

**ENVIRONMENTAL SITE ASSESSMENT
(PHASE I)**

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
(FORMERLY 1425 ATKINSON ROAD)
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043**

ONE GROUP PROJECT #A9028
JUNE 14, 2012

PREPARED FOR:

TANGLEWOOD HEIGHTS APARTMENTS, LP
3715 NORTHSIDE PARKWAY, SUITE 175
ATLANTA, GEORGIA 30327

&

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

**ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR
PHASE I REPORTS**

June 14, 2012

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

Ladies/Gentlemen:

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

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



June 14, 2012

Date

Environmental Professional

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E1527-05 of Tanglewood Park Apartments at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043, the Site. Any exceptions or deletions from this practice are described in Section 2.6 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meetings the requirements set forth in 40 C.F.R. §312.10(b).



June 14, 2012

Date

Project Manager



June 14, 2012

Date

Principal of Consultant

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1.0 EXECUTIVE SUMMARY

1.1 LOCATION AND LEGAL DESCRIPTION OF THE PROPERTY

The subject property, herein referred to as the “Site”, is a 12.694-acre parcel located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043.

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments across fourteen buildings and an office/recreation center. With the exception of the office/recreation center, onsite structures are split-story, two/three story wood-framed buildings housing rental tenants. The Site was first developed from vacant woodland in 1993.

Legal Description of the Site follows:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence from a point located at the northwesterly corner of Land Lot 44, said point also being the common corner of Land Lots 43, 73 & 74; thence running along the northwesterly line of said Land Lot 44 North 65 degrees, 20 minutes and 59 seconds East for a distance of 1228.66 feet to a point; thence leaving the northwesterly line of last said land lot and running South 22 degrees, 21 minutes and 41 seconds East for a distance of 936.80 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 582.14 feet to an iron pin found located at the POINT OF BEGINNING. From the POINT OF BEGINNING as thus established thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 587.77 feet to an iron pin set; thence North 38 degrees, 26 minutes and 29 seconds West for a distance of 179.32 feet to an iron pin found; thence South 26 degrees, 52 minutes and 39 seconds West for a distance of 483.51 feet to an iron pin set located on the northeasterly right of way line of Atkinson Road (53' from Center Line of Atkinson Road relocation); thence running along the northeasterly right of way line of Atkinson Road 241.35 feet along an arc of a curve to the right having a radius of 7499.85 feet, which arc is subtended by a chord bearing and distance of North 52 degrees, 22 minutes and 09 seconds West 241.34 feet to an iron pin set; thence leaving the northeasterly right of way line of Atkinson road and running North 19 degrees, 30 minutes and 06 seconds East for a distance of 727.71 feet to an iron pin found located on the northeasterly line of Land Lot 43 (also being the southwesterly line of Land Lot 44); thence leaving said land lot line and running North 61 degrees, 54 minutes and 47 seconds East for a distance of 654.81 feet to an iron pin found; thence South 20 degrees, 53 minutes and 19 seconds East for a distance of 614.08 feet to the iron pin found located at the POINT OF BEGINNING, containing 552,938 square feet or 12.694 acres of land. Said property being more particularly described on that certain plat of survey prepared by Loo-Turley & Associates, P.C. for Willowood Park Limited Partnership dated June 30, 1993, and last revised November 16, 1993. And revised by Construction Engineering Associates December 28, 1997.

LESS AND EXCEPTING THEREFROM all of the property conveyed by the following instruments:

- 1) Limited Warranty Deed from Willowood Park Limited Partnership to Gwinnett County, Georgia dated February 9, 1998 and recorded in Deed Book 15778, Page 11, Gwinnett County records.
- 2) Quit-Claim Deed from Willowood Park Limited Partnership to Gwinnett County dated February 9, 1998 and recorded in Deed Book 15756, Page 98, Gwinnett County records.

EASEMENT TRACT

Together with an easement for ingress and egress to the above-captioned property over and across the following property:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence at the intersection of Land Lots 43, 44, 73 and 74; thence North 65 degrees, 20 minutes and 59 seconds East a distance of 1228.66 feet to a point; thence South 22 degrees 21 minutes and 41 seconds East a distance of 936.80 feet to a point; thence South 61 degrees 52 minutes and 35 seconds West a distance of 582.14 feet to a point; thence North 20 degrees, 53 minutes and 19 seconds West a distance of 614.08 feet to a point; thence South 61 degrees, 54 minutes and 47 seconds West a distance of 654.81 feet to a point; thence South 19 degrees 30 minutes and 06 seconds West a distance of 575.24 feet to a point, said point being the POINT OF BEGINNING; thence South 19 degrees 30 minutes and 06 seconds West a distance of 202.00 feet to a point, said point being on the northerly right-of-way of Atkinson Road; thence along the right-of-way of Atkinson Road North 47 degrees, 13 minutes and 54 seconds West a distance of 110.00 feet to a point; thence North 36 degrees, 55 minutes and 44 seconds East a distance of 106.00 feet to a point; thence along a curve to the right a distance of 95.15 feet to a point, said curve having a radius of 82.77 feet, a chord of 90.00 feet and a chord bearing of North 69 degrees, 51 minutes and 48 seconds East to a point, said point being the POINT OF BEGINNING.

Said Property containing 0.3125 acres.”

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

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

1.2.1 On-Site

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

Minimal mold growth, less than ten square feet, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window’s flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevated moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

1.2.2 Off-Site

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

1.3 RECOMMENDATIONS

1.3.1 On-Site

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published USEPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 BACKGROUND (INCLUDING PURPOSE OF THE PHASE I)

Tanglewood Heights Apartments, LP, the Client and applicant, retained One Consulting Group, Inc. (One Group) for the purposes of conducting a Phase I Environmental Site Assessment (ESA) at Tanglewood Park Apartments (Site) located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia. The Site location and plan are presented on Figures 1 and 5 of Appendix A, respectively. Copies of available Site surveys are provided in Appendix A.

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

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

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

2.2 PROCEDURES (INCLUDING A DETAILED SCOPE OF SERVICES)

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

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

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

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

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

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

2.3 SIGNIFICANT ASSUMPTIONS

The following assumptions were made in preparation of this report:

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

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

One Group provides environmental consulting services to the real estate, development, legal, lending, and manufacturing industries. Among the firm’s staff and associate professionals are Registered Professional Engineers and Geologists, Certified Hazardous Material Managers, Environmental Scientists, and Construction Specialists. Copies of client letters of reference are provided in Appendix M.

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

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

No user interviewed during this ESA had any specialized knowledge or experience regarding any recognized environmental conditions in connection with the Site. One Group performed due-diligence and asbestos testing for the current Site owner in 2009, 2010, and 2011.

2.6 LIMITATIONS AND EXCEPTIONS

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

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

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS

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

3.0. SITE SETTING

3.1. GENERAL DESCRIPTION OF THE SITE AND VICINITY

The Site is a 12.694 acre, irregular-shaped parcel located between Georgia State Highways 316 and 120. A copy of the Site survey is provided in Appendix A that depicts the Site as Tanglewood Park. It is identified by the Gwinnett County Tax Assessor's office by Map Code 7043 010 and tax ID#58-1914571. A copy of available tax information is provided in Appendix D.

The Site was first developed from vacant, wooded land in 1993. The topography can best be described as moderately sloping to the northeast across the rising topography of a hill.

The Site is at 5535 Sugarloaf Parkway, Lawrenceville, and Gwinnett County, Georgia. It is on the north side of Sugarloaf Parkway, approximately 800 feet east of the US Interstate 85 merger with Georgia Highway 316. The Site is located 4.66 miles west of downtown Lawrenceville and downtown Atlanta is approximately 24 miles to southwest.

3.1.1. Current Site Use and Description

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments within fifteen buildings and an office/recreation center. With the exception of the single-story office/recreation center, on-Site structures are split-story, two/three story wood-framed buildings housing rental tenants.

3.1.2. Current Uses of Adjoining Properties

The Site is bordered to the north and west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments. The Site is bordered to the east by a single family residence, a wooded storm water detention area, and Macleod Industrial Park. Sugarloaf Parkway and followed by Gwinnett Technical College border the site to south.

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

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

Fourteen Site structures are either split-level, two/three story (nine) or two story apartment (six) buildings. Depending on topography, each rest on cast concrete slabs or wood joists supported by CMU block posts resting on concrete foundations in dirt-floor crawlspaces. They are wood-framed with pitched, asphalt-shingled, gable roofs. Exterior finishes consist of masonry, red-brick facades and vinyl siding, finished with aluminum windows and shutters. Exterior stairwells, landings, patios, and breezeways are surfaced with cast concrete, and above-grade assemblies are supported by structural steel. The office/recreation center and veranda are single-story, wood-framed structures with asphalt-shingled, pitched roofs.

The buildings comprise approximately 140,000 square foot (sf) of occupied space and are broken down into individual two and three bedroom apartment units. Interior finishes consist of: gypsum board walls with textured ceilings; carpet on wood sub-floors in bedrooms, hallways and living areas; linoleum sheet flooring on wood sub-floors in kitchens and bathrooms; and wood trim. Exterior doors access the individual units from the breezeways and patios, providing two points of egress and ingress. Each unit has: wood kitchen cabinets; electric kitchen stoves with vent; refrigerator; shower, sink, and toilets with vent fan; closeted washer/dryer hook-ups; and HVAC system.

An electric heat pump and exterior, pad-mounted condenser provide heating and cooling sources to the individual units, respectively. Air handlers, located in mechanical closets, distribute ventilation via fiberglass insulated, metal ducting installed behind the wall system. Individual units are fire sprinkled with fire department connections visible on building exteriors.

The Site is modestly landscaped with cast concrete sidewalks accessing buildings from parking areas. Wood railroad tie retaining walls have been constructed along the northern Site boundary. A masonry retaining wall has been constructed along the western Site boundary, and two small storm water detention areas are located on the north and south sides of the onsite surface water body. A trash compactor is surrounded by wood fencing and is located just inside the entry. Several recreation areas were observed throughout the Site with volleyball pits, basketball courts, and picnic tables.

The Site is accessed from Sugarloaf Parkway via paved roads throughout the Site. Access roads and parking areas are surfaced with asphalt, lined by concrete curb and gutters that direct storm water overland to concrete storm water drop inlets. A large, concrete culvert supports the rear access road where it crosses the onsite surface water feature.

Copies of as-built, construction plans are provided in Appendix U.

3.2. HYDROGEOLOGY

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

3.2.1. Geologic Setting

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

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

3.2.2. Surface Drainage

According to the U.S. Geological Survey Topographic map, 7.5-Minute, Luxomini, Georgia Quadrangle, dated 1997; the elevation of the Site ranges from approximately 905 to 940 feet above mean sea level, based on the National Geodetic Vertical Datum of 1929. The Topographic Map is presented as Figure 1 of Appendix A.

The Site has a moderate, downward gradient to the south towards Sugarloaf Parkway. Storm water is generally directed via overland flow to storm water drop inlets installed along curb and gutters. Concrete pipes discharge collected storm waters into the on-Site surface water body that flows southeast to northwest across the center of the Site.

3.2.3. Groundwater

Based on historical groundwater data reviewed at the EPD, groundwater depth at the Site is estimated at thirty to forty feet below ground surface (bgs.) Surficial, unconfined groundwater is usually less than fifty feet bgs in this area of the Piedmont.

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

3.3. WETLANDS

A Wetland and Stream Investigation Report prepared by One Group dated June 14, 2012 is provided in Appendix E. This report concludes wetlands are present in the central detention ponds and provides detailed conclusions regarding this concern. The eight-step wetland decision making process was concluded in the first step, as proposed Site development is not expected to impact these man-made, regulated areas.

3.4. FLOODPLAIN/FLOODWAY

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

Flood Zone information for the Site was reviewed online at the Federal Emergency Management Agency (FEMA) website: <http://store.msc.fema.gov/>. The FEMA Flood Insurance Rate Map for Gwinnett County, Georgia (Community Panel Number 13135C0071F, dated September 29, 2006) depicts the Site in un-shaded Zone X, areas outside both the 100 and 500 year floods. The FEMA maps do not reflect potential local drainage problems or the ability of the local storm water management system to convey the surface water runoff created by storms or other occurrences.

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

3.5. STATE WATERS

State waters were observed on the Site. A small unnamed tributary crosses the center of the Site. A Wetland and Stream Investigation Report prepared by One Group dated June 14, 2012, is provided in Appendix E. The perennial stream on the Site is considered a state water and is subject to the appropriate state and county buffers. At the time of initial Site development, county buffer requirements did not exist. Therefore, Site improvements do not constitute an environmental concern.

Based on the results of this investigation, no state waters, streams, and/or wetlands requiring buffers have been disturbed, encroached, or damaged. The planned Site renovations will not disturb, encroach, and/or damage these identified, regulated areas.

3.6. ENDANGERED SPECIES

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

Available regulatory information is provided in Appendix P.

4.0 REGULATORY INFORMATION

4.1 DATA REVIEW

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

4.1.1 Standard Environmental Record Sources

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

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

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

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

MacLeod Industrial Park, the adjacent property to the east, is an industrial office park with a tenant space listed as a State Hazardous Waste Site and a generator of hazardous waste. Danfoss Maneurop, Ltd at 1775-D MacLeod Drive is listed on the Georgia Hazardous Site Inventory under ID#10756 for a release of chlorinated solvents to the soil and groundwater. This historic release is not ongoing, and appears to have originated

from a former vapor degreaser operated in this adjacent air compressor manufacturing facility. Soil and groundwater laboratory analytical data document no impact to the Site soil and/or groundwater from this facility. Groundwater flow is to the south across this facility, cross-gradient from the Site. Based on the groundwater data reviewed to date, this adjacent facility is discounted as a recognized environmental condition to the Site. A copy of the EPD file for this facility is attached in Appendix G.

The remaining listed facilities are not recognized environmental conditions based on their distance (>2000 feet) from the Site, regulatory status, and/or topographically downgradient location. Field reconnaissance verified this radius and inclusion of the remaining listed sites would be unduly burdensome and would not change the determinations made during this inquiry.

4.1.1.2 Orphan/Unmappable Sites

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

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (for activity and use limitations)

According to the Gwinnett County Planning and Zoning Department, the Site is currently zoned for multi-family residence district (RM-13). No record of environmental hazards or land use restrictions was discovered during this inquiry.

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

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

4.1.2.8 Planning Department Records

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

4.1.2.9 Local/Regional Pollution Control Agency Records

Not applicable.

4.1.2.10 Local/Regional Water Quality Agency Records

The Gwinnett County Department of Watershed Management was contacted online and a copy of the 2012 Water Quality Report was reviewed. The water supply available to the Site is compliant both USEPA and EPD requirements.

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

Mr. Rick Finch, Georgia Power Agent, indicated via telephonic interview the pad-mounted electric transformers observed throughout the Site are owned by Georgia Power. He indicated these transformers were non-PCB containing based on their construction type and date of installation.

4.1.2.12 Other

Not applicable.

4.2 AGENCY CONTACTS/RECORDS

4.2.1 Local Fire Department Official

The Gwinnett County Office of the Fire Marshall was contacted for recorded information regarding underground storage tank installation/removal, chemical hazards, leaks, or spills on or near the Site. There have been no reported environmental hazards on or near the Site, and only minor household fire events, considered of low environmental concern, were discovered during this assessment.

4.2.2 State, Local, or Regional Health or Environmental Agency

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

4.2.3 Local Building Permit Agency Official

According to information provided by Gwinnett County Planning and Zoning Department, there are currently no records of code violations at the Site. No documentation of environmental hazards associated with the Site was discovered during this inquiry.

4.2.4 Local Groundwater Use Permit Agency Official

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

4.3 INTERVIEWS

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

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

A DCA Owner Environmental Questionnaire was completed by Mr. Anthony Nickas, representative of the Site ownership entities. Mr. Nickas indicated that he was not aware of any issue of environmental concern associated with the Site. Mr. Nickas was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern. He only indicated the land use was limited by local and county zoning and building codes.

4.3.2 Current Owners or Occupants of Neighboring Properties

Neighboring property owners were not available for interview during this ESA

4.3.3 Past Owners, Occupants, or Operators of the Property

Mr. Dave Dixon, agent for the former Site owner the Norsouth Companies, Inc., was interviewed via telephone during this inquiry. Mr. Dixon indicated that an affiliate of First Atlantic Capital, LLC, assumed the Site's general partner interest in 2007 from The Norsouth Companies, Inc., and that the Site was originally developed from vacant, wooded land in 1993 as a Georgia Department of Community Affairs approved project.

Mr. Dixon was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern.

4.3.4 User(s)

Wiley A. Tucker, agent for Tanglewood Heights Apartments, LP, filled out a property questionnaire to facilitate the completion of this sub-section. This questionnaire is attached in Appendix H.

4.3.4.1 Title Records

Hunter MacLean of Savannah, Georgia performed a title search and commitment for the Site. These documents are discussed in detail in Section 5.5.

4.3.4.2 Environmental Liens

Tanglewood Heights Apartments, LP is not aware of any environmental liens or land use restrictions associated with the Site.

4.3.4.3 Specialized Knowledge of the User

Tanglewood Heights Apartments, LP has no specialized knowledge regarding the Site.

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

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

4.3.4.5 Reason for Performing the Phase I

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

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

4.3.4.6.1 Purchase Price

No evidence of a discount to the fair market value of the Site due to environmental concerns was discovered or reported by the user during this inquiry.

4.3.4.6.2 Differential between Purchase Price and Market Value

Not applicable.

4.3.4.6.3 Reasons for Any Differential

Not applicable.

5.0 SITE INFORMATION AND USE

5.1 SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS

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

Robert Brawner of One Group visited the Site on April 14, and April 21, 2009, February 18, 2010, June 7, 2011, and May 18, 2012, and was accompanied by maintenance personnel during the inspection. The weather during the Site visits did not impede the observations.

5.2 GENERAL SITE SETTING

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

5.3 ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION

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

5.4 CURRENT SITE USE

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

5.4.1 Storage Tanks

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

Above-ground storage tanks were observed to east of the Site on the MacLeod Industrial Park parcel. These tanks were verified as containing inert gas and are considered of low environmental concern.

5.4.2 Hazardous and Petroleum Products Containers/Drums

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

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

5.4.3 Heating and Cooling

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

5.4.4 Solid Waste

Solid Waste is collected in a covered, fenced trash compactor and removed for offsite disposal by Waste Management, Inc.

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

5.4.5 Sewage Disposal/Septic Tanks

The Gwinnett County Department of Water Resources has provided written documentation of sanitary sewer availability to the Site. These documents are provided in Appendix G.

No septic tanks were observed during the inspection.

5.4.6 Hydraulic Equipment

Hydraulic equipment was not observed during the inspection. The on-Site trash compactor is powered by a mechanical motor.

5.4.7 Contracted Maintenance Services

Pest control and landscaping are provided by Atlanta Pest Control and PCI, respectively. Recognized environmental conditions were not identified involving chemicals, pesticides, and/or petroleum products associated with these maintenance service companies.

5.4.8 Electrical Equipment/PCBs

Polychlorinated Biphenyl (PCB) is the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. Pad-mounted transformers were observed throughout the Site. The transformers are owned and maintained by the Georgia Power Company and are identified by visual markings. The transformers were not labeled as PCB containing.

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

5.4.9 Water Supply and Wells

The Site operates a well that supplies an on-Site irrigation system. This well is not used as a drinking water supply for the residents on the Site. The Gwinnett County Health Department had no record of violations associated with the irrigation well. The EPD was contacted for compliance information and indicated the Site could lawfully withdraw up to 100,000 gallons of water a day from this well.

The Site receives its water supply from the Gwinnett County Department of Water Resources who has provided written documentation of this fact in Appendix G.

5.4.10 Drains and Sumps

Storm water drop inlets are located intermittently in low areas of the curb gutters receiving overland flow, and subsequently discharging to the on-Site surface water body.

No sumps were observed during the site inspection.

5.4.11 Pits, Ponds, Lagoons, and Surface Waters

A small unnamed tributary was observed on the Site.

No pits, ponds, lagoons were observed on the Site during the inspection.

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

Odors were not observed during the Site inspection.

5.4.15 Utilities/Roadway Easements

The Site receives utility services from the following sources:

Electricity:	–	Georgia Power
Natural Gas:	–	Atlanta Gas Light
Water/Sewer:	–	Gwinnett County Water System
Solid Waste:	–	Waste Management

Roadway easements appear to be approximately fifty feet wide. Evidence of a septic field was not identified on-Site during the inspection.

5.4.16 Chemical Use

Cleaning supplies, chemicals, pesticides, herbicides, fuels, or other hazardous or waste materials were not observed on the Site. The Site does not involve the use of hazardous substances. No evidence of hazardous substance use, transportation, generation and/or storage was observed during our inspection of the Site.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

Rehabilitation is planned for the Site structures including but not limited to: roof replacement; window replacement, site surface drainage and civil improvements; interior finish replacement in all units; and exterior finish repairs. Although Site improvements with the potential for impact from water leaks, mold, fungi, and microbial growth will be replaced during rehabilitation, as a conservative measure the Site was inspected for the afore-mentioned concerns.

Each of the buildings on the Site was examined for water leaks and mold; with a visual inspection performed in individual units targeted for asbestos and radon sampling. Areas behind walls, under floors and above ceilings were minimally accessible due to the high-occupancy of the Site's individual units. Examination criteria were based on a visual inspection and assessment performed by One Group personnel. The visual assessment consisted of conducting a "white-glove" test on surfaces suspected of mold impact. The visual surface test of occupied spaces should not contain staining or discoloration that is characteristic of active mold growth.

Minimal mold growth, less than ten sf, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevation moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

No further systemic water leaks, mold, fungi, and microbial growth issues were observed during the Site inspection.

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document "Mold Remediation in Schools and Commercial Buildings" dated March 2001.

5.4.18 Asbestos

A renovation asbestos survey was performed by One Group at the Site on May 11, 2009, in accordance with local, state and federal law and current EPA guidelines, including, but not limited to, Guidance for Controlling Asbestos Containing Materials in Buildings, June 1985, EPA 560/5-85. The survey was performed to satisfy the requirements of a "thorough inspection" as per EPD published guidelines.

Bulk samples of wallboard joint compound, textured ceiling, and linoleum sheet flooring were obtained from the Site. In total, ninety-six bulk samples of suspect asbestos containing materials were collected from the Site, in accordance with 40 Code of Federal Regulations Part 763 dated April 1987, and using the U.S. EPA Asbestos Hazard Emergency Response Act (AHERA) as a guide.

130 individual samples or layers were analyzed from the ninety-six bulk samples submitted. The samples were analyzed for detectable concentrations of asbestos (greater than one percent) utilizing Polarized Light Microscopy and dispersion staining techniques using EPA method 600/R-93/116. Analysis was performed by Analytical Environmental Services, Inc. at their Marietta, Georgia laboratory. Analytical Environmental Services, Inc. is certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP), certificate number 102082-0.

None of the bulk samples analyzed contained asbestos above the regulatory threshold of 1%. Based on the age of the Site structures and the survey results, the potential that latent asbestos containing materials are present is discounted as a non-scope issue. A copy of the renovation asbestos survey is provided in Appendix E.

A project notification should be submitted by the Site owner to the EPD ten days prior to initiating any demolition and/or renovation activities.

5.4.19 Lead-Based Paint

The Site structures were constructed in 1993; this section is not applicable.

5.4.20 Lead in Drinking Water

Site maintenance personnel were interviewed to determine the piping material of the below-grade and interior water supply systems. Water supply systems in crawl spaces, interior water faucet and shower connections, and readily accessible civil “stub-ups” were observed and determined to be constructed of PVC materials. The Site receives its water supply from the Gwinnett County Department of Watershed Management. Documentation of its compliance with USEPA and EPD requirements is provided in Appendix O. Based on information gathered during this inquiry, lead in drinking water is discounted as a non-scope issue.

5.4.21 Radon

Radon testing was performed on the Site structures in accordance with the 2011 Environmental Manual. One test was performed in each ground floor individual unit and one test was performed in each building covering 10% of the units on all floors above the ground floor. One test was performed in the office/recreation area.

A total of fifty-nine radon tests were performed across the Site, for a period of 48 hours, in accordance with the National Radon Safety Board guidance. RAdData, Inc. of Flanders, New Jersey performed the laboratory analysis. RAdData, Inc. is certified to

perform EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial analyses by the National Environmental Health Association's Program (NEHA), certificate number 101196 AL.

Individual units #704's test result of 4.1 pico curies per liter exceeded the EPA recommended radon exposure limit. Remaining individual units' test results did not exceed the EPA recommended radon exposure limit of four pico curies per liter. New construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

5.4.22 Noise

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

- (i) five (5) miles of a civil airport
 - Not applicable
- (ii) fifteen (15) miles of a military airfield
 - Not applicable
- (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count
 - The Site has direct exposure to Sugarloaf Parkway adjacent to the south. Traffic data for these roads was obtained from the Georgia DOT's State Transportation and Statistics Reporting site (STARs).
- (iv) 3000 feet of a railroad or rail line
 - Not applicable

Available aerial photographs, online search engines, and online mapping software were used to determine distances to the above-referenced facilities. The Site fell within applicable radii of facilities identified as noise sources. Subsequently, a Noise Assessment Level Study was prepared that concluded a noise mitigation plan is needed for the Site rehabilitation. The noise mitigation plan provides detailed construction recommendations for the rehabilitation architect in order for the Site to achieve an acceptable noise rating. The Site Noise Assessment and Mitigation Plans are provided in Appendix F.

5.4.23 Vapor Encroachment Screening

No active and/or current recognized environmental conditions were identified on the Site. Historic, suspect or known contaminated sites were identified surrounding the Target Property within the *approximate minimum search distances*, as per Standard Practice Section 8.3.2. However, the volatile organic compound impact documented within applicable radii of the Site are at levels that do not appear to constitute a significant

contaminant threat that would lead to a potential Vapor Encroachment Condition. A copy of the vapor encroachment screen is provided in Appendix E.

5.4.24 Other Site Reconnaissance Issues

The Site structures were constructed in 1993, over five years after the Department of Housing and Urban Development's concerted efforts to regulate formaldehyde. Spray applied urea-formaldehyde foam was not observed as an insulation material during the Site inspection. Blue one-inch foam board with foil cover, manufactured by AMP dated August 1993, was observed behind exterior vinyl siding. Based on this materials age of construction (older than ten years), it is not considered a significant source of formaldehyde. Based on the afore-mentioned reasons, urea-formaldehyde foam is discounted as a non-scope concern. No further Site reconnaissance issues were observed.

5.5 PAST SITE USE

5.5.1 Recorded Land Title Records

A chain of title search for the Site was prepared by Hunter MacLean of Savannah, Georgia. No information obtained during the title search indicated the presence of hazardous substances stored or generated at the Site. The chain of title documents the Site's history as a multi-family residential facility developed from vacant land.

5.5.2 Environmental Liens

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

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

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

5.5.4 Aerial Photographs and Topographic Maps

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

5.5.5 Sanborn Fire Insurance Maps

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

5.5.6 City Directories

Polk Historical City Directories were reviewed for indications of previous hazardous material use on the Site at the Atlanta Historical Center. Polk directories were available dating back to 1955 for Suburban Atlanta. The Site and surrounding area could not be found in the directories reviewed. Atlanta History Center did not have specific historic city directories for the City of Lawrenceville.

Historic city directories for Lawrenceville and/or suburban Atlanta were not available for review at the Gwinnett County Library.

5.5.7 Previous Environmental Studies

One Group has performed three prior ESAs at the Site. These ESAs did not find evidence of recognized environmental conditions in association with the Site. Copies of these reports are provided in Appendix I.

5.5.8 Other

Not applicable.

5.6 CURRENT SURROUNDING LAND USE

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

5.6.1 North

The Site is bordered to the north by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments.

5.6.2 East

The Site is bordered to the east by a single family residence and then a cell tower, a wooded detention area, and Macleod Industrial Park.

