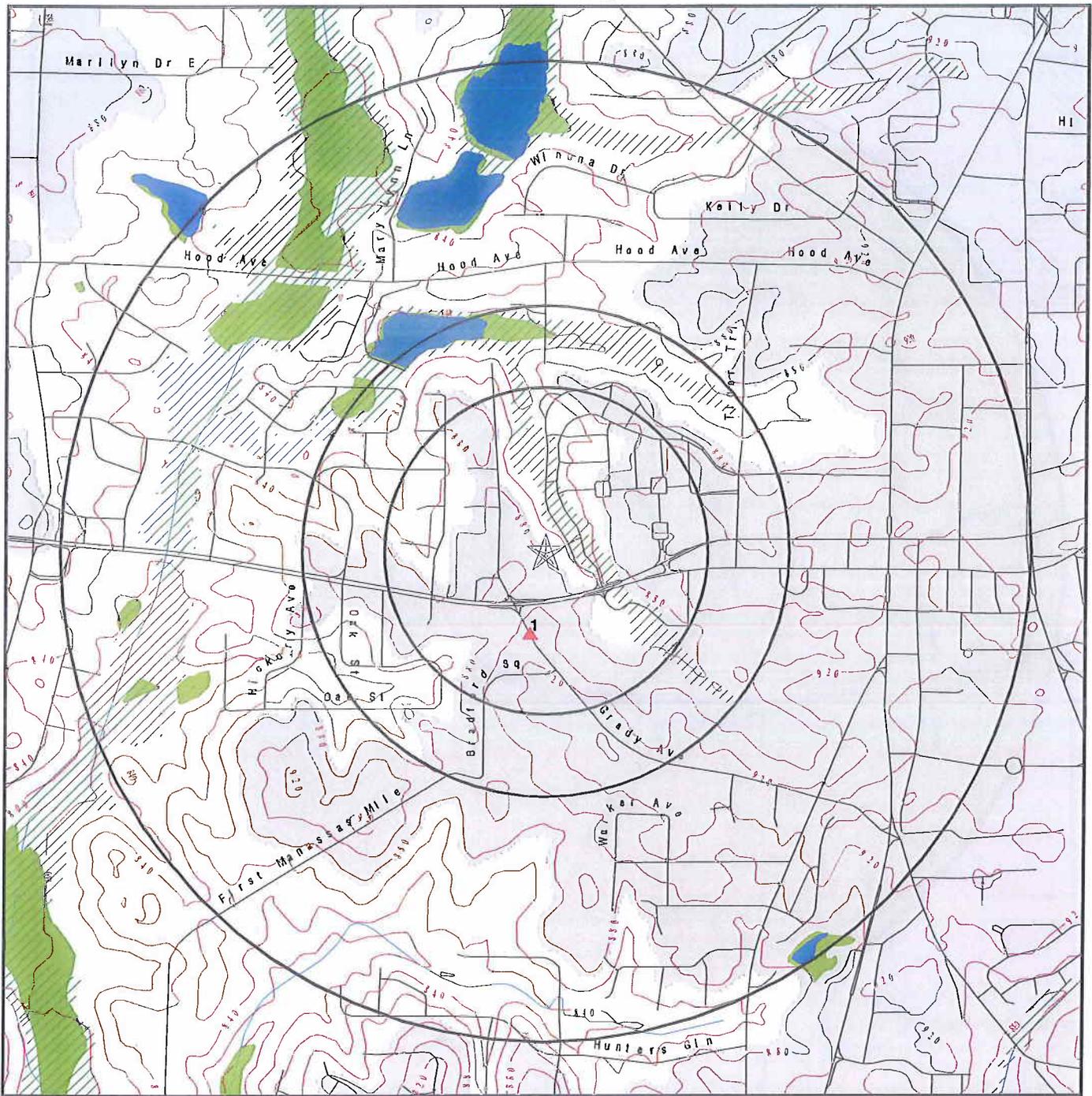


- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Ⓜ Sensitive Receptors
- 🚚 National Priority List Sites
- 🏠 Dept. Defense Sites
- 🏠 Indian Reservations BIA
- 🔴 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- ➡ Groundwater Flow Direction
- Ⓜ Indeterminate Groundwater Flow at Location
- Ⓜ Groundwater Flow Varies at Location
- 🌿 SSURGO Soil

SITE NAME: Lafayette Senior Village
ADDRESS: 1-12 LAFAYETTE AVE W
 Fayetteville GA 30214
LAT/LONG: 33.4483 / 84.4673

CLIENT: Geotechnical & Env'tl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3319671.2s
DATE: May 09, 2012 2:31 pm

SECONDARY MAP - 3319671.2s



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ☆ 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 | <ul style="list-style-type: none"> Indian Reservations BIA Contour Lines Oil & Gas pipelines from USGS 100-year flood zone 500-year flood zone National Wetland Inventory | <ul style="list-style-type: none"> Upgradient Area |
|--|---|--|

SITE NAME: Lafayette Senior Village ADDRESS: 1-12 LAFAYETTE AVE W Fayetteville GA 30214 LAT/LONG: 33.4483 / 84.4673	CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3319671.2s DATE: May 09, 2012 2:30 pm
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AERIAL PHOTOGRAPHY - 3319671.2s



0 300 600 Feet



SITE NAME: Lafayette Senior Village
ADDRESS: 1-12 LAFAYETTE AVE W
Fayetteville GA 30214
LAT/LONG: 33.4483 / 84.4673

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3319671.2s
DATE: May 09, 2012 2:34 pm

MAP FINDINGS

LEGEND

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

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

GEORGIA POWER FAYETTE 570 GRADY AVE, FAYETTEVILLE, GA, 30214		U003984290
1	S 1/10 - 1/3 (927 ft. / 0.176 mi.) 31 ft. Higher Elevation 907 ft. Above Sea Level	State and tribal leaking storage tank lists State and tribal registered storage tank lists Other Standard Environmental Records

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

GA FINANCIAL ASSURANCE: Other Standard Environmental Records

Region: 1
 Facility ID: 10000132
 Financial Responsibility: Self Insured

LUST: State and tribal leaking storage tank lists

Facility ID: 10000132
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: NFA - No Further Action
 Date Received: 09/13/2002
 Project Officer: Jones, F. Calvin

Facility: State and tribal registered storage tank lists

Facility Id: 10000132
 Facility Status: Closed
 Facility Type: Utilities

MAP FINDINGS

GEORGIA POWER FAYETTE, 570 GRADY AVE, FAYETTEVILLE, GA 30214 (Continued)

District: PIRT 4
Contact Id: 50721
Owner Name: SOUTHERN COMPANY
Owner Address: 241 RALPH MCGILL BLVD
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30308
Owner City,St,Zip: ATLANTA, GA 30308
Owner Telephone: 404-506-7064

Tanks:

Facility ID: 10000132
Tank ID: 1
Status Date: Not Reported
Status: Installed Date Unknown
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: NULL
Pipe Type: NULL
Overfill Protection: No
Overfill Installed: Not Reported
Tank Exempt From Spill: No
Date Spill Device Installed: Not Reported

Facility ID: 10000132
Tank ID: 1
Status Date: 08/01/1989
Status: Permanently Out Of Use
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: NULL
Pipe Type: NULL
Overfill Protection: No
Overfill Installed: Not Reported
Tank Exempt From Spill: No
Date Spill Device Installed: Not Reported

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 :05/08/2012

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 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

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
Number of Days to Update: 67
Last EDR Contact :04/04/2012

Source: Environmental Protection Agency
Telephone: 703-308-8895

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
Number of Days to Update: 67
Last EDR Contact :04/04/2012

Source: Environmental Protection Agency
Telephone: 703-308-8895

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
Number of Days to Update: 67
Last EDR Contact :04/04/2012

Source: Environmental Protection Agency
Telephone: 703-308-8895

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
Number of Days to Update: 27
Last EDR Contact :03/14/2012

Source: EPA
Telephone: 703-416-0223

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 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
Number of Days to Update: 54
Last EDR Contact :04/23/2012

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

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

Lafayette Avenue

Program

Project Name

Lafayette Senior Village Phase I

Locality

Fayetteville, Fayette County, Georgia

File Number

110376.240

Sponsor's Name

Phone

Street Address

City, State

	Acceptability Category	DNL	Predicted for Operations in Year
1. Roadway Noise	<u>Acceptable</u>	<u>65.3 / 64.9 / 63.4 / 62.7 / 60.2</u>	<u>2022</u>
2. Aircraft Noise	<u>Acceptable</u>	<u>< 55</u>	<u>2022</u>
3. Railway Noise	<u>Acceptable</u>	<u>< 65</u>	<u>2022</u>
		<u>65.3 / 64.9 / 63.4 / 62.7 / 60.2</u>	

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

Final Site Evaluation (circle one)

Acceptable

Normally Unacceptable

Unacceptable

One NAL is greater than 65 DNL, though less than 75 dB; Therefore, exterior or interior noise mitigation is required per HUD Noise Assessment Guidelines (NAG). A mitigation plan is attached.

Signature

Matthew W. Kennedy

6/7/2012

Date

06/06/12

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



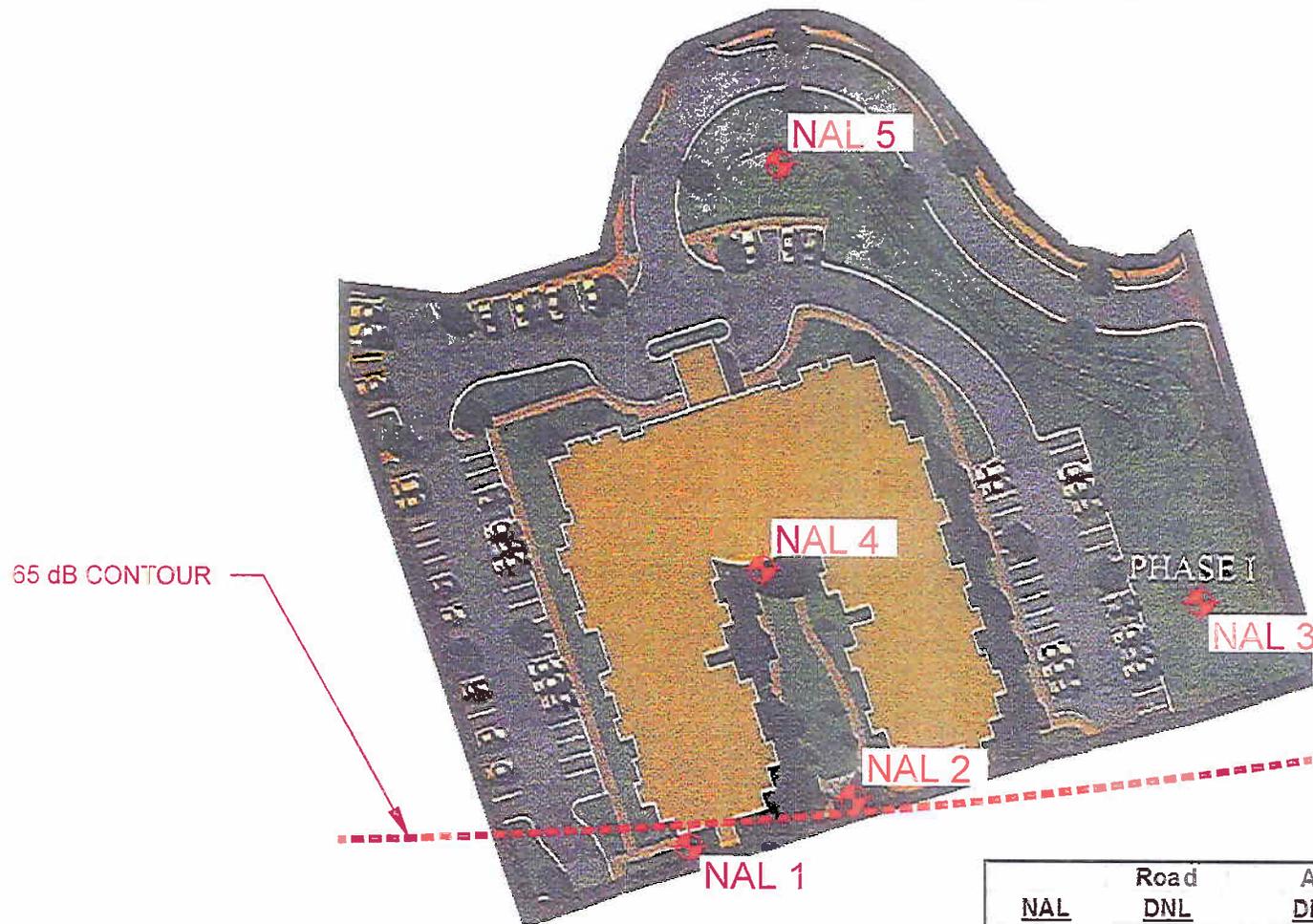
Image courtesy of Google Earth

SITE VICINITY
LAFAYETTE VILLAGE
FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

GEC PROJECT NO. 110376.240

GEC
GEOTECHNICAL
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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	65.3	< 55	< 65	65.3
2	64.9	< 55	< 65	64.9
3	63.4	< 55	< 65	63.4
4	62.7	< 55	< 65	62.7
5	60.2	< 55	< 65	60.2

NOISE ASSESSMENT LOCATIONS
LAFAYETTE VILLAGE
FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

GEC PROJECT NO. 110376.240

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Worksheet C
Roadway Noise

List all major roads within 1000 feet of the site:

- 1 Georgia Highway 54 / West Lanier Avenue
- 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)	<u>306 / 325 / 409 / 451 / 666</u>	_____	_____	_____
2. Distance to stop sign	_____	_____	_____	_____
3. Road gradient in percent (%)	<u>0</u>	_____	_____	_____
4. Average speed in mph	_____	_____	_____	_____
a. Automobiles	<u>45</u>	_____	_____	_____
b. heavy trucks - uphill	<u>45</u>	_____	_____	_____
c. heavy trucks - downhill	_____	_____	_____	_____
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)				
a. automobiles	<u>32308*</u>	_____	_____	_____
b. medium trucks	<u>1405*</u>	_____	_____	_____
c. effective ADT (a + (10xb))	_____	_____	_____	_____
6. 24 hour average number of heavy trucks				
a. uphill	_____	_____	_____	_____
b. downhill	_____	_____	_____	_____
c. total	<u>1405*</u>	_____	_____	_____
7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)	<u>15</u>	_____	_____	_____
8. Traffic projected for what year?	<u>2022</u>	_____	_____	_____

* - per GDOT website, with assumptions: (1) 3% growth for 11 years; and (2) no truck data given, therefore 92% autos, 4% medium trucks, 4% heavy trucks





GEORGIA HIGHWAY 54 WAS FOUND TO BE WITHIN A 1000-FT RADIUS OF THE SITE.

Roadway		
NAL	Eff. Distance (feet)	DNL (dB)
1	306	65.3
2	325	64.9
3	409	63.4
4	451	62.7
5	666	60.2

Image courtesy of Google Earth

MAJOR ROADWAYS - 1000-FT RADIUS
LAFAYETTE VILLAGE
FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

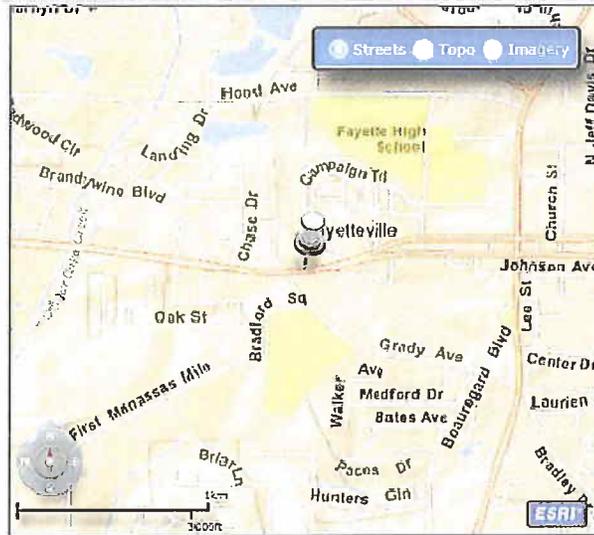
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113 Fayette, Traffic Counter: 0193



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Year	RCLINK	Beginning Milepoint	Ending Milepoint	Directional	Actual/Estimate	Direction 1	Direction 2	Total AADT	Truck%
2011	1131005400	9.48	10.23	Directional	Actual	12830 (West)	12540 (East)	25370	
2010	1131005400	9.48	10.23	Non-Directional	Estimate			29010	
2009	1131005400	9.48	10.23	Bi-Directional	Actual	14330 (East)	14630 (West)	28960	
2008	1131005400	9.48	10.22	Non-Directional	Estimate			29530	
2007	1131005400	9.48	10.22	Bi-Directional	Estimate	15000 (West)	15000 (East)	30000	
2006	1131005400	9.48	10.22	Bi-Directional	Actual	15130 (West)	15200 (East)	30330	
2005	1131005400	9.48	10.22	Bi-Directional	Actual	14400 (West)	14230 (East)	28630	

Site DNL Calculator

Community Planning and Development

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- Community Development
- Affordable Housing
- Homeless Assistance
- HUDVet
- Environment**
- Environmental Contacts
- Review Requirements
- Laws and Regulations
- Training
- Resource Library
- Acquisition/Relocation
- Energy
- HIV/AIDS Housing
- Technical Assistance
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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

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	306	306	306
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	32308	1405	1405
Night Fraction of ADT	15	15	15

Road Gradient (%)			0
Vehicle DNL	59.7822	56.1659	63.0015
Calculate Road #1 DNL	65.2598	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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Site DNL Calculator

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

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="325"/>	<input type="text" value="325"/>	<input type="text" value="325"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="45"/>	<input type="text" value="45"/>	<input type="text" value="45"/>
Average Daily Trips (ADT)	<input type="text" value="32308"/>	<input type="text" value="1405"/>	<input type="text" value="1405"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>

Community Planning and Development

- About CPD
- Economic Development
- Community Development
- Affordable Housing
- Homeless Assistance
- HUDVet
- Environment
 - Environmental Contacts
 - Review Requirements
 - Laws and Regulations
 - Training
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- Acquisition/Relocation
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Road Gradient (%)			0
Vehicle DNL	59.3898	55.7734	62.6085
Calculate Road #1 DNL	64.8671	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](#)

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Related Information

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

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- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="409"/>	<input type="text" value="409"/>	<input type="text" value="409"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="45"/>	<input type="text" value="45"/>	<input type="text" value="45"/>
Average Daily Trips (ADT)	<input type="text" value="32308"/>	<input type="text" value="1405"/>	<input type="text" value="1405"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>

Road Gradient (%)			0
Vehicle DNL	57.8922	54.2758	61.1115
Calculate Road #1 DNL	63.3698	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](#)**
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- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="451"/>	<input type="text" value="451"/>	<input type="text" value="451"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="45"/>	<input type="text" value="45"/>	<input type="text" value="45"/>
Average Daily Trips (ADT)	<input type="text" value="32308"/>	<input type="text" value="1405"/>	<input type="text" value="1405"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text"/>

Vehicle DNL	57.2554	53.639	60.474
Calculate Road #1 DNL	62.7326	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 d

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](#)
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 - **Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses** [DNL Calculator](#)
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- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="666"/>	<input type="text" value="666"/>	<input type="text" value="666"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="45"/>	<input type="text" value="45"/>	<input type="text" value="45"/>
Average Daily Trips (ADT)	<input type="text" value="32308"/>	<input type="text" value="1405"/>	<input type="text" value="1405"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>

Vehicle DNL	54.7159	51.0996	57.9345
Calculate Road #1 DNL	60.1931	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 d

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](#)
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Worksheet B
Aircraft Noise

List all airports within 15 miles of the site:

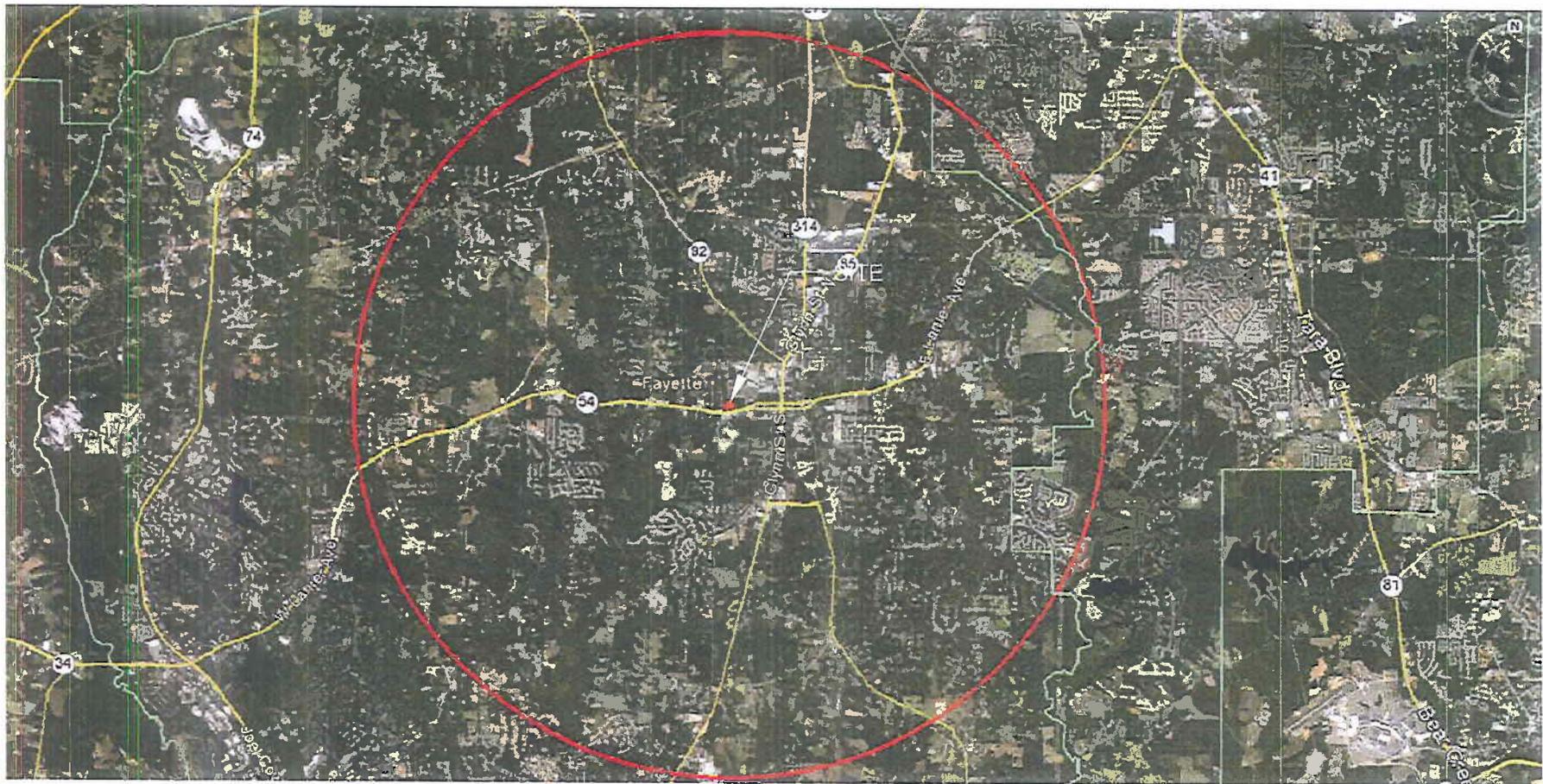
- 1 South Fulton (89GE)* 11.5 miles northwest
- 2 Hartsfield-Jackson Atlanta International (KATL)* 13.25 miles north
- 3 No other airports within 15-mile radius, per maps

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, <55</u>	<u><55</u>	<u><55</u>
5. Operations projected for what year?	<u>20,122,012</u>	<u>2012</u>	<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 