5.6.3 South

Sugarloaf Parkway and then Gwinnett Technical College border the site to south.

5.6.4 West

The Site is bordered to the west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments.

5.7 PAST SURROUNDING LAND USE

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

5.7.1 North

Prior to current development, parcel to the north were historic agricultural cropland and vacant woodland.

5.7.2 East

Prior to current development, parcel to the east were residences, historic agricultural cropland, and vacant woodland.

5.7.3 South

Atkinson Road dates back to at least 1938 as the southern boundary and access point for the Site. Prior to current development, historic agricultural cropland and vacant woodland were prevalent to the south.

5.7.4 West

Prior to current development, parcel to the west were residences, historic agricultural cropland, and vacant woodland.

5.8 HISTORIC PRESERVATION

There are no structures on the Site more than fifty years old; it is currently vacant. The Site is not listed on or eligible for listing on the National Register of Historic Places. The Site's area of potential effect does not include an historic district or property, and it is not within or directly adjacent to an historic district or property.

The proposed project will not have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places (hereinafter "National Register") pursuant to Section 800.13 of the historic preservation regulations, 36 CFR Part 800. 36 CFR Part 800 also implements Section 106 of the National Historic Preservation Act, 16 U.S.C. 470f.

6.0 DATA GAPS

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

6.1 IDENTIFICATION OF DATA GAPS

Data gaps were not encountered during this assessment.

6.2 SOURCES OF INFORMATION CONSULTED TO ADDRESS DATA GAPS

Not applicable.

6.3 SIGNIFICANCE OF DATA GAPS

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

7.0 ENVIRONMENTAL CONCERNS

7.1 ON-SITE

No recognized environmental conditions were discovered associated with on-site sources.

Minimal mold growth, less than ten square feet, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevated moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

7.2 OFF-SITE

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

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 ON-SITE

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

8.2 OFF-SITE

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

9.0 DATA REFERENCES

Standard Practice

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

Georgia Department of Community Affairs
“Environmental Manual” dated 2012

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

Site overview

Martin Riley Associates
Master Site survey dated November 5, 1995

Gwinnett County Tax Assessors Office online (www.Gwinnettassessor.com)
Tax parcel information

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

MapQuest (www.mapquest.com)
General property location

Municipal Government Information

Gwinnett County Tax Assessors Office
Telephonic interview/facsimile/electronic mail on April 30, 2012
FOIA request: tax parcel information; zoning; land use restrictions; environmental liens

Gwinnett County Planning and Development Department
Telephonic interview/facsimile/electronic mail on April 30, 2012
FOIA request: outstanding code violations; zoning; land use restrictions; environmental hazards

Gwinnett County Fire Department
Telephonic interview/facsimile/electronic mail on April 30, 2012
FOIA request: petroleum hydrocarbon and /or hazardous materials; spills or releases; onsite and nearby fire events; and environmental hazards

Gwinnett County Environmental and/or Health Department
Telephonic interview/facsimile/electronic mail on April 30, 2012
FOIA request: septic system, water wells, and environmental hazards

Physical Setting Review

Environmental Data Resources, Inc
EDR Geocheck® Report dated May 1, 2012

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

Surface Water Definitions

- Federal Emergency Management Agency (www.fema.gov)
Flood Insurance Rate Map for Gwinnett County, Georgia
Community Panel Number 13135C0071F, dated September 29, 2006
- Georgia Geologic Survey
Geologic Map of Georgia, 1976 reprinted 1997
- Georgia Natural Heritage Inventory Program (<http://www.gadnr.org/>)
Endangered Species List and Habitat Search
- National Register of Historic Places (www.nps.gov)
Historic Preservation Documentation
- Trent, Victoria B., Groundwater Pollution Susceptibility Map of Georgia, Hydrogeologic Atlas No. 20, 1992
- United States Environmental Protection Agency, (www.epa.gov)
Current Georgia Radon Zone Map
- United States Fish and Wildlife Service (www.fws.gov)
Endangered Species List
National Wetlands Inventory
- United States Geologic Survey
Topographic map, 7.5-Minute, Luxomini, Georgia Quadrangle, dated 1993

User Information and Interviews

- Wiley A. Tucker (user and applicant), Tanglewood Heights Apartments, LP
User Property Questionnaire completed on June 1, 2011
- Anthony Nickas (Site Manager), First Atlantic Capital, LLC
General Property Questionnaire completed on May 10, 2012
DCA Property Questionnaire completed on May 10, 2012
- Rick Finch, Southern Company
Telephonic interview on June 8, 2011, (404.506.6526)
PCB Transformer inquiry

Historical research

- Atlanta History Center
Historic city directory search performed on June 7, 2012
- Gwinnett County Public Library
Historic city directory search performed on June 7, 2012
- Environmental Data Resources, Inc. (www.edrnet.com)
Aerial photograph decade package dated May 1, 2012
- Environmental Data Resources, Inc. (www.edrnet.com)
Sanborn fire insurance map package dated May 1, 2012

Environmental Database Review

Environmental Data Resources, Inc

EDR Radius Map™ Report dated May 1, 2012

EPD, Underground Storage Tank Management Program

Office visit on June 4, 2012

File review: owner registration; compliance files; corrective action files

EPD, Hazardous Waste Branch

Office visit on June 4, 2012

File review: owner registration; compliance files; corrective action files

Shannon Ridley, Georgia Environmental Protection Division,

Telephonic interview on June 4, 2012, (404.656.7802)

Engineering and Institutional Control Inquiry

10.0 VALUATION REDUCTION

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

10.1 PURCHASE PRICE

Not applicable. This information provided by user in the user interview.

10.2 INTERVIEW OF BROKER REGARDING MARKET VALUE

Not applicable. This information provided by user in the user interview.

10.3 DIFFERENTIAL BETWEEN PURCHASE PRICE AND MARKET VALUE

Not applicable. This information provided by user in the user interview.

10.4 ENVIRONMENTAL REASONS FOR ANY DIFFERENTIAL

Not applicable. This information provided by user in the user interview.

APPENDIX A
FIGURES AND MAPS

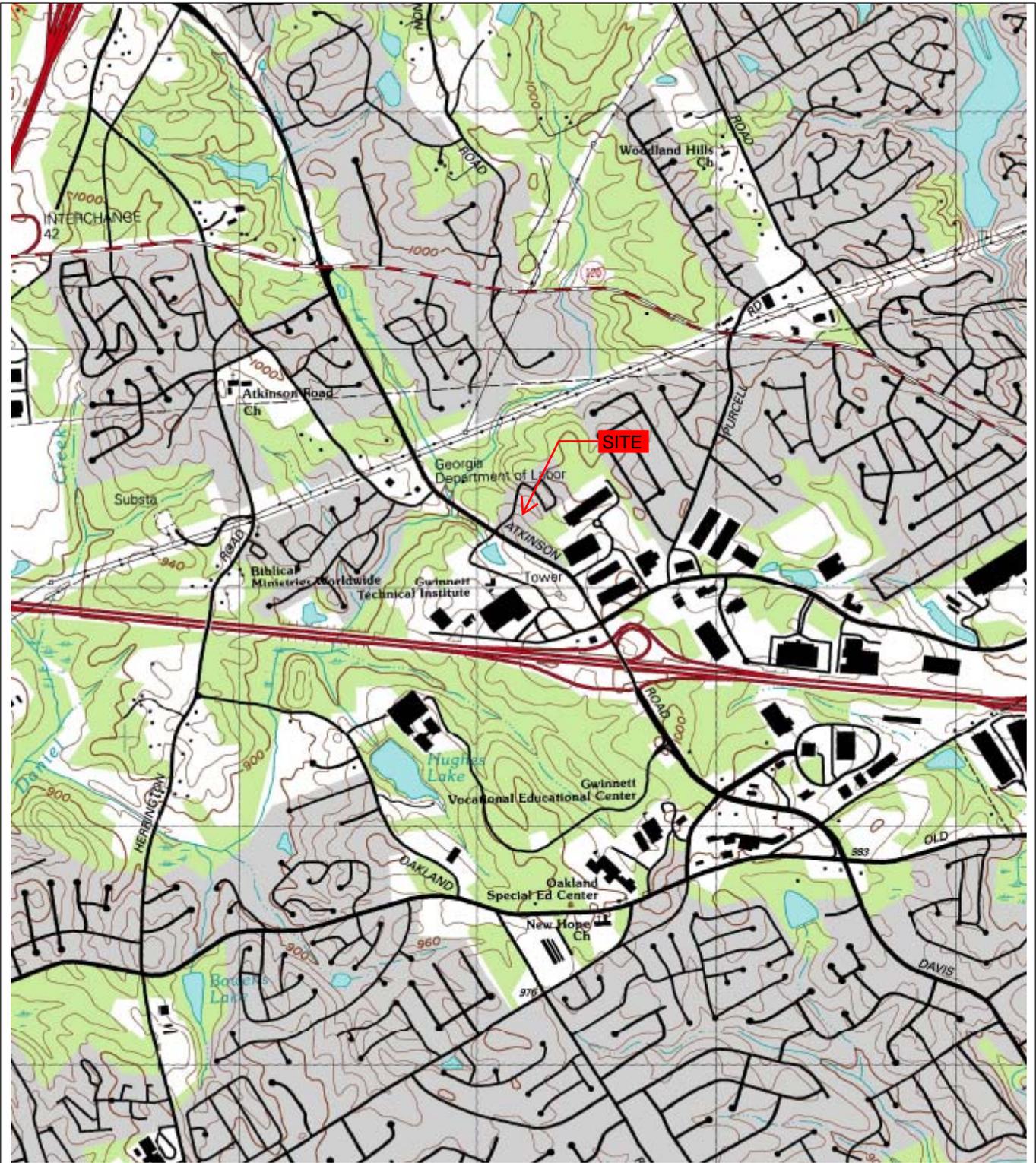
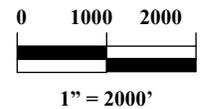


Figure 1 – Topographic Map

Map Date: 1999

Tanglewood Park
1425 Atkinson Road
Lawrenceville, Gwinnett County, Georgia



One Group Project #: A9028.04

Source: USGS Luxomni Quad, 7.5-Minute, Topo

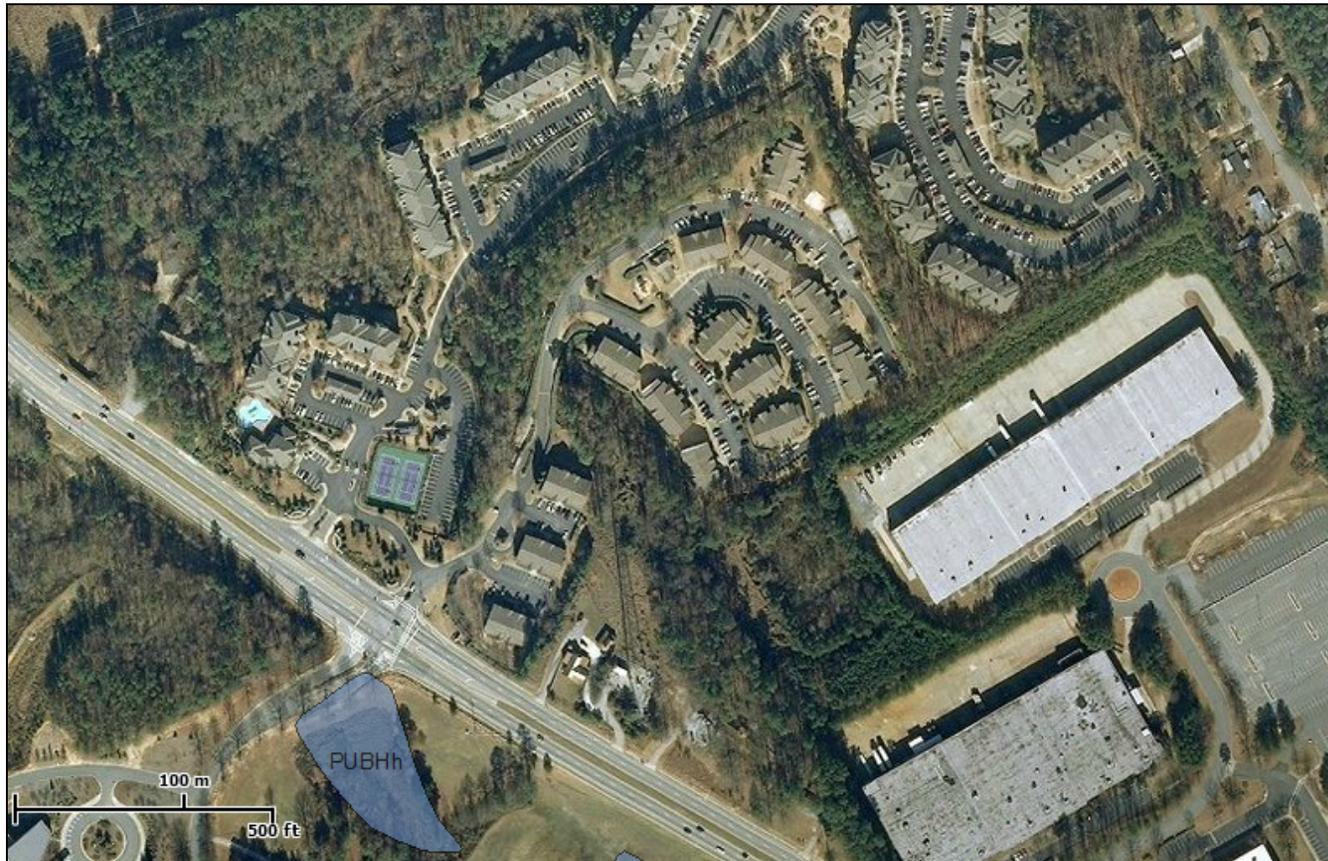


U.S. Fish and Wildlife Service

National Wetlands Inventory

Tanglewood Park

May 1, 2012



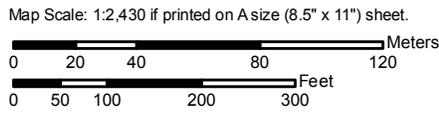
Wetlands

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

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

User Remarks:

Soil Map—Gwinnett County, Georgia
(Tanglewood Park)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Special Point Features

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

 Very Stony Spot

 Wet Spot

 Other

Special Line Features

-  Gully
-  Short Steep Slope
-  Other

Political Features

 Cities

Water Features

 Streams and Canals

Transportation

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

MAP INFORMATION

Map Scale: 1:2,430 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

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.

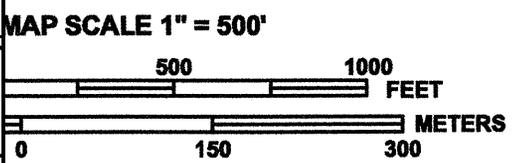
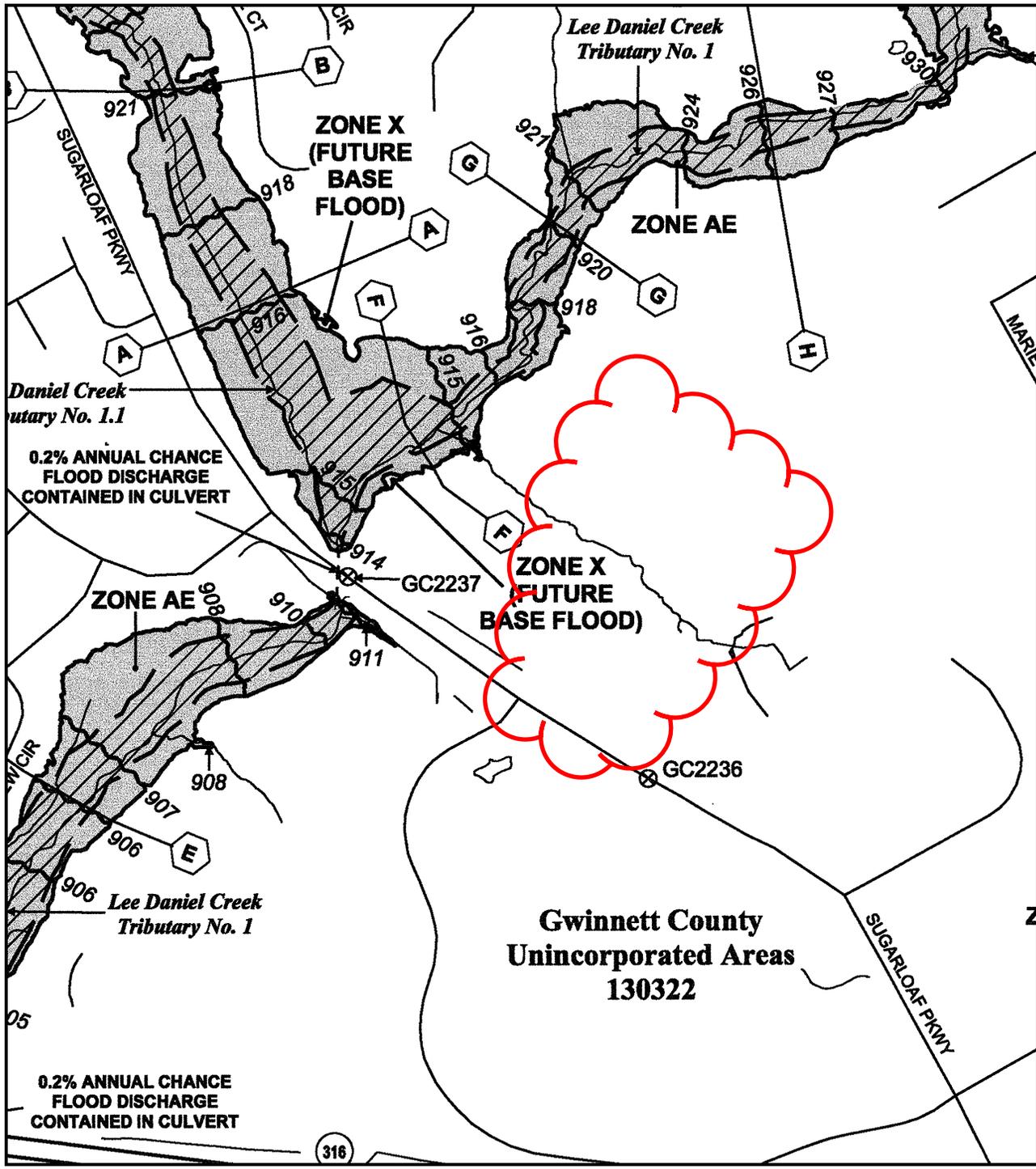
Soil Survey Area: Gwinnett County, Georgia
Survey Area Data: Version 4, Dec 22, 2006

Date(s) aerial images were photographed: 8/21/2007; 10/10/2007

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

Gwinnett County, Georgia (GA135)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, eroded	4.8	16.5%
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	0.5	1.6%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	2.8	9.5%
AsF	Ashlar-Wateree complex, 15 to 45 percent slopes, stony	0.5	1.9%
ATD	Ashlar and Wedowee soils, 6 to 15 percent slopes	0.0	0.0%
Cfs	Chewacla soils, frequently flooded	0.0	0.0%
GeB2	Gwinnett clay loam, 2 to 6 percent slopes, eroded	4.4	15.2%
GeE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	6.6	22.9%
GgE2	Gwinnett loam, 10 to 25 percent slopes, eroded	0.6	2.0%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	3.5	12.2%
W	Water	0.0	0.0%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	5.2	18.1%
Totals for Area of Interest		28.9	100.0%



PANEL 0071F

FIRM
FLOOD INSURANCE RATE MAP
GWINNETT COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 71 OF 155
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GWINNETT COUNTY	130322	0071	F

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.



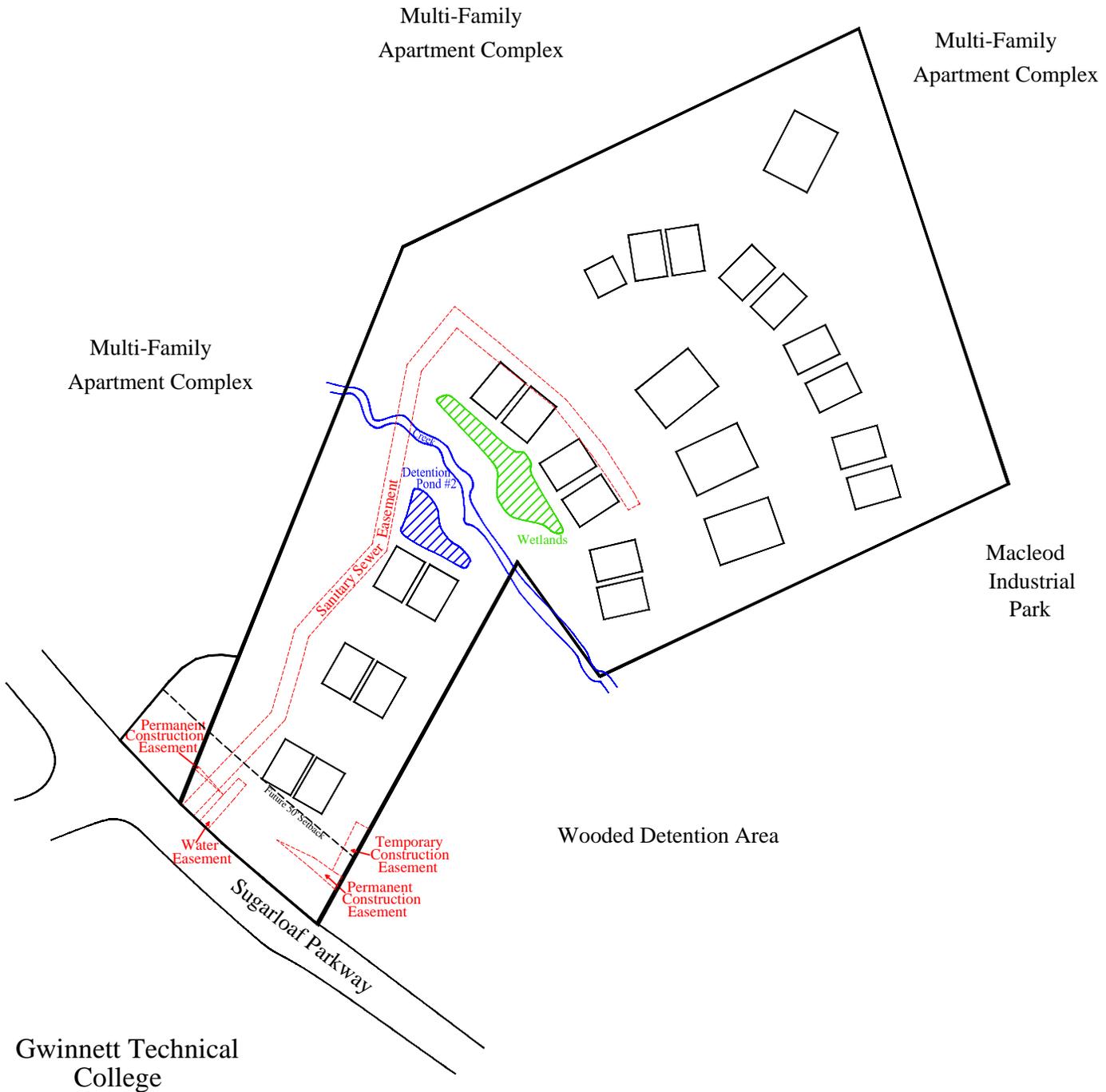
MAP NUMBER
13135C0071F
EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

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

Figure 5
Site Map

Tanglewood Park
5535 Sugarloaf Parkway (Former 1424 Atkinson Road)
Lawrenceville, Gwinnett County, Georgia
Project #A9028
Source: Survey (2009)



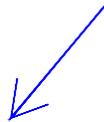
Legend



Buildings on Subject Property



Limits of Easement



Presumed Groundwater Flow Direction



SUGARLOAF PARKWAY

5375 Sugarloaf

ACCESS
EASEMENT

*NO AMENITY ACTIVITIES OCCUR THIS SIDE OF NAL# 30

*NO AMENITY ACTIVITIES OCCUR THIS SIDE OF NAL# 25

EXISTING COMMERCIAL



TANGLEWOOD HEIGHTS CONCEPTUAL SITE PLAN

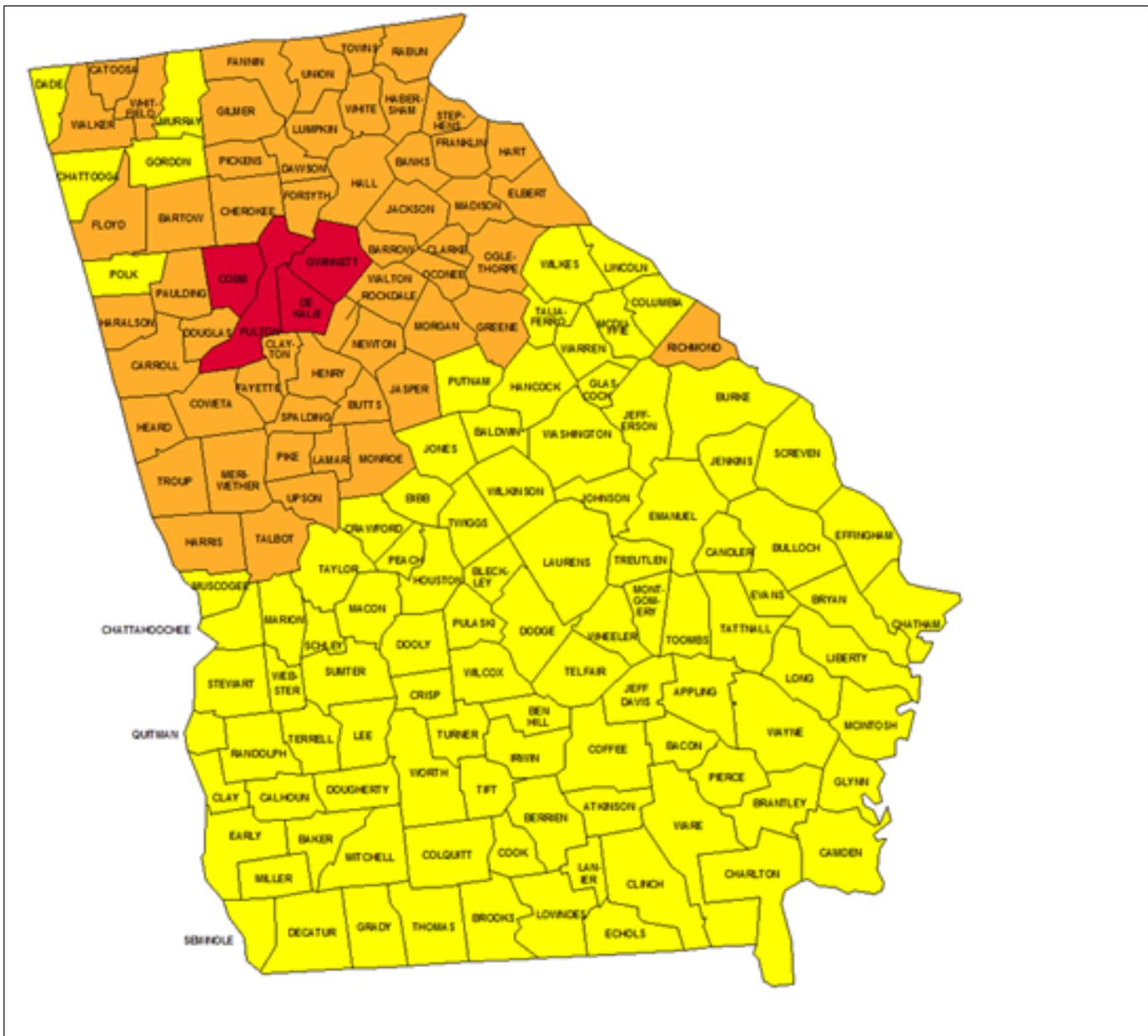


SCALE: 1" = 100'

SEE SHEET "CSP.2" FOR ADDITIONAL PROJECT DATA

SITE INFORMATION KEY SYMBOL = 9
DCA AMENITIES KEY SYMBOL = A

CSP.1



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

Figure 7 – Georgia Radon Zones Map

Tanglewood Park
 5355 Sugarloaf Parkway
 Lawrenceville, Gwinnett County, Georgia
 30043



One Group Project#A9028.04

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

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence from a point located at the northwesterly corner of Land Lot 44, said point also being the common corner of Land Lots 43, 73 & 74; thence running along the northwesterly line of said Land Lot 44 North 65 degrees, 20 minutes and 59 seconds East for a distance of 1228.46 feet to a point; thence leaving the northwesterly line of said Land Lot 44 and running South 22 degrees, 21 minutes and 41 seconds East for a distance of 936.60 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 582.14 feet to an iron pin found located at the POINT OF BEGINNING. From the POINT OF BEGINNING as thus established thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 587.77 feet to an iron pin set; thence North 38 degrees, 26 minutes and 29 seconds West for a distance of 179.32 feet to an iron pin found; thence South 26 degrees, 52 minutes and 39 seconds West for a distance of 483.57 feet to an iron pin set located on the northeasterly right of way line of Atkinson Road (53' from E of Atkinson Road relocation); thence running along the northeasterly right of way line of Atkinson Road 24125 feet along an arc of a curve to the right having a radius of 7439.25 feet, which arc is subtended by a chord bearing and distance of North 52 degrees, 22 minutes and 09 seconds West 24124 feet to an iron pin set; thence leaving the northeasterly right of way line of Atkinson Road and running North 19 degrees, 30 minutes and 04 seconds East for a distance of 727.71 feet to an iron pin found located on the northeasterly line of Land Lot 43 (also being the southwesterly line of Land Lot 44); thence leaving said land lot line and running North 61 degrees, 54 minutes and 47 seconds East for a distance of 654.81 feet to an iron pin found; thence South 20 degrees, 55 minutes and 19 seconds East for a distance of 614.00 feet to the iron pin found located at the POINT OF BEGINNING, containing 552,938 square feet or 12.694 acres of land. Said property being more particularly described on that certain plat of survey prepared by Loo-Turley & Associates, P.C. for Willowood Park Limited Partnership dated June 30, 1995, and last revised November 16, 1995, and revised by Construction Engineering Associates December 29, 1997.

EASEMENT TRACT

Together with an easement for ingress and egress to the above-captioned property over and across the following property:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

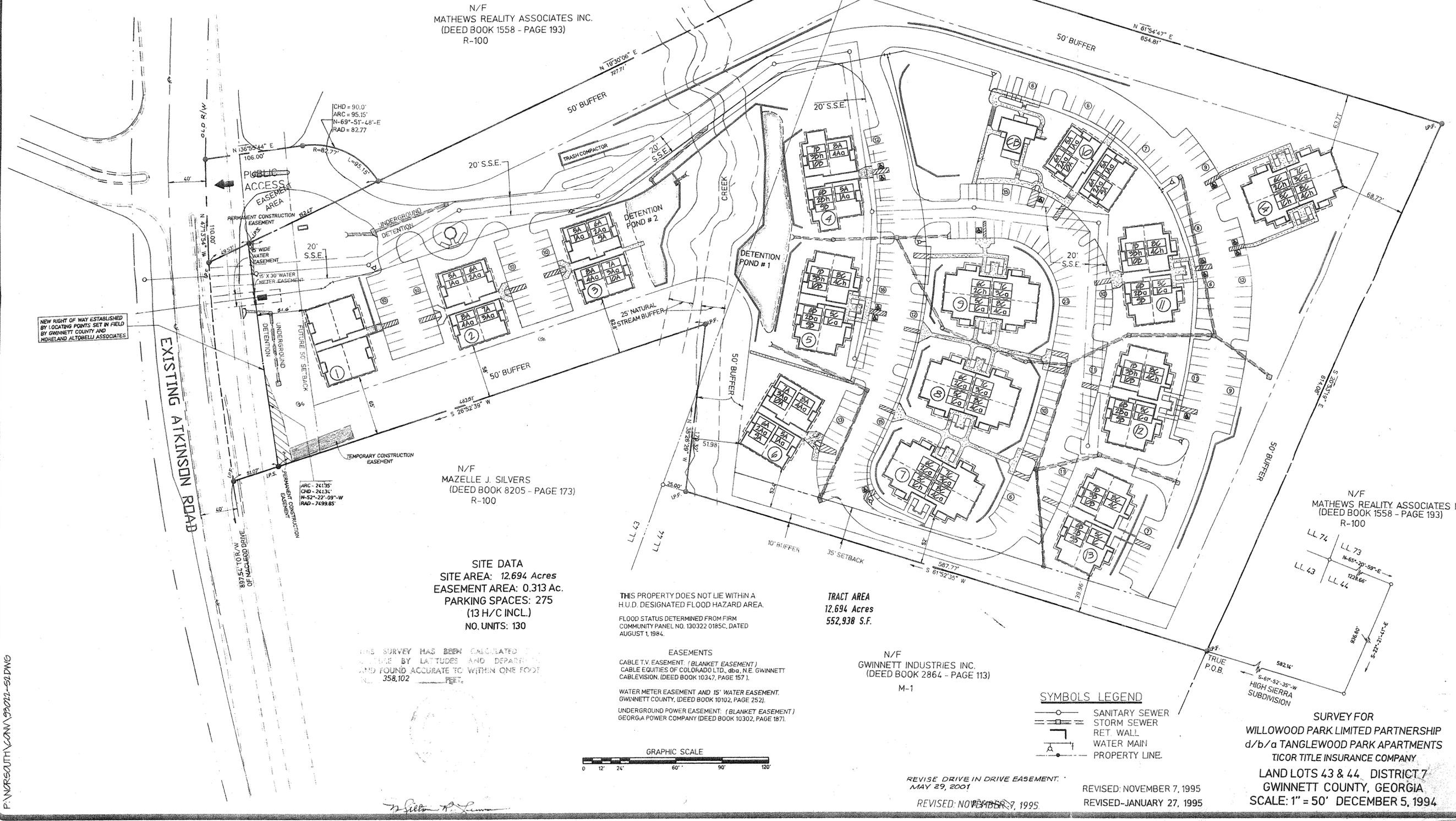
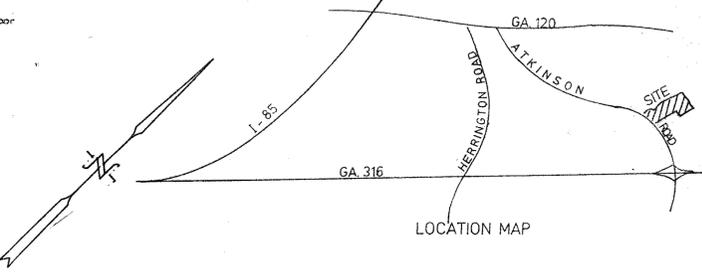
Commence at the intersection of Land Lots 43, 44, 73 and 74; thence North 65 degrees, 20 minutes and 59 seconds East a distance of 1228.46 feet to a point; thence South 22 degrees, 21 minutes and 41 seconds East a distance of 936.60 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West a distance of 582.14 feet to a point; thence North 20 degrees, 53 minutes and 19 seconds West a distance of 614.00 feet to a point; thence South 61 degrees, 54 minutes and 47 seconds West a distance of 654.81 feet to a point; thence South 19 degrees, 30 minutes and 04 seconds West a distance of 575.24 feet to a point; said point being the POINT OF BEGINNING; thence South 19 degrees, 30 minutes and 04 seconds West a distance of 202.00 feet to a point; said point being on the northerly right-of-way of Atkinson Road; thence along the right-of-way of Atkinson Road North 47 degrees, 13 minutes and 59 seconds West a distance of 110.00 feet to a point; thence North 36 degrees, 55 minutes and 44 seconds East a distance of 106.00 feet to a point; thence along a curve to the right a distance of 95.15 feet to a point, said curve having a radius of 82.77 feet, a chord of 90.00 feet and a chord bearing of North 69 degrees, 51 minutes and 48 seconds East to a point, said point being the POINT OF BEGINNING Said Property containing 0.313 acres.

SURVEYOR'S CERTIFICATION

The undersigned being a registered land surveyor of the State of Georgia certifies to (1) Willowood Park Limited Partnership d/b/a Tanglewood Park Limited Partnership, (11) Midland Mortgage Investment Corporation, (11) Midland Affordable Housing Group Trust, (11) Federal National Mortgage Association (FN) Title Insurance Company as follows:

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992. SURVEY MEETS CLASS "A" REQUIREMENTS FOR AN URBAN SURVEY.
- The survey was made on the ground between JANUARY 2 and JANUARY 27, 1995, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- There are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

- The location of each easement, right of way, servitude, and other matter affecting the subject property and shown on this Policy dated Nov. 27, 1995, as endorsed and issued by Tior Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the Title Policy. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such Title Policy.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- The parties listed above are entitled to rely on the survey and certificate as being true and accurate.



N/F
MATHEWS REALTY ASSOCIATES INC.
(DEED BOOK 1558 - PAGE 193)
R-100

N/F
MAZELLE J. SILVERS
(DEED BOOK 8205 - PAGE 173)
R-100

SITE DATA
SITE AREA: 12.694 Acres
EASEMENT AREA: 0.313 Ac.
PARKING SPACES: 275
(13 H/C INCL.)
NO. UNITS: 130

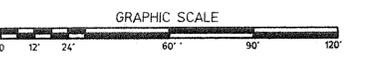
THIS PROPERTY DOES NOT LIE WITHIN A
H.U.D. DESIGNATED FLOOD HAZARD AREA.
FLOOD STATUS DETERMINED FROM FIRM
COMMUNITY PANEL NO. 130322 0185C, DATED
AUGUST 1, 1984.

TRACT AREA
12.694 Acres
552,938 S.F.

EASEMENTS
CABLE TV EASEMENT (BLANKET EASEMENT)
CABLE EQUITIES OF COLORADO LTD., d/b/a, N.E. GWINNETT
CABLEVISION, (DEED BOOK 10347, PAGE 157).
WATER METER EASEMENT AND 15' WATER EASEMENT.
GWINNETT COUNTY, (DEED BOOK 10102, PAGE 252).
UNDERGROUND POWER EASEMENT (BLANKET EASEMENT)
GEORGIA POWER COMPANY (DEED BOOK 10302, PAGE 187).

N/F
GWINNETT INDUSTRIES INC.
(DEED BOOK 2864 - PAGE 113)
M-1

SYMBOLS LEGEND
○ SANITARY SEWER
— STORM SEWER
— RET WALL
— WATER MAIN
— PROPERTY LINE.



REVISE DRIVE IN DRIVE EASEMENT:
MAY 29, 2001
REVISED: NOVEMBER 7, 1995

REVISED: NOVEMBER 7, 1995
REVISED: JANUARY 27, 1995

SURVEY FOR
WILLOWOOD PARK LIMITED PARTNERSHIP
d/b/a TANGLEWOOD PARK APARTMENTS
TICOR TITLE INSURANCE COMPANY
LAND LOTS 43 & 44, DISTRICT 7
GWINNETT COUNTY, GEORGIA
SCALE: 1" = 50' DECEMBER 5, 1994

P:\NRSOUTH\CONV\93021-51.DWG

P:\NRSOUTH\CONV\93021-52.Fr1 Oct 28 12:00:20 1994 CAD.DWG

APPENDIX B

PHOTOGRAPHS

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



Photo #1 – May 18, 2012

Adjacent multi-family development to the north and east, communal amenities visible

West to east view



Photo #2 – May 18, 2012

Adjacent multi-family development to the north and east

South to north view



Photo #3 – May 18, 2012

Adjacent Sugarloaf Parkway to the west followed by a medical center



Photo #4 – May 18, 2012

Adjacent single-family residence to the south

West to east view



Photo #5 – May 18, 2012

Nearby, vacant single-family residence to the south

West to east view



Photo #6 – May 18, 2012

Southern and eastern, adjacent industrial complex

South to north view



Photo #7 – May 18, 2012

Southern and eastern, adjacent industrial complex rear parking area

East to west view



Photo #8 – May 18, 2012

Former location of southern and eastern adjacent aboveground storage tanks

East to west view



Photo #9 – May 18, 2012

Site entrance

North to south view



Photo #10 – May 18, 2012

Site mail center and typical grounds

South to north view



Photo #11 – May 18, 2012

Center of Site

Typical 2/3 split buildings



Photo #12 – May 18, 2012

Rear of buildings on slope with typical finishes: vinyl siding, brick facade, and asphalt pitched roofs.

North to south view



Photo #13 – May 18, 2012

Detention area on eastern side of on-site creek

East to west view



Photo #14 – May 18, 2012

Detention area on eastern side of on-site creek, creek channel buffers visible beyond

West to east view



Photo #15

Scrub-shrub wetland in detention area on western side of on-site creek

North to south view



Photo #1 – June 7, 2011

Adjacent multi-family development to the north and east, communal amenities visible

West to east view



Photo #2 – June 7, 2011

Adjacent multi-family development to the north and east

South to north view



Photo #3 – June 7, 2011

Adjacent Sugarloaf Parkway to the west followed by a medical center



Photo #4 – June 7, 2011

Adjacent single-family residence to the south

West to east view



Photo #5 – June 7, 2011

Nearby, vacant single-family residence to the south

West to east view



Photo #6 – June 7, 2011

Southern and eastern, adjacent industrial complex

South to north view



Photo #7 – June 7, 2011

Southern and eastern, adjacent industrial complex rear parking area

East to west view



Photo #8 – June 7, 2011

Former location of southern and eastern adjacent aboveground storage tanks

East to west view



Photo #9 – June 7, 2011

Site entrance

North to south view



Photo #10 – June 7, 2011

Site mail center and typical grounds

South to north view



Photo #11 – June 7, 2011

Center of Site

Typical 2/3 split buildings



Photo #12 – June 7, 2011

Rear of buildings on slope with typical finishes: vinyl siding, brick facade, and asphalt pitched roofs.

North to south view



Photo #13 – June 7, 2011

Detention area on eastern side of on-Site creek

East to west view



Photo #14 – June 7, 2011

Detention area on eastern side of on-Site creek, creek channel buffers visible beyond

West to east view



Photo #15

Scrub-shrub wetland in detention area on western side of on-Site creek

North to south view



Photo #1 – February 18, 2010

Adjacent multi-family development to the north and east. Communal amenities visible.

West to east view.



Photo #2 – February 18, 2010

Adjacent multi-family development to the north and east.

South to north view.



Photo #3 – February 18, 2010

Adjacent Sugarloaf Parkway to the west followed by a medical center.



Photo #4 – February 18, 2010

Adjacent single-family residence to the south.

West to east view.



Photo #5 – February 18, 2010

Nearby, vacant single-family residence to the south.

West to east view.



Photo #6 – February 18, 2010

Southern and eastern, adjacent industrial complex.

South to north view.



Photo #7 – February 18, 2010

Southern and eastern, adjacent industrial complex rear parking area.

East to west view.



Photo #8 – February 18, 2010

Former location of southern and eastern adjacent aboveground storage tanks.

East to west view.



Photo #9 – February 18, 2010

Site entrance.

North to south view.



Photo #10 – February 18, 2010

Site mail center and typical grounds.

South to north view.



Photo #11 – February 18, 2010

Typical 2/3 split buildings.



Photo #12 – February 18, 2010

Rear of buildings on slope with typical finishes: vinyl siding, brick facade, and asphalt pitched roofs.

North to south view.



Photo #13 – February 18, 2010

Detention area on eastern site of onsite creek.

East to west view.



Photo #14 – February 18, 2010

Detention area on eastern site of onsite creek. Creek channel buffers visible beyond.

West to east view.



Photo #15 – February 18, 2010

Scrub-shrub wetland in detention area on western side of onsite creek.

East to west view.



Photo #16 – February 18, 2010

Scrub-shrub wetland in detention area on western side of onsite creek.

North to south view.



Picture #1: Site building exterior, prevalent throughout, vinyl siding and red brick veneer.
4/14/2009



Picture #2: More Site building exterior
4/14/2009



Picture #3: Modest landscaping, structural steel stairs with Cast concrete landings.
4/14/2009



Picture #4: Asphalt-shingle, pitched roofs with gables. Gutters and downspouts are visible.
4/14/2009



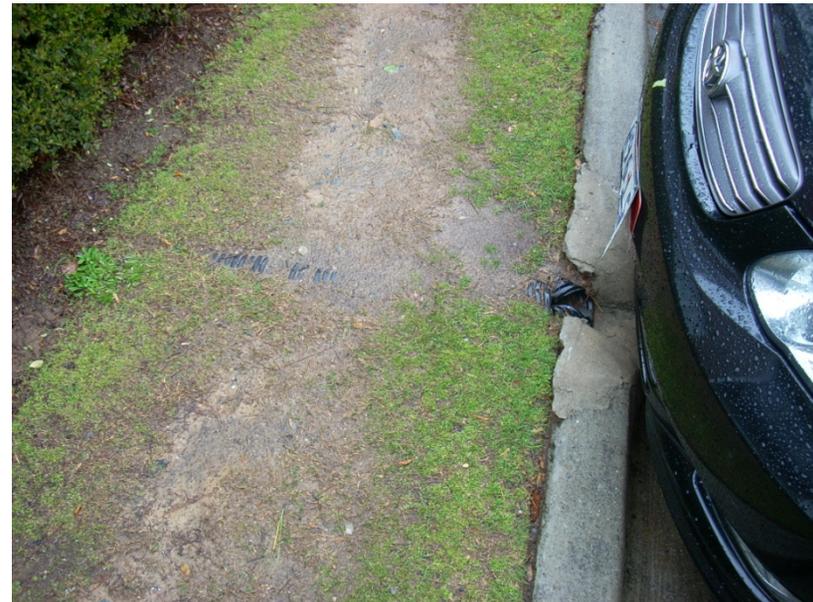
Picture #5: Typical stairwell.
4/14/2009



Picture #6: Typical breezeway with storage closets visible.
4/14/2009



Picture #7: Downspouts piped to drain away from foundations with crawlspaces.
4/14/2009



Picture #8: Storm water piped to discharge from roofs and french drains to parking areas.
4/14/2009



Picture #9: Fire department connection.
4/14/2009



Picture #10: Red brick retaining wall with vents and
Crawl spaces beneath.
4/14/2009



Picture #11: Typical asphalt-shingled roof.
4/14/2009



Picture #12: Exterior landscaping with positive drainage.
4/14/2009



Picture #13: Typical kitchen.
4/14/2009



Picture #14: Hot water heater in mechanical closet. Air handler rests above.
4/14/2009



Picture #15: Typical bedroom and closet.
4/14/2009



Picture #16: Minimal mold growth in interior of units caused by poorly designed, aluminum framed windows.
4/14/2009



Picture #17: Typical interior electrical panel.
4/14/2009



Picture #18: Exterior view of defective aluminum framed windows. Improper flashing suspected as well.
4/14/2009



Picture #19: More minor (<10 sf) mold growth around Defective interior windows.
4/14/2009



Picture #20: Typical den or living room.
4/14/2009



Picture #21: Masonry retaining wall along northwest boundary of the Site, south to north view.
4/14/2009



Picture #22: More retaining wall along northwest boundary of the Site, adjacent northwest apartments visible.
4/14/2009



Picture #23: Water supply located along access road.
4/14/2009



Picture #24: Non-PCB, pad-mounted transformer prevalent throughout the Site.
4/14/2009



Picture #25: Entry veranda for mail.
4/14/2009



Picture #26: Trash compactor located off access road.
4/14/2009



Picture #27: Positive drainage on grounds discharging to adjacent surface water body. Apartments to the north visible, south to north view
4/14/2009



Picture #28: Typical storm water drop inlet.
4/14/2009



Picture #29: Basketball court on northern rear of Site.
4/14/2009 Northwest adjacent apartments visible.



Picture #30: Playground with northwest adjacent
apartments visible, south to north view.



Picture #31: Onsite surface water body flowing east to west,
4/14/2009 with retaining wall supporting access road,



Picture #32: Onsite surface water body flowing east to west,
4/14/2009 with retaining wall supporting access road,



Picture #33: Detention pond #1 behind building #5.
4/14/2009



Picture #34: Adjacent northwest property, 375 Sugarloaf Parkway Apartments.
4/14/2009



Picture #35: Tenant mix at eastern adjacent industrial park.
4/14/2009



Picture #36: More tenant mix at eastern adjacent industrial park.
4/14/2009



Picture #37: Eastern adjacent, state hazardous waste site
4/14/2009 #10756, Danfoss maneurop, LTD.



Picture #38: Eastern adjacent, state hazardous waste site
4/14/2009 #10756, Danfoss maneurop, LTD.



Picture #39: Nitrogen and argon aboveground storage tanks
4/14/2009 on eastern adjacent industrial park.



Picture #40: Western adjacent BellSouth Mobility cell tower.
4/14/2009



Picture #21: Masonry retaining wall along northwest boundary of the Site, south to north view.
4/14/2009



Picture #22: More retaining wall along northwest boundary of the Site, adjacent northwest apartments visible.
4/14/2009



Picture #23: Water supply located along access road.
4/14/2009



Picture #24: Non-PCB, pad-mounted transformer prevalent throughout the Site.
4/14/2009



Picture #25: Entry veranda for mail.
4/14/2009



Picture #26: Trash compactor located off access road.
4/14/2009



Picture #27: Positive drainage on grounds discharging to adjacent surface water body. Apartments to the north visible, south to north view
4/14/2009



Picture #28: Typical storm water drop inlet.
4/14/2009



Picture #29: Basketball court on northern rear of Site.
4/14/2009 Northwest adjacent apartments visible.



Picture #30: Playground with northwest adjacent apartments visible, south to north view.



Picture #31: Onsite surface water body flowing east to west,
4/14/2009 with retaining wall supporting access road,



Picture #32: Onsite surface water body flowing east to west,
4/14/2009 with retaining wall supporting access road,



Picture #33: Detention pond #1 behind building #5.
4/14/2009



Picture #34: Adjacent northwest property, 375 Sugarloaf Parkway Apartments.
4/14/2009



Picture #35: Tenant mix at eastern adjacent industrial park.
4/14/2009



Picture #36: More tenant mix at eastern adjacent industrial park.
4/14/2009



Picture #37: Eastern adjacent, state hazardous waste site
4/14/2009 #10756, Danfoss maneurop, LTD.



Picture #38: Eastern adjacent, state hazardous waste site
4/14/2009 #10756, Danfoss maneurop, LTD.



Picture #39: Nitrogen and argon aboveground storage tanks
4/14/2009 on eastern adjacent industrial park.

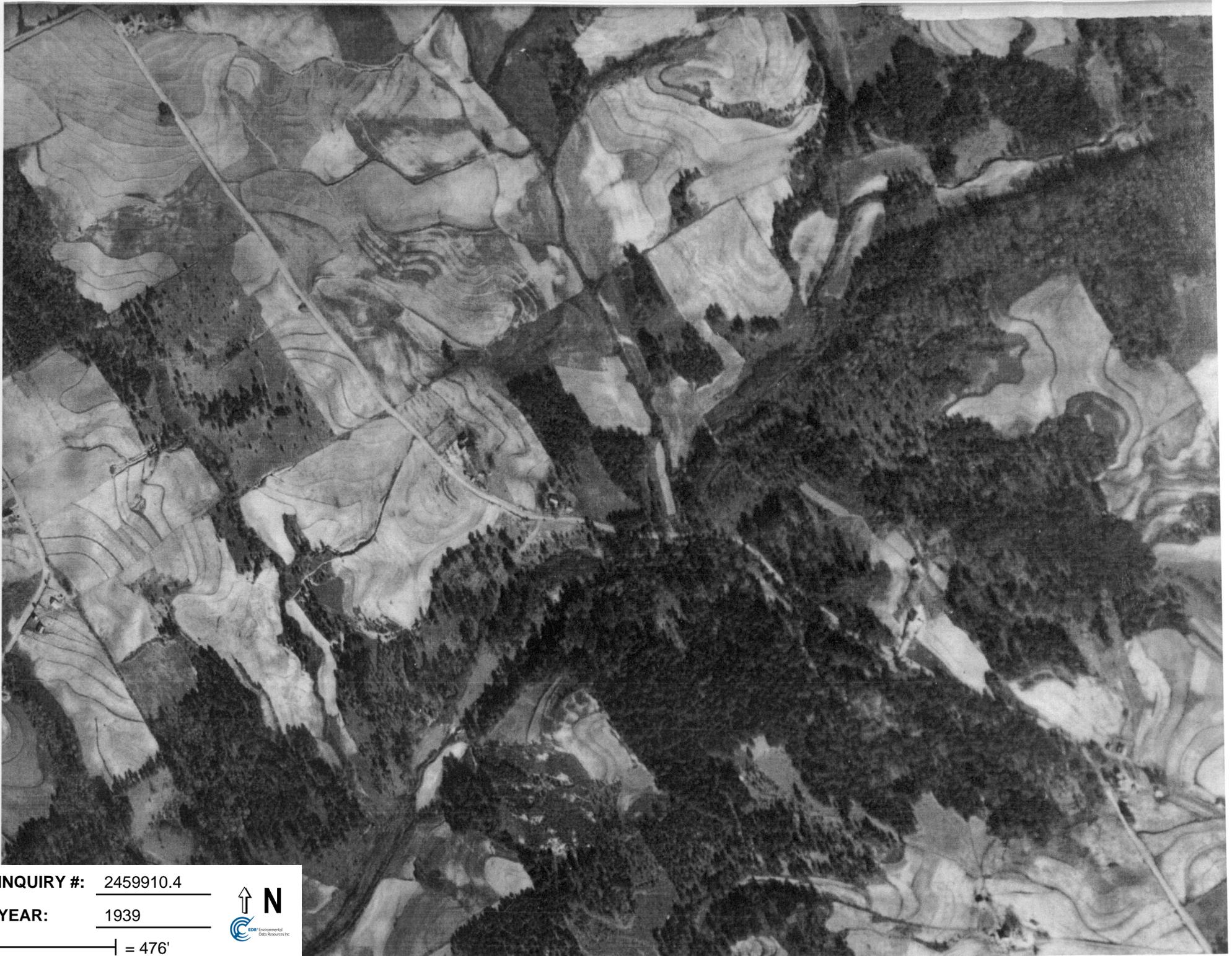


Picture #40: Western adjacent BellSouth Mobility cell tower.
4/14/2009

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

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



INQUIRY #: 2459910.4

YEAR: 1939

| = 476'





INQUIRY #: 2459910.4

YEAR: 1955

| = 476'





INQUIRY #: 2459910.4

YEAR: 1960

| = 476'





INQUIRY #: 2459910.4

YEAR: 1966

| = 476'





INQUIRY #: 2459910.4

YEAR: 1972

| = 476'