Date 06/06/12



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

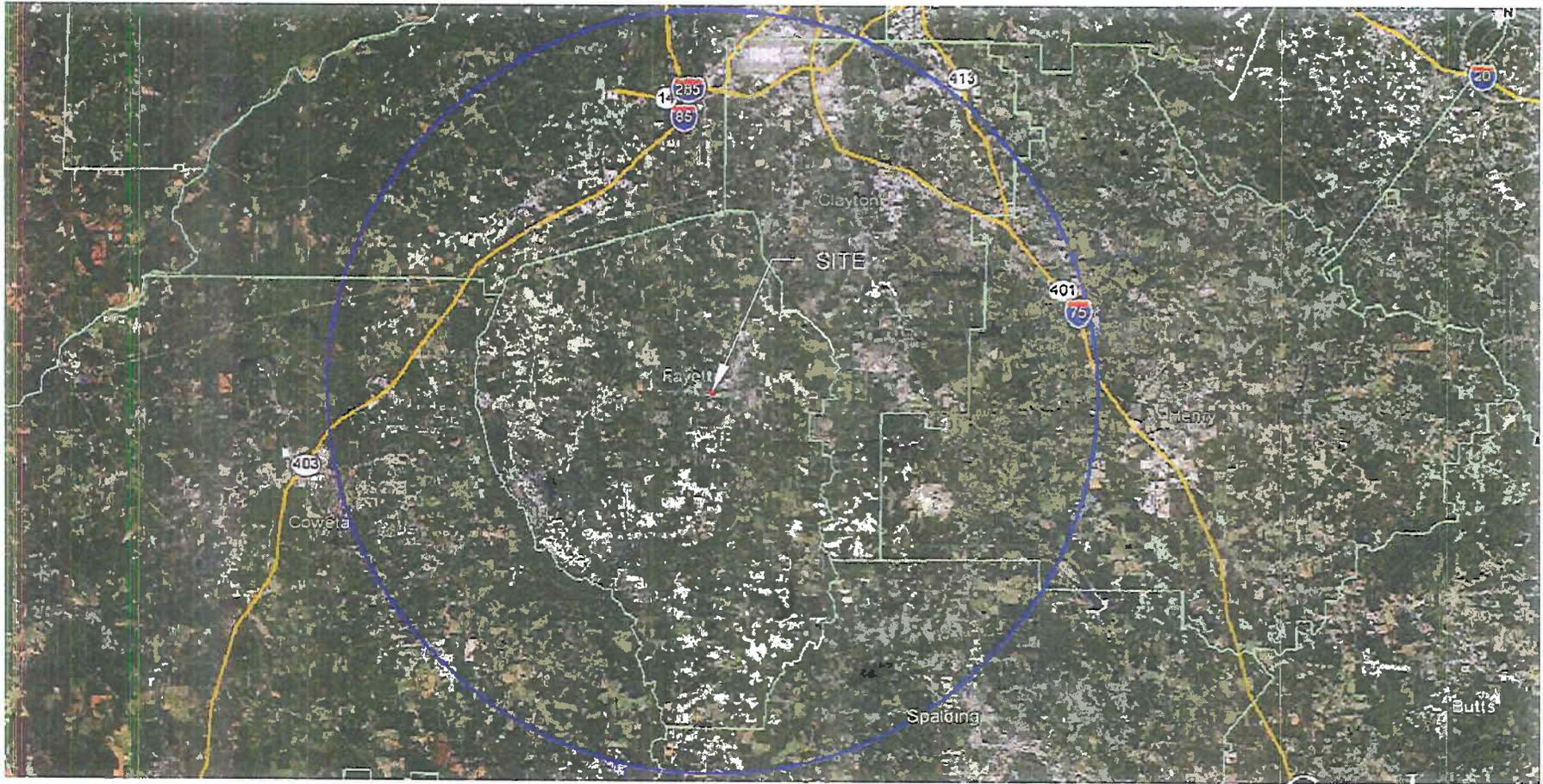
Image courtesy of Google Earth

CIVIL AIRPORTS - 5-MILE RADIUS
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FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

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



Image courtesy of Google Earth

MILITARY AIRFIELDS - 15-MILE RADIUS
LAFAYETTE VILLAGE
FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

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**Worksheet D
Railway Noise**

List All Railways within 3000 feet of the site:

1 No railways within 3000 feet of site, per maps

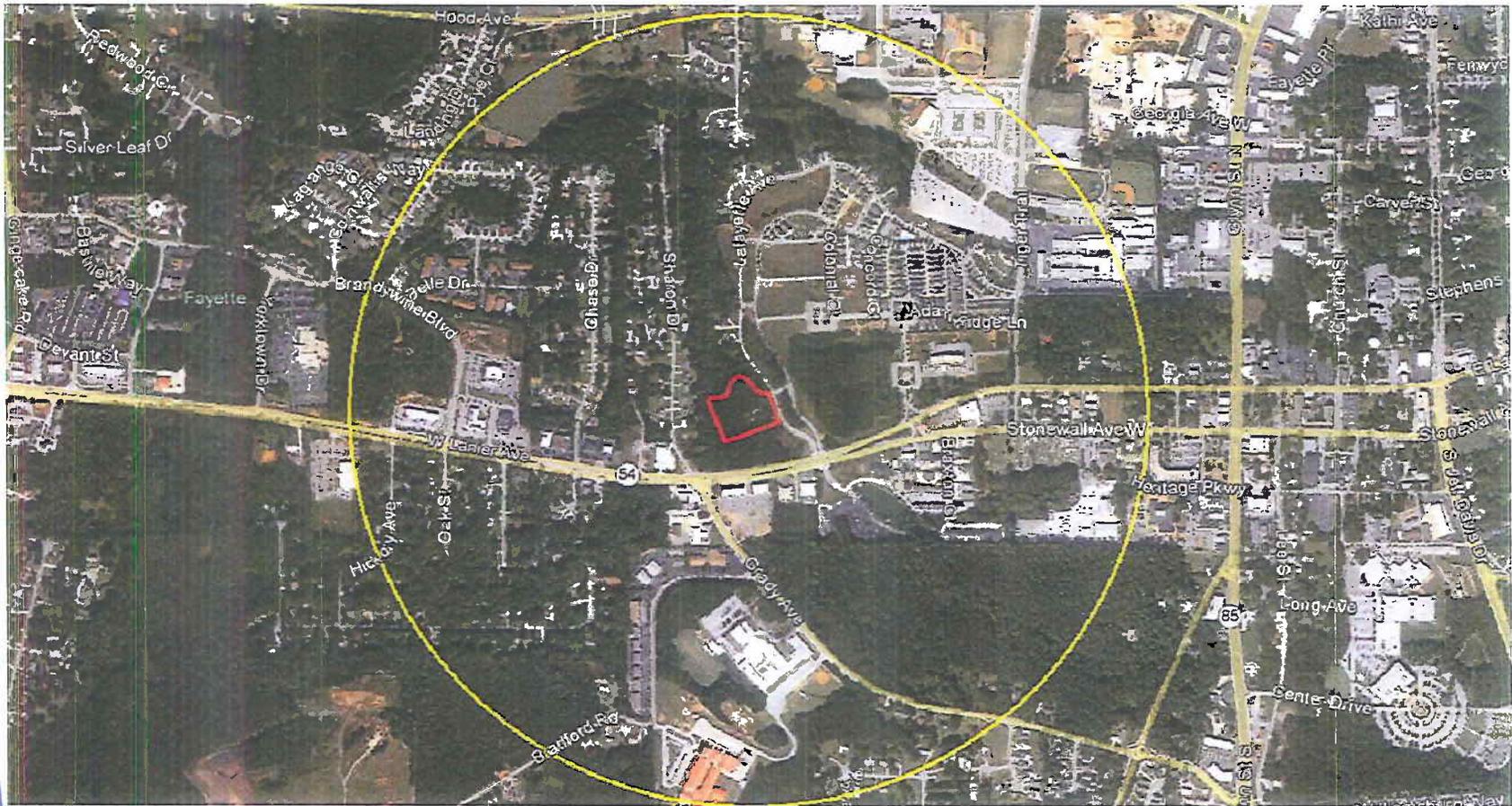
NAL 1/2/3/4/5

2 _____

3 _____

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

Matthew W. Harvey 6/6/12



NO RAILWAYS WERE FOUND WITHIN A 3000-FT RADIUS OF THE SITE.



Image courtesy of Google Earth

**RAILWAYS - 3000-FT RADIUS
LAFAYETTE VILLAGE
FAYETTEVILLE, FAYETEE COUNTY, GEORGIA**

GEC PROJECT NO. 110376.240

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Noise Mitigation Plan

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NOISE MITIGATION PLAN

PROPOSED LAFAYETTE SENIOR VILLAGE PHASE I
HIGHWAY 54 AND LAFAYETTE AVENUE
FAYETTEVILLE, FAYETTE COUNTY, GEORGIA
GEC JOB #110376.240

PREPARED FOR

LAFAYETTE SENIOR VILLAGE PHASE I, L.P.
C/O CRT REALTY AND DEVELOPMENT, INC.
230 SUMMERFIELD DRIVE
ALPHARETTA, GA 30022
ATTN: MR. RICK SEARLES

PREPARED BY

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.
514 HILLCREST INDUSTRIAL BOULEVARD
MACON, GEORGIA 31204-3472

ISSUE DATE

JUNE 12, 2012

NOISE MITIGATION PLAN FOR LAFAYETTE SENIOR VILLAGE

This Noise Mitigation Plan describes the measures to be implemented at the Lafayette Senior Village development, on Lafayette Avenue in Fayetteville, Georgia, to reduce the impact of the noise environment upon the residents. This plan is based on findings of the Lafayette Senior Village Noise Assessment Guidelines (NAG) study completed by GEC, dated June 6, 2012. The NAG study found that the southeastern portion of the site would be exposed to a calculated noise level greater than 65 day-night-level (DNL), in excess of the HUD acceptable limit of 65 DNL, though less than 70 DNL. The principal sources for the predicted levels were identified as Georgia Highway 54 / West Lanier Avenue situated south of the site, as depicted in Figure 2 (attached), copied from the GEC NAG study.

The development includes 2 resident-occupied buildings as depicted in Figure 1 (attached), copied from the GEC NAG study. The GEC NAG study predicted noise levels at five noise assessment locations (NALs). Most resident-occupied site locations are 65 DNL or below except for the south end situated in the southwestern portion of the site which is south of the 65dB Contour line as shown on Figure 1. The elevations of these buildings with line-of-sight to the Georgia Highway 54 / West Lanier Avenue require noise mitigation to ensure an interior noise level of 45 DNL or less. There were no calculated noise exposures greater than 70 DNL. Figure 1 shows the location of the NALs and their calculated DNLs, including all potential noise sources, as well as the combined DNLs.

Scope

The noise mitigation plan addresses the use of exterior space as well as the acoustic environment of interior residential spaces.

Exterior Amenity

There are no exterior amenities planned within the area exposed to levels above 65 DNL.

Construction Methods for Interior Noise Reduction

The development consists of two resident-occupied buildings. The elevations of the resident-occupied buildings south of the 65dB Contour, with line-of-sight to the Georgia Highway 54 / West Lanier Avenue require special construction designs and practices providing a noise level reduction (NLR) of no less than 25dB (NAG assumes 20dB reduction for standard construction and requires a minimum 5dB reduction for DNLs between 65 and 70 – see attachment), to achieve a HUD acceptable interior noise level of 45 DNL or below. Wall, window, and door Sound Transmission Class (STC) requirements that will achieve this target NLR are detailed in Table 1, for use by the project architect to select and specify suitable wall, window, and door design detail. The Noise Guidebook states that “*STC is used as a measure of a material’s ability to reduce sound*” and “*the*

Geotechnical & Environmental Consultants, Inc.
Noise Mitigation Plan

higher the STC value, the greater the sound attenuation and presumably the quieter the structure's interior".

The STC ratings in Table 1 are conservative recommendations intended to provide ample protection for "typical" room sizes. Figure 3, attached, includes a discussion/calculation of composite STC ratings of walls, windows, and doors, including a reduction of 3dB for the reduced effectiveness in attenuating noise from transportation sources. As design proceeds, the specific floor plans, elevations, wall detail, and window detail should be evaluated against the recommendations and specifications in Table 1 to determine their impact on the predicted interior noise levels; such review may determine reduced or increased STC requirements for individual design elements. Additionally, the STC recommendations are based on the living rooms and bedrooms being carpeted. If these spaces are hard-floored, then the recommended STC ratings must be increased.

Table 1
Recommended Wall, Window, and Door STC Ratings to achieve 25 NLR

NLR (dB)	Number of Exterior Walls With Line-of-Sight *	Room Exterior Wall Area With Line-of-Sight* (sq ft)	Recommended STC (Minimum)		
			Wall	Window**	Door**
25	1	Large (> 170)	35	33	24
25	1	Typical (< 170)	35	27	24
25	2	Large (> 300)	35	33	24
25	2	Typical (< 300)	35	33	24

* Line-of Sight to Georgia Highway 54 / West Lanier Avenue

** Combined window and/or door area no more than 25% of wall area

In addition to the recommended minimum wall, window, and door STC ratings shown above, the following are conservative, minimum recommendations – at the building elevations with direct line-of-sight to Georgia Highway 54 / West Lanier Avenue, the principal noise sources – to reduce the sound level at the interior spaces:

- Continuous acoustical-caulking and compressible neoprene weather stripping shall be installed at all door and window openings.
- Tight seals and acoustical caulking shall be installed around all exterior wall penetrations.
- All bathroom and/or kitchen exhaust fans shall duct through the attic or away from the noise source with a duct layout that incorporates at least one 90 degree elbow.
- All equipment shall incorporate vibration mounting as appropriate.

As the principal noise source is ground level transportation sources, and not airborne aviation sources, no special construction detail is required for roofs or top-level ceilings.

Based on the above criteria, GEC safely assumes a minimum 25dB noise reduction at the interior spaces with line-of-sight to Georgia Highway 54 / West Lanier Avenue, the principal noise sources,

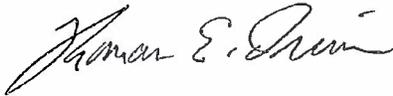
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Noise Mitigation Plan

as required by the HUD noise assessment guidelines when exterior noise levels are 65-70dB. GEC judges this proposed plan/specifications and course of action to be satisfactory to address HUD noise mitigation requirements, and achieve 45 DNL or less interior, under the proposed conditions.

Sincerely,
Geotechnical & Environmental Consultants, Inc.



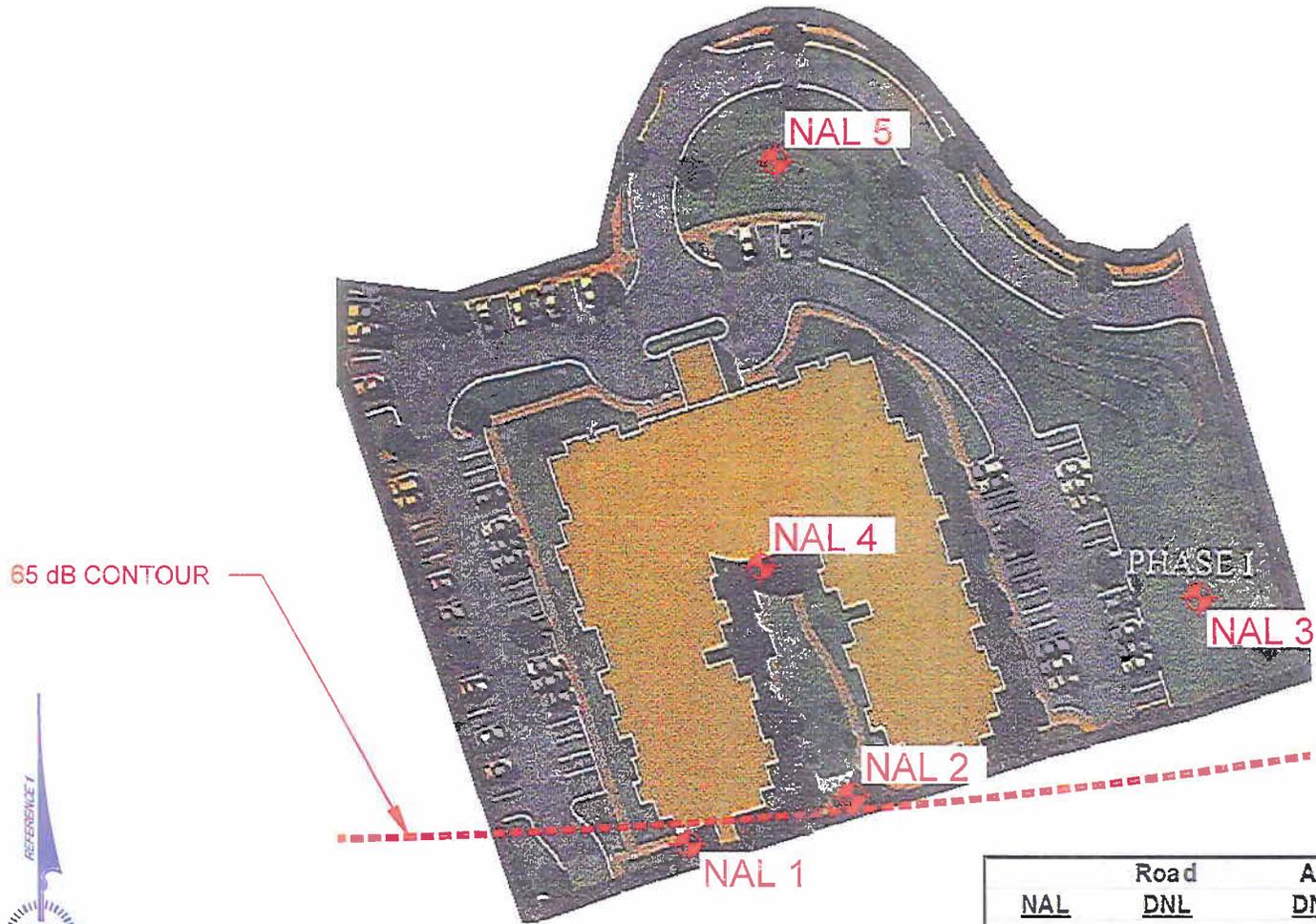
Matthew W. Hlavaty, E.I.T.
Staff Engineer



Thomas E. Driver, P.E.
President/Senior Engineer
Ga. Reg. #17394

Attachments: Figure 1 – Noise Assessment Locations Map (from NAG study)
 Figure 2 – Roadways (from NAG study)
 Figure 3 – STC to NLR Calculations
 Minimum Noise Attenuation Section

FIGURE 1



<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	65.3	< 55	< 65	65.3
2	64.9	< 55	< 65	64.9
3	63.4	< 55	< 65	63.4
4	62.7	< 55	< 65	62.7
5	60.2	< 55	< 65	60.2

NOT TO SCALE

NOISE ASSESSMENT LOCATIONS
LAFAYETTE VILLAGE
FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

GEC PROJECT NO. 110376.240

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FIGURE 2



GEORGIA HIGHWAY 54 WAS FOUND TO BE WITHIN A 1000-FT RADIUS OF THE SITE.

<u>Roadway</u>		
NAL	Eff. Distance (feet)	DNL (dB)
1	306	65.3
2	325	64.9
3	409	63.4
4	451	62.7
5	666	60.2



NOT TO SCALE

Image courtesy of Google Earth

MAJOR ROADWAYS - 1000-FT RADIUS
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FAYETTEVILLE, FAYETEE COUNTY, GEORGIA

GEC PROJECT NO. 110376.240

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Windows

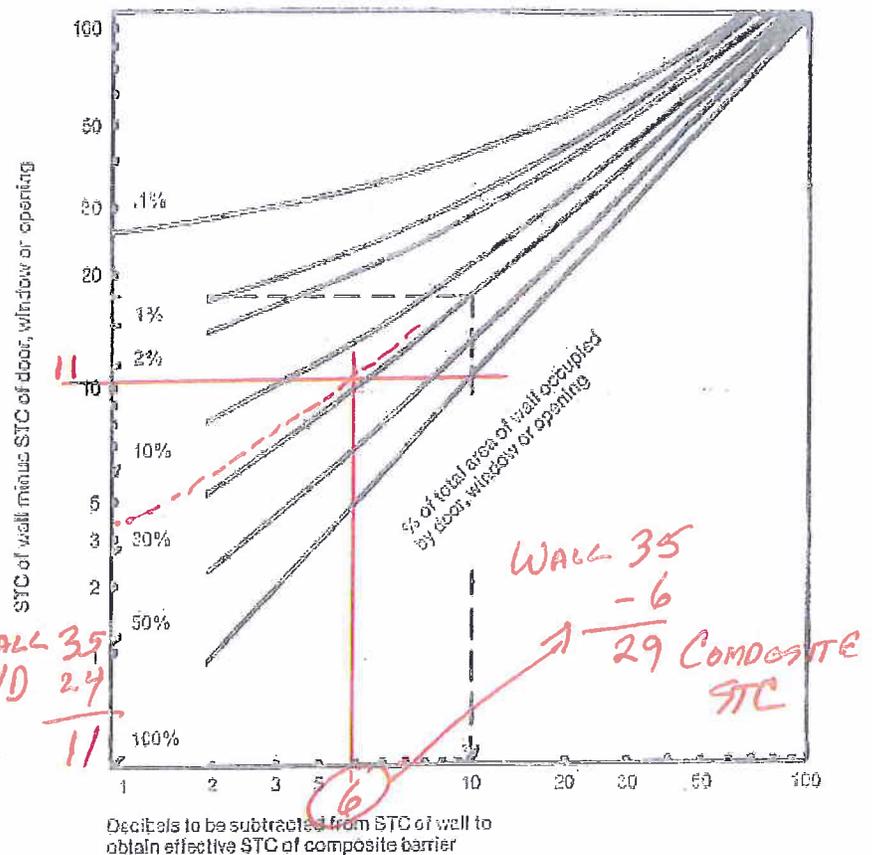
Sound enters a building through its acoustically weakest points, and windows are one of the weakest parts of a wall. An open or weak window will severely negate the effect of a very strong wall. Whenever windows are going to be a part of the building design, they should be given acoustical consideration. Figure 17 illustrates the effects of windows on the sound transmission of walls. For example, if a wall with an STC rating of 45 contains a window with an STC rating of 26 covering 30% of its area, the overall STC of the composite partition will be 35, a reduction of 10 dB.

The following is a discussion of techniques that can be used to reduce noise in a building by means of its windows. These techniques range from a blocking of the principal paths of noise entry to a blocking of the most indirect paths.

Close windows. The first step in reducing unwanted sound is to close and seal the windows. The greatest amount of sound insulation can be achieved if windows are permanently sealed. However, operable acoustical windows have been developed which are fairly effective in reducing sound.¹ Whether or not the sealing is permanent, keeping windows closed necessitates the installation of mechanical ventilation systems. If you are dealing with single family houses and some of the windows are facing away from all noise sources, a whole house fan may be better and cheaper than air conditioning. In multifamily housing or where all windows are exposed to the noise sources you will have to go with the air conditioning. If windows must be operable, special seals are available which allow windows to be opened.²

Reduce window size. The smaller the windows, the greater the transmission loss of the total partition of which the window is a part. Reducing the window size is a technique that is used because (a) it precludes the cost of expensive acoustical windows, and (b) it saves money by cutting down the use of glass. The problems with this technique are (a) it is not very effective in reducing noise; e.g., reducing the proportion of window to wall size from 50% to 20% reduces noise by only 3 decibels; and (b) many building codes require a minimum window to wall size ratio.

Figure 17
STC



Instructions on use of graph

1. Subtract the STC value of the door, window or opening from the STC value of the wall.
2. Enter the vertical axis of the graph at the point that matches the value from step 1.
3. Read across to the curve that represents the percentage of the total area of the wall that is taken up by the door, window, or opening.
4. Read down to the horizontal axis.
5. Subtract the value on the horizontal axis from the original STC value of the wall. The result is the composite STC value of the wall and the door, window or opening.