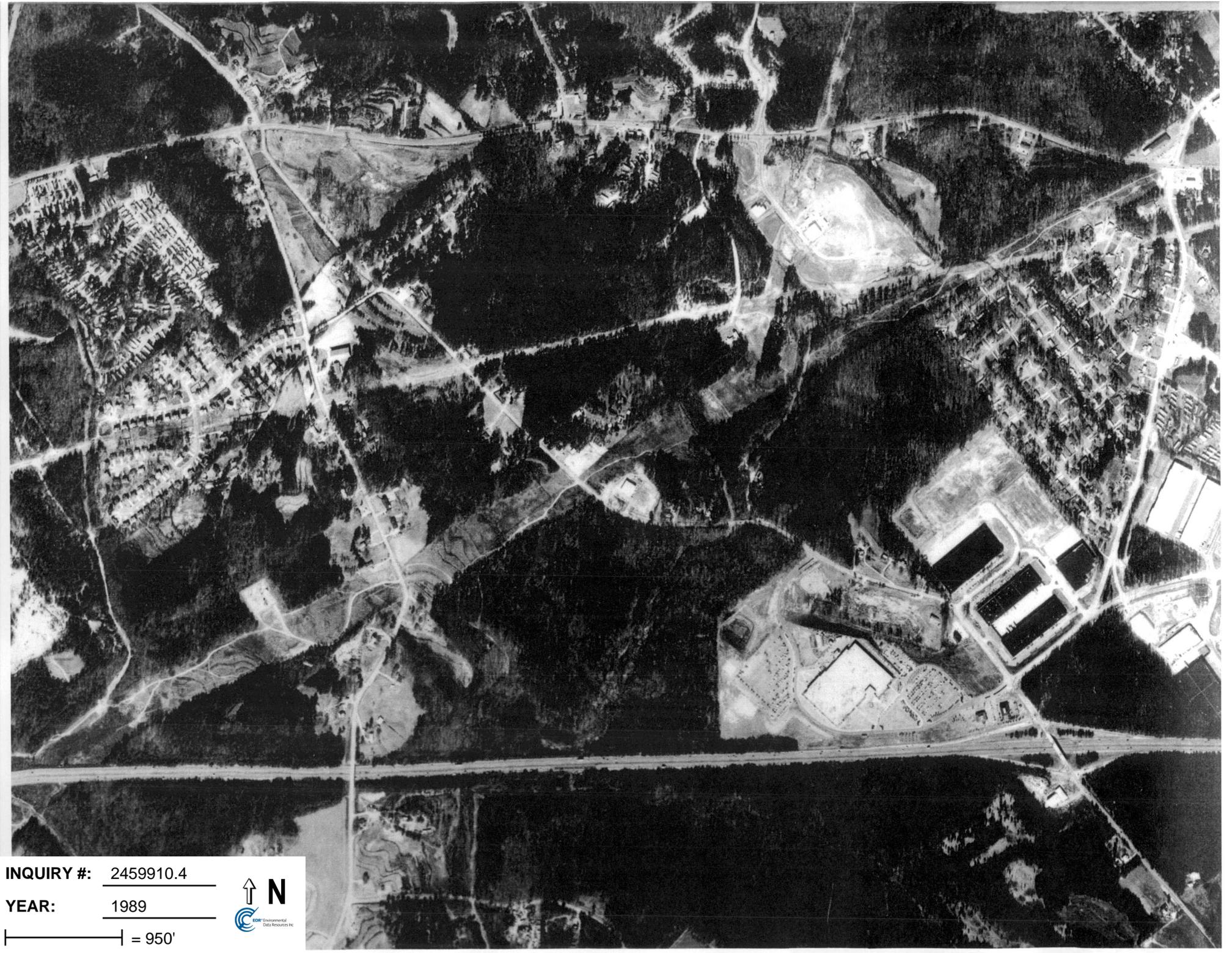


INQUIRY #: 2459910.4

YEAR: 1986

| = 950'





INQUIRY #: 2459910.4

YEAR: 1989

| = 950'





INQUIRY #: 2459910.4

YEAR: 2007

— = 484'



Certified Sanborn® Map Report

4/06/09

Site Name:

Tanglewood Park Apartments
1425 Atkinson Road
Lawrenceville, GA 30043

Client Name:

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

EDR Inquiry # 2459910.3

Contact: Brawner



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

Certified Sanborn Results:

Site Name: Tanglewood Park Apartments
Address: 1425 Atkinson Road
City, State, Zip: Lawrenceville, GA 30043
Cross Street:
P.O. # A9028
Project: A9028
Certification # 3910-4DD9-8729



Sanborn® Library search results
Certification # 3910-4DD9-8729

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

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APPENDIX D

**DOCUMENTATION FROM TITLE COMPANY/TITLE
PROFESSIONAL**

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

Exhibit A

Legal Description
Tanglewood Park Apartments

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence from a point located at the northwesterly corner of Land Lot 44, said point also being the common corner of Land Lots 43, 73 & 74; thence running along the northwesterly line of said Land Lot 44 North 65 degrees, 20 minutes and 59 seconds East for a distance of 1228.66 feet to a point; thence leaving the northwesterly line of last said land lot and running South 22 degrees, 21 minutes and 41 seconds East for a distance of 936.80 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 582.14 feet to an iron pin found located at the POINT OF BEGINNING. From the POINT OF BEGINNING as thus established thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 587.77 feet to an iron pin set; thence North 38 degrees, 26 minutes and 29 seconds West for a distance of 179.32 feet to an iron pin found; thence South 26 degrees, 52 minutes and 39 seconds West for a distance of 483.51 feet to an iron pin set located on the northeasterly right of way line of Atkinson Road (53' from Center Line of Atkinson Road relocation); thence running along the northeasterly right of way line of Atkinson Road 241.35 feet along an arc of a curve to the right having a radius of 7499.85 feet, which arc is subtended by a chord bearing and distance of North 52 degrees, 22 minutes and 09 seconds West 241.34 feet to an iron pin set; thence leaving the northeasterly right of way line of Atkinson road and running North 19 degrees, 30 minutes and 06 seconds East for a distance of 727.71 feet to an iron pin found located on the northeasterly line of Land Lot 43 (also being the southwesterly line of Land Lot 44); thence leaving said land lot line and running North 61 degrees, 54 minutes and 47 seconds East for a distance of 654.81 feet to an iron pin found; thence South 20 degrees, 53 minutes and 19 seconds East for a distance of 614.08 feet to the iron pin found located at the POINT OF BEGINNING, containing 552,938 square feet or 12.694 acres of land. Said property being more particularly described on that certain plat of survey prepared by Loo-Turley & Associates, P.C. for Willowood Park Limited Partnership dated June 30, 1993, and last revised November 16, 1993. And revised by Construction Engineering Associates December 28, 1997.

EASEMENT TRACT

Together with an easement for ingress and egress to the above-captioned property over and across the following property:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence to the intersection of Land Lots 43, 44, 73 and 74; thence North 65 degrees, 20 minutes and 59 seconds East a distance of 1228.66 feet to a point; thence South 22 degrees, 21 minutes and 41 seconds East a distance of 936.80 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West a distance of 582.14 feet to a point; thence North 20 degrees, 53 minutes and 19 seconds West a distance of 614.08 feet to a point; thence South 61 degrees, 54 minutes and 47 seconds West a distance of 654.81 feet to a point; thence South 19 degrees, 30 minutes and 06 seconds West a distance of 575.24 feet to a point, said point being the POINT OF BEGINNING; thence South 19 degrees, 30 minutes and 06 seconds West a distance of 202.00 feet to a point, said point being on the northerly right-of-way of Atkinson Road; thence along the right-of-way of Atkinson Road North 47 degrees, 13 minutes and 54 seconds West a distance of 110.00 feet to a point; thence North 36 degrees, 55 minutes and 44 seconds East a distance of 106.00 feet to a point; thence along a curve to the right a distance of 95.15 feet to a point, said curve having a radius of 82.77 feet, a chord of 90.00 feet and a chord bearing of North 69 degrees, 51 minutes and 48 seconds East to a point, said point being the POINT OF BEGINNING. Said property containing 0.3125 acres.



HunterMaclean

HunterMaclean

Attorneys at Law

200 E. Saint Julian Street

Post Office Box 9848

Savannah, GA 31412-0048

MARY ANN BELL

Phone 912.236.0261

Fax 912.234.9296

www.huntermaclean.com

mbell@huntermaclean.com

June 8, 2012

Tanglewood Heights Apartments, LP
3715 Northside Pkwy.
Building 200, Suite 175
Atlanta, GA 30327

RE: Willowood Park Limited Partnership – Tanglewood Project
Land Lots 43 and 44, 7th District
Gwinnett County, Georgia

Ladies and Gentlemen:

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

We have caused a full search of the Gwinnett County property records to be conducted in connection with the project, and we have also caused the title to the property to be updated through a current date of May 2, 2012 at 8:00 a.m. Based on our review of said search which contains the results of a full examination of the title to the project property and our review of the title update, no environmental liens or special environmental use restrictions affecting the property were discovered during said title examination.

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

Mary Ann Bell
Legal Assistant

/mab

**TANGLEWOOD HEIGHTS
CHAIN OF TITLE**

**GWINNETT COUNTY, GA
(Land Lots 43 & 44, 7th District)**

**through May 2, 2012
at 8:00 a.m.**

Charles B. Rolleston

↓

Deed

Moreton M. Rolleston, Jr.

9/6/1941

Deed Book 75, Page 17

↓

Deed

Bedford L. Greason

1/4/1944

Deed Book 72 Page 322

↓

Deed

Coleman L. Silvers

10/9/1945

Deed Book 79, Page 372

↓

Deed

Gale Kilburn, Jr.

10/8/1974

Deed Book 887 Page 276

(Leaburn Building & Development)

↓

Deed

Dale P. Nabb

11/29/1978

Deed Book 1608 Page 281

↓

Deed

Peachtree Laboratory Associates, Inc.

7/27/1981

Deed Book 2225 Page 177

↓

Deed

Dale P. Nabb and John F. Nickerson, MD

1/15/1985

Deed Book 2963 Page 436

↓

Deed

Dale P. Nabb

12/1/1985

Deed Book 3473 Page 211

↓

Deed

Labpaq, P.C.

12/1986

Deed Book 4015 Page 168

↓

Deed

Dale P. Nabb

12/27/1990

Deed Book 6369 Page 157

↓

Deed

**Pathology & Laboratory Medicine, P.C. Profit Sharing
Plan and Money Purchase Pension Plan Trust(s) having Hugh C. Moore
As its current Trustee (60% interest)**

1/20/1991

Deed Book 6369 Page 159

AND

Deed
Chestnut Mountain Baptist Church, Inc. (40% interest)
10/15/1993
Deed Book 9532 Page 174

Deed from 100% of owners as listed in
Deed Book 6369 Page 159 and
Deed Book 9532 Page 174

↓

Willowood Park Limited Partnership
11/1/1993
Deed Book 9532 Page 176

Attribute	Value
Pin	7043 010
Lot	
Address	5355

Tax Ownaddr (SDEWH01)

Attribute	Value
Assessor Information	
Pin	7043 010

Owner / Property Information (JACTAXPROD01)

Attribute	Value
Owner Information	
Pin	R7043 010
Owner Name	WILLOWOOD PARK LIMITED PTNSHP
Mailing Address	4180 PROVIDENCE RD STE 111
City, ST ZIP	MARIETTA , GA 30062-6187
Property Information	
Location Address	5355 SUGARLOAF PKWY
Location City	LAWRENCEVILLE
Assessment	9220
Neighborhood	
Zone Description	RM13-Multi-family Residence
Legal acres	12.9600
Dwelling Value	\$2301600
(appraised)	
Land Value	\$2313400
(appraised)	
Total Value	\$4615000
(appraised)	
Dwelling Value	\$920640
(assessed)	
Land Value	\$925360
(assessed)	
Total Value	\$1846000
(assessed)	
Tax District Tag	01 (01=County, all others=City)

Sales Information (JACTAXPROD01)

Attribute	Value
Sales Information	
1 - Sale Date	11/01/1993
Sale Amount	\$488000
Deed Book Page	09532 00176
2 - Sale Date	01/20/1991
Sale Amount	\$180000
Deed Book Page	06369 00159

3 - Sale Date	12/27/1990
Sale Amount	\$180000
Deed Book Page	06369 00157

[-] **Building Information(JACTAXPROD01)**

Attribute	Value
Building Information	
Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:001
Year built	1994
Stories	2
Attic	None
Main Floor(s) finished area	9392 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information	
Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:002
Year built	1994
Stories	3
Attic	None
Main Floor(s) finished area	12240 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information	
Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:003
Year built	1994
Stories	2
Attic	None
Main Floor(s) finished area	8160 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft

Total Basement area sq. ft.

Building Information

Use description Apartments - High Rise
Improvement type COMMERCIAL
Building type Apartments - High Rise:004
Year built 1994
Stories 3
Attic None
Main Floor(s) finished area 11604 sq. ft.
Attic finished area sq.ft.
Basement finished area sq. ft
Total Basement area sq. ft.

Building Information

Use description Apartments - High Rise
Improvement type COMMERCIAL
Building type Apartments - High Rise:005
Year built 1994
Stories 3
Attic None
Main Floor(s) finished area 17676 sq. ft.
Attic finished area sq.ft.
Basement finished area sq. ft
Total Basement area sq. ft.

Building Information

Use description Clubhouse
Improvement type COMMERCIAL
Building type Clubhouse:006
Year built 1994
Stories 1
Attic None
Main Floor(s) finished area 1820 sq. ft.
Attic finished area sq.ft.
Basement finished area sq. ft
Total Basement area sq. ft.

Building Information

Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:001
Year built	1994
Stories	2
Attic	None
Main Floor(s) finished area	9392 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information

Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:001
Year built	1994
Stories	2
Attic	None
Main Floor(s) finished area	9392 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information

Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:001
Year built	1994
Stories	2
Attic	None
Main Floor(s) finished area	9392 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information

Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:002
Year built	1994

Stories	3
Attic	None
Main Floor(s) finished area	12240 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information

Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:002
Year built	1994
Stories	3
Attic	None
Main Floor(s) finished area	12240 sq. ft.
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Basement finished area	sq. ft
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Main Floor(s) finished area	17676 sq. ft.

Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

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Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

Building Information

Use description	Apartments - High Rise
Improvement type	COMMERCIAL
Building type	Apartments - High Rise:005
Year built	1994
Stories	3
Attic	None
Main Floor(s) finished area	17676 sq. ft.
Attic finished area	sq.ft.
Basement finished area	sq. ft
Total Basement area	sq. ft.

APPENDIX E
NON-SCOPE TESTING

RENOVATION ASBESTOS SURVEY

TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043

PROJECT #A9028.02

MAY 14, 2009

PREPARED FOR:

FIRST ATLANTIC CAPITAL, LLC.
PILOT HOUSE, LEWIS WHARF, 2 ATLANTIC AVENUE
BOSTON, MASSACHUSETTS 02110

May 14, 2009

First Atlantic Capital, LLC.
Pilot House, Lewis Wharf, 2 Atlantic Avenue
Boston, Massachusetts 02110

Attention: **Peter Dion**

Regarding: **Tanglewood Park Apartments**
5535 Sugarloaf Parkway
Lawrenceville, Gwinnett, Georgia 30043
Project #A9028.02

Peter:

Please find for your review this Renovation Asbestos Survey for the above referenced project.

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

Sincerely,

ONE CONSULTING GROUP, INC.



Gregory Allpow
Author/Project Manager



Robert Brawner, CHMM
Principal/Reviewer

Attachments Appendix I Certifications
 Appendix II Laboratory Analytical Reports

EXECUTIVE SUMMARY

One Consulting Group, Incorporated (One Group) is pleased to provide the following Renovation Asbestos Survey for the Tanglewood Park Apartments, Lawrenceville, Georgia (subject property.) The subject property is a multi-family residential apartment complex constructed 1994. It consists of fourteen buildings containing 130 individual units, comprising approximately 140,000 square feet of leasable space.

None of the bulk samples analyzed contained asbestos above the regulatory threshold of 1%.

OBJECTIVES

Mr. Gregory Allpow performed a Renovation Asbestos Survey at 5535 Sugarloaf Parkway, Lawrenceville, Georgia on May 11, 2009. The purpose of this survey was to identify suspect building materials that would require abatement / proper removal prior to their disturbance.

The scope of work described in this report was performed to satisfy the requirements of a “thorough inspection” as per Georgia Environmental Protection Division published guidelines. Mr. Gregory Allpow’s Asbestos Inspector Certification is enclosed in Appendix I.

SCOPE

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

- As per client request, sampled suspect building materials in all accessible areas for selected bulk sample analysis;
- Collected ninety-six bulk samples of wallboard joint compound, textured ceiling, and linoleum sheet flooring for laboratory analysis. The bulk samples were transported to the AES Laboratory in Atlanta, Georgia, for analysis by Polarized Light Microscopy;
- Produced a written report detailing our findings and conclusions.

GUIDELINES

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

INSPECTION AND SAMPLE COLLECTION METHODS

Bulk samples of wallboard joint compound, textured ceiling, and linoleum sheet flooring were obtained from the subject property. In total, ninety-six bulk samples of suspect ACMs were collected from the subject property, in accordance with 40 Code of Federal Regulations Part 763 dated April 1987, and using the U.S. EPA Asbestos Hazard Emergency Response Act (AHERA) as a guide.

Wallboard joint compound and textured ceiling samples were analyzed using a “point count (400 points)” methodology, a second type of quantification technique allowed in EPA method 600/R-93/116. Both accuracy and precision are improved with “point counting” as this method is less subjective than the visual estimate technique at low asbestos concentrations. The 400 point count is used mostly to comply with NESHAP regulations which require that point counting be performed for better precision and accuracy on samples with low concentrations (1 - 2%) of asbestos.

BULK SAMPLE ANALYSIS

130 individual samples or layers were analyzed from the ninety-six bulk samples submitted. The samples were analyzed for detectable concentrations of asbestos (greater than one percent) utilizing Polarized Light Microscopy (PLM) and dispersion staining techniques using EPA method 600/R-93/116. Analysis was performed by Analytical Environmental Services, Inc. (AES) at their Marietta, GA laboratory. AES is certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP), certificate number 102082-0.

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

CONCLUSIONS

None of the bulk samples analyzed contained asbestos above the regulatory threshold of 1%.

RECOMMENDATIONS

A Demolition notification, complete with required fees for scheduled ACM removal, should be submitted by the subject property owner to the Georgia Environmental Protection Division ten days prior to initiating any demolition and/or renovation activities at the subject property.

CLOSURE

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

APPENDIX I

The Environmental Institute

Robert Brawner

Social Security Number - XXX-XX-6784
Once Consulting Group - P. O. Box 54382 - Atlanta, Georgia 30308

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

Asbestos in Buildings: Inspector Refresher

October 24, 2008

Course Date

11013

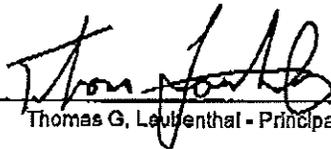
Certificate Number

October 24, 2008

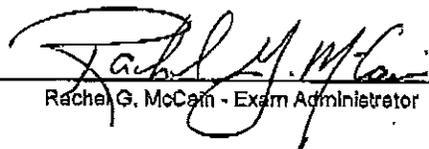
Examination Date

October 23, 2009

Expiration Date



Thomas G. Leubenthal - Principal Instructor



Rachel G. McCain - Exam Administrator





David W. Hogue - Training Manager

(Florida Provider Registration Number 0001342 - Course #0002804)

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

The Environmental Institute

Gregory Allpow

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

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

Asbestos in Buildings: Inspector Refresher

October 6, 2008

Course Date

10964

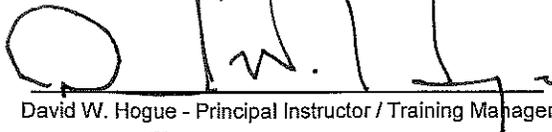
Certificate Number

October 6, 2008

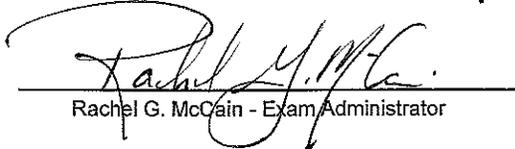
Examination Date

October 5, 2009

Expiration Date



David W. Hogue - Principal Instructor / Training Manager



Rachel G. McCain - Exam Administrator



(Florida Provider Registration Number 0001342 - Course #0002805)

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

APPENDIX II

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

0905661

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: TANGLEWOOD ARTS
 Contact: ALPOW Project Number: A9028.02
 Sampler's Name: GA Sampling Date: 5.11.09

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	UNIT 109 , TC	PLM		RESULTS	
2	↓ WJC	↓		NEEDED	
3	↓ WJC		BY THURSDAY		
4	↓ LSF		MORNING		
5	UNIT 104 , TC		9 AM !!!		
6	↓ WJC				
7	↓ WJC				
8	UNIT 201 , TC				
9	↓ WJC				
10	↓ WJC				
11	↓ LSF				
12	UNIT 204 , TC				
13	↓ WJC				
14	↓ WJC				
15	UNIT 301 , TC				
16	↓ WJC				
17	↓ WJC				
18	↓ LSF				
19	UNIT 304 , TC				
20	↓ WJC				

Relinquished by: [Signature] Date/Time: 5.11.09 / 5:30p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Lab Recipient: [Signature] FOR LAB USE ONLY Date/Time: 5/11/09 5:45 AM Method of Shipment: client

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

0905661

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: TANGLEWOOD APTS
 Contact: ALLPOW Project Number: A9028.02
 Sampler's Name: GA Sampling Date: 5.11.09

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	21	UNIT 304 / WJC	PLM		RESULTS	
2	22	UNIT 401 / TC			NEEDED BY	
3	23	↓ WJC			THURSDAY 9AM	
4	24	↓ WJC			MORNING !!!	
5	25	↓ LSF				
6	26	UNIT 404 / TC				
7	27	↓ WJC				
8	28	↓ WJC				
9	29	UNIT 510 / TC				
10	30	↓ WJC				
11	31	↓ WJC				
12	32	↓ LSF				
13	33	UNIT 509 / TC				
14	34	↓ WJC				
15	35	↓ WJC				
16	36	UNIT 601 / TC				
17	37	↓ WJC				
18	38	↓ WJC				
19	39	↓ LSF				
20	40	UNIT 609 / TC				

Relinquished by: [Signature] Date/Time: 5.11.09 / 5:30p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Lab Recipient [Signature] FOR LAB USE ONLY Date/Time: 5/11/09 5:45pm Method of Shipment Client

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

0905661

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: TANGLEWOOD APTS
 Contact: AlPow Project Number: A9028.02
 Sampler's Name: GA Sampling Date: 5.11.09

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	41	UNIT 609 / WJC	PLM		RESULTS	
2	42	↓ WJC	↓		NEED BY	
3	43	UNIT 702 / TC		THURSDAY		
4	44	↓ WJC		MORNING		
5	45	↓ WJC		9 AM!!!		
6	46	↓ LSF				
7	47	UNIT 703 / TC				
8	48	↓ WJC				
9	49	↓ WJC				
10	50	UNIT 801 / TC				
11	51	↓ WJC				
12	52	↓ WJC				
13	53	↓ LSF				
14	54	UNIT 808 / TC				
15	55	↓ WJC				
16	56	↓ WJC				
17	57	UNIT 904 / TC				
18	58	↓ WJC				
19	59	↓ WJC				
20	60	↓ LSF				

Relinquished by: [Signature] Date/Time: 5.11.09 / 5:30p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Lab Recipient [Signature] FOR LAB USE ONLY Date/Time: 5/11/09 5:45pm Method of Shipment Client

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

0905661

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: TANLWOOD APTS.
 Contact: MURPHY Project Number: A9028.02
 Sampler's Name: CA Sampling Date: 5.11.09

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	UNIT 901 TC	PLM		RESULTS	
2	↓ WJC			NEEDED BY	
3	↓ WJC			THURSDAY	
4	UNIT 1010 TC			MORNING	
5	↓ WJC			9AM!!!	
6	↓ WJC				
7	↓ LSF				
8	UNIT 1004 TC				
9	↓ WJC				
10	↓ WJC				
11	UNIT 1404 TC				
12	↓ WJC				
13	↓ WJC				
14	UNIT 1405 TC				
15	↓ WJC				
16	↓ WJC				
17	UNIT 1104 TC				
18	↓ WJC				
19	↓ WJC				
20	UNIT 1108 TC				

Relinquished by: [Signature]
 Received by: _____
 Relinquished by: _____
 Received by: _____

Date/Time: 5.11.09 / 5:30p
 Date/Time: _____
 Date/Time: _____
 Date/Time: _____

Lab Recipient: [Signature] FOR LAB USE ONLY
 Date/Time: 5/11/09 5:45pm Method of Shipment: client

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

0905661

Client Name: ONE GROUP Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: _____ Project Name: TANGLEWOOD APTS.
 Contact: ALPLOW Project Number: A9028.02
 Sampler's Name: GA Sampling Date: 5.11.09

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	UNIT 1108 / WJC	PLM		RESULTS	
2	↓ WJC			NEEDED BY	
3	UNIT 1201 / TC		THURSDAY		
4	↓ WJC		MORNING		
5	↓ WJC		9 AM.		
6	UNIT 1205 / TC				
7	↓ WJC				
8	↓ WJC				
9	UNIT 1305 / TC				
10	↓ WJC				
11	↓ WJC				
12	UNIT 1310 / TC				
13	↓ WJC				
14	↓ WJC				
15	OFFICE / TC				
16	↓ WJC				
17					
18					
19					
20					

Relinquished by: [Signature] Date/Time: 5.11.09 / 5:30p
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Lab Recipient [Signature] FOR LAB USE ONLY Date/Time: 5/11/09 5:45 PM Method of Shipment client

Analytical Environmental Services, Inc.

Date: 13-May-09

CLIENT: One Consulting Group, Inc.

Project: TANGLEWOOD APTS.

Lab Order: 0905661

CASE NARRATIVE

5/12/09 10:54 a.m. Per Gregory Allpow, via phone, all Textured Ceiling (TC) and Wall Joint Compound (WJC) samples need to be analyzed for Point Count on Tanglewood Apts.



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Client Name: **One Consulting Group, Inc.**
 Project Name: **TANGLEWOOD APTS.**
 Project Number: **A 9028.02**



Lab ID# 102082-0
 AES Job Number: **0905661**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-1 Layer: 1	0905661-001A	Unit 109, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-2 Layer: 1	0905661-002A	Unit 109, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-3 Layer: 1	0905661-003A	Unit 109, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-4 Layer: 1	0905661-004A	Unit 109, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-4 Layer: 2	0905661-004A	Unit 109, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-5 Layer: 1	0905661-005A	Unit 106, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-6 Layer: 1	0905661-006A	Unit 106, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-7 Layer: 1	0905661-007A	Unit 106, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-8 Layer: 1	0905661-008A	Unit 201, TC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
 For comments on the samples, see the individual analysis sheets.
 ND = None Detected

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

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

Microanalyst: *Vira Ruiz*
 Vira Ruiz

QC Analyst: *Yelena Khanina*
 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Client Name: **One Consulting Group, Inc.**
 Project Name: **TANGLEWOOD APTS.**
 Project Number: **A 9028.02**



Lab ID# 102082-0
 AES Job Number: **0905661**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-9 Layer: 1	0905661-009A	Unit 201, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-10 Layer: 1	0905661-010A	Unit 201, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-11 Layer: 1	0905661-011A	Unit 201, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-11 Layer: 2	0905661-011A	Unit 201, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-12 Layer: 1	0905661-012A	Unit 204, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-13 Layer: 1	0905661-013A	Unit 204, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-14 Layer: 1	0905661-014A	Unit 204, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-15 Layer: 1	0905661-015A	Unit 301, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-16 Layer: 1	0905661-016A	Unit 301, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder

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Microanalyst: *Vira Ruiz*
 Vira Ruiz

QC Analyst: *Yelena Khanina*
 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Client Name: **One Consulting Group, Inc.**
 Project Name: **TANGLEWOOD APTS.**
 Project Number: **A 9028.02**



Lab ID# 102082-0
 AES Job Number: **0905661**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-17 Layer: 1	0905661-017A	Unit 301, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-18 Layer: 1	0905661-018A	Unit 301, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-18 Layer: 2	0905661-018A	Unit 301, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-19 Layer: 1	0905661-019A	Unit 304, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-20 Layer: 1	0905661-020A	Unit 304, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-21 Layer: 1	0905661-021A	Unit 304, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-22 Layer: 1	0905661-022A	Unit 401, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-23 Layer: 1	0905661-023A	Unit 401, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-24 Layer: 1	0905661-024A	Unit 401, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder

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 Vira Ruiz

QC Analyst: *Yelena Khanina*
 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Client Name: **One Consulting Group, Inc.**
 Project Name: **TANGLEWOOD APTS.**
 Project Number: **A 9028.02**



Lab ID# 102082-0
 AES Job Number: **0905661**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-25 Layer: 1	0905661-025A	Unit 401, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-25 Layer: 2	0905661-025A	Unit 401, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-26 Layer: 1	0905661-026A	Unit 404, TC	ND	ND	ND	ND	ND	ND	Paint included as binder
-27 Layer: 1	0905661-027A	Unit 404, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-28 Layer: 1	0905661-028A	Unit 404, WJC	ND	ND	ND	ND	ND	ND	Paint included as binder
-32 Layer: 1	0905661-032A	Unit 510, LSF	ND	ND	ND	ND	ND	ND	Vinyl with glue
-32 Layer: 2	0905661-032A	Unit 510, LSF	ND	ND	ND	ND	ND	ND	Backing
-39 Layer: 1	0905661-039A	Unit 601, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-39 Layer: 2	0905661-039A	Unit 601, LSF	ND	ND	ND	ND	ND	ND	Backing

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 ND = None Detected

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 Vira Ruiz

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 Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Client Name: **One Consulting Group, Inc.**
 Project Name: **TANGLEWOOD APTS.**
 Project Number: **A 9028.02**



Lab ID# 102082-0
 AES Job Number: **0905661**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
-46 Layer: 1	0905661-046A	Unit 702, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-46 Layer: 2	0905661-046A	Unit 702, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-53 Layer: 1	0905661-053A	Unit 801, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-53 Layer: 2	0905661-053A	Unit 801, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-60 Layer: 1	0905661-060A	Unit 904, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-60 Layer: 2	0905661-060A	Unit 904, LSF	ND	ND	ND	ND	ND	ND	Backing with glue
-67 Layer: 1	0905661-067A	Unit 1010, LSF	ND	ND	ND	ND	ND	ND	Vinyl
-67 Layer: 2	0905661-067A	Unit 1010, LSF	ND	ND	ND	ND	ND	ND	Backing with glue

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

ND = None Detected

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

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 Vira Ruiz

QC Analyst: *Yelena Khanina*
 Yelena Khanina

ANALYTICAL ENVIRONMENTAL SERVICES, INC.
3785 Presidential Parkway Atlanta, GA. 30340

SUMMARY OF PLM POINT COUNTING

Company Name One Consulting Group, Inc.
 Project Name TANGLEWOOD APTS.
 Project Number A 9028.02

AES Job# 0905683-
 Date Received 5/11/2009
 Analyst Vira Ruiz
 Date Analyzed 5/13/2009

CLIENT I.D.	AES LAB NUMBER	SAMPLE LOCATION	% OF CHRYSOTILE	ASBESTOS POINTS COUNTED	TOTAL POINTS COUNTED
1	0905683-001A	Unit 109 , TC	ND	0	400
2	0905683-002A	Unit 109 , WJC	ND	0	400
3	0905683-003A	Unit 109 , WJC	ND	0	400
5	0905683-004A	Unit 106 , TC	ND	0	400
6	0905683-005A	Unit 106 , WJC	ND	0	400
7	0905683-006A	Unit 106 , WJC	ND	0	400
8	0905683-007A	Unit 201 , TC	ND	0	400
9	0905683-008A	Unit 201 , WJC	ND	0	400
10	0905683-009A	Unit 201 , WJC	ND	0	400
12	0905683-010A	Unit 204 , TC	ND	0	400
13	0905683-011A	Unit 204 , WJC	ND	0	400
14	0905683-012A	Unit 204 , WJC	ND	0	400
15	0905683-013A	Unit 301 , TC	ND	0	400
16	0905683-014A	Unit 301 , WJC	ND	0	400
17	0905683-015A	Unit 301 , WJC	ND	0	400
19	0905683-016A	Unit 304 , TC	ND	0	400
20	0905683-017A	Unit 304 , WJC	ND	0	400
21	0905683-018A	Unit 304 / WJC	ND	0	400
22	0905683-019A	Unit 401 / TC	ND	0	400
23	0905683-020A	Unit 401 / WJC	ND	0	400
24	0905683-021A	Unit 401 / WJC	ND	0	400
26	0905683-022A	Unit 404 / TC	ND	0	400
27	0905683-023A	Unit 404 / WJC	ND	0	400
28	0905683-024A	Unit 404 / WJC	ND	0	400
29	0905683-025A	Unit 510 / TC	ND	0	400
30	0905683-026A	Unit 510 / WJC	ND	0	400
31	0905683-027A	Unit 510 / WJC	ND	0	400
33	0905683-028A	Unit 509 / TC	ND	0	400
34	0905683-029A	Unit 509 / WJC	ND	0	400
35	0905683-030A	Unit 509 / WJC	ND	0	400
36	0905683-031A	Unit 601 / TC	ND	0	400
37	0905683-032A	Unit 601 / WJC	ND	0	400
38	0905683-033A	Unit 601 / WJC	ND	0	400
40	0905683-034A	Unit 609 / TC	ND	0	400
41	0905683-035A	Unit 609 / WJC	ND	0	400
42	0905683-036A	Unit 609 / WJC	ND	0	400
43	0905683-037A	Unit 702 / TC	ND	0	400
44	0905683-038A	Unit 702 / WJC	ND	0	400
45	0905683-039A	Unit 702 / WJC	ND	0	400
47	0905683-040A	Unit 703 / TC	ND	0	400
48	0905683-041A	Unit 703 / WJC	ND	0	400

49	0905683-042A	Unit 703 / WJC	ND	0	400
50	0905683-043A	Unit 801 / TC	ND	0	400
51	0905683-044A	Unit 801 / WJC	ND	0	400
52	0905683-045A	Unit 801 / WJC	ND	0	400
54	0905683-046A	Unit 808 / TC	ND	0	400
55	0905683-047A	Unit 808 / WJC	ND	0	400
56	0905683-048A	Unit 808 / WJC	ND	0	400
57	0905683-049A	Unit 904 / TC	ND	0	400
58	0905683-050A	Unit 904 / WJC	ND	0	400
59	0905683-051A	Unit 904 / WJC	ND	0	400
61	0905683-052A	Unit 901 / TC	ND	0	400
62	0905683-053A	Unit 901 / WJC	ND	0	400
63	0905683-054A	Unit 901 / WJC	ND	0	400
64	0905683-055A	Unit 1010 / TC	ND	0	400
65	0905683-056A	Unit 1010 / WJC	ND	0	400
66	0905683-057A	Unit 1010 / WJC	ND	0	400
68	0905683-058A	Unit 1004 / TC	ND	0	400
69	0905683-059A	Unit 1004 / WJC	ND	0	400
70	0905683-060A	Unit 1004 / WJC	ND	0	400
71	0905683-061A	Unit 1404 / TC	ND	0	400
72	0905683-062A	Unit 1404 / WJC	ND	0	400
73	0905683-063A	Unit 1404 / WJC	ND	0	400
74	0905683-064A	Unit 1405 / TC	ND	0	400
75	0905683-065A	Unit 1405 / WJC	ND	0	400
76	0905683-066A	Unit 1405 / WJC	ND	0	400
77	0905683-067A	Unit 1104 / TC	ND	0	400
78	0905683-068A	Unit 1104 / WJC	ND	0	400
79	0905683-069A	Unit 1104 / WJC	ND	0	400
80	0905683-070A	Unit 1108 / TC	ND	0	400
81	0905683-071A	Unit 1108 / WJC	ND	0	400
82	0905683-072A	Unit 1108 / WJC	ND	0	400
83	0905683-073A	Unit 1201 / TC	ND	0	400
84	0905683-074A	Unit 1201 / WJC	ND	0	400
85	0905683-075A	Unit 1201 / WJC	ND	0	400
86	0905683-076A	Unit 1205 / TC	ND	0	400
87	0905683-077A	Unit 1205 / WJC	ND	0	400
88	0905683-078A	Unit 1205 / WJC	ND	0	400
89	0905683-079A	Unit 1305 / TC	ND	0	400
90	0905683-080A	Unit 1305 / WJC	ND	0	400
91	0905683-081A	Unit 1305 / WJC	ND	0	400
92	0905683-082A	Unit 1310 / TC	ND	0	400
93	0905683-083A	Unit 1310 / WJC	ND	0	400
94	0905683-084A	Unit 1310 / WJC	ND	0	400
95	0905683-085A	Office / TC	ND	0	400
96	0905683-086A	Office / WJC	ND	0	400

Approved By: Virakuey

Date: 5/13/2009

It is certified by the signature above that the point counting analysis was performed according to methods described in EPA/600/R-93/116, "Method for Determination of Asbestos in Bulk Building Materials".

*% Asbestos = (Asbestos Points / Total Points) x 100%

RADON TESTING REPORT

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043**

PROJECT #A9028.05

JUNE 14, 2012

PREPARED FOR:

TANGLEWOOD HEIGHTS APARTMENTS, LP
3715 NORTHSIDE PARKWAY, SUITE 175
ATLANTA, GEORGIA 30327

June 14, 2012

Tanglewood Heights Apartments, LP
3715 Northside Parkway, Suite 175
Atlanta, Georgia 30327

Attention: **Devin Blankenship**

Regarding: **Radon Testing Report**
Tanglewood Park Apartments
5535 Sugarloaf Parkway
Lawrenceville, Gwinnett County, Georgia 30043
Project #A9028.05

Devin:

Please find for your review this Radon Testing Report for the above-referenced project.

Individual units #704's test result of 4.1 pico curies per liter exceeded the EPA recommended radon exposure limit. Remaining individual units' test results did not exceed the EPA recommended radon exposure limit of four pico curies per liter.

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

Sincerely,

ONE CONSULTING GROUP, INC.



Robert Brawner, CHMM
Principal/Reviewer

Attachments	Appendix I	Chain of Custody
	Appendix II	Laboratory Analytical Reports
	Appendix II	Laboratory Certifications

EXECUTIVE SUMMARY

One Consulting Group, Inc. (One Group) is pleased to provide the following Radon Testing Report for the Tanglewood Park Apartments, Lawrenceville, Georgia (Site). The Site is a multi-family residential apartment complex constructed 1994. It consists of fourteen buildings containing 130 individual units, comprising approximately 140,000 square feet of leasable space.

No individual units' test results exceeded the EPA recommended radon exposure limit of four pico curies per liter.

OBJECTIVES

Radon in air is ubiquitous. Radon is found in outdoor air and in the indoor air of buildings of all kinds. The US Environmental Protection Agency (EPA) recommends homes are fixed if the radon level is 4 pico Curies per Liter (pCi/L) or more. The average radon concentration in the indoor air of America's homes is about 1.3 pCi/L. It is upon this level that EPA based its estimate of 20,000 radon-related lung cancers a year upon. EPA recommends that Americans consider fixing their homes when the radon level is between 2 pCi/L and 4 pCi/L. The average concentration of radon in outdoor air is 0.4 pCi/L or 1/10th of EPA's 4 pCi/L action level.

OBJECTIVES

The Site is located in Gwinnett County, Georgia which was been assigned a Radon Zone 1 (red) highest potential designation as per the Georgia Radon Zones Map published by the USEPA. Zone 1 counties have a predicted average indoor radon screening level greater than 4 pico curies per Liter. Mr. Fazal Hussain performed Radon Testing at 5535 Sugarloaf Parkway Lawrenceville, Gwinnett County, Georgia between May 30, and June 1, 2012. The purpose of this testing was to identify radon exposure levels in individual apartment units that will require corrective action during a pending Site rehabilitation.

SCOPE

Radon testing was performed in the Site structures in accordance with the Office of Affordable Housing, Georgia Department of Community Affairs' 2012 Environmental Manual E.

One radon test was performed in each ground floor individual unit and one test was performed in each building covering 10% of the units on all floors above the ground floor. One test was performed in the office/recreation area.

INSPECTION AND SAMPLE COLLECTION METHODS

Radon test vials were allowed to collect data for a minimum of forty-eight hours prior to collection. Once obtained, radon test vials were sealed, labeled, and transported under standard

chain of protocol procedure to the analytical laboratory via a mail carrier. Copies of the chain of custody are provided in Appendix I.

BULK SAMPLE ANALYSIS

A total of fifty-nine radon tests were performed across the Site, for a period of 48 hours, in accordance with the National Radon Safety Board guidance. RAdData, Inc. of Flanders, New Jersey performed the laboratory analysis. RAdData, Inc. is certified to perform EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial analyses by the National Environmental Health Association's Program (NEHA), certificate number 101196 AL. A copy of the laboratory certification is provided in Appendix II.

CONCLUSIONS

Individual units #704's test result of 4.1 pico curies per liter exceeded the EPA recommended radon exposure limit.

Remaining individual units' test results did not exceed the EPA recommended radon exposure limit of four pico curies per liter.

Laboratory analytical reports are provided in their entirety Appendix III.

RECOMMENDATIONS

Rehabilitation of units exceeding EPA limits should be performed to mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

CLOSURE

Given the scope of work, we do not guarantee that inaccessible areas of the site are free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future.

APPENDIX I

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

 Original Report Date: June 07, 2012
 Revised Report Date: June 08, 2012

This report has been revised.

Radon Test Results/Information:

FileNum:

Name: Project A9028-05 Tanglewood,
Test Location: 1425 Sugarloaf Parkway, Lawrenceville GA 30042

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 12 Unit/Apt #: 1210					
739923-750169	5/30/2012,15:21-6/1/2012,15:37	Liquid Scintillation	First Floor	< 0.2 pCi/L	6/6/2012,09:39 Analyzed by: Barbara Schubert
Lot Blank 1					
739925-750171	5/30/2012,16:01-6/1/2012,16:22	Liquid Scintillation	First Floor	0.2 pCi/L +/- 0.68	6/6/2012,10:53 Analyzed by: Barbara Schubert
Building #: 3 Unit/Apt #: 301					
739927-750173	5/30/2012,11:00-6/1/2012,11:05	Liquid Scintillation	First Floor	0.9 pCi/L +/- 0.74	6/6/2012,02:30 Analyzed by: Barbara Schubert
Building #: 2 Unit/Apt #: 203					
739928-750174	5/30/2012,10:41-6/1/2012,10:47	Liquid Scintillation	First Floor	1.4 pCi/L +/- 0.79	6/6/2012,01:57 Analyzed by: Barbara Schubert
Building #: 12 Unit/Apt #: 1209					
739930-750176	5/30/2012,15:29-6/1/2012,15:40	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.72	6/6/2012,09:50 Analyzed by: Barbara Schubert
Building #: 3 Unit/Apt #: 304					
739931-750177	5/30/2012,11:02-6/1/2012,11:10	Liquid Scintillation	First Floor	0.7 pCi/L +/- 0.72	6/6/2012,02:41 Analyzed by: Barbara Schubert
Building #: 2 Unit/Apt #: 204					
739932-750178	5/30/2012,10:50-6/1/2012,10:57	Liquid Scintillation	First Floor	0.4 pCi/L +/- 0.70	6/6/2012,02:19 Analyzed by: Barbara Schubert
Building #: 13 Unit/Apt #: 1309					
739933-750179	5/30/2012,15:34-6/1/2012,15:44	Liquid Scintillation	First Floor	0.8 pCi/L +/- 0.76	6/6/2012,10:01 Analyzed by: Barbara Schubert
Building #: 2 Unit/Apt #: 202					
739935-750181	5/30/2012,10:35-6/1/2012,10:44	Liquid Scintillation	First Floor	1.9 pCi/L +/- 0.86	6/6/2012,01:46 Analyzed by: Barbara Schubert
Building #: 3 Unit/Apt #: 309					
739936-750182	5/30/2012,11:09-6/1/2012,11:20	Liquid Scintillation	First Floor	1.0 pCi/L +/- 0.75	6/6/2012,03:03 Analyzed by: Barbara Schubert
Building #: 6 Unit/Apt #: 609					
739937-750183	5/30/2012,12:11-6/1/2012,12:25	Liquid Scintillation	First Floor	0.6 pCi/L +/- 0.69	6/6/2012,05:20 Analyzed by: Barbara Schubert

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 9 Unit/Apt #: 902					
739938-750184	5/30/2012,13:25-6/1/2012,13:42	Liquid Scintillation	First Floor	1.3 pCi/L +/- 0.78	6/6/2012,07:32 Analyzed by: Barbara Schubert
Building #: 8 Unit/Apt #: 801					
739940-750186	5/30/2012,12:45-6/1/2012,12:50	Liquid Scintillation	First Floor	3.0 pCi/L +/- 0.94	6/6/2012,06:15 Analyzed by: Barbara Schubert
Building #: 5 Unit/Apt #: 510					
739941-750187	5/30/2012,11:49-6/1/2012,11:55	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.71	6/6/2012,04:31 Analyzed by: Barbara Schubert
Building #: 4 Unit/Apt #: 401					
739942-750188	5/30/2012,11:19-6/1/2012,11:27	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.57	6/6/2012,03:25 Analyzed by: Barbara Schubert
Building #: 10 Unit/Apt #: 1004					
739943-750189	5/30/2012,14:36-6/1/2012,14:55	Liquid Scintillation	First Floor	1.4 pCi/L +/- 0.81	6/6/2012,07:54 Analyzed by: Barbara Schubert
Building #: 9 Unit/Apt #: 903					
739944-750190	5/30/2012,13:22-6/1/2012,13:39	Liquid Scintillation	First Floor	1.9 pCi/L +/- 0.83	6/6/2012,07:21 Analyzed by: Barbara Schubert
Building #: 4 Unit/Apt #: 409					
739945-750191	5/30/2012,11:26-6/1/2012,11:33	Liquid Scintillation	First Floor	0.7 pCi/L +/- 0.72	6/6/2012,03:47 Analyzed by: Barbara Schubert
Building #: 4 Unit/Apt #: 410					
739946-750192	5/30/2012,11:24-6/1/2012,11:31	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.70	6/6/2012,03:36 Analyzed by: Barbara Schubert
Unit/Apt #: Office					
739947-750193	5/30/2012,16:01-6/1/2012,16:22	Liquid Scintillation	First Floor	2.8 pCi/L +/- 0.95	6/6/2012,10:42 Analyzed by: Barbara Schubert
Building #: 12 Unit/Apt #: 1204					
739948-750194	5/30/2012,15:19-6/1/2012,15:35	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.72	6/6/2012,09:28 Analyzed by: Barbara Schubert
Building #: 12 Unit/Apt #: 1201					
739949-750195	5/30/2012,15:15-6/1/2012,15:31	Liquid Scintillation	First Floor	0.6 pCi/L +/- 0.69	6/6/2012,09:11 Analyzed by: Barbara Schubert
Building #: 5 Unit/Apt #: 504					
739950-750196	5/30/2012,11:35-6/1/2012,11:42	Liquid Scintillation	First Floor	0.6 pCi/L +/- 0.71	6/6/2012,04:09 Analyzed by: Barbara Schubert
Building #: 1 Unit/Apt #: 110					
739952-750198	5/30/2012,10:25-6/1/2012,10:37	Liquid Scintillation	First Floor	0.6 pCi/L +/- 0.71	6/6/2012,01:24 Analyzed by: Barbara Schubert
Unit/Apt #: Fitness Center					
739953-750199	5/30/2012,16:00-6/1/2012,16:20	Liquid Scintillation	First Floor	2.7 pCi/L +/- 0.93	6/6/2012,10:31 Analyzed by: Barbara Schubert
Building #: 11 Unit/Apt #: 1104					
739954-750200	5/30/2012,15:12-6/1/2012,15:25	Liquid Scintillation	First Floor	1.3 pCi/L +/- 0.77	6/6/2012,09:00 Analyzed by: Barbara Schubert

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 14 Unit/Apt #: 1404					
739955-750201	5/30/2012,15:46-6/1/2012,15:57	Liquid Scintillation	First Floor	1.8 pCi/L +/- 0.86	6/6/2012,10:56 Analyzed by: Barbara Schubert
Building #: 8 Unit/Apt #: 802					
739956-750202	5/30/2012,13:00-6/1/2012,13:03	Liquid Scintillation	First Floor	1.6 pCi/L +/- 0.80	6/6/2012,06:48 Analyzed by: Barbara Schubert
Building #: 1 Unit/Apt #: 102					
739957-750203	5/30/2012,10:29-6/1/2012,10:40	Liquid Scintillation	First Floor	< 0.2 pCi/L	6/6/2012,01:35 Analyzed by: Barbara Schubert
Building #: 2 Unit/Apt #: 201					
739958-750204	5/30/2012,10:43-6/1/2012,10:52	Liquid Scintillation	First Floor	1.3 pCi/L +/- 0.82	6/6/2012,02:08 Analyzed by: Barbara Schubert
Building #: 8 Unit/Apt #: 804					
739959-750205	5/30/2012,12:51-6/1/2012,12:57	Liquid Scintillation	First Floor	2.2 pCi/L +/- 0.85	6/6/2012,06:26 Analyzed by: Barbara Schubert
Building #: 9 Unit/Apt #: 901					
739960-750206	5/30/2012,13:15-6/1/2012,13:30	Liquid Scintillation	First Floor	2.5 pCi/L +/- 0.88	6/6/2012,06:59 Analyzed by: Barbara Schubert
Building #: 6 Unit/Apt #: 610					
739961-750207	5/30/2012,12:07-6/1/2012,12:20	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.69	6/6/2012,05:09 Analyzed by: Barbara Schubert
Building #: 5 Unit/Apt #: 509					
739962-750208	5/30/2012,11:42-6/1/2012,11:45	Liquid Scintillation	First Floor	0.6 pCi/L +/- 0.73	6/6/2012,04:20 Analyzed by: Barbara Schubert
Building #: 1 Unit/Apt #: 109					
739963-750209	5/30/2012,10:24-6/1/2012,10:35	Liquid Scintillation	First Floor	0.8 pCi/L +/- 0.73	6/6/2012,01:13 Analyzed by: Barbara Schubert
Building #: 5 Unit/Apt #: 501					
739964-750210	5/30/2012,11:31-6/1/2012,11:37	Liquid Scintillation	First Floor	0.7 pCi/L +/- 0.73	6/6/2012,03:58 Analyzed by: Barbara Schubert
Building #: 13 Unit/Apt #: 1304					
739966-750212	5/30/2012,15:40-6/1/2012,15:50	Liquid Scintillation	First Floor	1.0 pCi/L +/- 0.78	6/6/2012,10:34 Analyzed by: Barbara Schubert
Building #: 6 Unit/Apt #: 604					
739967-750213	5/30/2012,12:01-6/1/2012,12:10	Liquid Scintillation	First Floor	0.7 pCi/L +/- 0.73	6/6/2012,04:42 Analyzed by: Barbara Schubert
Building #: 7 Unit/Apt #: 702					
739968-750214	5/30/2012,12:37-6/1/2012,12:44	Liquid Scintillation	First Floor	2.3 pCi/L +/- 0.87	6/6/2012,06:04 Analyzed by: Barbara Schubert
Lot Blank 2					
739969-750215	5/30/2012,16:01-6/1/2012,16:22	Liquid Scintillation	First Floor	< 0.2 pCi/L	6/6/2012,11:04 Analyzed by: Barbara Schubert
Building #: 7 Unit/Apt #: 701					
739970-750216	5/30/2012,12:17-6/1/2012,12:31	Liquid Scintillation	First Floor	3.2 pCi/L +/- 0.95	6/6/2012,05:31 Analyzed by: Barbara Schubert

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 1 Unit/Apt #: 101					
739971-750217	5/30/2012,10:20-6/1/2012,10:32	Liquid Scintillation	First Floor	2.8 pCi/L +/- 0.92	6/6/2012,01:02 Analyzed by: Barbara Schubert
Building #: 7 Unit/Apt #: 703					
739972-750218	5/30/2012,12:30-6/1/2012,12:41	Liquid Scintillation	First Floor	2.7 pCi/L +/- 0.91	6/6/2012,05:53 Analyzed by: Barbara Schubert
Building #: 10 Unit/Apt #: 1001					
739973-750219	5/30/2012,14:33-6/1/2012,14:50	Liquid Scintillation	First Floor	1.3 pCi/L +/- 0.77	6/6/2012,07:43 Analyzed by: Barbara Schubert
Building #: 3 Unit/Apt #: 310					
739974-750220	5/30/2012,11:06-6/1/2012,11:14	Liquid Scintillation	First Floor	1.3 pCi/L +/- 0.78	6/6/2012,02:52 Analyzed by: Barbara Schubert
Building #: 11 Unit/Apt #: 1101					
739976-750222	5/30/2012,15:04-6/1/2012,15:19	Liquid Scintillation	First Floor	0.7 pCi/L +/- 0.71	6/6/2012,08:49 Analyzed by: Barbara Schubert
Building #: 9 Unit/Apt #: 904					
739977-750223	5/30/2012,13:17-6/1/2012,13:34	Liquid Scintillation	First Floor	2.5 pCi/L +/- 0.90	6/6/2012,07:10 Analyzed by: Barbara Schubert
Building #: 4 Unit/Apt #: 404					
739978-750224	5/30/2012,11:15-6/1/2012,11:24	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.70	6/6/2012,03:14 Analyzed by: Barbara Schubert
Building #: 6 Unit/Apt #: 601					
739981-750227	5/30/2012,12:03-6/1/2012,12:14	Liquid Scintillation	First Floor	< 0.2 pCi/L	6/6/2012,04:53 Analyzed by: Barbara Schubert
Building #: 13 Unit/Apt #: 1301					
739983-750229	5/30/2012,15:37-6/1/2012,15:46	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.71	6/6/2012,10:23 Analyzed by: Barbara Schubert
Building #: 14 Unit/Apt #: 1403					
739984-750230	5/30/2012,15:49-6/1/2012,15:59	Liquid Scintillation	First Floor	1.2 pCi/L +/- 0.79	6/6/2012,11:07 Analyzed by: Barbara Schubert
Building #: 14 Unit/Apt #: 1402					
739985-750231	5/30/2012,15:52-6/1/2012,16:05	Liquid Scintillation	First Floor	1.8 pCi/L +/- 0.86	6/6/2012,11:18 Analyzed by: Barbara Schubert
Building #: 8 Unit/Apt #: 803					
739986-750232	5/30/2012,12:55-6/1/2012,13:00	Liquid Scintillation	First Floor	2.3 pCi/L +/- 0.87	6/6/2012,06:37 Analyzed by: Barbara Schubert
Building #: 10 Unit/Apt #: 1010					
739987-750233	5/30/2012,14:39-6/1/2012,14:59	Liquid Scintillation	First Floor	0.5 pCi/L +/- 0.68	6/6/2012,08:05 Analyzed by: Barbara Schubert
Building #: 7 Unit/Apt #: 704					
739989-750235	5/30/2012,12:22-6/1/2012,12:36	Liquid Scintillation	First Floor	4.1 pCi/L +/- 1.02	6/6/2012,05:42 Analyzed by: Barbara Schubert
Building #: 11 Unit/Apt #: 1110					
739990-750236	5/30/2012,14:59-6/1/2012,15:14	Liquid Scintillation	First Floor	1.0 pCi/L +/- 0.75	6/6/2012,08:38 Analyzed by: Barbara Schubert

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 14 Unit/Apt #: 1401					
739991-750237	5/30/2012,15:45-6/1/2012,15:56	Liquid Scintillation	First Floor	0.7 pCi/L +/- 0.75	6/6/2012,10:45 Analyzed by: Barbara Schubert
Building #: 13 Unit/Apt #: 1310					
739993-750239	5/30/2012,15:36-6/1/2012,15:45	Liquid Scintillation	First Floor	0.4 pCi/L +/- 0.71	6/6/2012,10:12 Analyzed by: Barbara Schubert
Building #: 11 Unit/Apt #: 1109					
739994-750240	5/30/2012,14:57-6/1/2012,15:11	Liquid Scintillation	First Floor	0.9 pCi/L +/- 0.76	6/6/2012,08:27 Analyzed by: Barbara Schubert
Building #: 10 Unit/Apt #: 1009					
739995-750241	5/30/2012,14:50-6/1/2012,15:05	Liquid Scintillation	First Floor	1.3 pCi/L +/- 0.78	6/6/2012,08:16 Analyzed by: Barbara Schubert

The following revisions have been made from the original report: Lot blank times added - -

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA and the Center of Disease Control have used a continuous exposure level of 4.0 pCi/L as a guidance level at which remedial action is indicated. If you would like additional information on radon, we recommend that you contact either your state agency or the US EPA.