Increase glass thickness. If ordinary windows are insufficient in reducing noise impacts in spite of sealing techniques, then thicker glass can be installed. In addition, this glass can be laminated with a tough transparent plastic which is both noise and shatter resistant. Glass reduces noise by the mass principle; that is, the thicker the glass, the more noise resistant it will be. A 1/2-inch thick glass has a maximum STC rating of 35 dB compared to a 25 dB rating for ordinary 3/16 inch glass.

¹U.S. Department of Housing and Urban Development, A Study of Techniques to Increase the Sound Insulation of Building Elements, Report No. WR 73-5, Washington, D.C., June 1973.

²Los Angeles Department of Airports, Guide to the Soundproofing of Existing Homes Against Exterior Noise, Report No. WRC 70-2, March 1970, pp. 9-11, 22-30. In this report, the function and performance of a number of operable seals are described.

24 COMPOSITE STC
- 3 TRANSPORTATION
NOISE REDUCTION
= 26 EFFECTIVE STC

Matthew W. Parry 6/12/12

§51.104 Special requirements.

(a) *Noise attenuation.* Noise attenuation measures are those required in addition to attenuation provided by buildings as commonly constructed in the area, and requiring open windows for ventilation. Measures that reduce external noise at a site shall be used wherever practicable in preference to the incorporation of additional noise attenuation in buildings. Building designs and construction techniques that provide more noise attenuation than typical construction may be employed also to meet the noise attenuation requirements.

(1) *Normally Unacceptable noise zone.* Approvals in this zone require a minimum of 5 decibels additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 decibels but does not exceed 70 decibels, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 decibels but does not exceed 75 decibels.

(2) *Unacceptable noise zone.* Noise attenuation measures require the approval of the Assistant Secretary for Community Planning and Development (See §51.104(b)(2).)

(b) *Special Approvals and Environmental Review Requirements.* Environmental clearances shall be conducted pursuant to the requirements of HUD's Departmental Policies, Responsibilities and Procedures for Protection and Enhancement of Environmental Quality (38 FR 19182 as amended) or other environmental regulations which may be issued by the Department. The Special Clearance and Environmental Impact Statement (EIS) threshold requirements are hereby modified for all projects proposed in the Normally Unacceptable and Unacceptable noise exposure zones as follows:

(1) *Normally Unacceptable noise zone.* (i) All projects located in the Normally Unacceptable Noise Zone require a Special Environmental Clearance except an EIS is required for a proposed project located in a largely undeveloped area, or where the HUD action is likely to encourage the establishment of incompatible land use in this noise zone.

Borns and barriers are our first choice because they provide protection for yards, playgrounds, etc. Since outdoor activity is often very important to residents we want to protect the outdoor areas as much as possible.

By definition a barrier must be separate from the building or area it is providing attenuation for. After all barriers are preferred because they improve exterior as well as interior levels. Non-noise sensitive buildings can, however, be used as barriers for noise sensitive buildings or exterior areas.

Assumption is that standard construction provides an average of 20 Ldn attenuation. At 65 Ldn or below this amount of attenuation would be sufficient to meet interior level of 45 Ldn. Additional requirements are designed to meet this goal even when exterior noise levels are higher.

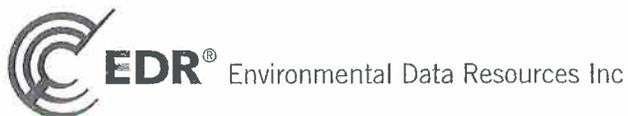
Substitute Environmental Assessment (with ECO concurrence) wherever you see Special Clearance.

APPENDIX G:
Regulatory Search Information

Lafayette Senior Village
1-12 LAFAYETTE AVE W
Fayetteville, GA 30214

Inquiry Number: 3319671.1s
May 09, 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

1-12 LAFAYETTE AVE W
FAYETTEVILLE, GA 30214

COORDINATES

Latitude (North): 33.4483000 - 33° 26' 53.88"
Longitude (West): 84.4673000 - 84° 28' 2.28"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 735426.1
UTM Y (Meters): 3703663.8
Elevation: 876 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33084-D4 FAYETTEVILLE, GA
Most Recent Revision: 1982

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2009, 2010
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

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

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Hazardous Site Inventory

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

EXECUTIVE SUMMARY

FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

INST CONTROL..... Public Record List
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

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.....	Sleam-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

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 are 2 GA NON-HSI sites within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>VALET'S CHOICE CLEANERS FINA #6772</i>	<i>155 GEORGIA AVENUE 535 N GLYNN ST.</i>	<i>ENE 1/2 - 1 (0.876 mi.) NE 1/2 - 1 (0.941 mi.)</i>	<i>4 5</i>	<i>12 16</i>

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 01/11/2012 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GEORGIA POWER FAYETTE</i>	<i>570 GRADY AVE</i>	<i>S 1/8 - 1/4 (0.176 mi.)</i>	<i>A2</i>	<i>10</i>

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 03/08/2012 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GREENWAY STORES #647-GRADY BP</i>	<i>610 LANIER AVE WEST</i>	<i>S 0 - 1/8 (0.110 mi.)</i>	<i>1</i>	<i>7</i>
<i>GEORGIA POWER FAYETTE</i>	<i>570 GRADY AVE</i>	<i>S 1/8 - 1/4 (0.176 mi.)</i>	<i>A2</i>	<i>10</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

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

A review of the RCRA-NonGen list, as provided by EDR, and dated 11/10/2011 has revealed that there is 1 RCRA-NonGen site within approximately 0.25 miles of the target property.

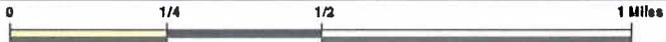
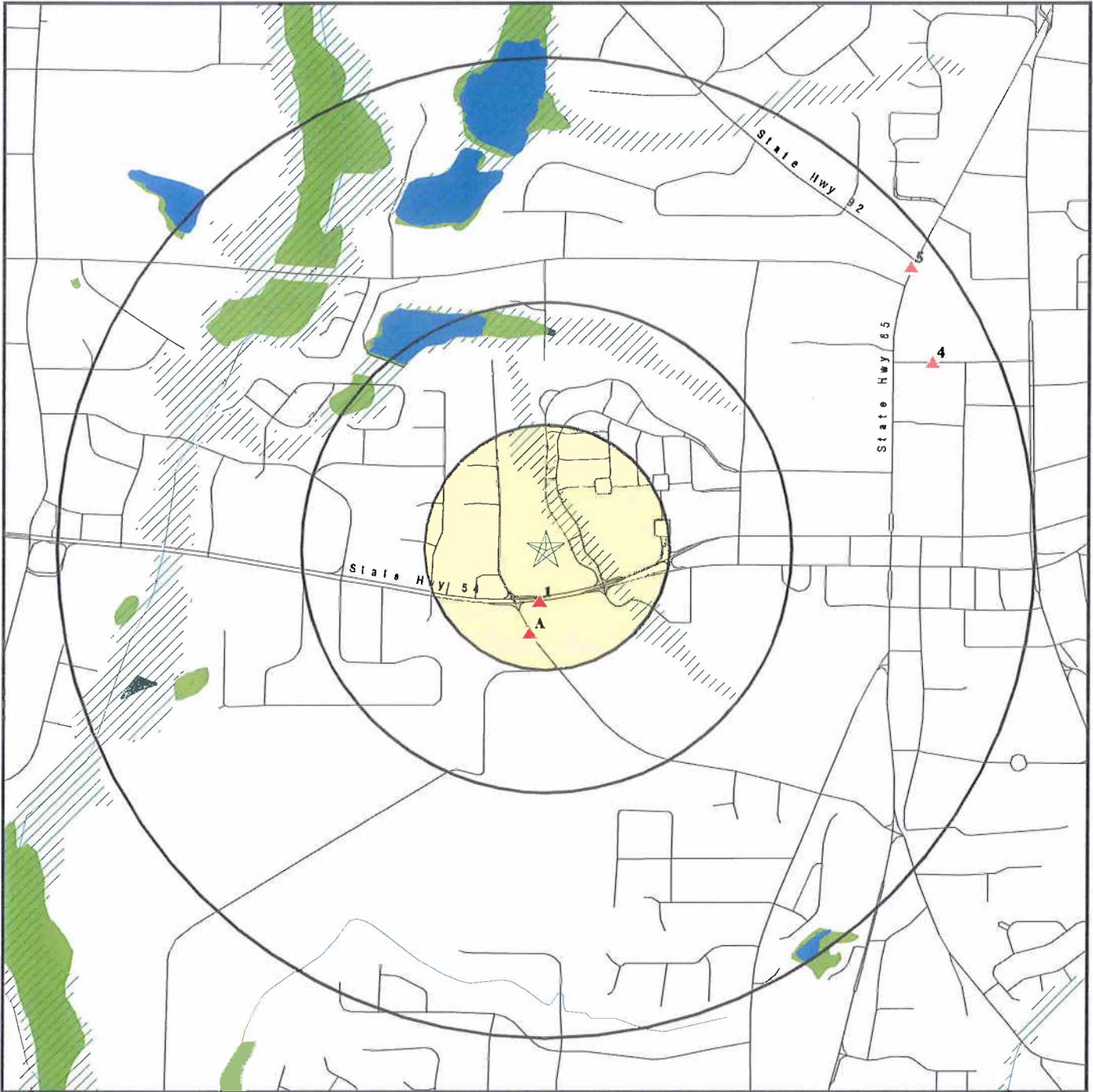
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GA POWER CO FAYETTEVILLE OPER</i>	<i>570 GRADY AVE</i>	<i>S 1/8 - 1/4 (0.176 mi.)</i>	<i>A3</i>	<i>11</i>

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>
GREENWAY #600-ONE STOP BP	UST,FINANCIAL ASSURANCE
RT # 192 RAMAH RD	UST,FINANCIAL ASSURANCE
QUIKTRIP #807	UST,FINANCIAL ASSURANCE
MP CONVENIENCE STORE INC	FINDS,UST,FINANCIAL ASSURANCE
FAYETTE COUNTY BOARD OF EDUCATIO	UST,FINANCIAL ASSURANCE
LULU'S TRADING CO	CERCLIS,FINDS
FIRST MANASSAS MILE ROAD NORTHSIDE	LF
FAYETTE CO.-1ST MANASSAS MILE RD I	LF
JOHN WIELAND HOMES INERT LANDFILL	LF
JOHN WIELAND HOMES INERT LANDFILL	LF
CITY OF FAYETTEVILLE WATER & SEWER	LF
EDWARD J. KLONOSKI, JR. INERT LAND	LF
JOHN WIELAND HOMES, INC. INERT LAN	LF
GERALD BRYAN INERT LANDFILL	LF
FULTON CO- RICHARD HARP EXCAVATION	LF
GOLD KIST FARM & GARDEN (CLOSED)	AST
AUTO BODY SOLUTIONS	RCRA-SQG,FINDS
AUTOZONE #951	FINDS,RCRA-NLR
COMPLETE TRUCK BODIES INC	FINDS,RCRA-CESQG
NTB #639	RCRA-CESQG

OVERVIEW MAP - 3319671.1s



- ☆ 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
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

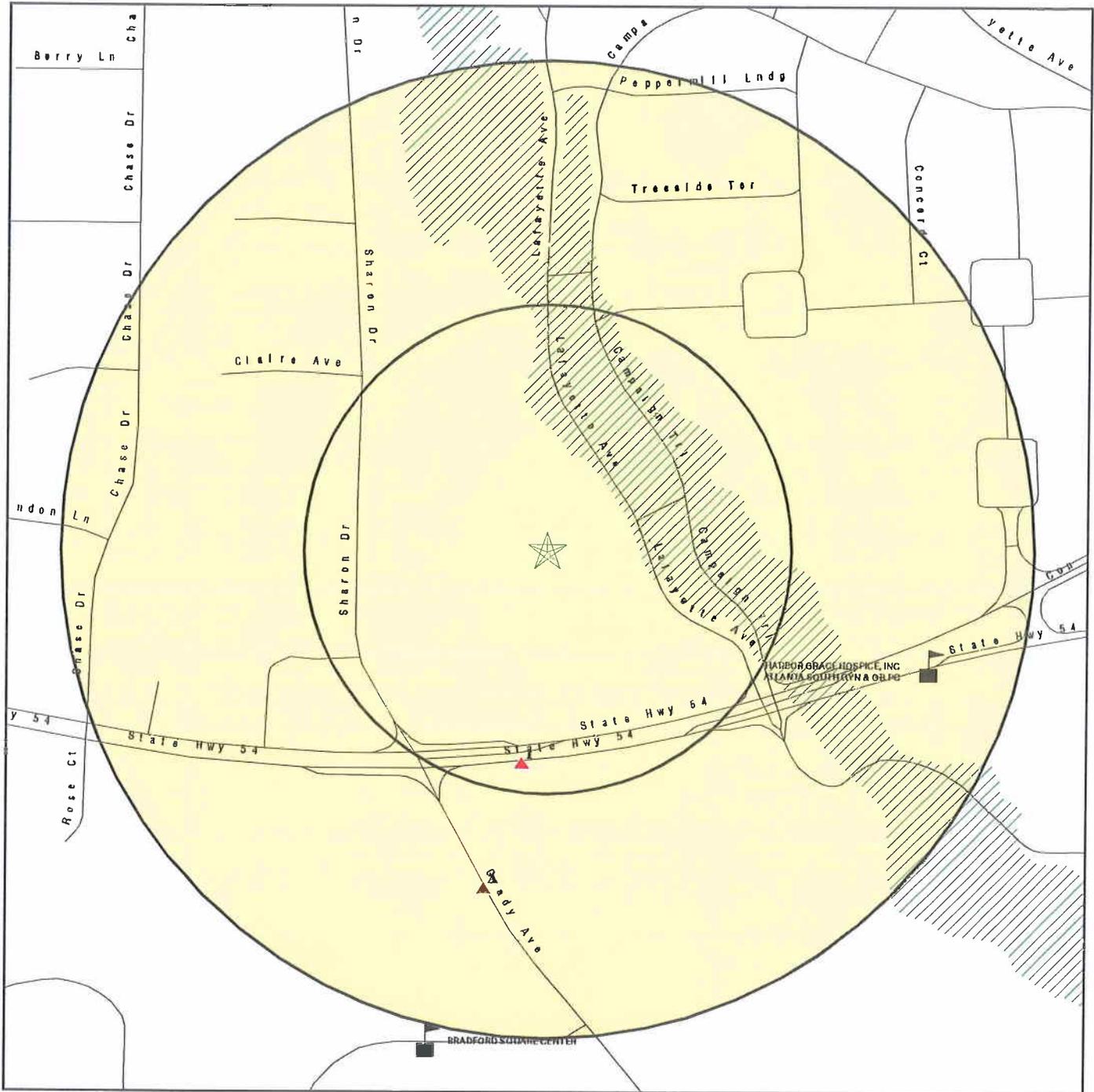


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Lafayette Senior Village
 ADDRESS: 1-12 LAFAYETTE AVE W
 Fayetteville GA 30214
 LAT/LONG: 33.4483 / 84.4673

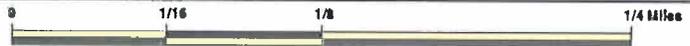
CLIENT: Geotechnical & Env'tl. Cons.
 CONTACT: Tameka Gordon
 INQUIRY #: 3319671.1s
 DATE: May 09, 2012 12:58 pm

DETAIL MAP - 3319671.1s



- ☆ 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
- ☒ 100-year flood zone
- ☒ 500-year flood zone



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Lafayette Senior Village
ADDRESS: 1-12 LAFAYETTE AVE W
 Fayetteville GA 30214
LAT/LONG: 33.4483 / 84.4673

CLIENT: Geotechnical & Env'tl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3319671.1s
DATE: May 09, 2012 1:00 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	2	NR	2
<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	1	0	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		1	1	NR	NR	NR	2

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	1	NR	NR	NR	1
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
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
South
< 1/8
0.110 mi.
580 ft.

GREENWAY STORES #647-GRADY BP
610 LANIER AVE WEST
FAYETTEVILLE, GA 30214

UST U002080820
FINANCIAL ASSURANCE N/A

Relative:
Higher

Facility:
Facility Id: 9056031
Facility Status: Active
Facility Type: Gas Station
District: PIRT 4
Contact Id: 676
Owner Name: GREENWAY STORES INC
Owner Address: PO BOX 127
Owner City: FAIRBURN
Owner State: GA
Owner Zip: 30213
Owner City,St,Zip: FAIRBURN, GA 30213
Owner Telephone: 770-964-6125

Actual:
899 ft.

Tanks:

Facility ID: 9056031
Tank ID: 1
Status Date: 01/01/1994
Status: Currently In Use
Product1: Gas
Material: Composite
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 1
Status Date: 01/01/1994
Status: Installed
Product1: Gas
Material: Composite
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 2
Status Date: 01/01/1994
Status: Currently In Use
Product1: Gas
Material: Composite
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

GREENWAY STORES #647-GRADY BP (Continued)

U002080820

Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 2
Status Date: 01/01/1994
Status: Installed
Product1: Gas
Material: Composite
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 3
Status Date: 01/01/1994
Status: Currently In Use
Product1: Gas
Material: Composite
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 3
Status Date: 01/01/1994
Status: Installed
Product1: Gas
Material: Composite
Capacity: 10000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 4A
Status Date: 01/01/1994
Status: Currently In Use
Product1: Diesel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GREENWAY STORES #647-GRADY BP (Continued)

U002080820

Material: Composite
Capacity: 6000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 4A
Status Date: 01/01/1994
Status: Installed
Product1: Diesel
Material: Composite
Capacity: 6000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: Not reported
Overfill Installed: 08/01/1994
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 4B
Status Date: 01/01/1994
Status: Currently In Use
Product1: Kerosene
Material: Composite
Capacity: 2000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: No
Overfill Installed: 08/01/1994
Tank Exempt From Spill: No
Date Spill Device Installed: 08/01/1994

Facility ID: 9056031
Tank ID: 4B
Status Date: 01/01/1994
Status: Installed
Product1: Kerosene
Material: Composite
Capacity: 2000
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Pressure
Overfill Protection: No
Overfill Installed: 08/01/1994
Tank Exempt From Spill: No
Date Spill Device Installed: 08/01/1994

GA FINANCIAL ASSURANCE:

Region: 1

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

GREENWAY STORES #647-GRADY BP (Continued)

U002080820

Facility ID: 9056031
Financial Responsibility: G.U.S.T. Trust Fund

A2
South
1/8-1/4
0.176 mi.
927 ft.

GEORGIA POWER FAYETTE
570 GRADY AVE
FAYETTEVILLE, GA 30214

LUST U003984290
UST N/A
FINANCIAL ASSURANCE

Site 1 of 2 in cluster A

Relative:
Higher

Actual:
907 ft.

LUST:
Facility ID: 10000132
Leak ID: 1
Description: Confirmed Release Received
Cleanup Status: NFA - No Further Action
Date Received: 09/13/2002
Project Officer: Jones, F. Calvin

Facility:

Facility Id: 10000132
Facility Status: Closed
Facility Type: Utilities
District: PIRT 4
Contact Id: 50721
Owner Name: SOUTHERN COMPANY
Owner Address: 241 RALPH MCGILL BLVD
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30308
Owner City, St, Zip: ATLANTA, GA 30308
Owner Telephone: 404-506-7064

Tanks:

Facility ID: 10000132
Tank ID: 1
Status Date: Not reported
Status: Installed Date Unknown
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: NULL
Pipe Type: NULL
Overfill Protection: No
Overfill Installed: Not reported
Tank Exempt From Spill: No
Date Spill Device Installed: Not reported

Facility ID: 10000132
Tank ID: 1
Status Date: 08/01/1989
Status: Permanently Out Of Use
Product1: Gas
Material: Bare Steel
Capacity: 1000
Pipe Material: NULL
Pipe Type: NULL
Overfill Protection: No

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

GEORGIA POWER FAYETTE (Continued)

U003984290

Overfill Installed: Not reported
Tank Exempt From Spill: No
Date Spill Device Installed: Not reported

GA FINANCIAL ASSURANCE:

Region: 1
Facility ID: 10000132
Financial Responsibility: Self Insured

A3
South
1/8-1/4
0.176 mi.
927 ft.

GA POWER CO FAYETTEVILLE OPER HDQTRS
570 GRADY AVE
FAYETTEVILLE, GA 30214

RCRA-NonGen 1004686471
FINDS GAD981239601

Site 2 of 2 in cluster A

Relative:
Higher

RCRA-NonGen:

Date form received by agency: 08/26/2003
Facility name: GA POWER CO FAYETTEVILLE OPER HDQTRS
Facility address: 570 GRADY AVE
FAYETTEVILLE, GA 30214
EPA ID: GAD981239601
Mailing address: RALPH MCGILL BLVD - 10221
ATLANTA, GA 30308
Contact: CHRIS M HOBSON
Contact address: RALPH MCGILL BLVD - 10221
ATLANTA, GA 30308
Contact country: US
Contact telephone: (404) 506-7778
Contact email: Not reported
EPA Region: 04
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Actual:
907 ft.