The accuracy of the radon levels determined at the time of sampling are dictated by proper deployment and conditions in the field. Since deployment in the field is not completed by Radata, Inc. laboratory personnel, the radon results indicated represent the levels found in the test device as received at our lab.

Charcoal Canister samples are analyzed by Method [EPA-402-R-92-004 July 92]

Liquid Scintillation samples are analyzed by Method [EPA EPA-402-R-92-004 July 92]

(+/- = 2 sigma (95% confidence level) counting uncertainty reported in pCi/L.)

LIMITATIONS OF DATA AND PRODUCT LIABILITY

This product is designed to detect radon levels in a specific location. It can not guarantee the overall level of radon present in a home or building, or that people will not be exposed to potentially harmful levels of radon. The cost of this product is based solely on the value of the monitoring, and is unrelated to the value of any customers' property or health. RAdata, Inc. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM THE IMPROPER USE OF THE PRODUCT OR THE IMPROPER INTERPRETATION OF THE DATA GENERATED BY THE PRODUCT. RAdata's AND ITS AGENT'S SOLE AND EXCLUSIVE LIABILITY AND THE CUSTOMER'S SOLE LIABILITY AND EXCLUSIVE REMEDY WILL NOT EXCEED THE LESSER OF THE COST OF REPAIR OR REPLACEMENT OF THE PRODUCT. Neither RAdata, Inc. nor its agents accepts any liability for improper deployment of any device and shall not be responsible for the consequences of the results derived from same.

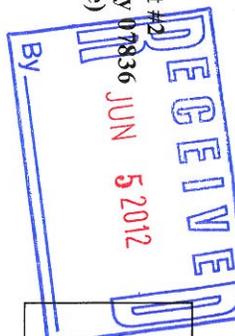
Confidentiality Notice: These test results, including any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, copying, disclosure, or distribution by other than the intended recipient or authorized agent is prohibited. RAdata, Inc. will not disclose to anyone the identification of a client or results of sample analysis without the expressed consent of the client, except where required by law or by state/federal agency. In situations where information or results are being subpoenaed by a regulatory agency or the courts, RAdata, Inc. will notify the client promptly.



Jeffrey Kaplan, Lab Director

APPENDIX II

Radata, Inc.
 27 Ironia Road, Unit #2
 Flanders, New Jersey 07836
 800-447-2366 (phone)
 973-927-4980 (fax)



One Consulting Group, Inc.
 ATTN: Robert Brawner
 448 Ralph David Abernathy Blvd
 Atlanta, GA 30308

218867

Project Name TANGLEWOOD
 Project Number A9028,05
 Site Address 1425 Sugarloaf Drwy

DATE PLACED: 5/30/12 DATE PICKED UP: 6/1/12

City, State, Zip Lawrenceville, GA

TECHNICIAN NAME WHO PLACED TEST: FAZAL HUSSAIN

Municipality _____ County winnett

TECHNICIAN NAME WHO PICKED-UP TEST: FAZAL HUSSAIN

FOUNDATION TYPE Slab

#	Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no		Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
				Place	Pick			
3	2.428	739971	1st	y	y	1-101	10:20	10:32
4	2.359	739963		y		1-109	10:24	10:35
5	2.390	739952				1-110	10:25	10:37
6	2.447	739957				1-102	10:29	10:40
7	2.209	739935				2-202	10:35	10:44
8	2.391	739928				2-203	10:41	10:47
9	2.151	739958				2-201	10:43	10:52
10	2.282	739932				2-204	10:50	10:57
11	2.422	739927				3-301	11:00	11:05
12	2.448	739931				3-304	11:02	11:10

Please include this data sheet with your recapped test vials. Return test devices to lab immediately! If the test devices are not returned promptly, the test may be invalid.
 Minimum exposure is 2 days (48 hours) / Maximum exposure is 4 days (96 hours)

B

Pg. 1 of 6

Radata, Inc.
 27 Ironia Road, Unit #2
 Flanders, New Jersey 07836
 800-447-2366 (phone)
 973-927-4980 (fax)

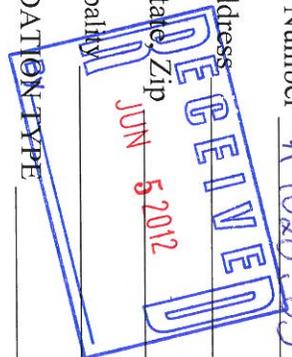
One Consulting Group, Inc.
 ATTN: Robert Brawner
 448 Ralph David Abernathy Blvd
 Atlanta, GA 30308

DATE PLACED: _____ DATE PICKED UP: _____

TECHNICIAN NAME WHO PLACED TEST: _____

TECHNICIAN NAME WHO PICKED-UP TEST: _____

Project Name TANGLEWOOD
 Project Number A9028.05
 Site Address _____
 City, State, Zip _____
 Municipality _____ County _____
 FOUNDATION TYPE _____



#	Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? Yes or no		Location (Building / Unit / Room)	Start Time (AM/PM)	Stop Time (AM/PM)
				Place	Pick			
1	2.409	739974	1st	y	y	3-310	11:06	11:14
2	2.443	739936		y	y	3-309	11:09	11:20
3	2.364	739978				4-401	11:15	11:24
4	2.423	739942				4-401	11:19	11:27
5	2.397	739946				4-410	11:24	11:31
6	2.432	739945				4-409	11:26	11:33
7	2.359	739964				5-501	11:31	11:37
8	2.453	739950				5-504	11:35	11:42
9	2.290	739962				5-509	11:42	11:45
10	2.322	739941				5-510	11:49	11:55

Please include this data sheet with your recapped test vials. Return test devices to lab immediately! If the test devices are not returned promptly, the test may be invalid.
 Minimum exposure is 2 days (48 hours) / Maximum exposure is 4 days (96 hours)

Radata, Inc.
 27 Ironia Road, Unit #2
 Flanders, New Jersey 07836
 800-447-2366 (phone)
 973-927-4980 (fax)

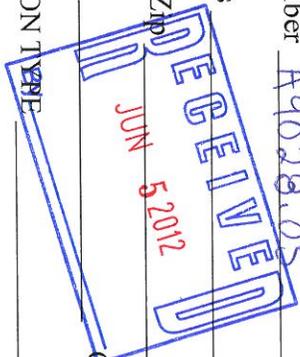
One Consulting Group, Inc.
 ATTN: Robert Brawner
 448 Ralph David Abernathy Blvd
 Atlanta, GA 30308

DATE PLACED: _____ DATE PICKED UP: _____

TECHNICIAN NAME WHO PLACED TEST: _____

TECHNICIAN NAME WHO PICKED-UP TEST: _____

Project Name TANGLEWOOD
 Project Number A9028.05
 Site Address _____
 City, State, Zip _____
 Municipality _____ County _____
 FOUNDATION TYPE _____



Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no		Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
			Place	Pick			
11	2.387				6-604	12:01	12:10
12	2.365		y	y	6-601	12:03	12:14
81 43-1	2.453				6-610	12:07	12:20
43-2	2.345				6-609	12:11	12:25
43-3	2.422				7-701	12:17	12:31
43-4	2.443				7-704	12:22	12:36
5	2.452				7-703	12:30	12:41
6	2.360				7-702	12:37	12:44
7	2.395				8-801	12:45	12:50
8	2.371				8-804	12:51	12:57
9	2.464						

Please include this data sheet with your recapped test vials. Return test devices to lab immediately! If the test devices are not returned promptly, the test may be invalid.
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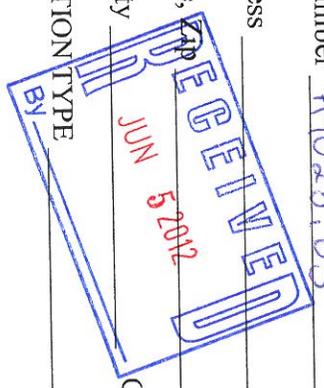
Radata, Inc.
 17 Ironia Road, Unit #2
 landers, New Jersey 07836
 800-447-2366 (phone)
 173-927-4980 (fax)

One Consulting Group, Inc.
 ATTN: Robert Brawner
 448 Ralph David Abernathy Blvd
 Atlanta, GA 30308

DATE PLACED: _____ DATE PICKED UP: _____

TECHNICIAN NAME WHO PLACED TEST: _____
 TECHNICIAN NAME WHO PICKED-UP TEST: _____

Project Name TANGLERWOOD
 Project Number A9028.05
 Site Address _____
 City, State, Zip _____
 Municipality _____ County _____
 FOUNDATION TYPE _____
 BY _____



Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? Yes or no		Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
			Place	Pick			
43-10	2.440	739986	1st	y	8-803	12:55	1:00
43-11	2.452	739956		y	8-802	1:00	1:03
43-12	2.446	739960		y	9-901	1:15	1:30
17-1	2.312	739977		y	9-904	1:17	1:34
17-2	2.442	739944		y	9-903	1:22	1:39
17-3	2.307	739938		y	9-902	1:25	1:42
17-4	2.399	739973		y	10-1001	2:33	2:50
17-5	2.158	739943		y	10-1004	2:36	2:55
17-6	2.432	739987		y	10-1010	2:39	2:59
17-7	2.354	739995		y	10-1009	2:50	3:05

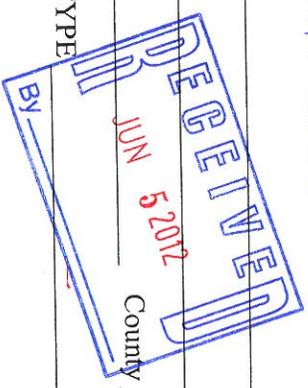
Please include this data sheet with your recapped test vials. Return test devices to lab immediately! If the test devices are not returned promptly, the test may be invalid.
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Radata, Inc.
 17 Ironia Road, Unit #2
 Tlanders, New Jersey 07836
 800-447-2366 (phone)
 73-927-4980 (fax)

One Consulting Group, Inc.
 ATTN: Robert Brawner
 448 Ralph David Abernathy Blvd
 Atlanta, GA 30308

Project Name TANLEYWOOD
 Project Number A9028.05
 Site Address _____
 City, State, Zip _____
 Municipality _____
 County _____

DATE PLACED: _____ DATE PICKED UP: _____
 TECHNICIAN NAME WHO PLACED TEST: _____
 TECHNICIAN NAME WHO PICKED-UP TEST: _____

FOUNDATION TYPE _____


Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? Yes or no		Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
			Place	Pick			
17-8	2.158				11-1109	2:57	3:11
17-9	2.323				11-1110	2:59	3:14
17-10	2.432				11-1101	3:04	3:19
17-11	2.401				11-1104	3:12	3:25
17-12	2.424				12-1201	3:15	3:31
BLANK 32-1	2.186						
32-2	2.419				12-1204	3:19	3:35
32-3	2.426				12-1210	3:21	3:37
32-4	2.434				12-1209	3:29	3:40
32-5	2.376				13-1309	3:34	3:44
32-6	2.435				13-1310	3:36	3:45

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 Atlanta, GA 30308

DATE PLACED: _____ DATE PICKED UP: _____

TECHNICIAN NAME WHO PLACED TEST: _____

TECHNICIAN NAME WHO PICKED-UP TEST: _____

Project Name TANLEWOOD
 Project Number A9028.05
 Site Address _____
 City, State, Zip _____
 Municipality _____
 FOUNDATION TYPE _____



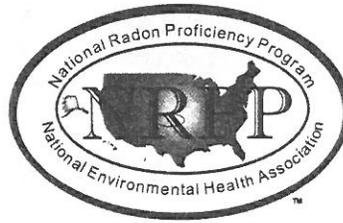
Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? Yes or no	House? Pick	Location (Building / Unit / Room)	Start Time (AM/PM)	Stop Time (AM/PM)
32-7	2.470	1st	y	y	13-1301	3:37	3:46
8	2.417		y	y	13-1304	3:40	3:50
9	2.430		y	y	14-1401	3:45	3:56
10	2.399		y	y	14-1404	3:46	3:57
11	2.483		y	y	14-1403	3:49	3:59
12	2.431		y	y	14-1402	3:52	4:05
16-1	2.493		y	y	Fitness Center	4:00	4:20
16-2	2.388		y	y	Office	4:01	4:22
16-3	2.479		y	y	Lot Blank 1	-	-
16-4	2.409		y	y	Lot Blank 2	-	-

Please include this data sheet with your recapped test vials. Return test devices to lab immediately! If the test devices are not returned promptly, the test may be invalid.
 Minimum exposure is 2 days (48 hours) / Maximum exposure is 4 days (96 hours)

AS per FAZAL AUSSANI, BLAVIA (via email) pg. 6 of 6

APPENDIX III

National Environmental Health Association
National Radon Proficiency Program



July 26, 2011

David C. Grammer
Radata, Inc.
27 Ironia Road Unit 2
Flanders, NJ 07836

Name of Analytical Laboratory: **Radata, Inc.**
NEHA Certification Number: 101196 AL
NEHA Expiration Date: 5/31/2013

The firm and/or individual referenced above has met the requirements for certification as an Analytical Laboratory with the National Environmental Health Association's National Radon Proficiency Program. Certification has been granted for the specific measurement devices listed below. Verification of adherence to state and local regulations is advised.

This laboratory is certified to analyze and interpret devices for certified radon professionals who will interpret results to clients.

Devices: F & J RA40VC 4" open face (Calgon) can
EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial

Angel Anderson Price, NEHA-NRPP Executive Director

RADON TESTING REPORT

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043**

PROJECT #A9028.03

JUNE 15, 2011

PREPARED FOR:

FIRST ATLANTIC CAPITAL, LLC.
PILOT HOUSE, LEWIS WHARF, 2 ATLANTIC AVENUE
BOSTON, MASSACHUSETTS 02110

June 15, 2011

First Atlantic Capital, LLC.
Pilot House, Lewis Wharf, 2 Atlantic Avenue
Boston, Massachusetts 02110

Attention: **Ted Lubitz**

Regarding: **Radon Testing Report**
Tanglewood Park Apartments
5535 Sugarloaf Parkway
Lawrenceville, Gwinnett County, Georgia 30043
Project #A9028.02

Ted:

Please find for your review this Radon Testing Report for the above-referenced project.

No individual units' test results exceeded the EPA recommended radon exposure limit of four pico curies per liter.

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

Sincerely,

ONE CONSULTING GROUP, INC.



Robert Brawner, CHMM
Principal/Reviewer

Attachments	Appendix I	Chain of Custody
	Appendix II	Laboratory Analytical Reports
	Appendix II	Laboratory Certifications

EXECUTIVE SUMMARY

One Consulting Group, Incorporated (One Group) is pleased to provide the following Radon Testing Report for the Tanglewood Park Apartments, Lawrenceville, Georgia (Site). The Site is a multi-family residential apartment complex constructed 1994. It consists of fourteen buildings containing 130 individual units, comprising approximately 140,000 square feet of leasable space.

No individual units' test results exceeded the EPA recommended radon exposure limit of four pico curies per liter.

OBJECTIVES

Radon in air is ubiquitous. Radon is found in outdoor air and in the indoor air of buildings of all kinds. The US Environmental Protection Agency (EPA) recommends homes are fixed if the radon level is 4 pico Curies per Liter (pCi/L) or more. The average radon concentration in the indoor air of America's homes is about 1.3 pCi/L. It is upon this level that EPA based its estimate of 20,000 radon-related lung cancers a year upon. EPA recommends that Americans consider fixing their homes when the radon level is between 2 pCi/L and 4 pCi/L. The average concentration of radon in outdoor air is 0.4 pCi/L or 1/10th of EPA's 4 pCi/L action level.

OBJECTIVES

The Site is located in Gwinnett County, Georgia which was been assigned a Radon Zone 1 (red) highest potential designation as per the Georgia Radon Zones Map published by the USEPA. Zone 1 counties have a predicted average indoor radon screening level greater than 4 pico curies per Liter. Mr. Jack Freeman and Mr. Fazal Hussain performed Radon Testing at 5535 Sugarloaf Parkway Lawrenceville, Gwinnett County, Georgia between June 7, and June 9, 2011. The purpose of this testing was to identify radon exposure levels in individual apartment units that will require corrective action during a pending Site rehabilitation.

SCOPE

Radon testing was performed in the Site structures in accordance with the Office of Affordable Housing, Georgia Department of Community Affairs' 2011 Environmental Manual E.

One radon test was performed in each ground floor individual unit and one test was performed in each building covering 10% of the units on all floors above the ground floor. One test was performed in the office/recreation area.

INSPECTION AND SAMPLE COLLECTION METHODS

Radon test vials were allowed to collect data for a minimum of forty-eight hours prior to collection. Once obtained, radon test vials were sealed, labeled, and transported under standard chain of protocol procedure to the analytical laboratory via a mail carrier. Copies of the chain of custody are provided in Appendix I.

BULK SAMPLE ANALYSIS

A total of seventy radon tests were performed across the Site, for a period of 48 hours, in accordance with the National Radon Safety Board guidance. RAdData, Inc. of Flanders, New Jersey performed the laboratory analysis. RAdData, Inc. is certified to perform EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial analyses by the National Environmental Health Association's Program (NEHA), certificate number 101196 AL. A copy of the laboratory certification is provided in Appendix II.

CONCLUSIONS

No individual units' test results exceeded the EPA recommended radon exposure limit of four pico curies per liter.

Two tests were invalidated as the sampling vial had been tampered with. However, this result is of low environmental concern and will be readdressed during Site rehabilitation.

Laboratory analytical reports are provided in their entirety Appendix III.

RECOMMENDATIONS

Rehabilitation of units exceeding EPA limits should be performed to mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

CLOSURE

Given the scope of work, we do not guarantee that inaccessible areas of the site are free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future.

APPENDIX I

RAdata, Inc.
 27 Ironia Road, Unit #2
 Flanders, New Jersey 07836
 800-447-2366 (phone)
 973-927-4980 (fax)

One Consulting Group, Inc.
 Robert Bravner
 PO Box 54382
 Atlanta, Ga. 30308
 robert@onecgroup.com

Project Name Tanglewood
 Project Number A9028.03
 Site Address 5355 Sugarloaf Parkway

City, State, Zip Lawrenceville, GA 30043

Municipality _____ County Gwinnett

FOUNDATION TYPE _____

DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011

TECHNICIAN NAME WHO PLACED TEST: J Freeman / F Hussain

TECHNICIAN NAME WHO PICKED-UP TEST: F Hussain

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no Place Pick	Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
	709995	y	y	1-101	10:30A	
	710004	y	y	1-102	10:33A	
	709994	y	y	1-110	10:35A	
	709972	y	y	1-109	10:36A	
	710049	N	y	1-103	10:38A	
	710028	N	y	2-206	10:40A	
	710015	y	y	2-201	10:43A	
	710060	y	y	2-204	10:45A	
	710001	y	y	2-202	10:46A	
	710036	y	y	2-203	10:47A	

Please include this data sheet with your recapped test vials. Return test devices to RAdata immediately! If the test devices are not returned promptly, the test may be invalid.
 Minimum exposure is 2 days (48 hours) / Maximum exposure is 4 days (96 hours)

RAdata, Inc.
 27 Ironia Road, Unit #2
 Flanders, New Jersey 07836
 800-447-2366 (phone)
 973-927-4980 (fax)

One Consulting Group, Inc.
 Robert Brawner
 PO Box 54382
 Atlanta, Ga. 30308
 robert@onecgroup.com

Project Name Tanglewood
 Project Number A9028.03
 Site Address 5355 Sugarloaf Parkway

City, State, Zip Lawrenceville, GA 30043

Municipality _____ County Gwinnett

FOUNDATION TYPE _____

DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011

TECHNICIAN NAME WHO PLACED TEST: J Freeman / F Hussain

TECHNICIAN NAME WHO PICKED-UP TEST: F Hussain

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no Place Pick	Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
	709960 709958	y	y	3-309	10:57A	
	709958 701013 709958	y	y	3-304	10:49A	
	709935	N	y	3-303	10:51A	
	709997	y	y	3-301	10:55A	
	710059	y	y	3-310	10:59A	
	709998	y	y	4-404	11:10A	
	710058	N	y	4-401	11:11A	
	710054	y	y	4-403	11:13A	
	710048	y	y	4-409	11:14A	
		y	y	4-410	11:16A	

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DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011

TECHNICIAN NAME WHO PLACED TEST: J Freeman / F Hussain

TECHNICIAN NAME WHO PICKED-UP TEST: F Hussain

FOUNDATION TYPE _____

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no		Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
			Place	Pick			
	710062	y	y	y	7-703	11:52A	
	709963	y	y	y	7-702	11:52A	
	709927	y	y	y	7-704	11:54A	
	710016	y	y	y	7-701	11:56A	
	710037	N	y	y	7-705	11:58A	
	710029	y	y	y	8-804	12:00P	
	710010	y	y	y	8-801 (500)	12:03P	
	710012	y	y	y	8-802	12:05P	
	710041	y	y	y	8-803	12:07P	
	710067	N	y	y	8-806	12:09P	

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 Robert Brawner
 PO Box 54382
 Atlanta, Ga. 30308
 robert@onecgroup.com

Project Name Tanglewood
 Project Number A9028.03
 Site Address 5355 Sugarloaf Parkway

DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011

City, State, Zip Lawrenceville, GA 30043
 Municipality Gwinnett County Gwinnett

TECHNICIAN NAME WHO PLACED TEST: J Freeman / F Hussain
 TECHNICIAN NAME WHO PICKED-UP TEST: F Hussain

FOUNDATION TYPE _____

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House?		Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
			yes or no	Place Pick			
	710006	y	y	y	9-904	12:11P	
	710068	y	y	y	9-901	12:12P	
	709945	y	y	y	9-903	12:16P	
	709987	y	y	y	9-902	12:18P	
	710045	N	y	y	9-906	12:25P	
	710009	y	y	y	10-1009	12:27P	
	710051	y	y	y	10-1010	12:28P	
	710040	N	y	y	10-1003	12:30P	
	710005	y	y	y	10-1001	12:32P	
	710044	y	y	y	10-1004	12:33P	

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 Atlanta, Ga. 30308
 robert@onecgroup.com

Project Name Tanglewood
 Project Number A9028.03
 Site Address 5355 Sugarloaf Parkway

DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011

City, State, Zip Lawrenceville, GA 30043
 Municipality _____ County Gwinnett

TECHNICIAN NAME WHO PLACED TEST: J. Freeman / F. Hussain

FOUNDATION TYPE _____

TECHNICIAN NAME WHO PICKED-UP TEST: F. Hussain

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no Place Pick	Location (Building / Unit / Room)	Start Time (AM/PM)	Stop Time (AM/PM)
	710027	y	y y	11-1101	12:42P	
	710014	y	y y	11-1104	12:42P	
	710030	N	y y	11-1102	12:44P	
	709999	y	y y	11-1109	12:46P	
	710011	y	y y	11-1110	12:47P	
	709979	y	y y	12-1210	12:50P	
	710057	y	y y	12-1209	12:49P	
	709981	N	y y	12-1203	12:54P	
	710023	y	y y	12-1201	12:56P	
	710055	y	y y	12-1204	12:58P	

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Project Name Tanglewood
 Project Number A9028.03
 Site Address 5355 Sugarloaf Parkway

DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011

City, State, Zip Lawrenceville, GA 30043

Municipality _____ County Gwinnett

TECHNICIAN NAME WHO PLACED TEST: J Freeman / F Hussain

FOUNDATION TYPE _____

TECHNICIAN NAME WHO PICKED-UP TEST: F Hussain

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no Place Pick	Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
	710056	y	y	13-1304	1:07P	
	710034	y	y	13-1301	1:08P	
	710033	N	y	13-1302	1:10P	
	709991	y	y	13-1310	1:11P	
	710064	y	y	13-1309	1:13P	
	709984	y	y	14-1401 (door)	1:20P	
	710052	y	y	14-1404	1:21P	
	709970	y	y	14-1403	1:23P	
	710031	y	y	14-1402	1:24P	
	710063	N	y	14-1407	1:26P	

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 Minimum exposure is 2 days (48 hours) / Maximum exposure is 4 days (96 hours)

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 Robert Brawner
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 Atlanta, Ga. 30308
 robert@onecgroup.com

Project Name Tanglewood
 Project Number A9028.03
 Site Address 5355 Sugarloaf Parkway

DATE PLACED: June 7, 2011 DATE PICKED UP: June 9, 2011
 City, State, Zip Lawrenceville, GA 30043

Municipality _____ County Gwinnett

TECHNICIAN NAME WHO PLACED TEST: J Freeman / F Hussain
 TECHNICIAN NAME WHO PICKED-UP TEST: F Hussain

FOUNDATION TYPE _____

Lab Use Only	VIAL NUMBER	FLOOR LEVEL	Closed House? yes or no Place Pick	Location (Building / Unit / Room)	Start Time (AM / PM)	Stop Time (AM / PM)
	710066	y	y y	Office Building	1:29P	

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 Minimum exposure is 2 days (48 hours) / Maximum exposure is 4 days (96 hours)

APPENDIX II

One Consulting Group, Inc.