Owner/Operator Summary:

Owner/operator name: OPERNAME
Owner/operator address: OPERSTREET
OPERCITY, WY 99999
Owner/operator country: Not reported
Owner/operator telephone: (404) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/0001
Owner/Op end date: Not reported

Owner/operator name: GEORGIA POWER COMPANY
Owner/operator address: PO BOX 4545
ATLANTA, GA 30302
Owner/operator country: Not reported
Owner/operator telephone: (404) 526-7778
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/0001
Owner/Op end date: Not reported

Handler Activities Summary:

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

GA POWER CO FAYETTEVILLE OPER HDQTRS (Continued)

1004686471

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/21/1994
Facility name: GA POWER CO FAYETTEVILLE OPER HDQTRS
Classification: Conditionally Exempt Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110005282318

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

4
ENE
1/2-1
0.876 mi.
4623 ft.

VALET'S CHOICE CLEANERS
155 GEORGIA AVENUE
FAYETTEVILLE, GA 30214

RCRA-NonGen 1000506481
FINDS GAD984292987
GA NON-HSI
SPILLS

**Relative:
Higher**

**Actual:
914 ft.**

RCRA-NonGen:
Date form received by agency: 05/31/2005
Facility name: VALET'S CHOICE CLEANERS
Facility address: 155 GEORGIA AVENUE
FAYETTEVILLE, GA 30214
EPA ID: GAD984292987
Mailing address: GEORGIA AVENUE
FAYETTEVILLE, GA 30214
Contact: DANNY GRADDY
Contact address: 155 GEORGIA AVENUE
FAYETTEVILLE, GA 30214
Contact country: US
Contact telephone: (404) 461-4508
Contact email: Not reported
EPA Region: 04
Land type: Private

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

VALET'S CHOICE CLEANERS (Continued)

1000506481

Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: DANNY GRADDY
Owner/operator address: 155 GEORGIA AVENUE
FAYETTEVILLE, GA 30214

Owner/operator country: Not reported
Owner/operator telephone: (404) 461-4508
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: DANNY GRADDY
Owner/operator address: 155 GEORGIA AVENUE
FAYETTEVILLE, GA 30214

Owner/operator country: Not reported
Owner/operator telephone: (404) 461-4508
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/0001
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 06/23/1992
Facility name: VALET'S CHOICE CLEANERS
Classification: Conditionally Exempt Small Quantity Generator

Hazardous Waste Summary:

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VALET'S CHOICE CLEANERS (Continued)

1000506481

F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D000
Waste name: Not Defined

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 04/15/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110005694203

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

NON-HSI:

Latitude: 33.453499999999998
Longitude: 84.453500000000005
Ground Water Pathway Score: Not reported
On-Site Pathway Score: Not reported
Report Date: 9/1/1996
Contamination: tetrachlorethene; trichloroethene; cis-1,2-dichloroethene

Latitude: 33.453499999999998
Longitude: 84.453500000000005
Ground Water Pathway Score: Not reported
On-Site Pathway Score: Not reported
Report Date: 6/1/1998
Contamination: zinc

SPILLS:

CTS Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VALET'S CHOICE CLEANERS (Continued)

1000506481

Spill Number: 08
UN Number: Not reported
UN Number2: Not reported
Report Number: Not reported
Report Date: Not reported
Report Time: Not reported
Spill Date: 05/08/95
Spill Time: Not reported
Incident Type: Not reported
Material Involved: PERCHLOROETHYLENE
Quantity: Not reported
Phase: Not reported
Radioactive: Not reported
Waterway Impctd: NO
Evacuation: Not reported
Caller: Not reported
Organization: Not reported
Org Phone: Not reported
Primary Concern: Not reported
Associate Name: Not reported
Investigation Date: Not reported
Resolved: Not reported
Closure Date: Not reported
Ten Days Follow Up: Not reported
Transferred Record: Not reported
Emergency Units: Not reported
Responsible Prty: Not reported
RP Contact: Not reported
RP Address: Not reported
RP Phone: Not reported
RP City: Not reported
Action Code: Not reported
Action: Not reported
Investigator: Not reported
EOC Operator: Not reported
Time EOC Notifd: Not reported
Time Dispatched: Not reported
Complaint Code: Not reported
Complaint ID: Not reported
Complaint Referred: Not reported
Report Sum: Not reported
At: Not reported
DDO: Not reported
Date Recieved: Not reported
Referred: HWB
Substance: Not reported
Location: Not reported
Source: Not reported
Details: Not reported
Additional Info: Not reported
Incident Type: Not reported
Incident: Not reported

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FAYETTEVILLE	1001230514	LULU'S TRADING CO	WALTER WAY ROAD	30214	CERCLIS,FINDS
ALVATON	1001960337	COMPLETE TRUCK BODIES INC	21850 GA HWY 85	30215	FINDS,RCRA-CESQG
FAYETTEVILLE	1004686802	AUTOZONE #951	695 LANIER AVENUE	30214	FINDS,RCRA-NLR
JONESBORO	1005443233	AUTO BODY SOLUTIONS	1933 NORTH HWY 85	30214	RCRA-SQG,FINDS
FAYETTEVILLE	1006772524	MP CONVENIENCE STORE INC	1992 HWY 92 S	30214	FINDS,UST,FINANCIAL ASSURANCE
FAYETTEVILLE	1006782208	FAYETTE COUNTY BOARD OF EDUCATIO	210 STONEWALL AVE	30214	UST,FINANCIAL ASSURANCE
FAYETTEVILLE	1008194931	NTB #639	1110 HWY 85 NORTH	30214	RCRA-CESQG
FAYETTEVILLE	A100330579	GOLD KIST FARM & GARDEN (CLOSED)	1529 HIGHWAY 85 NORTH(CLOSED)	30214	AST
FAYETTEVILLE	S107665974	CITY OF FAYETTEVILLE WATER & SEWER	LANDINGS DRIVE		LF
FAYETTEVILLE	S107666187	EDWARD J. KLONOSKI, JR. INERT LAND	LOT 8 HUNTINGTON SOUTH S/D UNI		LF
FAYETTEVILLE	S107666209	FAYETTE CO.-1ST MANASSAS MILE RD I	1ST MANASSAS MILE RD		LF
FAYETTEVILLE	S107666302	GERALD BRYAN INERT LANDFILL	RED FOX RUN OFF OF LESTER ROAD		LF
FAYETTEVILLE	S107666760	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S/D LOT 10J		LF
FAYETTEVILLE	S107666761	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S/D LOT 4K		LF
FAYETTEVILLE	S107667075	JOHN WIELAND HOMES, INC. INERT LAN	MCINTOSH PARK S/D-LOCATED OFF		LF
FAYETTEVILLE	S108310760	FULTON CO- RICHARD HARP EXCAVATION	4925 ROOSEVELT HWY		LF
FAYETTEVILLE	S108310954	FIRST MANASSAS MILE ROAD NORTHSIDE	ST. HWY. 54 WEST, WITH GA HWY		LF
FAYETTEVILLE	U001491202	GREENWAY #600-ONE STOP BP	2950 GA HWY 138/HWY 314	30214	UST,FINANCIAL ASSURANCE
FAYETTEVILLE	U004022770	QUIKTRIP #807	1846 HWY 85 N	30214	UST,FINANCIAL ASSURANCE
FAYETTEVILLE	U004188322	RT # 192 RAMAH RD	897 HWY 85 SOUTH	30214	UST,FINANCIAL ASSURANCE

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

5
NE
1/2-1
0.941 mi.
4966 ft.

FINA #6772
535 N GLYNN ST.
FAYETTEVILLE, GA

GA NON-HSI S107150831
N/A

Relative:
Higher

NON-HSI:
 Latitude: Not reported
 Longitude: Not reported
 Ground Water Pathway Score: 6.5
 On-Site Pathway Score: Not reported
 Report Date: 3/1/1995
 Contamination: Not reported

Actual:
922 ft.

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.

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/30/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/30/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 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
Date Data Arrived at EDR: 08/26/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 18

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/30/2012
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
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/23/2012
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
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/30/2012
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
Date Data Arrived at EDR: 11/29/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 42

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/30/2012
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
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/30/2012
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
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/01/2012
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/26/2012
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
Date Data Arrived at EDR: 03/15/2012
Date Made Active in Reports: 04/10/2012
Number of Days to Update: 26

Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 05/07/2012
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
Date Data Arrived at EDR: 01/20/2004
Date Made Active in Reports: 02/06/2004
Number of Days to Update: 17

Source: Department of Natural Resources
Telephone: 404-362-2696
Last EDR Contact: 01/20/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

Date of Government Version: 10/07/2011
Date Data Arrived at EDR: 12/09/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 32

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/06/2012
Next Scheduled EDR Contact: 06/18/2012
Data Release Frequency: Quarterly

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/09/2011
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 04/02/2012
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
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 94

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/08/2012
Next Scheduled EDR Contact: 08/20/2012
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
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2012
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
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/12/2012
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
Date Data Arrived at EDR: 01/25/2012
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 36

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/02/2012
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
Date Data Arrived at EDR: 12/14/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/14/2012
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
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/28/2012
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 Source: Department of Natural Resources
Date Data Arrived at EDR: 09/18/2009 Telephone: 404-363-7000
Date Made Active in Reports: 10/09/2009 Last EDR Contact: 02/27/2012
Number of Days to Update: 21 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 Source: Department of Natural Resources
Date Data Arrived at EDR: 02/29/2012 Telephone: 404-363-7000
Date Made Active in Reports: 04/18/2012 Last EDR Contact: 02/27/2012
Number of Days to Update: 49 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 Source: Department of Natural Resources
Date Data Arrived at EDR: 10/25/2011 Telephone: 404-656-4852
Date Made Active in Reports: 11/18/2011 Last EDR Contact: 03/05/2012
Number of Days to Update: 24 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 Source: USGS
Date Data Arrived at EDR: 12/08/2006 Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007 Last EDR Contact: 04/16/2012
Number of Days to Update: 34 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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011 Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011 Last EDR Contact: 04/23/2012
Number of Days to Update: 54 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 Source: Department of Natural Resources
Date Data Arrived at EDR: 03/16/2012 Telephone: 404-362-4892
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

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005 Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009 Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009 Last EDR Contact: 04/16/2012
Number of Days to Update: 76 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 specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 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: 05/09/2012
Next Scheduled EDR Contact: 08/20/2012
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LAFAYETTE SENIOR VILLAGE
1-12 LAFAYETTE AVE W
FAYETTEVILLE, GA 30214

TARGET PROPERTY COORDINATES

Latitude (North):	33.4483 - 33° 26' 53.88"
Longitude (West):	84.4673 - 84° 28' 2.28"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	735426.1
UTM Y (Meters):	3703663.8
Elevation:	876 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33084-D4 FAYETTEVILLE, GA
Most Recent Revision:	1982

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).

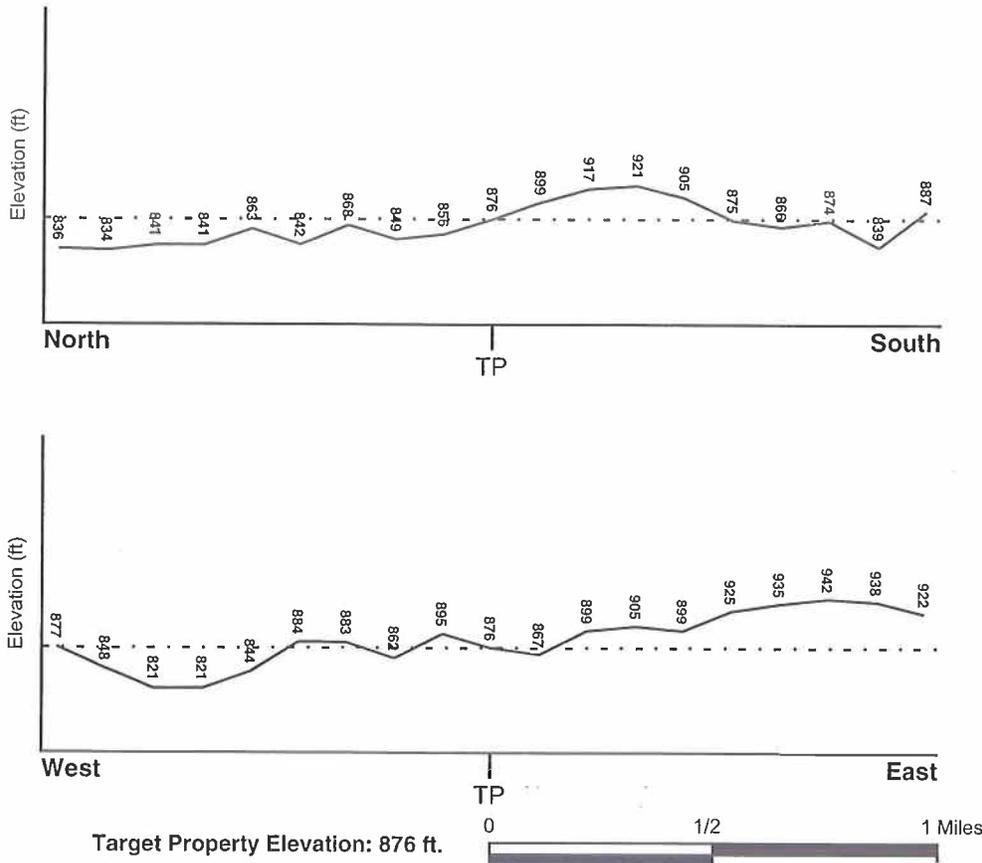
TOPOGRAPHIC INFORMATION

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 NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
FAYETTE, GA

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 13113C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
FAYETTEVILLE

NWI Electronic
Data Coverage
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>FROM TP</u>	<u>GENERAL DIRECTION</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

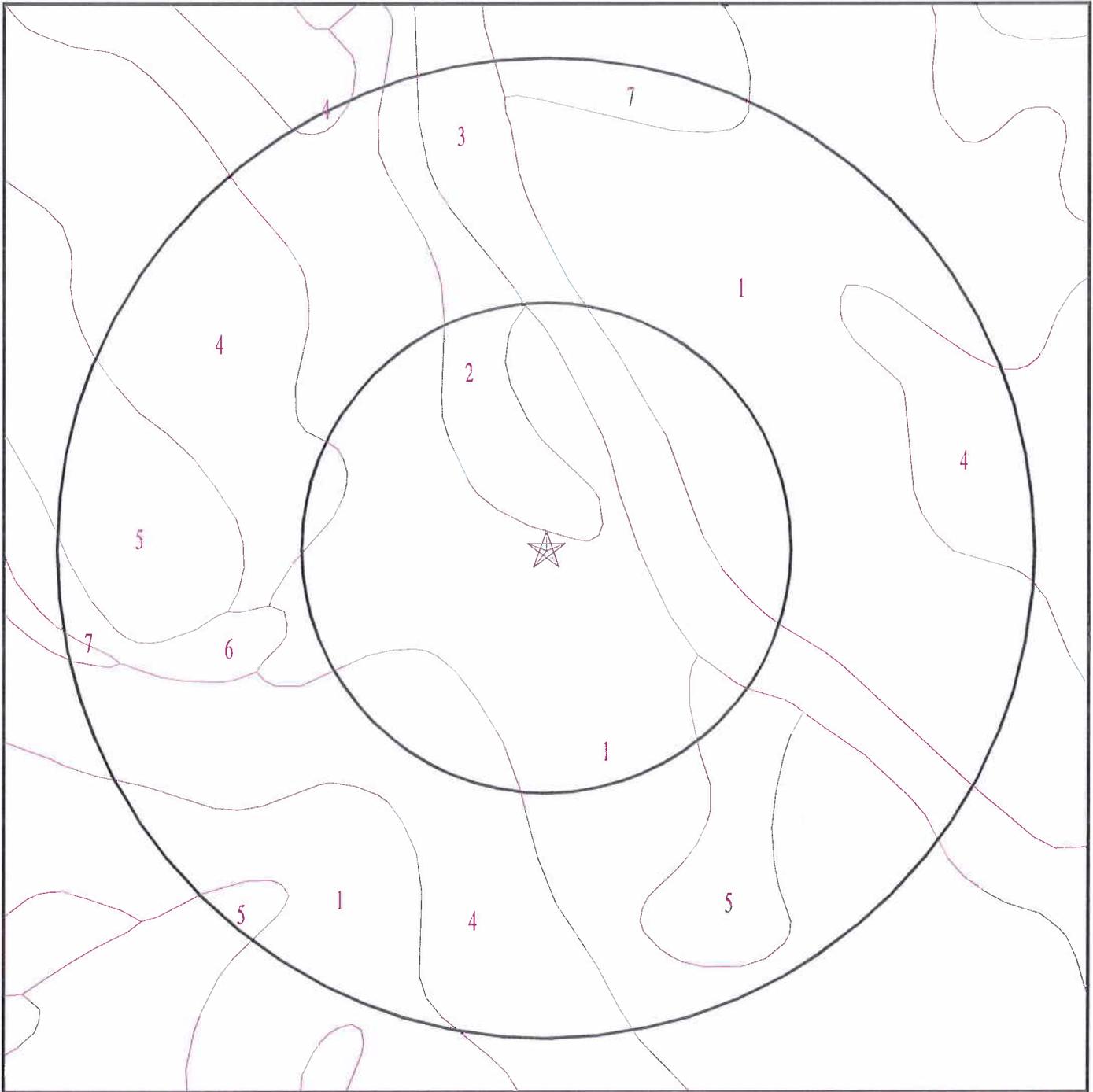
Era: Paleozoic
System: Pennsylvanian
Series: Felsic paragneiss and schist
Code: mm1 (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Metamorphic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3319671.1s



- ☆ Target Property
- SSURGO Soil
- Water



SITE NAME: Lafayette Senior Village
ADDRESS: 1-12 LAFAYETTE AVE W
Fayetteville GA 30214
LAT/LONG: 33.4483 / 84.4673

CLIENT: Geotechnical & Env'tl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3319671.1s
DATE: May 09, 2012 1:00 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	3 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	33 inches	55 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Cartecay

Soil Surface Texture: loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1
2	7 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1

Soil Map ID: 4

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: Appling

Soil Surface Texture: sandy clay loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	44 inches	59 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	9 inches	44 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Ashlar

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
2	5 inches	20 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	20 inches	31 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 7

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	48 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	3 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	3 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

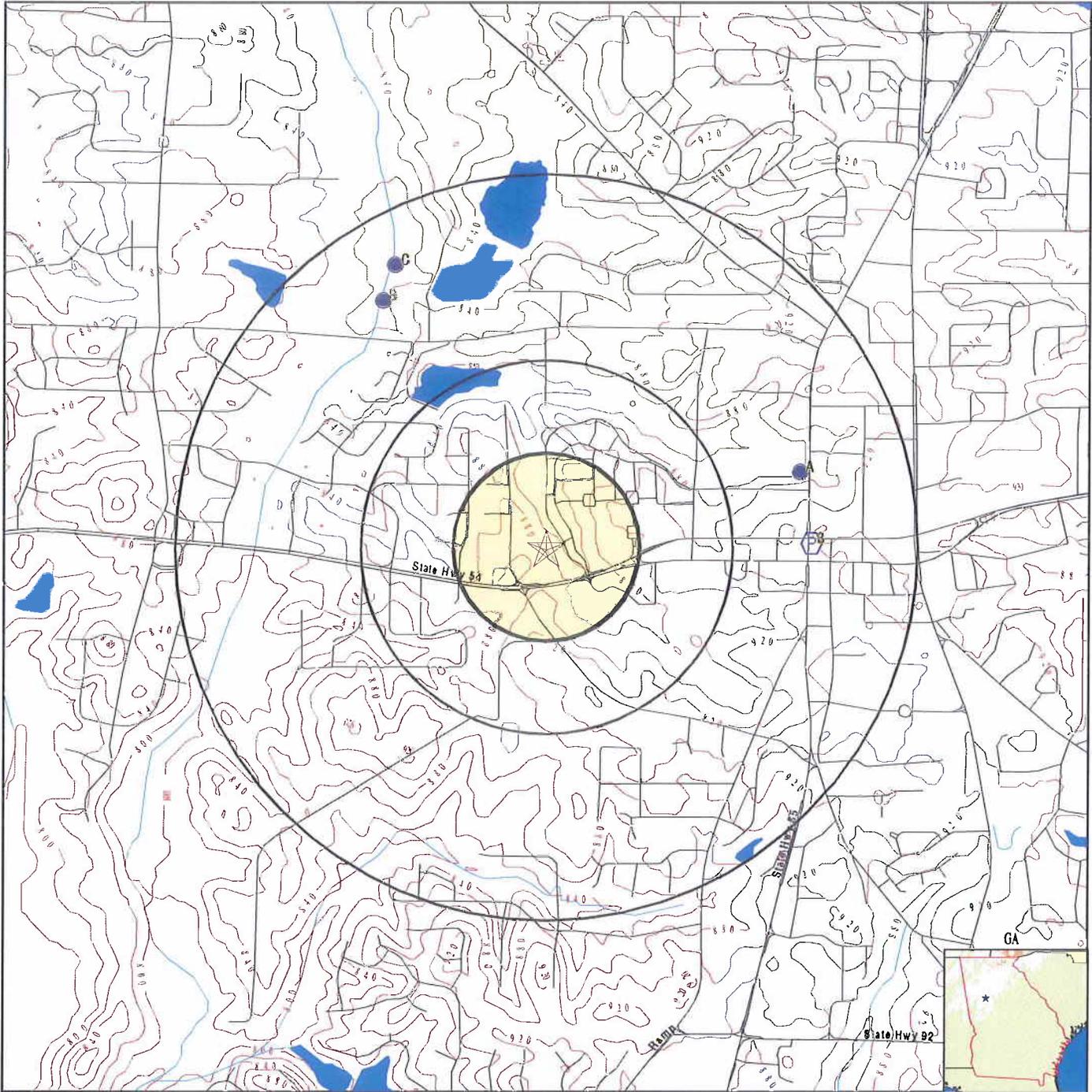
WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	USGS2312891	1/2 - 1 Mile ENE
B4	USGS2312897	1/2 - 1 Mile NNW
C6	USGS2312899	1/2 - 1 Mile NNW
C7	USGS2312900	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 3319671.1s



- 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: Lafayette Senior Village ADDRESS: 1-12 LAFAYETTE AVE W Fayetteville GA 30214 LAT/LONG: 33.4483 / 84.4673</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3319671.1s DATE: May 09, 2012 1:00 pm</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	GA1130015	1/2 - 1 Mile East

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>
A1	0000003985	1/2 - 1 Mile ENE
B5	0000003988	1/2 - 1 Mile NNW
C8	0000003989	1/2 - 1 Mile NNW
C9	0000003990	1/2 - 1 Mile NNW

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A1
ENE
1/2 - 1 Mile
Higher

GA WELLS 0000003985

Well #:	10BB10	County FIPS:	113
Remarks:	SIMPSON PROVISION CO		
Latitude:	332704	Longitude:	0842720
Altitude:	920.00	Depth:	175
Depth to bottom of Casing:	113.00	Diameter of Casing:	6.00
Casing Material:	Steel	Discharge:	45.00
Type of Openings:	Open hole	Date Built:	195608
Depth to top of this open interval:		113.00	
Depth to bottom of this open interval:		175.00	
Primary Use:	Industrial		
Aquifer:	Not Reported		

A2
ENE
1/2 - 1 Mile
Higher

FED USGS USGS2312891

Agency cd:	USGS	Site no:	332704084272001
Site name:	10BB10	EDR Site id:	USGS2312891
Latitude:	332704	Dec lat:	33.45122567
Longitude:	0842720	Coor meth:	M
Dec lon:	-84.45548183	Latlong datum:	NAD27
Coor accr:	F	District:	13
Dec latlong datum:	NAD83	County:	113
State:	13	Land net:	Not Reported
Country:	US	Map scale:	24000
Location map:	FAYETTEVILLE		
Altitude:	920.00		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	10		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Upper Flint, Georgia, Area = 2630 sq.mi.		
Topographic:	Hillside (slope)		
Site type:	Ground-water other than Spring	Date construction:	19560801
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	175	Hole depth:	175
Source of depth data:	Not Reported		
Project number:	0451305200		
Real time data flag:	Not Reported		
Daily flow data begin date:	Not Reported		
Daily flow data end date:	Not Reported		
Peak flow data begin date:	Not Reported		
Peak flow data end date:	Not Reported		
Peak flow data count:	Not Reported		
Water quality data begin date:	Not Reported		
Water quality data end date:	Not Reported		
Water quality data count:	Not Reported		
Ground water data begin date:	Not Reported		
Ground water data end date:	Not Reported		
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

3

East
 1/2 - 1 Mile
 Higher

FRDS PWS GA1130015

Pwsid:	GA1130015	Epa region:	04
State:	GA	County:	Fayette
Pws name:	MARNELL MOBILE HOME PARK		
Population Served:	450	Pwssvconn:	150
PWS Source:	Groundwater		
Pws type:	CWS		
Status:	Closed	Owner type:	Private
Facility id:	1		
Facility name:	D WELL #1		
Facility type:	Well	Treatment process:	corrosion control (converted frds-1.5)
Treatment objective:	corrosion control		
Contact name:	MARNELL MOBILE HOME PARK		
Original name:	Not Reported		
Contact phone:	Not Reported	Contact address1:	Not Reported
Contact address2:	2450 GEORGIA HWY. 54		
Contact city:	FAYETTEVILLE		
Contact zip:	30214		

Pwsid:	GA1130015	Epa region:	04
State:	GA	County:	Fayette
Pws name:	MARNELL MOBILE HOME PARK		
Population Served:	450	Pwssvconn:	150
PWS Source:	Groundwater		
Pws type:	CWS		
Status:	Closed	Owner type:	Private
Facility id:	1T		
Facility name:	D WELL #1		
Facility type:	Treatment_plant	Treatment process:	corrosion control (converted frds-1.5)
Treatment objective:	corrosion control		
Contact name:	MARNELL MOBILE HOME PARK		
Original name:	Not Reported		
Contact phone:	Not Reported	Contact address1:	Not Reported
Contact address2:	2450 GEORGIA HWY. 54		
Contact city:	FAYETTEVILLE		
Contact zip:	30214		

PWS ID: GA1130015
 Date Initiated: 7910 Date Deactivated: Not Reported
 PWS Name: MARNELL MOBILE HOME PARK
 2450 GEORGIA HWY. 54
 FAYETTEVILLE, GA 30214

Addressee / Facility: Not Reported

Facility Latitude:	33 26 54	Facility Longitude:	084 27 18
City Served:	Not Reported		
Treatment Class:	Treated	Population:	00000450

Violations information not reported.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

B4
NNW
1/2 - 1 Mile
Lower

FED USGS USGS2312897

Agency cd:	USGS	Site no:	332728084283001
Site name:	10BB39		
Latitude:	332728	EDR Site id:	USGS2312897
Longitude:	0842830	Dec lat:	33.45789235
Dec lon:	-84.47492677	Coord meth:	M
Coord accr:	F	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	13
State:	13	County:	113
Country:	US	Land net:	Not Reported
Location map:	FAYETTEVILLE	Map scale:	24000
Altitude:	820		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	10		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Upper Flint. Georgia. Area = 2630 sq.mi.		
Topographic:	Flood plain		
Site type:	Ground-water other than Spring	Date construction:	19920421
Date inventoried:	19920512	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	602	Hole depth:	602
Source of depth data:	other reported		
Project number:	Not Reported		
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

B5
NNW
1/2 - 1 Mile
Lower

GA WELLS 0000003988

Well #:	10BB39	County FIPS:	113
Remarks:	FAYETTEVILLE, GA WELL2		
Latitude:	332728	Longitude:	0842830
Altitude:	820	Depth:	602
Depth to bottom of Casing:	25.5	Diameter of Casing:	8
Casing Material:	Not Reported	Discharge:	150
Type of Openings:	Open hole	Date Built:	19920421
Depth to top of this open interval:		25.5	
Depth to bottom of this open interval:		602	
Primary Use:	Unused		
Aquifer:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C6
NNW
1/2 - 1 Mile
Lower

FED USGS USGS2312899

Agency cd:	USGS	Site no:	332733084282801
Site name:	10BB38		
Latitude:	332733	EDR Site id:	USGS2312899
Longitude:	0842828	Dec lat:	33.4592812
Dec lon:	-84.4743712	Coor meth:	M
Coor accr:	F	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	13
State:	13	County:	113
Country:	US	Land net:	Not Reported
Location map:	FAYETTEVILLE	Map scale:	24000
Altitude:	810		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	10		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Upper Flint. Georgia. Area = 2630 sq.mi.		
Topographic:	Flood plain		
Site type:	Ground-water other than Spring	Date construction:	19920410
Date inventoried:	19920511	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	CRYSTALLINE ROCK AQUIFER		
Well depth:	505	Hole depth:	505
Source of depth data:	other reported		
Project number:	Not Reported		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1992-05-11	Ground water data end date:	1992-05-11
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

Date	Feet below		Feet to Sealevel
	Surface		
1992-05-11	-	.75	

C7
NNW
1/2 - 1 Mile
Lower

FED USGS USGS2312900

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Agency cd:	USGS	Site no:	332733084282802
Site name:	10BB40	EDR Site id:	USGS2312900
Latitude:	332733	Dec lat:	33.4592812
Longitude:	0842828	Coord meth:	M
Dec lon:	-84.4743712	Latlong datum:	NAD27
Coord accr:	F	District:	13
Dec latlong datum:	NAD83	County:	113
State:	13	Land net:	Not Reported
Country:	US	Map scale:	24000
Location map:	FAYETTEVILLE		
Altitude:	810		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	10		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Upper Flint. Georgia. Area = 2630 sq.mi.		
Topographic:	Flood plain		
Site type:	Ground-water other than Spring	Date construction:	19920410
Date inventoried:	19920511	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	CRYSTALLINE ROCK AQUIFER		
Well depth:	502	Hole depth:	502
Source of depth data:	other reported		
Project number:	Not Reported		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1992-05-11	Ground water data end date:	1992-05-11
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel

1992-05-11	-49	

C8
NNW
1/2 - 1 Mile
Lower

GA WELLS 000003989

Well #:	10BB38	County FIPS:	113
Remarks:	FAYETTEVILLE, GA WELL 1		
Latitude:	332733	Longitude:	0842828
Altitude:	810	Depth:	505
Depth to bottom of Casing:	31	Diameter of Casing:	10
Casing Material:	Steel	Discharge:	300
Type of Openings:	Open hole	Date Built:	19920410
Depth to top of this open interval:	31		
Depth to bottom of this open interval:	505		
Primary Use:	Public supply		
Aquifer:	PENNSYLVANIAN - CRYSTALLINE ROCK AQUIFER		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

C9
 NNW
 1/2 - 1 Mile
 Lower

GA WELLS 0000003990

Well #:	10BB40	County FIPS:	113
Remarks:	FAYETTEVILLE, GA WELL1A		
Latitude:	332733	Longitude:	0842828
Altitude:	810	Depth:	502
Depth to bottom of Casing:	32	Diameter of Casing:	8
Casing Material:	Steel	Discharge:	Not Reported
Type of Openings:	Open hole	Date Built:	19920410
Depth to top of this open interval:			
Depth to bottom of this open interval:			
Primary Use:	Unused		
Aquifer:	PENNSYLVANIAN - CRYSTALLINE ROCK AQUIFER		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for FAYETTE 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: 30214

Number of sites tested: 11

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.675 pCi/L	75%	25%	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 IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX H:
Record of Communications and
Interviews

GEC

Suggested Format for User Interview Questionnaire

Date: June 5, 2012

Property Name: LaFayette Senior Village

Name, Address, and Telephone Number of User:

Philip E. Seorles

3553 Sweetwater Rd.

Duluth, GA 30096

(678) 467-6861

Name of Interviewer: Tameka Gordon

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.

Title Insurance Policy

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.

3. 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.

4. Does the user possess any actual or specialized knowledge or experience that is material to any potential recognized environmental conditions in connection with the Property?

No

Yes

If Yes, please provide information below.

5. Is the user aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the Property?

No

Yes

If Yes, please provide information below.

6. 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) _____

7. 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

8. 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.



Chicago Title Insurance Company

POLICY NO.: GA2706-46-08-016-2008, 7230610-75457210

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

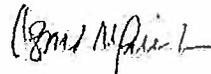
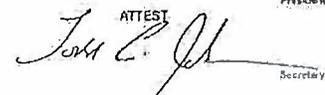
IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Countersigned: _____
 Authorized Signatory
 Nicholas Kaigler

GA2706 08-016
 Warner, Hooper & Ramsey, PC
 900 Westpark Drive, Suite 210
 Peachtree City, GA 30269
 Tel: (770) 487-4494
 Fax: (770) 631-7593
 7230610 (6/06)

CHICAGO TITLE INSURANCE COMPANY



By: 
 ATTEST

 Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1 (a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

7230610 (6/06)

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish hereunder a proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses,

ALTA Owner's Policy with Georgia Modifications (6/17/06)

prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its

obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. THIS SECTION INTENTIONALLY DELETED.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Chicago Title Insurance Company, Attn: Claims Department, P. O. Box 45023, Jacksonville, Florida 32232-5023.

CHICAGO TITLE INSURANCE COMPANY
OWNERS FORM
SCHEDULE A

Policy No.: 7230610-75457210

Address Reference: 11.058 acres located in Land Lot 124, 5th District,
Fayette County, Georgia

Amount of Insurance: \$1,326,960.00

Premium: \$2,964.00

Date of Policy: February 15, 2008, at 3:00 p.m.

1. Name of Insured:

LAFAYETTE VILLAGE PROPERTY, LLC

2. The estate or interest in the land which is covered by this Policy is:

Fee Simple

3. Title is vested in:

LAFAYETTE VILLAGE PROPERTY, LLC, by virtue of that certain Limited Warranty Deed from Upstate Properties, LLC to Lafayette Village Property, LLC, dated February 13, 2008, recorded February 15, 2008, in Deed Book 3358, Page 101, in the office of the Clerk of Superior Court of Fayette County, Georgia.

4. The land referred to in this Policy is described as follows:

All that tract or parcel of land lying and being in Land Lot 124 of the 5th District of Fayette County, Georgia, being Tract 1, containing 11.058 acres, as shown on that certain plat of survey prepared for Upstate Properties, LLC, by Warren D. Gray, Georgia Registered Land Surveyor No. 2984, dated September 12, 2005, and recorded in Plat Book 41, Page 148, Fayette County, Georgia Records, reference to which plat is hereby made a more accurate description of the metes and bounds of said Tract 1.

This Policy is valid only if Schedule B is attached.

CHICAGO TITLE INSURANCE COMPANY
OWNERS FORM
SCHEDULE B

Policy No. 7230610-75457210

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorney's fees or expenses) which arise by reason of:

GENERAL EXCEPTIONS:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- (3) Easements, or claims of easements, not shown by the public records.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.

SPECIAL EXCEPTIONS:

1. All taxes for the year 2008 and subsequent years, not yet due and payable.
2. Such state of facts as shown on plat recorded in Plat Book 41, Pages 147 and 148, in the office of the Clerk of Superior Court of Fayette County, Georgia.
3. Such state of facts as shown on plat recorded in Plat Book 30, Page 45, in the office of the Clerk of Superior Court of Fayette County, Georgia.
4. Easements and Restrictions contained in Easement and Restriction Agreement by and between Fayetteville Village, LLC and Downtown Development Authority of The City of Fayetteville, dated December 21, 2001, recorded February 1, 2002, in Deed Book 1803, Page 306, in the office of the Clerk of Superior Court of Fayette County, Georgia.
5. Easements from K.W. McElwaney to Georgia Power Company, recorded in Deed Book Z, Page 499, in the office of the Clerk of Superior Court of Fayette County, Georgia; in Deed Book 37, Page 108, aforesaid records; in Deed Book 31, Page 14, aforesaid records; in Deed Book 42, Page 250, aforesaid records.

CHICAGO TITLE INSURANCE COMPANY
OWNERS FORM
SCHEDULE B

6. Development Agreement by and between Fayetteville Village, LLC and Scarbrough & Rolader Development, LLC, dated April 30, 2004, recorded May 3, 2004, in Deed Book 2501, Page 320, in the office of the Clerk of Superior Court of Fayette County, Georgia; as modified in Deed Book 2702, Page 184, aforesaid records; as modified further in Deed Book 2730, Page 298, aforesaid records.

7. Reciprocal Easement Agreement by and between Fayetteville Village, LLC and Scarbrough & Rolader Development, LLC, dated April 30, 2004, recorded May 3, 2004, in Deed Book 2501, Page 332, in the office of the Clerk of Superior Court of Fayette County, Georgia; as modified in Deed Book 2702, Page 187, aforesaid records; as modified further in Deed Book 2730, Page 305 and 307, aforesaid records.

Countersigned


Authorized Signatory

Schedule B of this policy consists of 2 pages.

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

May 14, 2012

SUBJECT: Information Questionnaire – Fire & HAZMAT Responses
Proposed Lafayette Senior Village Update
Fayetteville, Fayette County, Georgia
GEC Job #110376.240

Attention: Captain Mundok
Fayetteville Fire Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently updating a Phase I Environmental Site Assessment (ESA) on the above referenced site located in the northwest corner of the intersection of Highway 54 and Lafayette Avenue, east of Sharon Drive in Fayetteville, Georgia. 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: gwoods@geconsultants.com to ensure that nothing has changed since your last response.

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?

Nothing that I am aware of.

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,

Greta Woods
For Tameka Gordon
Environmental Specialist

Form Completed by:

Print:

MARTIN MUNDOK

Date:

5-17-12

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

May 14, 2012

SUBJECT: Information Questionnaire - Environmental Health Responses
Lafayette Senior Village
Fayetteville, Fayette County, Georgia
GEC Job #110376.240

Attention: Ms. Michelle Dunn
Fayette County Environmental Health Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently updating a Phase I Environmental Site Assessment (ESA) on the above referenced site located in the northwest corner of the intersection of Highway 54 and Lafayette Avenue, east of Sharon Drive in Fayetteville, Georgia. 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 gwoods@geconsultants.com to ensure that nothing has changed since your last response.

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?
Unknown

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,
Greta Woods

Greta Woods
For Tameka Gordon
Environmental Specialist

Form Completed by: *Michelle Dunn*

Print: Michelle Dunn

Date: 5/17/12

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



City of Fayetteville

240 Glynn Street South • Fayetteville, Georgia 30214
Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov



MAYOR
Greg Clifton

COUNCIL
Paul Oddo, Mayor
Pro Tem
Larry Dell
Mickey Edwards
Edward Johnson
Walt White

CITY MANAGER
Joe Morton

CITY CLERK
Anne Barnard

May 29, 2012

Beverly J Searles Foundation, Inc.
3555 Sweetwater Road
Duluth, GA 30096
Attn: Mr. Rick Searles

Re: Parcel # 0523 106

Mr. Searles,

Our records indicate that the property identified as parcel# 0523 106, located at the intersection of Hwy 54 and Lafayette Avenue is located within the City of Fayetteville. The zoning district designation for that property is PCD (Planned Community Development). Plans for senior housing at this site will not violate any current applicable zoning ordinance, resolution or regulation affecting the property. To the contrary, in 2011 your proposed senior housing development was adopted into the PCD master plan which serves as a guiding component of the zoning for this property. The development will not occur on land that is considered unique or prime farmland.

Attached hereto are true copies of the applicable ordinances, resolution, or regulations relating to the zoning and use of the Property.

Please refer to our website www.fayetteville-ga.gov, online services section for any questions you may have concerning the code of ordinance for the City of Fayetteville or you may contact me at 770-719-4177 at the City of Fayetteville Planning & Zoning Department.

Respectfully,

Julie Brown
Staff Assistant

Sec. 94-172. - Planned community district (PCD).

The zoning designation of "planned community district" (PCD) allows for the creation of an individual site-specific zoning district, distinct in scope and purpose, which is attached to a particular parcel of land. Said PCD zoning runs with the land, and may not be transferred to another parcel. The PCD allows an applicant to designate a mixture and arrangement of land uses, not normally available under traditional Euclidian zoning. Application for the designation of PCD shall be in the form of a conceptual master plan, along with a narrative and all supporting documentation. Once approved by city council, the PCD master plan becomes the guiding document for the development of the PCD, and shall not be altered without approval from city council.

(1)

Purpose.

a.

The purpose of a planned community is to encourage the best possible site planning and arrangement of land uses under a unified plan of development rather than under lot-by-lot regulation. Tracts of five acres or larger are required for this district. The PCD district is designed to include residential, commercial and/or office zoning districts as appropriate to provide flexibility in the application of development standards and site design when approved according to a master development plan in a manner to promote the conservation of natural environment, more efficient use of land, and efficiency in the extension of streets and utilities.

b.

Specifically, the PCD sets forth a framework for traditional neighborhood development that encourages pedestrian-scale residential, commercial, and office activities to be designed in such a way as to reduce the number and type of vehicle trips, limiting congestion and thereby improving air quality. Conventional development is also addressed in a manner to promote the clustering of residential land use to set aside areas for recreation and open space while providing for varied forms of pedestrian and bicycle movement that is buffered from commercial and office activities. The developer benefits by having flexibility from the underlying or existing zoning regulations attached to the parcel in question. The city benefits by being assured of the long term development plans for a specific parcel, while coordinating those plans with the comprehensive plan, and insuring compatibility of uses and optimum community development. Review of the development plan by the

planning and zoning commission provides an opportunity to ensure the development will be in harmony with the character of the neighborhood in which the development is located. All planned developments shall be located on paved city roads with a minimum classification of major street according to section 94-135. In most cases, each area within a PCD project developed for residential (including required open space and recreational amenities), commercial or office land use shall be designated as mixed use according to the master development plan unless a single use within the site can better accomplish the goals established herein. Projects must consist of more than one type of land use to be considered a PCD project.

c.

The natural features, arrangement of land uses, and departures from existing zoning and development standards, shall be represented on a master plan.

d.

The PCD is not intended to circumvent the parameters of existing zoning, but rather to encourage ingenuity and resourcefulness in land planning. Planned community district zoning is not intended to be used for speculative purposes to enhance the value of property. As such, approval of a PCD will be as a conditional use, based upon a detailed master plan submitted as part of the application. If construction is not commenced within one year, and pursued in an orderly manner toward completion, the planning and zoning commission may, upon written notice to the property owner, abolish the zoning or reduce the size of the approved PCD to fit the scope of actual development. The planning and zoning commission and/or developer may make no changes to the approved master plan without review and recommendation from the planning and zoning commission, and approval by city council.

e.

Objectives. To carry out the purpose of this section, a PCD district must provide the following, as appropriate:

1.

A range in the types of residential environment, including types of housing, and community facilities/recreation activities available.

2.

Nonresidential land uses, if any, which provide convenient service, employment, and access.

3.

Conservation of natural topographical and geological features with emphasis upon:

i.

Conservation of existing surface and sub-surface water resources;

ii.

Preservation of major trees and other significant natural environmental features;

iii.

Prevention of soil erosion;

4.

An efficient network of streets and utilities appropriate to serve the land uses within the PCD district.

5.

Creation of a mixture of uses that decrease reliance on the use of the automobile and to encourage the use of alternative modes of transportation.

6.

A master development plan to guide the PCD with specific development objectives, which shall be included in conditions, covenants, and restrictions.

f.

Definitions. For this purpose of this section, the following terms shall have the meaning immediately set forth after the term.

1.

Amenity area. The area(s) set-aside for active and passive recreation for the residents inside the PCD (or for the general public) according to the standards set forth herein. Recreation areas may include passive areas, such as trails, picnic areas, or parks with landscaping providing no facilities for active sports; and active areas, with ball fields, soccer facilities, swimming areas, and other facilities for sports activities.

2.

Architectural/design standards. A document outlining home styles, building facades, landscape standards, building placement, streetscaping, street trees, and the placement and

design of accessory units. The standards shall also include general standards for the open space and recreation areas.

3.

Comprehensive land use plan. The comprehensive long-range plan containing policies to guide the growth and development of Fayetteville, which includes the analysis, recommendations and proposals for the city's population, economy, housing, transportation, community facilities, and land use.

4.

Master development plan. A written and graphic submission for a PCD which represents a tract of land; proposed subdivision; the location and bulk of buildings and other structures; density of development; streets, alleyways, sidewalks, and multiuse paths; parking facilities; common recreation and open space; public facilities; and all conditions, covenants, and restrictions relating to use thereof. The master development plan is submitted in conjunction with a rezoning application for the PCD district.

5.

Maximum allowable net density. The total number of dwelling units or housing structures per unit of land based on the net land area. The maximum allowable net density shall not exceed the density established by the comprehensive land use plan.

6.

Net land area. Except for adjustments allowed herein, net land area shall consist of the area calculated in terms of net acres for the land devoted to residential use, exclusive of streets, rights-of-way, flood plains and wetlands, lakes, streams, and areas which can not be developed, commercial/office land, and public lands. Easements for drainage, sanitary sewer, etc. shall not be excluded from net land area.

7.

Nonresidential land uses. Those designated areas, which are not residential land uses, which includes but is not limited to: commercial or office uses, streets, drives, and service/parking areas.

8.

Open space. Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common ownership and use by the residents of the development and may include complementary structures and improvements as are necessary and appropriate for recreation or other complementary activities. Streets, buffers, and parking areas do not count toward required open space.

9.

Ownership types. These include all types of residential development including, but not limited to: single-family, duplex, apartments, townhomes, rental housing, such that ownership may be fee simple, lease-purchase, leased or rented, and common ownership of open spaces, recreation facilities, and parking areas.

10.

Preliminary concept plan. A preliminary plan of the proposed planned development, of sufficient accuracy to be used for purpose of reviewing the proposed land uses and general layout.

11.

Professional consultant. The person who is a registered and or certified engineer, architect, landscape architect, or planner who prepared the plan, within the scope of their respective legal responsibilities.

12.

Public lands. The land area designated for general public use, not otherwise under the control of a homeowner or property owner association.

13.

Residential land uses. Any variety of residence types as permitted herein, and as shown on the approved master development plan.

g.

Review process. The review process shall be:

1.

Staff review of PCD document and masterplan.

2.

Planning and zoning commission review of PCD document and masterplan with subsequent recommendation to city council.

3.

City council review of PCD document and masterplan, resulting in either approval or denial. Any portion of the PCD which requires a development permit, shall follow the established development permit process, and shall comply with the approved PCD document and masterplan.

(2)

General requirements.

a.

Area. The minimum area required for a PCD district shall be five contiguous acres of land. The planning commission may consider projects with less acreage where the applicant can "demonstrate" that a smaller parcel will meet the purposes and objectives of the PCD district.

b.

Ownership. All of the land in a PCD shall be owned initially by a person, joint tenants, or tenants in common. Individual properties in a PCD may be sold after a plat has been recorded, with the properties subject to private deed covenants that ensure the continuance of the PCD as originally approved and developed.

c.

Location of PCD district. The PCD district shall be located on collector or major streets and shall have access and egress only on a collector or major street.

d.

Yards. The yard requirements of the zoning district may be adjusted except along the exterior boundaries of the development. Buffer requirements shall be met.

e.

Buffers. Where the rear of a commercial or office building faces a public street or property in a residential zone property, earthen berm, no less than six feet in height, containing at a minimum of evergreen trees at intervals of 20 feet on center planted at a height sufficient to achieve opacity shall be provided. Masonry fencing may be used in place of berms with planning and zoning commission approval.

f.

Phasing. Where the PCD development contains multi-use areas the phasing of the construction of each usage shall be defined in the PCD master plan.

g.

Permitted uses/development standards:

1.

Residential uses: Residences may be single-family detached, cluster, or attached. The development standards for residential uses are listed below: (May be adjusted by the planning commission.)

Single-family residential (detached and cluster)

i.	Minimum lot size:	Variable; minimum of 5,500 square feet (0.13 acre) with a maximum density not to exceed 4.0 units per net acre as defined herein.
ii.	Minimum lot width:	40 feet.
iii.	Minimum front setback:	12 feet from back-of-curb.
iv.	Minimum side yard:	5 feet.
v.	Minimum rear yard:	20 feet (5 feet for accessory structures on rear alleys).
vi.	Maximum height:	40 feet.
vii.	Curb and gutter:	Required.
viii.	Paved driveway:	Required.
ix.	Sidewalks:	Required.
x.	Streetlights:	Required.
xi.	Underground utilities:	Required/in alleys where possible.
xii.	Public sewer:	Required.
xiii.	Public water:	Required.
xiv.	Garages:	Required. In rear yard only, attached or detached.
xv.	Alleys:	Required, no curb and gutter for alley section.
xvi.	Porches:	Recommended.
xvii.	Recreation/open space:	As stated herein.

Single-family residential (attached)

i.	Minimum lot size:	Variable; minimum of 5,500 square feet (0.13 acre) with a maximum density not to exceed 8.0 units per net acre as defined herein.
ii.	Minimum lot width:	20 feet.
iii.	Minimum front setback:	12 feet from back-of-curb.

iv.	Minimum side yard:	None.
v.	Minimum rear yard:	20 feet (5 feet for accessory structures on rear alleys).
vi.	Maximum height:	50 feet.
vii.	Curb and gutter:	Required.
viii.	Paved driveway:	Required.
ix.	Sidewalks:	Required.
x.	Streetlights:	Required.
xi.	Underground utilities:	Required/in alleys where possible.
xii.	Public sewer:	Required.
xiii.	Public water:	Required.
xiv.	Garages:	Recommend in rear yard only, attached or detached.
xv.	Alleys:	Required, no curb and gutter for alley section.
xvi.	Porches:	Recommended.
xvii.	Recreation/open space:	As stated herein.

2.

Public buildings and recreation facilities (amenities) for use of the residents of the PCD are permitted. The restrictions as to the use of these facilities shall be set forth in the covenants and restrictions of the PCD development. The requirements for amenities are listed below.

Amenity requirements:

In order to assure that adequate recreation and open space exists on-site, the following shall guide the PCD development in the development of *minimum* thresholds for open space and recreation facilities. It is expected that a PCD shall exceed the minimum standards set forth herein.

Amenity and recreation facilities shall be required according to a point system based on standards per five acres of development (total acreage). The minimum number of points and minimum amenities required shall be dependent on the total acreage of the PCD as shown in Table 1.

The point system for each type of amenity is shown in Table 2.

For other amenities not listed, the number of points assigned shall be established by the planning director and shall not exceed 25 points as established in this district.

Table 1. Minimum Number of Points/Criteria per PCD Acreage Class

PCD Total Acreage	Minimum Points	Minimum Criteria
5 to 50 acres	<u>30</u>	Minimum of 20% of gross area in open space.
50 to 100 acres	40	Minimum of 20% of gross area in open space.
100 to 200 acres	60	Minimum of 20% of gross area in open space.
200 to 300 acres	80	Minimum of 20% of gross area in open space.
300 to 400 acres	100	Minimum of 20% of gross area in open space.
400 to 500 acres	125	Minimum of 20% of gross area in open space.
over 500 acres	125 + 10 points for each 100 acres over 500 acres	Minimum of 20% of gross area in open space.