June 14, 2011

Robert Brawner

P.O. Box 54382

Atlanta, GA 30308

Radon Test Results/Information:

FileNum:

Name: Project #A9028.03 Tanglewood,

Test Location: 5355 Sugarloaf Parkway, Lawrenceville GA 30043

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 7 Unit/Apt #: 704					
709927-706491	6/7/2011,11:54-6/9/2011,13:21	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.47	6/11/2011,07:52 Analyzed by: Jeff Kaplan
Building #: 3 Unit/Apt #: 301					
709935-706499	6/7/2011,10:55-6/9/2011,12:43	Liquid Scintillation	Unknown	1.1 pCi/L +/- 0.49	6/11/2011,04:23 Analyzed by: Jeff Kaplan
Building #: 9 Unit/Apt #: 903					
709945-706509	6/7/2011,12:16-6/9/2011,13:53	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.44	6/11/2011,09:35 Analyzed by: Jeff Kaplan
Building #: 3 Unit/Apt #: 304					
709958-706522	6/7/2011,10:49-6/9/2011,12:40	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.44	6/11/2011,04:01 Analyzed by: Jeff Kaplan
Building #: 3 Unit/Apt #: 309					
709960-706524	6/7/2011,10:57-6/9/2011,12:39	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.46	6/11/2011,03:50 Analyzed by: Jeff Kaplan
Building #: 7 Unit/Apt #: 702					
709963-706527	6/7/2011,11:52-6/9/2011,13:16	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.42	6/11/2011,07:41 Analyzed by: Jeff Kaplan
Building #: 14 Unit/Apt #: 1403					
709970-706534	6/7/2011,13:23-6/9/2011,14:31	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.50	6/11/2011,14:16 Analyzed by: Jeff Kaplan
Building #: 5 Unit/Apt #: 510					
709971-706535	6/7/2011,11:28-6/9/2011,13:06	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.47	6/11/2011,06:24 Analyzed by: Jeff Kaplan
Building #: 1 Unit/Apt #: 109					
709972-706536	6/7/2011,10:36-6/9/2011,12:26	Liquid Scintillation	Unknown	1.4 pCi/L +/- 0.53	6/11/2011,02:33 Analyzed by: Jeff Kaplan
Building #: 12 Unit/Apt #: 1210					
709979-706543	6/7/2011,12:50-6/9/2011,14:13	Liquid Scintillation	Unknown	1.2 pCi/L +/- 0.50	6/11/2011,12:09 Analyzed by: Jeff Kaplan
Building #: 12 Unit/Apt #: 1203					
709981-706545	6/7/2011,12:54-6/9/2011,14:18	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.43	6/11/2011,12:31 Analyzed by: Jeff Kaplan

Building #: 14 Unit/Apt #: 1401					
709984- 706548	6/7/2011,13:20- 6/9/2011,14:25	Liquid Scintillation	Unknown on door	0.7 pCi/L +/- 0.47	6/11/2011,13:54 Analyzed by: Jeff Kaplan
Building #: 9 Unit/Apt #: 902					
709987- 706551	6/7/2011,12:18- 6/9/2011,13:53	Liquid Scintillation	Unknown	3.7 pCi/L +/- 0.71	6/11/2011,09:46 Analyzed by: Jeff Kaplan
Building #: 13 Unit/Apt #: 1310					
709991- 706555	6/7/2011,13:11- 6/9/2011,14:23	Liquid Scintillation	Unknown	1.3 pCi/L +/- 0.52	6/11/2011,13:32 Analyzed by: Jeff Kaplan
Building #: 1 Unit/Apt #: 110					
Did not receive this vial.					
709994- 706558	6/7/2011,10:35- 6/9/2011,	Liquid Scintillation	Unknown	**INVALID**	,
Building #: 1 Unit/Apt #: 101					
709995- 706559	6/7/2011,10:30- 6/9/2011,12:24	Liquid Scintillation	Unknown	2.7 pCi/L +/- 0.61	6/11/2011,02:11 Analyzed by: Jeff Kaplan
Building #: 3 Unit/Apt #: 310					
709997- 706561	6/7/2011,10:57- 6/9/2011,12:47	Liquid Scintillation	Unknown	1.5 pCi/L +/- 0.52	6/11/2011,04:34 Analyzed by: Jeff Kaplan
Building #: 4 Unit/Apt #: 401					
709998- 706562	6/7/2011,11:11- 6/9/2011,12:52	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.45	6/11/2011,04:56 Analyzed by: Jeff Kaplan
Building #: 11 Unit/Apt #: 1109					
709999- 706563	6/7/2011,12:46- 6/9/2011,14:11	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.46	6/11/2011,11:47 Analyzed by: Jeff Kaplan
Building #: 6 Unit/Apt #: 602					
710000- 706564	6/7/2011,11:40- 6/9/2011,13:12	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.43	6/11/2011,06:57 Analyzed by: Jeff Kaplan
Building #: 2 Unit/Apt #: 202					
710001- 706565	6/7/2011,10:46- 6/9/2011,12:34	Liquid Scintillation	Unknown	1.1 pCi/L +/- 0.49	6/11/2011,03:28 Analyzed by: Jeff Kaplan
Building #: 1 Unit/Apt #: 102					
710004- 706568	6/7/2011,10:33- 6/9/2011,12:25	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.45	6/11/2011,02:22 Analyzed by: Jeff Kaplan
Building #: 10 Unit/Apt #: 1001					
710005- 706569	6/7/2011,12:32- 6/9/2011,14:04	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.47	6/11/2011,10:52 Analyzed by: Jeff Kaplan
Building #: 9 Unit/Apt #: 904					
710006- 706570	6/7/2011,12:11- 6/9/2011,13:52	Liquid Scintillation	Unknown	1.6 pCi/L +/- 0.55	6/11/2011,09:13 Analyzed by: Jeff Kaplan
Building #: 5 Unit/Apt #: 501					
710007- 706571	6/7/2011,11:25- 6/9/2011,13:00	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.45	6/11/2011,05:40 Analyzed by: Jeff Kaplan
Building #: 10 Unit/Apt #: 1009					
710009- 706573	6/7/2011,12:27- 6/9/2011,13:59	Liquid Scintillation	Unknown	1.8 pCi/L +/- 0.56	6/11/2011,10:08 Analyzed by: Jeff Kaplan
Building #: 8 Unit/Apt #: 801					
710010- 706574	6/7/2011,12:03- 6/9/2011,13:28	Liquid Scintillation	Unknown on door	2.9 pCi/L +/- 0.64	6/11/2011,08:29 Analyzed by: Jeff Kaplan

Building #: 11 Unit/Apt #: 1110					
710011-706575	6/7/2011,12:47-6/9/2011,14:12	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.50	6/11/2011,11:58 Analyzed by: Jeff Kaplan
Building #: 8 Unit/Apt #: 802					
710012-706576	6/7/2011,12:05-6/9/2011,13:29	Liquid Scintillation	Unknown	2.5 pCi/L +/- 0.62	6/11/2011,08:40 Analyzed by: Jeff Kaplan
Building #: 3 Unit/Apt #: 303					
710013-706577	6/7/2011,10:51-6/9/2011,12:42	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.46	6/11/2011,04:12 Analyzed by: Jeff Kaplan
Building #: 11 Unit/Apt #: 1104					
710014-706578	6/7/2011,12:42-6/9/2011,14:08	Liquid Scintillation	Unknown	1.4 pCi/L +/- 0.53	6/11/2011,11:25 Analyzed by: Jeff Kaplan
Building #: 2 Unit/Apt #: 201					
710015-706579	6/7/2011,10:43-6/9/2011,12:30	Liquid Scintillation	Unknown	2.1 pCi/L +/- 0.56	6/11/2011,03:06 Analyzed by: Jeff Kaplan
Building #: 7 Unit/Apt #: 701					
710016-706580	6/7/2011,11:56-6/9/2011,13:22	Liquid Scintillation	Unknown	2.2 pCi/L +/- 0.59	6/11/2011,08:03 Analyzed by: Jeff Kaplan
Building #: 5 Unit/Apt #: 509					
710018-706582	6/7/2011,11:30-6/9/2011,13:05	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.47	6/11/2011,06:02 Analyzed by: Jeff Kaplan
Building #: 12 Unit/Apt #: 1201					
710023-706587	6/7/2011,12:56-6/9/2011,14:18	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.47	6/11/2011,12:37 Analyzed by: Jeff Kaplan
Building #: 11 Unit/Apt #: 1101					
710027-706591	6/7/2011,12:42-6/9/2011,14:07	Liquid Scintillation	Unknown	2.7 pCi/L +/- 0.63	6/11/2011,11:14 Analyzed by: Jeff Kaplan
Building #: 2 Unit/Apt #: 206					
710028-706592	6/7/2011,10:40-6/9/2011,12:29	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.42	6/11/2011,02:55 Analyzed by: Jeff Kaplan
Building #: 8 Unit/Apt #: 804					
710029-706593	6/7/2011,12:00-6/9/2011,13:26	Liquid Scintillation	Unknown	2.4 pCi/L +/- 0.60	6/11/2011,08:18 Analyzed by: Jeff Kaplan
Building #: 11 Unit/Apt #: 1102					
710030-706594	6/7/2011,12:44-6/9/2011,14:10	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.43	6/11/2011,11:36 Analyzed by: Jeff Kaplan
Building #: 14 Unit/Apt #: 1402					
710031-706595	6/7/2011,13:24-6/9/2011,14:31	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.50	6/11/2011,14:27 Analyzed by: Jeff Kaplan
Building #: 13 Unit/Apt #: 1302					
710033-706597	6/7/2011,13:10-6/9/2011,14:22	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.44	6/11/2011,13:21 Analyzed by: Jeff Kaplan
Building #: 13 Unit/Apt #: 1301					
710034-706598	6/7/2011,13:08-6/9/2011,14:21	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.45	6/11/2011,13:10 Analyzed by: Jeff Kaplan
Building #: 2 Unit/Apt #: 203					
710036-706600	6/7/2011,10:47-6/9/2011,12:34	Liquid Scintillation	Unknown	1.5 pCi/L +/- 0.54	6/11/2011,03:39 Analyzed by: Jeff Kaplan

Building #: 7 Unit/Apt #: 705					
710037- 706601	6/7/2011,11:58- 6/9/2011,13:24	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.44	6/11/2011,08:14 Analyzed by: Jeff Kaplan
Building #: 5 Unit/Apt #: 504					
710038- 706602	6/7/2011,11:24- 6/9/2011,13:01	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.43	6/11/2011,05:51 Analyzed by: Jeff Kaplan
Building #: 5 Unit/Apt #: 502					
Did not receive this vial.					
710039- 706603	6/7/2011,11:26- 6/9/2011,	Liquid Scintillation	Unknown	**INVALID**	,
Building #: 10 Unit/Apt #: 1003					
710040- 706604	6/7/2011,12:30- 6/9/2011,14:03	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.44	6/11/2011,10:41 Analyzed by: Jeff Kaplan
Building #: 8 Unit/Apt #: 803					
710041- 706605	6/7/2011,12:07- 6/9/2011,13:31	Liquid Scintillation	Unknown	2.2 pCi/L +/- 0.59	6/11/2011,08:51 Analyzed by: Jeff Kaplan
Building #: 10 Unit/Apt #: 1004					
710044- 706608	6/7/2011,12:33- 6/9/2011,14:04	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.49	6/11/2011,11:03 Analyzed by: Jeff Kaplan
Building #: 9 Unit/Apt #: 906					
710045- 706609	6/7/2011,12:25- 6/9/2011,13:54	Liquid Scintillation	Unknown	1.6 pCi/L +/- 0.54	6/11/2011,09:57 Analyzed by: Jeff Kaplan
Building #: 6 Unit/Apt #: 609					
710047- 706611	6/7/2011,11:44- 6/9/2011,13:13	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.47	6/11/2011,07:19 Analyzed by: Jeff Kaplan
Building #: 4 Unit/Apt #: 410					
710048- 706612	6/7/2011,11:16- 6/9/2011,12:58	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.45	6/11/2011,05:29 Analyzed by: Jeff Kaplan
Building #: 1 Unit/Apt #: 103					
710049- 706613	6/7/2011,10:38- 6/9/2011,12:27	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.41	6/11/2011,02:44 Analyzed by: Jeff Kaplan
Building #: 6 Unit/Apt #: 610					
710050- 706614	6/7/2011,11:42- 6/9/2011,13:12	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.48	6/11/2011,07:08 Analyzed by: Jeff Kaplan
Building #: 10 Unit/Apt #: 1010					
710051- 706615	6/7/2011,12:28- 6/9/2011,14:00	Liquid Scintillation	Unknown	2.0 pCi/L +/- 0.58	6/11/2011,10:19 Analyzed by: Jeff Kaplan
Building #: 14 Unit/Apt #: 1404					
710052- 706616	6/7/2011,13:21- 6/9/2011,14:29	Liquid Scintillation	Unknown	1.5 pCi/L +/- 0.55	6/11/2011,14:05 Analyzed by: Jeff Kaplan
Building #: 4 Unit/Apt #: 409					
710054- 706618	6/7/2011,11:14- 6/9/2011,12:57	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.43	6/11/2011,05:18 Analyzed by: Jeff Kaplan
Building #: 12 Unit/Apt #: 1204					
710055- 706619	6/7/2011,12:58- 6/9/2011,14:19	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.49	6/11/2011,12:48 Analyzed by: Jeff Kaplan
Building #: 13 Unit/Apt #: 1304					
710056- 706620	6/7/2011,13:07- 6/9/2011,14:20	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.44	6/11/2011,00:59 Analyzed by: Jeff Kaplan

Building #: 12 Unit/Apt #: 1209					
710057-706621	6/7/2011,12:49-6/9/2011,14:15	Liquid Scintillation	Unknown	1.2 pCi/L +/- 0.53	6/11/2011,12:20 Analyzed by: Jeff Kaplan
Building #: 4 Unit/Apt #: 403					
710058-706622	6/7/2011,11:13-6/9/2011,12:53	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.44	6/11/2011,05:07 Analyzed by: Jeff Kaplan
Building #: 4 Unit/Apt #: 404					
710059-706623	6/7/2011,11:10-6/9/2011,12:48	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.45	6/11/2011,04:45 Analyzed by: Jeff Kaplan
Building #: 2 Unit/Apt #: 204					
710060-706624	6/7/2011,10:45-6/9/2011,12:32	Liquid Scintillation	Unknown	1.2 pCi/L +/- 0.48	6/11/2011,03:17 Analyzed by: Jeff Kaplan
Building #: 7 Unit/Apt #: 703					
710062-706626	6/7/2011,11:52-6/9/2011,13:15	Liquid Scintillation	Unknown	2.7 pCi/L +/- 0.63	6/11/2011,07:30 Analyzed by: Jeff Kaplan
Building #: 14 Unit/Apt #: 1407					
710063-706627	6/7/2011,13:26-6/9/2011,14:32	Liquid Scintillation	Unknown	2.1 pCi/L +/- 0.60	6/11/2011,14:38 Analyzed by: Jeff Kaplan
Building #: 13 Unit/Apt #: 1309					
710064-706628	6/7/2011,13:13-6/9/2011,14:24	Liquid Scintillation	Unknown	1.6 pCi/L +/- 0.56	6/11/2011,13:43 Analyzed by: Jeff Kaplan
Building #: office building					
710066-706630	6/7/2011,13:29-6/9/2011,14:36	Liquid Scintillation	Unknown	1.1 pCi/L +/- 0.52	6/11/2011,14:49 Analyzed by: Jeff Kaplan
Building #: 8 Unit/Apt #: 806					
710067-706631	6/7/2011,12:09-6/9/2011,13:32	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.46	6/11/2011,09:02 Analyzed by: Jeff Kaplan
Building #: 9 Unit/Apt #: 901					
710068-706632	6/7/2011,12:12-6/9/2011,13:52	Liquid Scintillation	Unknown	1.7 pCi/L +/- 0.55	6/11/2011,09:24 Analyzed by: Jeff Kaplan
Building #: 6 Unit/Apt #: 601					
710069-706633	6/7/2011,11:39-6/9/2011,13:10	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.43	6/11/2011,06:35 Analyzed by: Jeff Kaplan
Building #: 6 Unit/Apt #: 604					
710070-706634	6/7/2011,11:38-6/9/2011,13:11	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.44	6/11/2011,06:46 Analyzed by: Jeff Kaplan

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA and the Center of Disease Control have used a continuous exposure level of 4.0 pCi/L as a guidance level at which remedial action is indicated. If you would like additional information on radon, we recommend that you contact either your state agency or the US EPA.

The accuracy of the radon levels determined at the time of sampling are dictated by proper deployment and conditions in the field. Since deployment in the field is not completed by Radata, Inc. laboratory personnel, the radon results indicated represent the levels found in the test device as received at our lab.

Charcoal Canister samples are analyzed by Method [EPA-402-R-92-004 July 92]
 Liquid Scintillation samples are analyzed by Method [EPA EPA-402-R-92-004 July 92]
 (+/- = 2 sigma (95% confidence level) counting uncertainty reported in pCi/L.)

LIMITATIONS OF DATA AND PRODUCT LIABILITY

This product is designed to detect radon levels in a specific location. It can not guarantee the overall level of radon present in a home or building, or that people will not be exposed to potentially harmful levels of radon. The cost of this product is based solely on the value of the monitoring, and is unrelated to the value of any customers' property or health. RAdata, Inc. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM THE IMPROPER USE OF THE PRODUCT OR THE IMPROPER INTERPRETATION OF THE DATA GENERATED BY THE PRODUCT. RAdata's AND ITS AGENT'S SOLE AND EXCLUSIVE LIABILITY AND THE CUSTOMER'S SOLE LIABILITY AND EXCLUSIVE REMEDY WILL NOT EXCEED THE LESSER OF THE COST OF REPAIR OR REPLACEMENT OF THE PRODUCT. Neither RAdata, Inc. nor its agents accepts any liability for improper deployment of any device and shall not be responsible for the consequences of the results derived from same.

Confidentiality Notice: These test results, including any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, copying, disclosure, or distribution by other than the intended recipient or authorized agent is prohibited. RAdata, Inc. will not disclose to anyone the identification of a client or results of sample analysis without the expressed consent of the client, except where required by law or by state/federal agency. In situations where information or results are being subpoenaed by a regulatory agency or the courts, RAdata, Inc. will notify the client promptly.



Jeffrey Kaplan, Lab Director

APPENDIX III

National Radon Proficiency Program

**David C. Grammer
Radata, Inc.**

Has satisfactorily fulfilled the requirements set forth by the
National Radon Proficiency Program and is therefore certified as a:

Analytical Laboratory

NRPP ID # 1011964L Expires 5/31/2014

National Environmental Health Association

TM



In Witness Whereof,
I have subscribed my name and affixed the
Seal of the Association

Angel Anderson Price

Angel Anderson Price
NEHA-NRPP Executive Director

Valid for specific activities or measurement devices, which can be verified with NEHA.
State and local agencies may have additional requirements.

RADON TESTING REPORT

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043**

PROJECT #A9028.02

MAY 18, 2009

PREPARED FOR:

FIRST ATLANTIC CAPITAL, LLC.
PILOT HOUSE, LEWIS WHARF, 2 ATLANTIC AVENUE
BOSTON, MASSACHUSETTS 02110

May 18, 2009

First Atlantic Capital, LLC.
Pilot House, Lewis Wharf, 2 Atlantic Avenue
Boston, Massachusetts 02110

Attention: **Peter Dion**

Regarding: **Tanglewood Park Apartments**
5535 Sugarloaf Parkway
Lawrenceville, Gwinnett, Georgia 30043
Project #A9028.02

Peter:

Please find for your review this Radon Testing Report for the above referenced project.

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

Sincerely,

ONE CONSULTING GROUP, INC.



Gregory Allpow
Author/Project Manager



Robert Brawner, CHMM
Principal/Reviewer

Attachments	Appendix I	Chain of Custody
	Appendix II	Laboratory Analytical Reports
	Appendix II	Laboratory Certifications

EXECUTIVE SUMMARY

One Consulting Group, Incorporated (One Group) is pleased to provide the following Radon Testing Report for the Tanglewood Park Apartments, Lawrenceville, Georgia (Site). The Site is a multi-family residential apartment complex constructed 1994. It consists of fourteen buildings containing 130 individual units, comprising approximately 140,000 square feet of leasable space.

The following unit's test results exceeded the EPA recommended radon exposure limit of 4 pCi/L: building #1, unit #109; building #2, unit #204; building #14, unit 1401; and building #14, unit and 1404.

OBJECTIVES

Radon in air is ubiquitous. Radon is found in outdoor air and in the indoor air of buildings of all kinds. The US Environmental Protection Agency (EPA) recommends homes are fixed if the radon level is 4 pico Curies per Liter (pCi/L) or more. The average radon concentration in the indoor air of America's homes is about 1.3 pCi/L. It is upon this level that EPA based its estimate of 20,000 radon-related lung cancers a year upon. EPA recommends that Americans consider fixing their homes when the radon level is between 2 pCi/L and 4 pCi/L. The average concentration of radon in outdoor air is 0.4 pCi/L or 1/10th of EPA's 4 pCi/L action level.

OBJECTIVES

The Site is located in Gwinnett County, Georgia which was been assigned a Radon Zone 1 (red) highest potential designation as per the Georgia Radon Zones Map published by the USEPA. Zone 1 counties have a predicted average indoor radon screening level greater than 4 pico curies per Liter. Mr. Gregory Allpow performed Radon Testing at 4475 Beech Haven Trail SE, Smyrna, Georgia between May 11, and May 13, 2009. The purpose of this testing was to identify radon exposure levels in individual apartment units that will require corrective action during a pending Site rehabilitation.

SCOPE

Radon testing was performed in the Site structures in accordance with the Office of Affordable Housing Georgia Department of Community Affairs 2009 Environmental Manual.

One radon test was performed in each ground floor individual unit and one test was performed in each building covering 10% of the units on all floors above the ground floor. One test was performed in the office/recreation area.

INSPECTION AND SAMPLE COLLECTION METHODS

Radon test vials were allowed to collect data for a minimum of forty-eight hours prior to collection. Once obtained, radon test vials were sealed, labeled, and transported under standard chain of protocol procedure to the analytical laboratory via a mail carrier. Copies of the chain of custody are provided in Appendix I.

BULK SAMPLE ANALYSIS

A total of seventy radon tests were performed across the Site, for a period of 48 hours, in accordance with the National Radon Safety Board guidance. RAdData, Inc. of Flanders, New Jersey performed the laboratory analysis. RAdData, Inc. is certified to perform EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial analyses by the National Environmental Health Association's Program (NEHA), certificate number 101196 AL. A copy of the laboratory certification is provided in Appendix II.

CONCLUSIONS

The following unit's test results exceeded the EPA recommended radon exposure limit of 4 pCi/L: building #1, unit #109; building #2, unit #204; building #14, unit 1401; and building #14, unit and 1404.

Two tests were invalidated as the sampling vial had been tampered with. However, this result is of low environmental concern and will be readdressed during Site rehabilitation.

Laboratory analytical reports are provided in their entirety Appendix III.

RECOMMENDATIONS

Rehabilitation of units exceeding EPA limits should be performed to mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

CLOSURE

Given the scope of work, we do not guarantee that inaccessible areas of the site are free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future.

APPENDIX I

RAdata, Inc.
 27 Ironia Road, Unit 2
 Flanders, NJ 07836
 973-927-7303 (phone) 973-927-4980 (fax)

Send Written Report To:
 One Consulting Group, Inc.
 P.O. Box 54382
 Atlanta, GA 30308
 Robert@onecsginc.com

Project Information: Radon in Air Chain of Custody

Project Number: A9028.02
 Project Name: TRAILWOOD PARK
 Testing Address: 5535 SHELWORTH AVE
 City, State & Zip: LAURENS, GA
 Person Conducting Test (Name): ROBERT
 Person Conducting Test (Phone #): 404 815 8005

START DATE: 5.11.09
 STOP DATE: 5.13.09

CONTACT: Robert Brawner
 (404) 815-8005
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to RAdata immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bag? yes or no Place Pick	LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
619184	1	109	Y	Y	D.R., 2 BR.	10:27A	2:03 P
619192	1	110	Y	Y	D.R., 2 BR.	10:30A	2:05 P
619153	1	101	Y	Y	D.R., 2 BR.	10:35A	2:10 P
619191	1	102	Y	Y	D.R., 2 BR.	10:38A	2:13 P
619190	1	106	N	Y	D.R., 2 BR.	10:45 A	DAMAGED
619199	2	201	Y	Y	D.R., 2 BR.	10:55A	2:21 P
619160	1	204	Y	Y	D.R., 2 BR.	11:10A	2:24 P
619189	1	203	Y	Y	D.R., 2 BR.	11:13A	2:27 P
619147	1	202	Y	Y	D.R., 2 BR.	11:16A	2:29 P
619155	1	205	N	Y	D.R., 2 BR.	11:18A	2:32 P

Radata, Inc.
 27 Ironia Road, Unit 2
 Flanders, NJ 07836
 973-927-7303 (phone) 973-927-4980 (fax)

Send Written Report To:
One Consulting Group, Inc.
 P.O. Box 54382
 Atlanta, GA 30308
 Robert@onecgroup.com

Project Information: Radon in Air Chain of Custody

Project Number: A9028.02
 Project Name: Taxelwood Park
 Testing Address: 5575 Skelton Ave
 City, State & Zip: Lanham, MD, GA
 Person Conducting Test (Name): Robert
 Person Conducting Test (Phone #): 404 815 8005

CONTACT: Robert Brawner
 (404) 815-8805
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to **Radata** immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

START DATE: 5-11-09
 STOP DATE: 5-13-09

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bldg? yes or no Place Pick	LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
619152	3	301	Y	Y	D.R., 2BA.	11:22A	2:40P
619151		304	Y		D.R., 204	11:25A	2:42P
619157		306	N		D.R., 202	11:31A	2:49P
619185		309	Y		D.R., 202	11:35A	2:51P
619198		310	Y		D.R., 201	11:38A	2:52P
619149	4	401	Y		D.R., 201	11:42A	2:58P
619193		404	Y		D.R., 2BA	11:48A	2:59P
619159		410	Y		D.R., 201, B	11:52A	3:02P
619183		409	Y		D.R., 201, B	11:55A	3:03P
619188		408	N		D.R., 2BA.	11:59A	3:05P

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 Atlanta, GA 30308
Robert@onecgroup.com

Project Information: Radon in Air Chain of Custody

Project Number: AP028.02
 Project Name: TAYLORWOOD PARK
 Testing Address: 5535 SWEETWATER AVE
 City, State & Zip: LANINGVILLE, GA
 Person Conducting Test (Name): ALLEN
 Person Conducting Test (Phone #): 404 815 8005

CONTACT: Robert Brawner
 (404) 815-8005
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to Radata immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

START DATE: 5.11.09

STOP DATE: 5.13.09

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bldg? Yes or no Place Pick	LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
619186	5	504	Y	Y	D.R., 3DA, C	12:02 P	3:06 P
619156		501	Y		D.R., 3BA, C	12:05 P	3:07 P
619196		510	Y		D.R., 3BA, B	12:10 P	3:09 P
619187		509	Y		D.R., 3BA, B	12:15 P	3:10 P
619200	↓	506	N		D.R., 3BA, B	12:18 P	3:12 P
619148	6	604	Y		D.R., 2BA	12:25 P	3:16 P
619158		601	Y		D.R., 2BA	12:30 P	3:17 P
619194		609	Y		D.R., 2BA	12:36 P	3:19 P
619195		610	Y		D.R., 2BA	12:39 P	3:20 P
619154	↓	606	N	Y	D.R., 2BA	12:44 P	3:22 P

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Radon in Air Chain of Custody

Project Information:

Project Number: AP028.02
 Project Name: TAYLORWOOD PARK
 Testing Address: 5575 SHELSTONE AVE
 City, State & Zip: LANCASTER, GA
 Person Conducting Test (Name): ALFORD
 Person Conducting Test (Phone #): 404 815 8005

CONTACT: Robert Brawner
 (404) 815-8005
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to RAdata immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

START DATE: 5-11-09
STOP DATE: 5-13-09

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bldg? yes or no Place Pick	LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
619120	7	702	Y	Y	D.R., 3BA., C	2:00P	3:24P
619104		703	Y		D.R., 3BA., C	2:08P	3:24P
619119		704	N		D.A., 3BA., C	2:14P	3:28P
619133		701	Y		D.A., 3BA., C	2:18P	3:32P
619139	↓	704	Y		D.A., 3BA., C	2:21P	3:34P
619128	8	804	Y		D.R., 3BA., C	2:25P	3:37P
619103		801	Y		D.R., 3BA., C	2:32P	3:38P
619137		808	N		D.A., 3BA., C	2:36P	3:41P
619116		807	Y		D.E., 3BA., C	2:39P	3:44P
619145	↓	802	Y	↓	D.R., 3BA., C	2:42P	3:45P

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Robert@onecgroup.com

Project Information:

Radon in Air Chain of Custody

Project Number: A9028.02
 Project Name: Address Park
 Testing Address: 5515 Sycamore Avenue
 City, State & Zip: Lawrenceville, GA
 Person Conducting Test (Name): Robert
 Person Conducting Test (Phone #): 404 815 8005

CONTACT: Robert Brawner
 (404) 815-8005
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to **Radata** immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

START DATE: 5.11.09

STOP DATE: 5.13.09

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bldg? yes or no		LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
				Place	Pick			
619122	9	904	Y	Y	Y	D.R., 3BA, C	2:45p	3:47p
619141		901	Y			D.R., 3BA, C	2:50p	3:48p
619140		903	Y			D.R., 3BA, C	2:55p	3:50p
619102		902	Y			D.R., 3BA, C	2:58p	3:51p
619114	↓	907	N			D.R., 3BA, C	3:00p	3:53p
619138	10	1009	Y			D.R., 2BA,	3:03p	3:57p
619143		1010	Y			D.R., 2BA,	3:06p	3:58p
619134		1001	Y			D.R., 2BA.	3:10p	4:00p
619135		1004	Y			D.R., 2 BA.	3:14p	4:01p
619117	↓	1005	N			D.R., 2BA.	3:17p	4:02p

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Atlanta, GA 30308
Robert@onecgroup.com

Project Information: Radon in Air Chain of Custody

Project Number: A9028.02
 Project Name: TAMPERED PARK
 Testing Address: 5515 SHELTON AVE
 City, State & Zip: LANCASTER, GA
 Person Conducting Test (Name): ALFORD
 Person Conducting Test (Phone #): 404 815 8005

START DATE: 5-11-09

STOP DATE: 5-13-09

CONTACT: Robert Brawner
(404) 815-8005
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to RAdata immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bldg? yes or no Place Pick	LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
619121	14	1403	Y	Y	D.R., 3BR., C	3:21p	4:08p
619130		1402	Y		D.R., 3BR., C	3:23p	4:14p
619123		1404	Y		D.R., 3BR., C	3:26p	4:16p
619136		1401	Y		D.R., 3BR., C	3:33p	4:17p
619125		1405	N		D.R., 3BR., C	3:35p	4:19p
619127	11	1104	Y		D.R., 3BR., C	3:42p	4:23p
619113		1101	Y		D.R., 3BR., C	3:45p	4:25p
619111		1108	N		D.R., 3BR., C	3:47p	4:27p
619118		1110	Y		D.R., 3BR., B	3:53p	4:30p
619115		1109	Y		D.R., 3BR., C	3:58p	TAMPERED

*

Project Information:

Project Number: AP028.02
 Project Name: TRAVELWOOD PARK
 Testing Address: 5575 SWANSON AVE
 City, State & Zip: LANCASTER, GA
 Person Conducting Test (Name): ROBERT
 Person Conducting Test (Phone #): 404 815 8005

Send Written Report To:
 One Consulting Group, Inc.
 P.O. Box 54382
 Atlanta, GA 30308
Robert@onecgroup.com

RAdata, Inc.
 27 Ironia Road, Unit 2
 Flanders, NJ 07836
 973-927-7303 (phone) 973-927-4980 (fax)

CONTACT: Robert Brawner
 (404) 815-8005
 Minimum exposure is 2 days (48 hours)
 Maximum exposure is 4 days (96 hours)
 Return test devices to RAdata immediately!
 Test devices are time sensitive!
 Do not ship for Saturday delivery.