Table 2. Points for Each Amenity Proposed for a PCD

Amenity Type	Points	Comments
Walking trails	1.0 (per 100 lineal feet)	Paved, 6 feet in width
Bike lanes	1.0 (per 100 lineal feet)	Paved, 3 feet in width min.
Multi-use trails	1.35 (per 100 lineal feet)	Paved, 12 feet, striped for bicycles and pedestrians
Lake	10.0 (existing) 25.0 (new)	Minimum of 10 acres, with full access, piers, launch
Playground	5.0	Swings, "jungle-gym", etc. (max. of 4)
Formal parks	2.5 (per acre provided)	Formal landscaping, fountains or art, benches (max. of 6)
Open space	1.0 (per 1% of gross area)	Natural or enhanced, with trails providing access to and through the area

3.

Office/institutional uses: Office development shall be designed and landscaped in a manner which is compatible with residential development and which provides for traffic circulation of alternative modes of transportation (i.e., pedestrian, bicycle, transit). The permitted uses are as follows:

i.

Libraries, museums, and art galleries.

ii.

Churches.

iii.

Medical and dental clinics/offices.

iv.

Professional and business offices providing that wholesale or retail merchandise are not offered for sale.

v.

Nursery schools, kindergarten schools, and daycare centers providing child care for more than ten children when conducted in a principal structure or institution not associated with a church facility, provided that at least 200 square feet of outdoor play area and 35 square feet of indoor play area is provided for each child. Use of outdoor play area in shifts is allowed. A security fence shall enclose the outdoor play area and must be a minimum of four feet in height. A decorative wooden fence or masonry wall a minimum of six feet in height shall be used when adjacent to residential uses. State license required.

vi.

Assisted living/elder care facilities.

vii.

Apartments on second story over office/commercial space. The intent of this provision is to allow for a live/work environment, not to allow for an apartment complex. Therefore, any management company owning and managing more than ten apartment units must first get council approval.

Development standards. For development, the following standards shall apply: (May be adjusted by the planning commission.)

Minimum lot area:	6,000 square feet.
Minimum lot width:	40 feet.
Minimum front setback:	None.
Maximum front setback:	15 feet.
Minimum side setback:	None, 30 feet if a corner lot.
Minimum rear yard:	30 feet.
Maximum height:	60 feet.
Structured parking:	Allowed with commercial along street frontage.
Drive-through access:	Allowed after planning and zoning approval of placement (typically at rear of structure).

Parking shall be aesthetically arranged to provide for convenient walking/cycling wherever possible. On-street parking is prohibited, unless allowed according to an approved illustrative master plan. Shared use of parking facilities (with office or commercial uses) may result in the reduction of the required parking by no greater than 40 percent.

4.

Commercial uses: Commercial development shall include those uses established herein, which are parts of a PCD. Commercial development shall be designed and landscaped in a manner which is compatible with residential development and which provides for traffic circulation compatible with alternative modes of transportation (i.e., pedestrian, bicycle, transit). Deviations from the square footage limitations may only be approved by city council, and are user specific.

i.

Uses no greater than 3,000 square feet in floor area:

(a)

Antique and art shops.

(b)

Barber shops, beauty shops, spas, and similar service establishments.

(c)

Bicycle and repair shops.

(d)

Books, stationery, and card shops.

(e)

Coin laundries and dry cleaning facilities that provide full service operations to their respective customers, i.e. onsite cleaning, pick-up and/or drop-off service. (Cleaning service for other dry cleaning and/or laundry companies is prohibited.)

(f)

Catering establishments.

(g)

Dry goods and notions establishments.

(h)

Florists and gift shops.

(i)

Coffeehouses.

(j)

Custom dress making, tailoring, or millinery shops.

(k)

Jewelry stores.

(l)

Loan offices.

(m)

Music stores.

(n)

News and tobacco shops.

(o)

Photographers (including the sale of supplies, film development, and equipment).

(p)

Quick copy centers.

(q)

Shoe stores and shoe repair shops.

ii.

Uses no greater than 7,500 square feet in floor area:

(a)

Banks, savings and loans, credit unions, and similar financial institutions.

(b)

Drug stores and apothecary shops.

(c)

Restaurants, bakeries (with retail sales on the premises), and cafes, odor-scrubbing devices required.

iii.

Uses no greater than 20,000 square feet in floor area:

(a)

Apparel stores.

(b)

Grocery, fruit, vegetable, and meat markets that involve no killing, eviscerating, skinning, plucking or smoking of products.

iv.

Other:

(a)

Structured parking facilities.

(b)

Other retail and service uses as may be determined by council to be similar and compatible with the above-listed permitted uses.

(c)

Apartments on second story over office/commercial space. The intent of this provision is to allow for a live/work environment, not to allow for an apartment complex. Therefore, any management company owning and managing more than ten apartment units must first get council approval.

Development standards. For development, the following standards shall apply:

Minimum lot area:	6,000 square feet.
Minimum lot width:	40 feet.
Minimum front setback:	None.
Maximum front setback:	15 feet.
Minimum side setback:	None, 15 feet if a corner lot.
Minimum rear yard:	30 feet.
Maximum height:	55 feet.
Parking:	Structured, or surface (rear parking preferred); on-street parking prohibited, unless approved on the master plan.
Structured parking:	Allowed with commercial along street frontage.
Drive-through access:	Allowed after planning and development approval of placement (typically at rear of structure).

Parking shall be aesthetically arranged to provide for convenient walking/cycling wherever possible. On-street parking is prohibited, unless allowed according to an approved illustrative master plan. Shared use of parking facilities (with office or commercial uses) may result in the reduction of the required parking by no greater than 40 percent.

5.

Accessory uses:

i.

Accessory structures or buildings.

ii.

Subdivision recreation areas owned, operated, and maintained by homeowners' associations exclusively for the use of residents and their guests.

iii.

The parking of one unoccupied travel trailer, motor coach, or pleasure boat subject to provisions of this chapter, provided that there is no exterior parking for said vehicle.

6.

Conditional uses: Upon application to and recommendation by the planning commission the following conditional uses are permitted:

i.

Guest quarters or employee quarters, provided that not more than one unit shall be permitted on a lot and this unit shall be in the rear yard. These quarters shall not be used as rental property.

ii.

Nursery schools, kindergarten schools, and daycare centers for more than three children when conducted in a principal structure or within a church or school, provided that at least 200 square feet of outdoor play area and 35 square feet of indoor play area is provided for each child. A security chain link fence shall enclose the outdoor play area and must be a minimum of four feet in height. State license required.

iii.

Home occupation daycare for more than six children when conducted within a single-family residence also used and occupied by a family as a dwelling unit, provided that at least 200 square feet of outdoor play area and 35 square feet of indoor play area is provided for each child. A security chain link fence shall enclose the outdoor play area and must be a minimum of four feet in height. State license required.

iv.

Nursing care facilities of a denominational nature when located on the same site as a church.

v.

Public, parochial, and private schools when such facilities are located on the same site of the school or college. Any such facility shall front on a thoroughfare having the minimum classification of collector and have minimum frontage of 200 feet. The minimum site area shall be three acres.

7.

Conditional exceptions: None.

(3)

Standards applying to all planned community districts. All PCDs shall meet the following standards and such other requirements:

- a. Must be compatible with the comprehensive plan of the City of Fayetteville.
- b. Must be located in an area where city services can be provided efficiently.
- c. Must include a minimum of 20 percent of gross area as open space. To recognize the community's desire for preservation of open space, a residential density bonus of 0.1 unit per acre (calculated on the entire PCD land area) may be given for each percentage increase above the 20 percent minimum required open space (calculated on the entire PCD land area), not to exceed an additional one unit per acre maximum.
- d. Water, sewage, and street facilities shall be adequate for the proposed development, or there shall be a definite proposal for making them so.
- e. The development shall be compatible with the topography of the land and shall preserve any unusual topographic or natural features.
- f. The master plan for the PCD shall act as private deed covenants running with the land to assure the continuance of the planned residential development in accordance with approved plans and development.
- g. The development shall not adversely affect developed or undeveloped neighboring properties.
- h. The development shall utilize design and development features that would not be possible by the application of lot-by-lot zoning district regulations.
- i. The streets, buffers, and parking areas shall not be credited toward the minimum open space requirements.
- j.

Buffer zones between residential and nonresidential portions of the development shall not be less than the minimum buffers otherwise required unless approved as part of the master plan.

k.

If requested by the city, the owner of the planned residential development shall deed to the city the land set aside as required open space.

l.

If the city does not request that the land be deeded to it, then the open space shall be deeded to a property owners' association comprised of residents of the planned residential development, in order to operate and maintain the open space for the benefit of the residents. The organization of the property owners' association and its adequate financing shall be ensured through acceptable private deed covenants running with the land.

m.

All development must adhere to National Fire Protection Association (NFPA) 1141, Standard for Fire Protection in Planned Building Groups. The fire chief or designee may approve exceptions, including access, spacing, and fire protection requirements, provided the exceptions meet the intent of the applicable codes.

(4)

General considerations. Criteria for establishment of PCD land uses and specifications: In examining the proposed masterplan and evaluating the appropriateness of each land use and its attendant parameters, and any departures from City of Fayetteville development standards, reviewing bodies shall consider the following:

a.

The applicant's statement describing the character and rationale for the proposed development.

b.

The appropriateness of each prospective zoning district if each land use district were perceived as a separate zoning district.

c.

Respective land uses recommended in plans or documents officially adopted by the city.

d.

Whether the major components of the PCD are appropriately located and should be able to continue to function if all phases of the PCD are not completed.

- e. The compatibility of proposed land uses.
- f. The degree of integration/interrelationship vs. independence of proposed land uses.
- g. The extent to which major design elements, such as roads systems, pedestrian circulation networks, open space, drainage systems, utilities, etc., are properly integrated.
- h. Whether each nonresidential use is intended to serve the internal needs of the PCD or an external market. Serving an external market is acceptable if other standards are met.
- i. Infrastructure capacity and effect upon public services.
- j. Effect on property outside of the PCD.
- k. Conformance with engineering and other technical requirements.
- l. Probability that the project will be completed as planned.
- m. Whether the proposed project is a genuine PCD, or represents an attempt to circumvent the prescribed zoning. Industrial uses or commercial uses located on the perimeter of the PCD or along highways shall be subject to close scrutiny in this regard.
- n. Effects upon public health, safety, and welfare.

(5)

Areas of special consideration. Incorporation of any of the following components into a PCD master plan is encouraged.

- a. Distinctiveness and quality of site design.
- b. Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.
- c. Clustering of buildings.
- d.

- e. Preservation of additional open space.
- f. Preservation of unique and important natural resources and features.
- g. Preservation of important historic, archaeological, and/or cultural resources.
- h. Development of publicly accessible active, or passive recreational areas.
- i. Use of greenways or landscaped corridors linking various uses.
- j. Use of pedestrian and/or bicycle circulation networks, segregated from vehicular traffic.
- k. Other traffic mitigation measures.
- l. Creation of traditional neighborhood style development.
- m. Use of rear alleys for service purposes.
- n. Rear placement of parking areas.
- o. Provision of public benefits, such as a community center or day care center.
- p. Public access to community facilities within the PCD.
- q. Sensitive treatment of perimeters in order to mitigate impacts upon adjoining properties.
- r. Enhanced landscaping, increased tree preservation, deeper vegetated buffers, or increased plantings along roadways, in open spaces and recreational areas, as well as along the project perimeter.

(6)

Deviations from development standards.

- a. The planning commission may request and approve deviations from existing development standards in order to achieve an effective

master plan which: respects the natural features of the property; is compatible with neighboring land uses; and is an asset to the community.

b.

Planned community districts and their associated master plans are not exempt from future ordinance changes dealing with: landscaping, tree protection, signage, stormwater runoff, groundwater recharge, sewage disposal and treatment, and protection of rare and endangered species.

c.

Financial constraints shall not be considered when granting deviations from existing development standards.

(7)

PCD master plan requirements: All applications for planned community district shall provide seven copies of the development master plan upon primary submittal, containing the following:

a.

A narrative statement:

1.

Describing the character of, and rationale for, the proposed PCD.

2.

Addressing the proposed ownership and maintenance of streets, drainage systems, water and sewer systems, open space areas, parking areas, and other proposed amenities and improvements; and

3.

Proposing phasing and time schedule; and

b.

A graphic site masterplan; and

c.

The proposed name of the development if there is one; and

d.

The names and addresses of the owner(s) of record, and the applicant, if different from the owner; and

e.

Names of owners and type of land use of all parcels contiguous to the development property; and

f.

Proposed arrangement of land uses, approximate acreage of each use area or tract, type of use and density (residential use tracts); and

g.

A boundary survey with the computed acreage of the tract bearing the seal of a registered land surveyor; and

h.

The location of primary control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred; and

i.

A map or site plan showing:

i.

The location, dimensions, descriptions, and flow of existing wetlands, watercourses and drainage structures within the tract or on contiguous tracts; and

2.

Location of municipal limits or county lines, and district boundaries, if they traverse the tract, form part of the boundary of the tract, or are contiguous to such boundary; and

3.

Vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest state primary or secondary paved roads. Reference distances shall be shown in feet if less than 1,000 feet and in miles or tenths of a mile if greater than 1,000 feet; and

4.

Topographic survey; and

5.

The location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the tract, intersecting or contiguous with its boundaries or forming such boundaries; and

6.

The location, dimensions, description, and names of all existing or recorded residential lots, parks, public areas, permanent structures and other sites within or contiguous with the tract; and

j.

Proposed conceptual street system layout; and

k.

Preliminary master drainage plan; and

l.

Where applicable surveyed line delineating the extent of any special district boundary on the development property; and

m.

Preliminary comments from other affected agencies having approval or permitting authority over elements related to the proposed development, or evidence that a written request for such comments was properly submitted to the agency and a reasonable period of time has elapsed without receipt of such comments. In such event, the City of Fayetteville may, at its option, seek such comments directly. A copy of any direct request by the City of Fayetteville for such comments shall be sent to the applicant when the request is made.

n.

Proposed internal site planning standards such as setbacks and buffers aimed at addressing potential incompatibility between adjacent land uses and activities; and

o.

Letters of capability and intent to provide utility service from all affected agencies or entities, where applicable.

(8)

Additional information. City council, the planning and zoning commission, the development review team, and/or staff may require submission of additional maps, data or proposed methods of addressing other pertinent matters relative to the proposed development where, owing to the nature, size and location of the proposed development, particular elements critical to the health, safety and welfare of the community and its citizens should be addressed. Such elements may be, but are not limited to, traffic impact, emergency preparedness and response, environmental preservation, historic preservation, public access, community linkages, public education, and the like.

(9)

Additional copies. The applicant shall be required to supply additional copies, after comments from the development review team and staff have been addressed. Six copies shall be submitted with the PCD application for staff review, eight copies shall be submitted to the planning and zoning commission for review, and eight copies shall be submitted to the city council

for review, after having incorporated any recommended changes from the planning and zoning commission.

(10)

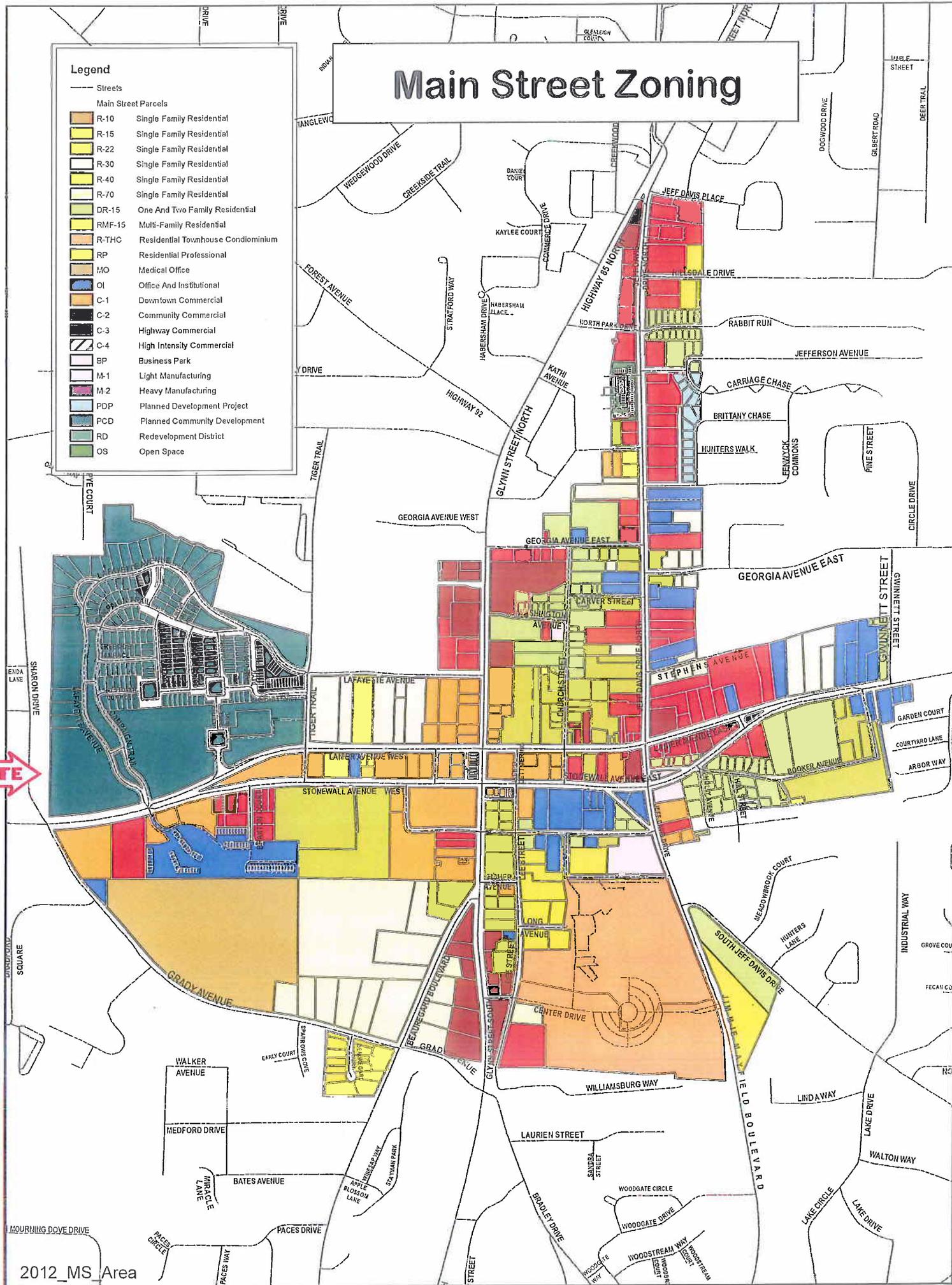
Severability. In the event that any subsection, sentence, clause, or phrase of this section shall be declared or adjudged invalid or unconstitutional, such adjunction shall in manner affect the other subsections, sentences, clauses, or phrases of this section, which shall remain in full force and effect, as if the subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally part thereof.

(Ord. No. 0-5-00, art. II, 4-3-00; Ord. No. 0-8-08, art. 1, 4-17-08; Ord. No. 0-2-11, § 1, 2-17-11; Ord. No. 0-9-11, art. 1, 6-9-11)

Main Street Zoning

Legend

- Streets
- Main Street Parcels
- R-10 Single Family Residential
- R-15 Single Family Residential
- R-22 Single Family Residential
- R-30 Single Family Residential
- R-40 Single Family Residential
- R-70 Single Family Residential
- DR-15 One And Two Family Residential
- RMF-15 Multi-Family Residential
- R-THC Residential Townhouse Condominium
- RP Residential Professional
- MO Medical Office
- OI Office And Institutional
- C-1 Downtown Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- C-4 High Intensity Commercial
- BP Business Park
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDP Planned Development Project
- PCD Planned Community Development
- RD Redevelopment District
- OS Open Space



**APPENDIX I:
Author Credentials,
Documentation of Qualification as
an Environmental Professional**

GEC

Jon A. Spaller, P.G.
Chief Geologist

Education

- B.A. Geology, West Georgia College, Carrollton, GA, 1978

Continuing Education

- Shallow Foundation Design Short Course, University of Missouri at Rolla, 1984
- Landfill Design Short Course, Clemson University, 1990
- IBM PC Applications to Groundwater Pollution and Hydrology, National Groundwater Association Short Course, Princeton, New Jersey, 1993
- Monitored Natural Attenuation Workshop, USEPA, Atlanta, Georgia, 1998
- Introduction to Fate & Transport Modeling – Bioscreen, Georgia Groundwater Association, Atlanta, Georgia, 1999.

Experience

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

Professional Registrations

- Georgia # 710

Professional Memberships

- Solid Waste Association of North America
- National Groundwater Association
- Georgia Groundwater Association

GEC

Robert T. Hadden

Environmental Department Manager/Senior Environmental Specialist

Education

- Bachelor of Arts, University of South Alabama, 1981

Continuing Education

- 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

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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 questionnaire **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 questionnaire 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: Lafayette Senior Village Phase I, L.P.
(Phone) 678.467.6861
Owner/seller: Lafayette Village Properties, LLC
(Phone) 770.389.9100
Subject property: Lafayette Senior Village Phase I

QUESTIONNAIRE - PART A:

1. Is the property, or any adjacent property, currently 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 properties across the street from the site.

Yes No Unknown

AutoZone to the west of the site

Provide the name and describe the type of business operating at the property:

Lafayette Senior Village, an 84 age restricted apartment complex.

Provide the name and type of business operating adjacently **north** of the subject property: None, private residence (SFH)

Provide the name and type of business operating adjacently **south** of the subject property: office park

Provide the name and type of business operating adjacently **east** of the subject property: raw land

Provide the name and type of business operating adjacently **west** of the subject property: Autozone

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 Unknown (If yes, please describe including its specific use)

Owner:

Date(s):

Current Use of property:

Previous use of property to the **north**:

Previous use of the property to the **south**:

Previous use of the property to the **east**:

Previous use of the property to the **west**:

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?
 Yes No Unknown (If yes, please describe)
4. Are there currently any plastic 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 Unknown (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?
6. Has fill dirt ever been brought onto the site?
 Yes No Unknown (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?
 Yes No Unknown (If yes, please describe including where and what disposal took place)
8. Is there any obvious stained soil, or other evidence of past waste disposal on the property? No.

Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any above or underground storage tanks currently located on the property?

Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

- (b) Are the existing storage tanks empty, out of service, or closed?

Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

- (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 Unknown (If yes, please describe including date removed and name of contractor used, and provide a copy of any report generated)

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property.

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, 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 obtain a copy of the report(s) if you do not have them. ESA Phasell conducted last year by CEC.*

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 Unknown (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), and/or chemicals (e.g. benzene or hexane) of a flammable nature are stored?

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (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 Unknown (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 Unknown (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 property site?

Yes No Unknown (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 Unknown (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 Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

QUESTIONNAIRE - PART B:

1. Are there any structures on the property site more than fifty (50) years old, or (is the property) located in a designated historic district?

Yes No Unknown (If yes, please describe & submit photographs of all interior rooms and exterior facades, and include a copy of the proposed rehabilitation work scope and a location map.)

2. Is the property 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 Unknown (If yes, please describe below.)

3. Does the site have the potential to affect or be affected by? Yes No

a. Coastal Areas Protection and Management Yes No

b. Runway Clear Zones & Accident Potential Zones Yes No

c. Endangered Species Yes No

d. Farmland Protection Yes No

e. Compatibility with Local Codes, Plans and Zoning Yes No

f. Wetlands Designated Land Yes No

g. Thermal & Explosive Hazards Yes No

h. Toxic Chemicals & Radioactive Materials Yes No

i. Solid Waste Management Yes No

j. Local Zoning Plans Compatibility Yes No

(If yes to any, please describe.)

4. Is the site within 1,000 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 Unknown

If yes, the following must be completed:

- What is the name of the major road/highway/freeway? GA 54
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site N/A
- What is the average speed of travel on this major road/highway/freeway?
45 mph
- 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 _____

Generally, much of this information can be obtained through the City/County Highway or Transportation Department

5. Is the site within 3,000 feet of a railroad?

Yes No Unknown

If yes, the following must be completed:

- 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 no, skip to question # 6)
- How far from the grade crossing are the whistle posts located? _____

Generally, much of this information can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway

6. Is the site within 15 miles of a military airport?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information.) *This information is available for most military airports and can be generally obtained by contacting the Military Agency in Charge of Airport Operations.* If noise contours are not available, please obtain the following:

- 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 Unknown (If yes, please attach a copy of the airport's current noise contour information. This information is available for most 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 value of the property, if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

Yes No (If yes, please describe)
sale / contract

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes No (If no, have you considered whether the lower purchase prices is because contamination is known or believed to be present at the property?)

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer Name: Jason Pace
Relationship to Site: ASSET MANAGER
Address: 900 WESTBARK DRIVE, STE 300
PENICHTREE CITY, GA 30269
E-mail Address: jasonpace@groupvi.com
Phone Number: 770.389.9100
Date of Completion: 6/8/12

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this 8 day
of June, 2012, in the
Presence of:

Melissa Amean
Witness

By: LAFFLETTE VILLAGE PROPERTIES, LLC
[Signature]
Property Owner

M. Carol Carlson
Notary Public

Jason W. Pace
Name

My commission Expires on:
Sept. 17, 2013

ASSET MANAGER
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 Reports. 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 Lafayette Senior Village Phase I
Northwest Intersection of Hwy 54 and Lafayette Avenue
Fayetteville, Georgia 30214**

Developer's Name and Address: **Lafayette Senior Village Phase I, L.P.
c/o CRT Realty and Development, Inc.
230 Summerfield Drive
Alpharetta, GA 30022
Attn: Mr. Rick Searles**

Developer's e-mail Address: ricksearles@crtrealty.com

Developer's Telephone Number: **(770) 475-5505**

Qualified Environmental Professional's Name: **Jon A. Spaller, P.G.**

Qualified Environmental Professional's Telephone Number and e-mail address:
(478) 757-1606 & jspaller@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 15, 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): N/A – No structures exist on the property

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 (Specify) 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 Neighborhood 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 (reviewed annual water quality report)
 - Mold Inspection Results
 - Other (Specify)

Checklist completed by: Jon A. Spaller

Name (Type or Print): Jon A. Spaller, P.G.

Date: May 15, 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 (A/C No. Ext): (912) 384-1003 FAX (A/C No.): (912) 384-8014 E-MAIL ADDRESS: renee@griffinagency.com	
INSURED Geotechnical & Environmental Consultants Inc & 514 Hillcrest Industrial Blvd Macon GA 31204		INSURER(S) AFFORDING COVERAGE INSURER A: OWNERS INSURANCE COMPANY INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL1113000746 **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"/> PRO-JECT <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 checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> DOC <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	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 Y/N <input checked="" type="checkbox"/> N / N/A		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	12/1/20152	\$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. 110376.240 -- Lafayette Senior Village

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>Angela 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 770-831-3363	CONTACT NAME: Gayle Holcomb PHONE (A/C, No., Ext): 770-831-5669 E-MAIL ADDRESS: GHolcomb@Paragon-Ins.com PRODUCER CUSTOMER ID #: GEOTE-1	FAX (A/C, No): 770-831-3363
	INSURED Geotechnical & Environmental Consultants, Inc. 514 Hillcrest Industrial Blvd Macon, GA 31204		INSURER(S) AFFORDING COVERAGE INSURER A: Endurance American Spec A XV 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 <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS OTH-ER 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

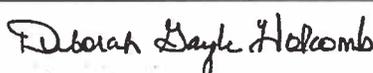
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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. 110376.240 Lafayette Senior Village

CERTIFICATE HOLDER GEORG90 The Georgia Housing and Finance Authority 60 Executive Park South, NE Atlanta, GA 30329-2231	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

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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

GEC

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,


Arthur P. Barry III, SIOR
Associate Broker/Partner

APB/mc

STATE BANK & Trust Company

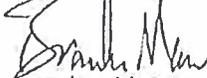
April 2, 2012

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



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

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 LaFayette Senior Village Phase I

Project Location: Hwy. 54 & LaFayette Avenue, Fayetteville, Fayette County, Georgia

Page/Sec./App.

1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format. 1-31/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.* 5/2.4/I
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. 16/5.0/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). 6/2.6
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. 22/5.5/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. 26-27/6.0&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 LaFayette Senior Village Phase I

Project Location: Hwy. 54 & LaFayette Avenue, Fayetteville, Fayette County, Georgia

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). 20/5.4.22/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). F

18. The Environmental Consultant Signature Page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature Page is included in the Phase I Report and/or Phase II Report. Second page of report

Applicant Signature

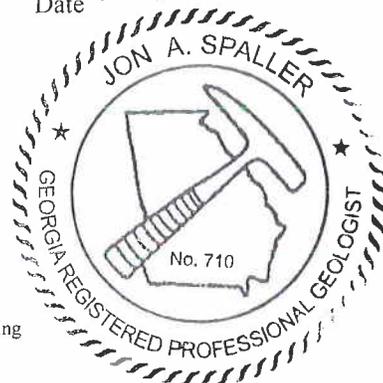
Date



6/12/12

Environmental Professional Signature & Stamp

Date



**APPENDIX O:
Consumer Confidence Report on
Water Quality**

GEC

Jan 2010 – Dec 2010

Water System ID: GA1130003

CITY OF FAYETTEVILLE

2010 REPORT TO CONSUMERS ON WATER QUALITY

Pure Water... Our Greatest Resource, Use it Wisely

The City of Fayetteville Water Department is pleased to report that our community's drinking water has either met or exceeded state and federal standards for both appearance and safety. The City of Fayetteville Water Department is committed to providing residents with a safe and reliable supply of high-quality drinking water. We test our water using state of the art equipment and advanced procedures. This annual "Water Quality Report," required by the Safe Drinking Water Act (SDWA), tells you where your water comes from, what our tests show about it, and other things you should know about drinking water.

The Bottom Line: Is The Water Safe To Drink? Absolutely!

The City of Fayetteville obtains water from three different sources. Approximately sixty percent of the water is supplied via surface water from the Whitewater Creek Basin, and approximately forty percent of the water is supplied by two deep water wells. The City of Fayetteville's back-up water supply is provided via the Fayette County Water System. Information regarding the Fayette County Water System can be supplied upon request by contacting the City of Fayetteville Water Department. The City of Fayetteville and the Atlanta Regional Commission completed a source water assessment which identified potential sources of surface water pollution to the Whitewater Creek Basin. The study determined that the Whitewater Creek watershed has an overall watershed susceptibility ranking of medium. Additionally, groundwater resources for the City's water supply have been analyzed by the Department of Natural Resources and a groundwater pollution susceptibility ranking of low was established for the City. Additional information on this report is available upon request.

Water Quality Analysis

In order to ensure that tap water is safe, the SDWA prescribes regulations that require utilities to monitor regularly for numerous substances in the water it produces. This report is based upon results of water sampling conducted between January 2010 and December 2010 by the City of Fayetteville Water Department and the State of Georgia Department of Natural Resources - Environmental Protection Division (EPD) Laboratory.

Drinking Water Analysis Table

The following table lists the constituents identified in the drinking water provided to you by the City of Fayetteville Water Department. Unless otherwise noted, the data presented is from testing conducted in the calendar year of the report. As authorized by the Georgia EPD, our system has reduced monitoring requirements for certain contaminants to less often than once per year because the concentrations of these contaminants do not change frequently.

Detected Inorganic Contaminants	Unit	MCL	MCLG	Results	Range of Detections	Violation	Typical Source of Contamination
Barium	ppm	2.0	2.0	0.072	N/A	NO	Discharge of drilling wastes or from metal refineries; Erosion of natural deposits
Fluoride	ppm	4.0	4.0	0.8	0.6 – 1.1	NO	Water additive which promotes strong teeth; Erosion of natural deposits; Discharge from fertilizer factories
Sodium	ppm	N/A	N/A	11.0	N/A	NO	Erosion of natural deposits
Detected Organic Contaminants	Unit	MCL	MCLG	Results	Range of Detections	Violation	Typical Source of Contamination
Chlorine	ppm	4.0	4.0	1.4	1.3 – 1.6	NO	Chemical added for disinfection
Total Trihalomethanes ¹	ppb	80.0	N/A	56.1	5.6 – 100.2	NO	By-product of drinking water chlorination
Total Haloacetic Acids ¹	ppb	60.0	N/A	32.9	0 – 43.0	NO	By-product of drinking water chlorination
Total Organic Carbon (TOC) ²	removal ratio	TT≥1.0	N/A	1.7	1.3 – 2.1	NO	Decay of organic matter in the water withdrawn from water sources such as lakes and streams
Lead & Copper	Unit	AL	MCLG	Results	# Sites >AL	Violation	Typical Source of Contamination
Copper ³	ppm	1.3	1.3	0.34	0	NO	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives
Lead ³	ppb	15.0	0.0	2.6	0	NO	Corrosion of household plumbing systems; Erosion of natural deposits
Microbiological	Unit	MCL	MCLG	Results	Violation	Typical Source of Contamination	
Total Coliform Bacteria ⁴	# positive samples	>1 positive monthly sample	0	0	NO	Naturally present in the environment	
Turbidity	Unit	MCL	MCLG	Highest Level Detected	% of Samples Within Limits	Violation	Typical Source of Contamination
Turbidity ⁵	NTU	1.0	0	0.3	100%	NO	Soil runoff and erosion

¹ Highest value of locational running annual average.

² Running annual average of TOC removal ratio.

³ Data presented for Copper and Lead is from testing conducted in 2008.

⁴ The City of Fayetteville Water Department collects 15 samples per month for sampling.

⁵ Turbidity is a measure of the cloudiness of the water. We monitor turbidity because it is a good indicator of filtration system effectiveness.

Definitions

AL (Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

N/A: Not applicable.

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

TT (Treatment Technique): A required process intended to reduce the level of a contaminant in drinking water.

Sampling Results

The City of Fayetteville Water Department is committed to producing safe and reliable water for all of our customers' needs. As you can see in the Table, the City of Fayetteville is pleased to report that the water produced did not violate state or federal standards for safe drinking water. Not only does the City of Fayetteville monitor our water according to state and federal regulations, we also run our own water quality monitoring on a continual basis during plant operations. In addition, we perform back-up tests a minimum of every three hours during plant operations.

Substances That May Be in Drinking Water

In order to ensure that tap water is safe to drink, the EPA prescribes regulations which limit the amount of concentration of certain constituents in water provided by public water systems. FDA regulations establish limits for constituents in bottled water that must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, reservoirs, ponds, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Constituents that may be present in the source water include:

- Microbial constituents, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic constituents, such as salts and metals, which can be naturally-occurring or result from urban storm runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

- Pesticides and herbicides, which may come from a variety of sources such as agriculture, stormwater runoff, and residential uses.
- Organic chemical constituents, including synthetic and volatile organics, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff and septic systems.
- Radioactive constituents, which can be naturally occurring or be the result of oil and gas production and mining activities.

More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791).

Lead and Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Fayetteville Water Department 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 two minutes before using water for drinking or cooking.

If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are

available from the Safe Drinking Water Hotline (1-800-426-4791).

Water Conservation

You can play a role in conserving water and saving yourself money in the process by becoming conscious of the amount of water your household is using and by looking for ways to use less whenever you can. It is not hard to conserve water. Here are a few tips:

- Automatic dishwashers use 15 gallons for every cycle, regardless of how many dishes are loaded. So get a run for your money and load it to capacity.
- Turn off the tap when brushing your teeth.
- Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it and you can save almost 6,000 gallons per year.
- Check your toilets for leaks by putting a few drops of food coloring in the tank. Watch for a few minutes to see if the color shows up in the

bowl. It is not uncommon to lose up to 100 gallons a day from an invisible toilet leak. Fix it and you save more than 30,000 gallons a year.

- Use your water meter to detect hidden leaks. Simply turn off all taps and water using appliances. Then check the meter after 15 minutes. If it moved, you have a leak.

We Want Your Input

The City of Fayetteville encourages your comments, and we welcome public interest and participation in our community's decisions affecting drinking water. Please join our City Council meetings on the first and third Thursday nights of the month at the City Hall Council Chambers.

For more information regarding your drinking water and this report, please contact Mr. Chris Hindman, (770) 460-4258. Visit our website at www.fayetteville-ga.gov.

Public Notice

During compliance period January 1, 2011 to January 31, 2011, the City Water Department did not complete all monitoring or testing for chlorite (a disinfection byproduct). As such, the City received a Notice of Violation from the EPD for failure to complete the monitoring and reporting requirements for chlorite. While this is not a health hazard and our customers did not need to use alternative water sources, it required that the system publish a public notice. The City Water Department is performing chlorite tests on a monthly basis per EPD requirements. The City is now in compliance with this reporting requirement and with the Georgia Rules for Safe Drinking Water.

For more information, please contact Mr. Chris Hindman at (770) 460-4258.

This report was prepared by:

City of Fayetteville Water Department
240 South Glynn Street | Fayetteville, GA 30214
(770) 460-4258
www.fayetteville-ga.gov

APPENDIX P:
Endangered Species Documentation

GEC



WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities Fayette County — Fips Code: 13113

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

- *Anodontoides radiatus* (Rayed Creekshell) [GA] - mollusk
- *Elliptio arctata* (Delicate Spike) [GA] - mollusk
- *Hamiota subangulata* (Shinyrayed Pocketbook) [US] - mollusk
- *Medionidus penicillatus* (Gulf Moccasinshell) [US] - mollusk
- *Necturus beyeri complex* (Gulf Coast Waterdog) - amphibian
- *Notropis hypsilepis* (Highscale Shiner) [GA] - fish
- *Pleurobema pyriforme* (Oval Pigtoe) [US] - mollusk
- *Quadrula infucata* (Sculptured Pigtoe) - mollusk
- *Utterbackia peggyae* (Florida Floater) - mollusk
- *Villosa villosa* (Downy Rainbow) - mollusk

Plant Occurrences

- *Listera australis* (Southern Twayblade)

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

**APPENDIX Q:
SHPO Review Documentation**

GEC



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

MEMORANDUM

TO: Mary Brooks
Senior Environmental Specialist
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Boulevard
Macon, Georgia 31204

FROM: Elizabeth Shirk *ES*
Environmental Review Coordinator
Historic Preservation Division

RE: Finding of "No Historic Properties Affected"

PROJECT: Construct LaFayette Senior Village, Highway 54 at the Village of
LaFayette, Fayetteville
Federal Agency: HUD
HP-110627-001

COUNTY: Fayette

DATE: June 28, 2011

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

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

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

ES:mcv

cc: Allison Duncan, Atlanta Regional Commission



Fayette County Courthouse located 0.73 miles from the subject property

**Not Applicable – SHPO Review was not needed for this DCA Phase I
ESA.**

GEC

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 LAFAYETTE SENIOR VILLAGE PHASE I
HIGHWAY 54 AND LAFAYETTE AVENUE
FAYETTEVILLE, FAYETTE COUNTY, GEORGIA
GEC JOB #110376.210**

PREPARED FOR

**LAFAYETTE SENIOR VILLAGE PHASE I, L.P.
C/O CRT REALTY AND DEVELOPMENT, INC.
230 SUMMERFIELD DRIVE
ALPHARETTA, GA 30022
ATTN: MR. RICK SEARLES**

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

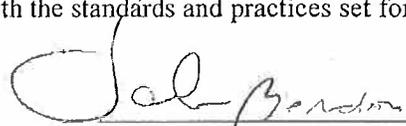
To: Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

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.

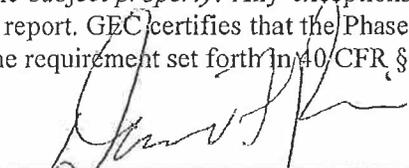
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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 limitations 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 Lafayette Senior Village Phase I development at the northwest intersection of Highway 54 and Lafayette Avenue, in the City of Fayetteville, 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


David F. Price
Environmental Professional
Senior Environmental Specialist

6-20-11
Date



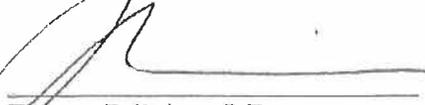

Thomas E. Driver, P.E.
President/Senior Engineer
Ga. Reg. #17394



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GEC JOB #110376.210

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APPENDICES

APPENDIX A: FIGURES & MAPS

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

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION

- EDR Historical Aerial Package (Years: 2006, 2005, 1993, 1988, 1971, 1965, 1958, 1949, & 1942)
- Environmental Data Resources (EDR) Sanborn Map No Coverage Letter
- EDR Historical Topographic Maps
- EDR-City Directory Abstract

APPENDIX D: TITLE COMPANY/PROFESSIONAL DOCUMENTATION

- Fayette County Property Record Card
- Fayette County Board of Tax Assessors' Parcel Maps
- Listing of the Reviewed Deed Book Records
- Copies of Selected Deed & Plat 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 SEARCH INFORMATION

- Environmental Data Resources (EDR) Environmental Database Report

APPENDIX G: RECORD OF COMMUNICATIONS & INTERVIEWS

- Completed DCA User Questionnaire
- City of Fayetteville Fire Department Response
- Fayette County Environmental Health Department Response
- City of Fayetteville Planning and Zoning Interview
- City of Fayetteville Water & Sewer Availability Letter
- Georgia Power Electric Service Availability Letter

GEC

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

Resume: THOMAS E. DRIVER, P.E.

Resume: DAVID F. PRICE

Resume: TAMEKA GORDON

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

APPENDIX J: NOISE ASSESSMENT DOCUMENTATION

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

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APPENDIX Q: CONSUMER CONFIDENCE REPORT ON WATER QUALITY

APPENDIX R: ENDANGERED SPECIES DOCUMENTATION

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. Rick Searles with CRT Realty and Development, Inc. retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of Lafayette Senior Village Phase I, L.P. to perform a Georgia Department of Community Affairs (DCA) Phase I Environmental Site Assessment (ESA) on the 11.59-acre proposed Lafayette Senior Village Phase I site at the northwest intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette County, Georgia. GEC is not affiliated with either Mr. Searles; CRT Realty and Development, Inc., Lafayette Senior Village Phase I, 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 and their updates. The ASTM E 1527-2005 is the most current ASTM standard for this work. The Phase I ESA consisted of a site reconnaissance of the subject property, review of applicable and reasonably ascertainable information about the subject property, and interviews with selected officials knowledgeable about the subject property. The Phase I ESA was intended to provide an overview of environmental conditions at the subject property resulting from current and/or past site activities.

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

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

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

- The site reconnaissance and research revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Based on GEC's review of the readily available historical sources, such as chain of ownership records and aerial photographs, the subject property has been undeveloped

land since, if not before, 1942. The northern vicinity of the subject property appears undeveloped until the 2005 aerial photograph. Residential development exists in the far eastern vicinity on the 1942 aerial photograph and scattered rural residences appear in all directions on the 1942 to 1965 aerial photographs. A residential development appears in the western vicinity on the 1971 aerial photograph. By 1988 the subject property is surrounded by residential and or commercial development in all directions except north. Two residences appear north of the subject property on the 2006 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 two GA Non- HSI database sites, one LUST database site, two UST database sites, and two RCRA-NonGen database sites within the ASTM E 1527 prescribed search radii of the subject property. The listed database sites were not considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1 and Appendix F for detailed information of the noted database sites.
- Geotechnical & Environmental Consultants, Inc. (GEC) 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 subject property. According to the National Wetlands Inventory (NWI) map, no wetland areas or flood plains were identified on the subject property.

1.1 Location & Legal Description of the Property

The subject site is 11.59 acres in size and located northwest of the intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette County, Georgia. The subject property is currently undeveloped, wooded land. The subject property, which is included in Land Lot 124 of the 5th District of Fayette County, Georgia, currently contains undeveloped, wooded land.

The subject property is legally described in the most current available deed (see Deed Book 3358, Page 101 in Appendix D copied from the Clerk's Office, Fayette 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 hazardous substances of or petroleum products on the property or into the ground, groundwater or surface water of the property.

1.2.2 Off-Site

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

property.

1.3 Recommendations

1.3.1 On-Site

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

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 proposed Lafayette Senior Village Phase I site situated on 11.59 acres of land and located northwest of the intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette County, Georgia. The subject property is currently undeveloped, wooded land. A site location/U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 3 through 5, respectively.

2.2 Procedures

The purpose of this Phase I ESA report is to permit the user to satisfy one of the requirements to qualify for the *innocent landowner* defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (also known as one of the "landowner liability protections" or "LLPs"). This 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.

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.

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 including (per the 2010 DCA Environmental Guide) 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.

David Price is a **Senior Environmental Specialist** with the Macon office. David has over 20 years of experience in the environmental fields, providing project management and environmental consulting, and field services. During the last 16 years, Mr. Price's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment, field sampling and analysis by field instrumentation, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, and asbestos and lead-based paint surveys. Mr. Price also has experience in underground storage tank removal, and site assessment. Mr. Price is a member of the Macon Chamber of Commerce and the Environmental Information 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 Lafayette Senior Village Phase I, 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 the information in this report. GEC is not affiliated with Lafayette Senior Village Phase I, L.P.; or the 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-11-4684, under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Lafayette Senior Village Phase I site, which is 11.59 acres in size, is located at the northwest intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Georgia. The site vicinity consists of residential, commercial, and wooded properties. A site map and a site plan are included in Appendix A as Figures 3 and 4, and site location/U.S.G.S. topographic map is presented in Appendix A as Figure 5.

3.1.1 Current Site Use & Description

The subject site is currently undeveloped, wooded land. According to Ms. Bibi Alli with the City of Fayetteville Planning and Zoning, the property is zoned PCD. Water and sewer are both available to serve the subject site.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential, commercial, and wooded properties. GEC observed vacant wooded land to the north of the site. To the east of the site are Lafayette Avenue and Lafayette Way with vacant wooded land beyond. Vacant wooded land borders the site to the south with Highway 54 beyond, and to the west, the site is bordered by vacant wooded land and residential development beyond.

3.1.3 Description of Structures, Roads, & Other Improvements

During our site reconnaissance on June 11, 2011, GEC observed that there were no structures or other improvements on the subject property. The adjacent improved roadways consist of Highway 54, which is south of the subject site, and Lafayette Avenue and Lafayette Way, which are east of the site. According to various sources, municipal water and sewer are available to serve the subject site.

3.2 Hydrogeology

3.2.1 Geologic Setting

The site is located in the Piedmont Physiographic Province of Georgia. The Piedmont is composed of igneous and metamorphic rocks, most commonly granites, granitic gneiss, and schists. These rocks have undergone extensive alterations, folding and faulting during the mountain building episodes, which produced the Appalachian Mountains and have since experienced a long period of stability. Chemical and physical weathering has produced the present topography. The depth of weathering can vary greatly. The general Piedmont subsurface profile consists of clayey soils near the surface, which grade into silty sands and sandy silts with depth. Soils beneath the upper clayey zones often retain and exhibit the relic structure (banding, foliation) of the parent rock and are termed saprolite. A zone of weathered rock often separates saprolite from hard relatively unweathered bedrock. The various rock types resist weathering in different degrees depending on their chemical composition, fracturing, jointing, and bedding, so the depth to bedrock is often quite erratic and can vary over a short distance. Also, it is not unusual to find lenses of partially weathered rock and hard rock boulders within the saprolite. Alluvial, or water deposited, soils are present in association with rivers and streams. These soils consist of interlayered sands silts and clay with varying amounts of organic materials.

Groundwater occurs in the Piedmont Region in surficial unconfined aquifers in the soil/saprolite overburden and within the fractured bedrock (fractured rock aquifer). Due to the relatively low yields of these aquifers, groundwater usage in the Piedmont is usually limited to domestic water supply wells. Specific hydrogeologic information was not available for this assessment, and, based on the U.S.G.S. Topographic Quadrangle Map and observations made in the field, GEC anticipates the groundwater flow direction at the subject property most likely moves generally to the north-northwest.

3.2.2 Surface Drainage

Based on our review of the U.S.G.S. Topographic Map (Figure 5, Appendix A) and observations made during the site reconnaissance, the surface drainage from the subject site (assuming the flow mimics topography) appears to travel down gradient, generally to the north-northwest toward Pye Lake.

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 to the north-northwest as noted in Section 3.2.1.

3.3 Wetlands

GEC reviewed the U.S. Department of the Interior Fish and 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 map, no wetland areas were identified on the subject property. A copy of the NWI Map is presented as Figure 1, Appendix A.

3.4 Flood Plains

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 City of Fayetteville, Georgia. The subject property is found on Community Panel 104 (13113C0104E), dated September 26, 2008. According to the FIRM map, the subject property is located in Zone X-white, which is defined as area determined to be outside the 100-year and 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 June 11, 2011, no state waters were observed on the subject property.

3.6 Endangered Species

According to the U.S. Fish and Wildlife Services (USFWS) Listed Species for Fayette County (Updated May 2004) www.fws.gov/athens/endangered/counties, there are four federally listed species and five state listed species. None of the habitats listed for these species were 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 habitats 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 new 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 31, 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 EDR Report also includes TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST and 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 U.S. 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 databases are 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 two GA Non- HSI database sites, one LUST database site, two UST database sites, and two RCRA-NonGen database site within the ASTM E 1527 prescribed search radii of the subject property.

Valet's Choice Cleaners, located 0.909 miles east, northeast of the subject property at 155 Georgia Avenue, was identified as a RCRA-NonGen, GA Non-HSI, and a SPILLS database site. In 1995 a contaminant spill was reported on the site and in 1996 and 1998 the cleaners received hazardous waste violations. Although the Valet's Choice Cleaners is at a higher elevation relative to the subject property, based on the site's distance from the subject property and the groundwater flow direction flowing away from the subject property, GEC does not consider the cleaners to present an environmental concern to the subject property.

Fina #6772, located at 535 North Glynn Street, 0.976 miles northeast of the subject property, was identified as a GA Non-HSI site. No contaminant violations were reported. Due to the distance from the site and location relative to the site, GEC does not consider the site to be an environmental concern for the subject property.

Georgia Power Fayette, identified as a LUST, UST, and a RCRA-NonGen site, is located 0.145 miles south of the subject property at 570 Grady Avenue. The site received a confirmed release

and no further action clean up status in 2002. The facility is reported to be closed and the tank permanently out of use. Due to the remediation of the site, the non-operational status of the facility, and likely groundwater flow (east) the site is not considered to present an environmental concern to the subject property.

Greenway Stores #647-Grady BP was identified as a UST site. The gas station, located at 610 Lanier Avenue West, 0.082 miles south of the subject property, has five UST's currently in use and has received no violations. The groundwater flow at this site would be anticipated to be to the east. Based on these findings, GEC does not consider this site to be of concern at this time.

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 135 listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. Autozone #951 located at 695 Lanier Avenue, 0.10 miles up gradient of the subject site was observed. GEC observed the Autozone #951, listed on the EDR Orphan List as a RCRA-NonGen and FINDS database site, north of the subject site.

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 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 (for activity and use limitations - 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-12 through A-20 of the EDR Environmental Database Report (see Appendix F). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. Four Federal USGS wells, one Federal FRDS public water supply well, and four state database wells we identified within ½-mile to 1-mile east-northeast and north-northwest from the subject property. The Federal FRDS public water well is for Marnell Mobile Home Park that is currently closed and has no violation information reported. 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 conducted a telephone interview with Ms. Bibi Alli with the City of Fayetteville Planning and Zoning Department on June 6, 2011. Ms. Alli stated that the subject property is zoned PDC. The surrounding properties are zoned R-30 and DR-15. She was unaware of any environmental concern on or near the subject property. A copy of the telephone interview is presented 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 City of Lafayette (Annual) Water Quality Report, their most current version of the AWQR, which indicated that the City of Lafayette water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. No wells were observed on the subject site, and no records of any groundwater use permits for the subject site were found. A copy of the AWQR 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)

During GEC's site reconnaissance on June 11, 2011, No suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. Bill Blackmon with Georgia Power, the electrical utility provider for the proposed Lafayette Senior Village Phase I development. Georgia Power indicated that they have available and will supply electric serve to the subject property.

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 pages 3 & 4 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 other environmental records are believed available, and no additional environmental record sources were 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 Captain Mundok with the City of Fayetteville Fire Department on June 2, 2011. Captain Mundok indicated there is no record of environmentally related fires or environmental concerns on the subject property, that he was unaware of any storage tanks on the subject property, and that he was unaware of any site history. A copy of the completed information questionnaire is presented in Appendix G.

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to Ms. Michelle Dunn with the Fayette County Environmental Health Department on June 2, 2011. Ms. Dunn responded indicating the health department was not aware of any environmental health responses or issues on the subject site or in the immediate vicinity. She indicated that city water and sewer will serve the subject site. A

copy of the completed 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 completed DCA versions of the ASTM Questionnaire from Mr. Philip E. Searles, client representative on June 18, 2011. Mr. Searles indicated that he is not aware of any environmental liens on the subject property. He indicated that he has in his possession title records for the subject property. He noted he was not aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the property. He stated that he is not aware of any commonly known or reasonably ascertainable information with the local community that is material to any potential recognized environmental conditions. He indicated that the reason for having the Phase I site assessment performed is part of the proposed submittal for tax credits for development and the perspective purchase of the property. He also noted that the purchase price of the property is the same as the fair market value. A copy of the DCA version of the ASTM Questionnaire is presented in Appendix G.

Mr. Jason Pace, Manager for the current owner Lafayette Village Property, LLC, completed the owner environmental questionnaire for the site. Mr. Pace indicated that residential property is currently situated north of the subject property, a retail strip south of the subject property, and an auto repair store is currently located to the west of the subject property. He indicated that no adjacent property had been used in the past for commercial or manufacturing purposes. Due to the site being vacant land, Mr. Pace noted that no pesticides, paints, chemicals, or metal or plastic drums are located on the subject property. He did not know if fill dirt had ever been brought on site or if hazardous waste materials had ever been located on the site. According to Mr. Pace, no storage tanks, above or below ground, are currently located on the subject property and he does not know if any have been removed. Mr. Pace indicated there have been no complaints related to the air quality of the subject property. The subject property had never 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. Pace indicated that there are no structures more than 50 years old, or located in a designated historic district. Mr. Pace also indicated that the site does not have the potential to be affected by any of the following: coastal areas protection and management and runway clear zones and accident potential zones. He does not know if the property has the potential to be affect by the following: endangered species, farmland protection, compatibility with local codes, plans and

zoning, wetlands designated land, thermal and explosive hazards, toxic chemicals and radioactive materials, and solid waste management Mr. Pace noted that the site is within 1000 feet of a major highway, Highway 54. The site is not within 3,000 feet of a railroad, 5 miles of a private/commercial airport and airfield, or 15 miles of a military airport. Mr. Pace indicated that the purchase price for the subject property reflects fair market value. A copy of the completed owner environmental questionnaire is presented in Appendix L.

4.3.2 Current Owners or Occupants of Neighboring Properties

Since the subject property is not abandoned, no current owners or occupants of neighboring properties were interviewed. 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 (Lafayette Senior Village Phase I, L.P.) contracted with GEC to provide the information, except where specifically requiring a User response to information needs. The users were identified as Lafayette Senior Village Phase I, L.P. and Mr. Rick Searles 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. GEC found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site, in the deeds and title information provided. 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 commonly known or other information demonstrating recognized environmental conditions in connection with the subject site.

4.3.4.5 Reason for Performing the Phase I

GEC was asked to perform a Phase I ESA (as part of the proposed submittal for tax credits and property transaction with the subject property) in accordance with the new 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, Lafayette Senior Village Phase I, L.P., indicated that there was no property valuation reduction due to environmental issues. The User is purchasing the subject property and applying for tax credits to fund site development. No environmental issues were identified while conducting this Phase I ESA, which would affect the property valuation.

4.3.4.6.1 Purchase Price

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

4.3.4.6.2 Differential between Purchase Price & Market Value

There is no known differential between the purchase price and market value of the property.

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. Brandon Stuart was the GEC representative who conducted the site reconnaissance, and no significant limiting conditions were encountered during the site reconnaissance performed on June 11, 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 is 11.59 acres in size and located northwest of the intersection of Highway 54 and Lafayette Avenue in the City of Fayetteville, Fayette County, Georgia. GEC observed residential, commercial, and undeveloped wooded properties within the site vicinity during the site reconnaissance. GEC observed vacant wooded land to the north of the site with residential properties beyond; Lafayette Avenue, Lafayette Way are located to the east of the site with vacant wooded land beyond; wooded land borders the site to the south with Highway 54 beyond; and wooded land borders the site to the west with residential properties beyond.

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

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

5.4 Current Site Use

GEC conducted the site reconnaissance of the site on June 11, 2011, and observed that the subject property was undeveloped, wooded land.

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 June 11, 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 June 11, 2011.

5.4.3 Heating & Cooling

As no on-site structures presently exist, heating and cooling issues are not applicable to the subject property.

5.4.4 Solid Waste

Construction and waste material was observed on the eastern portion of the property including PVC piping and concrete debris during GEC's site reconnaissance on June 11, 2011.

5.4.5 Sewage Disposal/Septic Tanks

No septic tanks or evidence thereof were observed on the subject property and, due to the undeveloped nature of the subject property, none is expected on the site. Sanitary sewer pipelines were observed along the sewer main line easement that traverses the eastern boundary of the site.

A vertical sewer pipes were observed on the subject property likely marking tap point for the main.

5.4.6 Hydraulic Equipment

No hydraulic equipment was observed during GEC's site reconnaissance on June 11, 2011, and, due to the undeveloped nature of the subject property, none is expected on the site.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

During GEC's site reconnaissance on June 11, 2011, No suspected PCB-containing equipment was observed on the subject property.

GEC received a letter from Mr. Bill Blackmon with Georgia Power, the electrical utility provider for the proposed Lafayette Senior Village Phase I development. Georgia Power indicated that they have available and will supply electric serve to the subject property.

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

City water and sewer are available to serve the subject site (see documentation of verification of public water/sewer service to the subject property in Appendix G). The presence of water wells is not expected on the subject property, and none were observed.

5.4.10 Drains & Sumps

No drains or sumps were observed on the property during GEC's site reconnaissance on June 11, 2011.

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

No pits, ponds, lagoons, or surface waters, was observed on the subject property during GEC's site reconnaissance on June 11, 2011.

5.4.12 Stressed Vegetation

No stressed vegetation was observed on the subject property during GEC's site reconnaissance on June 11, 2011.

5.4.13 Stained Soil or Pavement

Neither stained soil nor pavement was observed on the subject property during GEC's site reconnaissance on June 11, 2011.

5.4.14 Odors

No unusual odors were noted on the subject property during GEC's site reconnaissance on June 11, 2011.

5.4.15 Utilities/Roadway Easements

A sewer main line easement is located along the eastern boundary of the subject property.

5.4.16 Chemical Use

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

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

During the site reconnaissance on June 11, 2011, no on-site structures were observed on the subject property; as a result, the presence of water leaks/mold is not applicable to the subject property.

5.4.18 Asbestos

During the site reconnaissance on June 11, 2011, no on-site structures were observed on the subject property; as a result, the presence of asbestos containing materials (ACMs) is not applicable to the subject property.

5.4.19 Lead-Based Paint

During the site reconnaissance on June 11, 2011, no on-site structures were observed on the subject property. Using such resources as historical aerial photographs, no structures appear to have been located on the subject property in the past. As a result, lead-based paint testing is not applicable to the subject property.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2009 City of Lafayette (Annual) Water Quality Report, their most current version of the AWQR, which indicated that the City of Lafayette water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. No wells were observed on the subject site, and no records of any groundwater use permits for the subject site were found. A copy of the AWQR is included in Appendix Q.

GEC reviewed the local/regional water agency records information provided on Pages A-12 through A-20 of the EDR Environmental Database Report (see Appendix F). The EDR

Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. Four Federal USGS wells, one Federal FRDS public water supply well, and four state database wells we identified within ½-mile to 1-mile east-northeast and north-northwest from the subject property. The Federal FRDS public water well is for Marnell Mobile Home Park that is currently closed and has no violation information reported. 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.

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 presented in Appendix A (Figure 6) 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, Fayette 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-21 of the EDR Report presented in Appendix F, of the eleven sites tested, 100% of the first floor living areas were less than 4 pCi/L. 75% of the tested basements were less than 4pCi/L. The National Radon Database has been developed by the U.S. Environmental Protection Agency (EPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986-1992, and necessary data has been supplemented by information collected at private sources such as universities and research institutions.

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

In accordance with the Georgia DCA Environmental Manual, all new construction of buildings must be in accordance with current EPA requirements for radon resistant construction techniques, including, but not limited to, *Radon Resistant Construction techniques for New Residential Construction: Technical Guidance*, February 1991, EPA 625-291-032 {available from NSCEP by calling (800) 490-9198}, and all new construction *Model Standards and Techniques for Control of Radon in New Residential Buildings*, March 1994, EPA402-R-94-009. Available on line at: <http://www.epa.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 June 11, 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 internet data and mapping and in accordance with HUD guidance, GEC found one major road to be a potential contributor to noise at the subject site. No other major roads were found within 1,000 feet, no railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Georgia Highway 54 / West Lanier Avenue is located at least 300 feet south of the site. Completion of the Noise Assessment Guidelines (NAG) worksheets, using the Site DNL Calculator available on the HUD Website for road and railway calculations, indicates an Acceptable (per the NAG) exterior day night level (DNL) of 65 decibels or less as a result of this potential noise source. Therefore, no exterior or interior mitigations are required per HUD guidelines.

The relevant noise evaluations and other supporting documentation are presented in Appendix J. GEC found that the HUD noise limitation for exterior locations at the subject site would not be exceeded by these listed sources, 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 identified one LUST database site, two UST database sites, and three Other Standard Environmental Records database sites within the ASTM E 2600 prescribed search radii of the subject property.

GEC assessed the above noted sites for a potential vapor concern to the subject property. Of the six listed sites, Greenway Stores #647-Grady BP, listed on the UST database, is located within 1/10 of a mile (480 feet) southwest of the subject property across West Lanier Avenue at 610 West Lanier Avenue, which is at the southwest corner of the intersection of West Lanier Avenue and Grady Avenue (the EDR report has this property improperly located 450 feet to the east on West Lanier Avenue than its actual location.) The presumed groundwater flow direction at Greenway Stores #647-Grady BP is to the southwest towards a tributary of Ginger Cake Creek, away from the subject property. The topography of the area indicates the subject property and the Greenway Stores #647-Grady BP are on opposite slopes of a ridge and that West Lanier Avenue is built on the apex of that topographical feature; therefore the sites are not likely to be hydraulically connected. No releases have been reported for Greenway Stores #647-Grady BP, according to the reviewed EDR report. Any contamination plumes from future releases from Greenway Stores #647-Grady BP are unlikely to reach the subject site due to the above mentioned reasons; therefore, GEC is of the opinion that Greenway Stores #647-Grady BP is not a potential concern for vapor encroachment to the subject property.

The remaining reviewed listed sites do not appear to present a potential concern for vapor encroachment to the subject property based on site topography, distance, and/or the listing status. All of the listed database facility in the EDR report is 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. The reviewed listed site does not appear to present a potential concern for vapor encroachment to the subject property. Based on site topography and distance, 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. Mr. May provided the chain of ownership information for GEC's review. The title research indicated the subject property was once part of a larger tract which was owned by the K.W. McElwaney family from the early 1900's. The portion which contains the majority of the site was purchased by K.W. McElwaney, Jr. in 1948. The larger tract remained in the K.W. McElwaney family until 1998 when it was sold for investment/development. The larger tract passed to Upstate properties

in 2005 who sold the site to the current owner the same year.

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 northwest intersection of Highway 54 and Lafayette Avenue. 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 currently appears to be undeveloped wooded land. Aerial photographs (2006, 2005, 1993, 1988, 1971, 1965, 1958, 1949, & 1942) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2010 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of the 2010 aerial photograph appears in Appendix A (Maps/Figures as Figure 6), and additional aerial photographs appear in Appendix C.

Based on GEC's review of the readily available historical sources, such as chain of ownership records and aerial photographs, the subject property has been undeveloped land since, if not before, 1942. The northern vicinity of the subject property appears undeveloped until the 2005 aerial photograph. Residential development exists in the far eastern vicinity on the 1942 aerial photograph and scattered rural residences appear in all directions on the 1942 to 1965 aerial photographs. A residential development appears in the western vicinity on the 1971 aerial photograph. By 1988 the subject property is surrounded by residential and or commercial development in all directions except north. Two residences appear north of the subject property on the 2006 aerial photograph.

The subject property can be found on the Fayetteville, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 20 feet, printed in 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 Environmental Data Resources, Inc. (EDR)

Historical Topographic Map Report, which provided additional U.S.G.S. Topographic Maps (1982 and 1965), is presented in Appendix C. No structures are shown on the site.

The site elevation, as shown on the topographic map, ranges between approximately 820 and 940 feet above mean sea level, and the down slope of on-site surface drainage features currently appears to be to the north, northwest. 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 north, northwest.

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. No Sanborn Map coverage exists for the target property, which is further evidence for the lack of any significant, early development on the property or nearby. A copy of the no coverage letter can be found 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 exists for the target property. A copy of the EDR – City Directory Abstract is presented in Appendix C.

The research summary ranges from 1974-1997 for Polk's, and Mullin-Kille's City Directories. Due to the fact that the site is currently undeveloped, EDR used an address, 513 SR 54, Fayetteville, GA, 30214, close to the subject site in order to list the adjoining property details. The target property and adjoining addresses were not identified in either Polk's or Mullen-Kille's City Directories.

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

5.5.7 Previous Environmental Studies

No previous environmental studies have been provided for this site.

5.5.8 Other

GEC was provided a geotechnical report performed on the site by PACE Geotechnical, Inc. The reported is dated February 7, 2008. The geotechnical report did not reveal any environmental concerns for the subject property. A copy of the report can be found in Appendix U.

No other 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 provided, sought nor deemed necessary to identify past uses of the subject property.

5.6 Current Surrounding Land Use

5.6.1 North

Directly north of the subject property, wooded land was observed with two residences beyond.

5.6.2 East

Lafayette Avenue and Lafayette Way are to the east of the site with wooded land beyond.

5.6.3 South

Woodlands border the site to the south with Highway 54 beyond.

5.6.4 West

Beyond the woodlands bordering the subject site on the west, a residential development was observed.

5.7 Past Surrounding Land Use

5.7.1 North

The surrounding land to the north appears to be undeveloped until the 2005 aerial photograph with the construction of a residential development. On the 2006 aerial photograph, two residences appear north of the subject site.

5.7.2 East

The surrounding land to the east appears to contain rural residences on the 1942 to 1971 aerial photographs with residential development appearing in the far eastern vicinity. On the 1988 to 2009 aerial photograph, the residential development appears to have spread closer to the subject property in the eastern direction.

5.7.3 South

The surrounding land to the south appears to contain scattered rural residences and undeveloped agricultural and/or wooded land on the 1942 to 1971 aerial photographs. Residential and/or

commercial development in the southern vicinity first appears on the 1988 aerial beyond Highway 54 and does not appear to significantly change through 2009.

5.7.4 West

The surrounding land to the west appears to have been undeveloped land containing scattered rural residences in the 1942 to 1965 aerial photographs. A residential subdivision appears in the western vicinity on the 1971 aerial photograph and residential/commercial development continues in the western direction from 1971 to the 2009 aerial photograph.

5.8 Historic Preservation

GEC submitted a letter for SHPO Review, dated June 21, 2011, (See Appendix S) with descriptive details on the property and photographs of the site as a request for verification to the Georgia Historic Preservation Division (HPD). The Georgia HPD is requested by the letter to issue a determination as to whether the proposed development in the Area of Potential Effects (APE) could be considered eligible for listing on the Georgia Register of Historic Places, and also ensure that potential effects to historic resources are adequately considered in project planning. A response from SHPO has not been received at this time but will be forwarded to you upon receipt. Since there are no structures on the subject property there should be no negative affects from historical standpoint from the construction of this project.

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 Fayetteville.

GEC reviewed information provided on the National Register of Historic Places website in May 2011. According to the reviewed information, closest historical site on the National Register list is The Fayette County Courthouse, located 0.61 miles from the subject property. GEC is of the opinion that the development of the proposed apartment complex will not have a negative impact on any other historic property in the area. Refer to Appendix S for a copy of the National Register map.

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

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

6.3 Significance of Data Gaps

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

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

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

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 Update in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the 11.59-acre proposed Lafayette Senior Village Phase I development at the northwest intersection of Highway 54 and Lafayette Avenue in the city of Fayetteville, Fayette County, Georgia. GEC is not affiliated with Lafayette Senior Village Phase I, L.P.; Mr. Rick Searles; or the seller of the subject property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the proposed Lafayette Senior Village Phase I development at the northwest intersection of Highway 54 and Lafayette Avenue, Fayetteville, Georgia, and legally described as contained in Land Lot 124 of the 5th District of Fayette 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 (RECs)* 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 and their updates. The ASTM E 1527-2005 is the most current ASTM standard for this work. The Phase I ESA consisted of a site reconnaissance of the subject property, review of applicable and reasonably ascertainable information about the subject property, and interviews with selected officials knowledgeable about the subject property. The Phase I ESA was intended to provide an overview of environmental conditions at the subject property resulting from current and/or past

site activities.

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

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

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

- The site reconnaissance and research revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Based on GEC's review of the readily available historical sources, such as chain of ownership records and aerial photographs, the subject property has been undeveloped land since, if not before, 1942. The northern vicinity of the subject property appears undeveloped until the 2005 aerial photograph. Residential development exists in the far eastern vicinity on the 1942 aerial photograph and scattered rural residences appear in all directions on the 1942 to 1965 aerial photographs. A residential development appears in the western vicinity on the 1971 aerial photograph. By 1988 the subject property is surrounded by residential and or commercial development in all directions except north. Two residences appear north of the subject property on the 2006 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 two GA Non- HSI database sites, one LUST database site, two UST database sites, and two RCRA-NonGen database sites within the ASTM E 1527 prescribed search radii of the subject property. The listed database sites were not considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1 and Appendix F for detailed information of the noted database sites.
- Geotechnical & Environmental Consultants, Inc. (GEC) 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 subject property. According to the National Wetlands Inventory (NWI) map, no wetland areas or flood plains were identified on the subject property.

8.1 On-Site

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

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. Rick Searles -- (Lafayette Senior Village Phase I, L.P.) CRT Realty and Development, Inc.
Mr. James Pace, Lafayette Village Property, LLC (Owner Environmental Questionnaire)
City of Fayetteville, Fayette County, Georgia
City of Fayetteville Water Department
2009 City of Lafayette Annual Water Quality Report
Georgia Power
Fayette County Environmental Health Department
City of Fayetteville Fire Department
City of Fayetteville Planning & Zoning Department
Fayette County Board of Assessor's office & website
Fayette County Clerk of Superior Court (Deed & Plat Copies)
Environmental Data Resources, Inc. (EDR)
1. Environmental database report; 2. Sanborn map no coverage letter; 3. Historical aerial
photographs; 4. Historical topographic maps; and, 5. City directory abstract
Google Earth (2010 aerial photo)
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

10.0 VALUATION REDUCTION

10.1 Purchase Price

According to the User, Lafayette Senior Village Phase I, 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.

APPENDIX U:
Other

GEC

Not Applicable – Other Documentation, including Phase II ESA, was not needed for this DCA Phase I ESA.

GEC