START DATE: 5.11.09
 STOP DATE: 5.13.09

VIAL NUMBER	BUILDING #	UNIT #	LOWEST LIVING LEVEL	Closed Bldg? yes or no Place Pick	LOCATION (i.e. Living Room)	START TIME (AM / PM)	STOP TIME (AM / PM)
619132	12	1210	Y	Y	D.R., 3BR., B	4:00P	4:33P
619144		1209	Y		D.R., 3BR., B	4:02P	4:34P
619126		1201	Y		D.R., 3BR., C	4:07P	4:36P
619150		1204	Y		D.R., 3BR., C	4:10P	4:37P
619142	↓	1205	N		D.R., 3BR., C	4:13P	4:39P
619129	13	1305	N		D.R., 3BR., C	4:24P	4:43P
619131		1301	Y		D.R., 3BR., C	4:28P	4:44P
619101		1304	Y		D.R., 3BR., C	4:30P	4:45P
619112		1310	Y		D.R., 3BR., B	4:32P	4:46P
619124	↓	1309	Y	↓	D.R., 3BR., B	4:35P	4:48P

APPENDIX II

RAdata, Inc.

27 Ironia Road, Unit 2
Flanders, NJ 07836
973-927-7303

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

May 18, 2009

Radon Test Results/Information:

FileNum:

Name: Project A9028-02 Tanglewood Park,
Test Location: 5535 Sugarcone Parkway, Lawrenceville GA

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 13 Unit/Apt #: 1304 Room #: Dining					
619101-607896	5/11/2009,16:30-5/13/2009,16:45	Liquid Scintillation	Unknown	1.2 pCi/L +/- 0.62	5/16/2009,11:07 Analyzed by: Deborah Van Dyk
Building #: 9 Unit/Apt #: 902 Room #: Dining					
619102-607897	5/11/2009,14:58-5/13/2009,15:51	Liquid Scintillation	Unknown	2.5 pCi/L +/- 0.70	5/16/2009,06:37 Analyzed by: Deborah Van Dyk
Building #: 8 Unit/Apt #: 801 Room #: Dining					
619103-607898	5/11/2009,14:32-5/13/2009,15:38	Liquid Scintillation	Unknown	2.1 pCi/L +/- 0.66	5/16/2009,05:20 Analyzed by: Deborah Van Dyk
Building #: 7 Unit/Apt #: 703 Room #: Dining					
619104-607899	5/11/2009,14:08-5/13/2009,15:26	Liquid Scintillation	Unknown	2.2 pCi/L +/- 0.66	5/16/2009,04:25 Analyzed by: Deborah Van Dyk
Building #: 11 Unit/Apt #: 1108 Room #: Dining					
619111-607906	5/11/2009,15:47-5/13/2009,16:27	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.52	5/16/2009,09:17 Analyzed by: Deborah Van Dyk
Building #: 13 Unit/Apt #: 1310 Room #: Dining					
619112-607907	5/11/2009,16:32-5/13/2009,16:46	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.59	5/16/2009,11:18 Analyzed by: Deborah Van Dyk
Building #: 11 Unit/Apt #: 1101 Room #: Dining					
619113-607908	5/11/2009,15:45-5/13/2009,16:25	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.59	5/16/2009,09:06 Analyzed by: Deborah Van Dyk
Building #: 9 Unit/Apt #: 907 Room #: Dining					
619114-607909	5/11/2009,15:00-5/13/2009,15:53	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.49	5/16/2009,06:48 Analyzed by: Deborah Van Dyk
Building #: 11 Unit/Apt #: 1109 Room #: Dining					
Tampered with.					
619115-607910	5/11/2009,15:58-5/13/2009,16:31	Liquid Scintillation	Unknown	**INVALID**	5/16/2009,09:39 Analyzed by: Deborah Van Dyk
Building #: 8 Unit/Apt #: 803 Room #: Dining					
619116-607911	5/11/2009,14:39-5/13/2009,15:44	Liquid Scintillation	Unknown	2.1 pCi/L +/- 0.66	5/16/2009,05:42 Analyzed by: Deborah Van Dyk

Building #: 10 Unit/Apt #: 1005 Room #: Dining						
619117-607912	5/11/2009,15:17-5/13/2009,16:02	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.53	5/16/2009,07:49	Analyzed by: Deborah Van Dyk
Building #: 11 Unit/Apt #: 1110 Room #: Dining						
619118-607913	5/11/2009,15:53-5/13/2009,16:30	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.57	5/16/2009,09:28	Analyzed by: Deborah Van Dyk
Building #: 7 Unit/Apt #: 706 Room #: Dining						
619119-607914	5/11/2009,14:14-5/13/2009,15:28	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.49	5/16/2009,04:36	Analyzed by: Deborah Van Dyk
Building #: 7 Unit/Apt #: 702 Room #: Dining						
619120-607915	5/11/2009,14:00-5/13/2009,15:24	Liquid Scintillation	Unknown	1.6 pCi/L +/- 0.61	5/16/2009,04:14	Analyzed by: Deborah Van Dyk
Building #: 14 Unit/Apt #: 1403 Room #: Dining						
619121-607916	5/11/2009,15:21-5/13/2009,16:08	Liquid Scintillation	Unknown	3.3 pCi/L +/- 0.78	5/16/2009,08:00	Analyzed by: Deborah Van Dyk
Building #: 9 Unit/Apt #: 904 Room #: Dining						
619122-607917	5/11/2009,14:45-5/13/2009,15:47	Liquid Scintillation	Unknown	1.1 pCi/L +/- 0.56	5/16/2009,06:04	Analyzed by: Deborah Van Dyk
Building #: 14 Unit/Apt #: 1404 Room #: Dining						
619123-607918	5/11/2009,15:26-5/13/2009,16:16	Liquid Scintillation	Unknown	6.5 pCi/L +/- 0.99	5/16/2009,08:22	Analyzed by: Deborah Van Dyk
Building #: 13 Unit/Apt #: 1309 Room #: Dining						
619124-607919	5/11/2009,16:35-5/13/2009,16:48	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.52	5/16/2009,11:34	Analyzed by: Deborah Van Dyk
Building #: 14 Unit/Apt #: 1405 Room #: Dining						
619125-607920	5/11/2009,15:35-5/13/2009,16:19	Liquid Scintillation	Unknown	1.5 pCi/L +/- 0.65	5/16/2009,08:44	Analyzed by: Deborah Van Dyk
Building #: 12 Unit/Apt #: 1201 Room #: Dining						
619126-607921	5/11/2009,16:07-5/13/2009,16:36	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.54	5/16/2009,10:12	Analyzed by: Deborah Van Dyk
Building #: 11 Unit/Apt #: 1104 Room #: Dining						
619127-607922	5/11/2009,15:42-5/13/2009,16:23	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.60	5/16/2009,08:55	Analyzed by: Deborah Van Dyk
Building #: 8 Unit/Apt #: 804 Room #: Dining						
619128-607923	5/11/2009,14:25-5/13/2009,15:37	Liquid Scintillation	Unknown	2.2 pCi/L +/- 0.66	5/16/2009,05:09	Analyzed by: Deborah Van Dyk
Building #: 13 Unit/Apt #: 1305 Room #: Dining						
619129-607924	5/11/2009,16:24-5/13/2009,16:43	Liquid Scintillation	Unknown	< 0.2 pCi/L	5/16/2009,10:45	Analyzed by: Deborah Van Dyk
Building #: 14 Unit/Apt #: 1402 Room #: Dining						
619130-607925	5/11/2009,15:23-5/13/2009,16:14	Liquid Scintillation	Unknown	3.2 pCi/L +/- 0.77	5/16/2009,08:11	Analyzed by: Deborah Van Dyk
Building #: 13 Unit/Apt #: 1301 Room #: Dining						
619131-607926	5/11/2009,16:28-5/13/2009,16:44	Liquid Scintillation	Unknown	0.6 pCi/L +/- 0.57	5/16/2009,10:56	Analyzed by: Deborah Van Dyk
Building #: 12 Unit/Apt #: 1210 Room #: Dining						
619132-607927	5/11/2009,16:00-5/13/2009,16:33	Liquid Scintillation	Unknown	< 0.2 pCi/L	5/16/2009,09:50	Analyzed by: Deborah Van Dyk
Building #: 7 Unit/Apt #: 701 Room #: Dining						
619133-607928	5/11/2009,14:18-5/13/2009,15:32	Liquid Scintillation	Unknown	2.0 pCi/L +/- 0.65	5/16/2009,04:47	Analyzed by: Deborah Van Dyk

Building #: 10 Unit/Apt #: 1001 Room #: Dining						
619134-607929	5/11/2009,15:10-5/13/2009,16:00	Liquid Scintillation	Unknown	1.2 pCi/L +/- 0.61	5/16/2009,07:27	Analyzed by: Deborah Van Dyk
Building #: 10 Unit/Apt #: 1004 Room #: Dining						
619135-607930	5/11/2009,15:14-5/13/2009,16:01	Liquid Scintillation	Unknown	1.5 pCi/L +/- 0.64	5/16/2009,07:38	Analyzed by: Deborah Van Dyk
Building #: 14 Unit/Apt #: 1401 Room #: Dining						
619136-607931	5/11/2009,15:33-5/13/2009,16:17	Liquid Scintillation	Unknown	4.8 pCi/L +/- 0.89	5/16/2009,08:33	Analyzed by: Deborah Van Dyk
Building #: 8 Unit/Apt #: 808 Room #: Dining						
619137-607932	5/11/2009,14:36-5/13/2009,15:41	Liquid Scintillation	Unknown	1.0 pCi/L +/- 0.56	5/16/2009,05:31	Analyzed by: Deborah Van Dyk
Building #: 10 Unit/Apt #: 1009 Room #: Dining						
619138-607933	5/11/2009,15:03-5/13/2009,15:57	Liquid Scintillation	Unknown	1.5 pCi/L +/- 0.61	5/16/2009,06:59	Analyzed by: Deborah Van Dyk
Building #: 7 Unit/Apt #: 704 Room #: Dining						
619139-607934	5/11/2009,14:21-5/13/2009,15:34	Liquid Scintillation	Unknown	2.4 pCi/L +/- 0.68	5/16/2009,04:58	Analyzed by: Deborah Van Dyk
Building #: 9 Unit/Apt #: 903 Room #: Dining						
619140-607935	5/11/2009,14:55-5/13/2009,15:50	Liquid Scintillation	Unknown	2.1 pCi/L +/- 0.66	5/16/2009,06:26	Analyzed by: Deborah Van Dyk
Building #: 9 Unit/Apt #: 901 Room #: Dining						
619141-607936	5/11/2009,14:52-5/13/2009,15:48	Liquid Scintillation	Unknown	2.1 pCi/L +/- 0.66	5/16/2009,06:15	Analyzed by: Deborah Van Dyk
Building #: 12 Unit/Apt #: 1205 Room #: Dining						
619142-607937	5/11/2009,16:13-5/13/2009,16:39	Liquid Scintillation	Unknown	< 0.2 pCi/L	5/16/2009,10:34	Analyzed by: Deborah Van Dyk
Building #: 10 Unit/Apt #: 1010 Room #: Dining						
619143-607938	5/11/2009,15:06-5/13/2009,15:58	Liquid Scintillation	Unknown	0.2 pCi/L +/- 0.51	5/16/2009,07:16	Analyzed by: Deborah Van Dyk
Building #: 12 Unit/Apt #: 1209 Room #: Dining						
619144-607939	5/11/2009,16:02-5/13/2009,16:34	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.53	5/16/2009,10:01	Analyzed by: Deborah Van Dyk
Building #: 8 Unit/Apt #: 802 Room #: Dining						
619145-607940	5/11/2009,14:42-5/13/2009,15:45	Liquid Scintillation	Unknown	1.8 pCi/L +/- 0.63	5/16/2009,05:53	Analyzed by: Deborah Van Dyk
Building #: Office Room #: Cathy's Office						
619146-607941	5/11/2009,16:42-5/13/2009,16:54	Liquid Scintillation	Unknown	2.3 pCi/L +/- 0.71	5/16/2009,11:45	Analyzed by: Deborah Van Dyk
Building #: 2 Unit/Apt #: 202 Room #: Dining						
619147-607942	5/11/2009,11:16-5/13/2009,14:29	Liquid Scintillation	Unknown	2.9 pCi/L +/- 0.71	5/16/2009,00:06	Analyzed by: Deborah Van Dyk
Building #: 6 Unit/Apt #: 604 Room #: Dining						
619148-607943	5/11/2009,12:25-5/13/2009,15:16	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.47	5/16/2009,03:19	Analyzed by: Deborah Van Dyk
Building #: 4 Unit/Apt #: 401 Room #: Dining						
619149-607944	5/11/2009,11:42-5/13/2009,14:58	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.49	5/16/2009,01:23	Analyzed by: Deborah Van Dyk
Building #: 12 Unit/Apt #: 1204 Room #: Dining						
619150-607945	5/11/2009,16:10-5/13/2009,16:37	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.55	5/16/2009,10:23	Analyzed by: Deborah Van Dyk

Building #: 3 Unit/Apt #: 304 Room #: Dining						
619151-607946	5/11/2009,11:25-5/13/2009,14:42	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.48	5/16/2009,00:39	Analyzed by: Deborah Van Dyk
Building #: 3 Unit/Apt #: 301 Room #: Dining						
619152-607947	5/11/2009,11:22-5/13/2009,14:40	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.52	5/16/2009,00:28	Analyzed by: Deborah Van Dyk
Building #: 1 Unit/Apt #: 101 Room #: Dining						
619153-607948	5/11/2009,10:35-5/13/2009,14:10	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.51	5/15/2009,23:11	Analyzed by: Deborah Van Dyk
Building #: 6 Unit/Apt #: 606 Room #: Dining						
619154-607949	5/11/2009,12:44-5/13/2009,15:22	Liquid Scintillation	Unknown	0.2 pCi/L +/- 0.47	5/16/2009,04:03	Analyzed by: Deborah Van Dyk
Building #: 2 Unit/Apt #: 205 Room #: Dining						
619155-607950	5/11/2009,11:18-5/13/2009,14:32	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.52	5/16/2009,00:17	Analyzed by: Deborah Van Dyk
Building #: 5 Unit/Apt #: 501 Room #: Dining						
619156-607951	5/11/2009,12:05-5/13/2009,15:07	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.51	5/16/2009,02:29	Analyzed by: Deborah Van Dyk
Building #: 3 Unit/Apt #: 306 Room #: Dining						
619157-607952	5/11/2009,11:31-5/13/2009,14:49	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.47	5/16/2009,00:50	Analyzed by: Deborah Van Dyk
Building #: 6 Unit/Apt #: 601 Room #: Dining						
619158-607953	5/11/2009,12:30-5/13/2009,15:17	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.50	5/16/2009,03:30	Analyzed by: Deborah Van Dyk
Building #: 4 Unit/Apt #: 410 Room #: Dining						
619159-607954	5/11/2009,11:52-5/13/2009,15:02	Liquid Scintillation	Unknown	< 0.2 pCi/L	5/16/2009,01:45	Analyzed by: Deborah Van Dyk
Building #: 2 Unit/Apt #: 204 Room #: Dining						
619160-607955	5/11/2009,11:10-5/13/2009,14:24	Liquid Scintillation	Unknown	4.4 pCi/L +/- 0.81	5/15/2009,23:44	Analyzed by: Deborah Van Dyk
Building #: 4 Unit/Apt #: 409 Room #: Dining						
619183-607978	5/11/2009,11:55-5/13/2009,15:03	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.47	5/16/2009,01:56	Analyzed by: Deborah Van Dyk
Building #: 1 Unit/Apt #: 109 Room #: Dining						
619184-607979	5/11/2009,10:27-5/13/2009,14:03	Liquid Scintillation	Unknown	7.6 pCi/L +/- 0.99	5/15/2009,22:49	Analyzed by: Deborah Van Dyk
Building #: 3 Unit/Apt #: 309 Room #: Dining						
619185-607980	5/11/2009,11:35-5/13/2009,14:51	Liquid Scintillation	Unknown	0.9 pCi/L +/- 0.53	5/16/2009,01:01	Analyzed by: Deborah Van Dyk
Building #: 5 Unit/Apt #: 504 Room #: Dining						
619186-607981	5/11/2009,12:02-5/13/2009,15:06	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.49	5/16/2009,02:18	Analyzed by: Deborah Van Dyk
Building #: 5 Unit/Apt #: 509 Room #: Dining						
619187-607982	5/11/2009,12:15-5/13/2009,15:10	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.47	5/16/2009,02:57	Analyzed by: Deborah Van Dyk
Building #: 4 Unit/Apt #: 408 Room #: Dining						
619188-607983	5/11/2009,11:59-5/13/2009,15:05	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.48	5/16/2009,02:07	Analyzed by: Deborah Van Dyk
Building #: 2 Unit/Apt #: 203 Room #: Dining						
619189-607984	5/11/2009,11:13-5/13/2009,14:27	Liquid Scintillation	Unknown	2.7 pCi/L +/- 0.69	5/15/2009,23:55	Analyzed by: Deborah Van Dyk

Building #: 1 Unit/Apt #: 106 Room #: Dining

Invalid. Received damaged.

619190- 607985	5/11/2009,10:45- 5/13/2009,	Liquid Scintillation	Unknown	**INVALID**	5/16/2009,
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Building #: 1 Unit/Apt #: 102 Room #: Dining

619191- 607986	5/11/2009,10:38- 5/13/2009,14:13	Liquid Scintillation	Unknown	0.8 pCi/L +/- 0.52	5/15/2009,23:22 Analyzed by: Deborah Van Dyk
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Building #: 1 Unit/Apt #: 110 Room #: Dining

619192- 607987	5/11/2009,10:30- 5/13/2009,14:05	Liquid Scintillation	Unknown	4.8 pCi/L +/- 0.83	5/15/2009,23:00 Analyzed by: Deborah Van Dyk
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Building #: 4 Unit/Apt #: 404 Room #: Dining

619193- 607988	5/11/2009,11:48- 5/13/2009,14:59	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.48	5/16/2009,01:34 Analyzed by: Deborah Van Dyk
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Building #: 6 Unit/Apt #: 609 Room #: Dining

619194- 607989	5/11/2009,12:36- 5/13/2009,15:19	Liquid Scintillation	Unknown	0.7 pCi/L +/- 0.51	5/16/2009,03:41 Analyzed by: Deborah Van Dyk
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Building #: 6 Unit/Apt #: 610 Room #: Dining

619195- 607990	5/11/2009,12:39- 5/13/2009,15:20	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.48	5/16/2009,03:52 Analyzed by: Deborah Van Dyk
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Building #: 5 Unit/Apt #: 510 Room #: Dining

619196- 607991	5/11/2009,12:10- 5/13/2009,15:09	Liquid Scintillation	Unknown	0.4 pCi/L +/- 0.49	5/16/2009,02:40 Analyzed by: Deborah Van Dyk
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Building #: 3 Unit/Apt #: 310 Room #: Dining

619198- 607993	5/11/2009,11:38- 5/13/2009,14:52	Liquid Scintillation	Unknown	0.5 pCi/L +/- 0.50	5/16/2009,01:12 Analyzed by: Deborah Van Dyk
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Building #: 2 Unit/Apt #: 201 Room #: Dining

619199- 607994	5/11/2009,10:55- 5/13/2009,14:21	Liquid Scintillation	Unknown	3.1 pCi/L +/- 0.72	5/15/2009,23:33 Analyzed by: Deborah Van Dyk
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Building #: 5 Unit/Apt #: 506 Room #: Dining

619200- 607995	5/11/2009,12:18- 5/13/2009,15:12	Liquid Scintillation	Unknown	0.3 pCi/L +/- 0.48	5/16/2009,03:08 Analyzed by: Deborah Van Dyk
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The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA and the Center of Disease Control have used a continuous exposure level of 4.0 pCi/L as a guidance level at which remedial action is indicated. If you would like additional information on radon, we recommend that you contact either your state agency or the US EPA.

The accuracy of the radon levels determined at the time of sampling are dictated by proper deployment and conditions in the field. Since deployment in the field is not completed by Radata, Inc. laboratory personnel, the radon results indicated represent the levels found in the test device as received at our lab.

Charcoal Canister samples are analyzed by Method [EPA-402-R-92-004 July 92]
Liquid Scintillation samples are analyzed by Method [EPA EPA-402-R-92-004 July 92]
(+/- = 2 sigma (95% confidence level) counting uncertainty reported in pCi/L.)

LIMITATIONS OF DATA AND PRODUCT LIABILITY

This product is designed to detect radon levels in a specific location. It can not guarantee the overall level of radon present in a home or building, or that people will not be exposed to potentially harmful levels of radon. The cost of this product is based solely on the value of the monitoring, and is unrelated to the value of any customers' property or health. RAdata, Inc. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM THE IMPROPER USE OF THE PRODUCT OR THE IMPROPER INTERPRETATION OF THE DATA GENERATED BY THE PRODUCT. RAdata's AND ITS AGENT'S SOLE AND EXCLUSIVE LIABILITY AND THE CUSTOMER'S SOLE LIABILITY AND EXCLUSIVE REMEDY WILL NOT EXCEED THE LESSER OF THE COST OF REPAIR OR REPLACEMENT OF THE PRODUCT. Neither RAdata, Inc. nor its agents accepts any liability for improper deployment of any device and shall not be responsible for the consequences of the results derived from same.

Confidentiality Notice: These test results, including any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, copying, disclosure, or distribution by other than the intended recipient or authorized agent is prohibited. RAdata, Inc. will not disclose to anyone the identification of a client or results of sample analysis without the expressed consent of the client, except where required by law or by state/federal agency. In situations where information or results are being subpoenaed by a regulatory agency or the courts, RAdata, Inc. will notify the client promptly.



Jeffrey Kaplan, Lab Director

APPENDIX III

National Radon Proficiency Program

**David C. Grammer
Radata, Inc.**

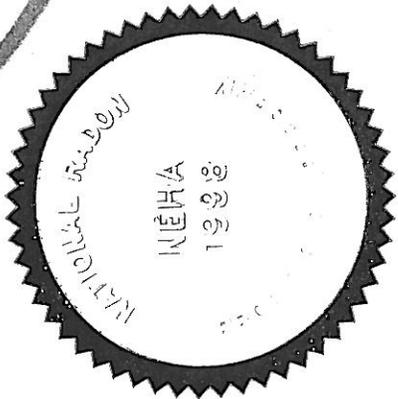
Has satisfactorily fulfilled the requirements set forth by the
National Radon Proficiency Program and is therefore certified as a:

Analytical Laboratory

NRPP ID # 101196AL Expires 5/31/2009

National Environmental Health Association

TM



In Witness Whereof,
I have subscribed my name and affixed the
Seal of the Association

Angel Anderson Price
Angel Anderson Price
NEHA-NRPP Executive Director

Valid for specific activities or measurement devices, which can be verified with NEHA.
State and local agencies may have additional requirements.

June 14, 2012

Tanglewood Heights Apartments, LP
3715 Northside Parkway
Atlanta, Georgia 30327

Attention: **Devin Blankenship**

Subject: **Wetland and Stream Investigation
Tanglewood Park Apartments
5535 Sugarloaf Parkway
Lawrenceville, Gwinnett County, Georgia 30043
One Group Project #A9028.04**

Ted:

One Consulting Group, Inc. (One Group) is pleased to provide the following Wetland and Stream Investigation performed at the above-referenced property (Site). This investigation was performed to comply with the Georgia Department of Community Affairs 2012 Environmental Manual, specifically the requirements of *Section 3.3 – Wetlands* and *Section 3.5 – State Waters*. This document may be relied upon by Tanglewood Heights Apartments, LP, the Georgia Department of Community Affairs, and the Georgia Housing and Finance Authority.

GOVERNANCE

This scope of work was performed to determine the presence of state waters, streams, and/or wetlands at the Site. This investigation was performed using the following published documents as applicable guidance:

- US Department of the Army, Corps of Engineers Wetland Delineation Manual, 1987;
- Georgia Water Quality Control Act (Chapter 391-3-6-.01);
- Georgia Erosion and Sediment Control Rules (Chapter 391-3-7);
- Georgia Department of Natural Resources, Field Guide for Determining the Presence of State Waters that Require a Buffer;
- The Georgia Department of Community Affairs 2012 Environmental Manual.

BACK GROUND

The Site is an approximately 12.694-acre tract that currently operates as a multi-family apartment complex and is scheduled for renovation. A surface water body flows southeast to northwest across the Site's center and receives storm water from two adjacent on-Site detention ponds on either side of it.

MAP RESEARCH

The following sources were reviewed to determine the presence of documented state waters, wetlands and/or streams associated with the Site:

- The National Wetland Inventory Map for Lawrenceville, Georgia;
- National Flood Insurance Program, Flood Insurance Rate Map for Gwinnett County, Georgia and Unincorporated Areas, Map Number #13135C0071F, dated September 29, 2006;

- United States Geologic Survey, 7.5 Minute Series Topographic Map, Luxomini, Georgia Quadrangle dated 1997;
- United States Department of Agriculture, Natural Resource Conservation Service, Gwinnett County Soil Survey.

The Site was not identified on the National Wetland Inventory Map. The flood map for the Site indicates it is un-shaded Zone X, areas outside both the 100 and 500 year floods.

Topography across the Site generally slopes north to south across the developed portion of the parcel. A perennial stream is depicted on the Site flowing southeast to northwest across the center of the Site, directed off-Site via a man-made culvert beneath an access road. The stream was confined within a well-defined channel.

The Gwinnett County Soil Survey was reviewed to determine if any known hydric soils have been mapped on the Site. No hydric soil types were identified on-Site.

SITE INVESTIGATION

The project Site was reviewed on May 18, 2012, by One Group personnel. A perennial stream was observed flowing southeast to northwest across the Site's center, receiving storm water from two adjacent on-Site detention ponds. The stream is contained within a well-defined channel and discharges through a bridge culvert off-Site.

A defined, man-made storm water detention area is located in the Site center. An area of scrub-shrub wetlands was located within the limits of the detention pond. Vegetation within the identified wetland area consisted of black willow, green ash, sedges, and rushes. No wetlands were identified outside of the detention area or elsewhere on the Site.

However, these regulated areas were clearly delineated by topography, structures, and vegetative borders from the developed areas of the Site. The Site development was not observed to encroach and/or disturb the stream and associated wetlands.

CONCLUSIONS

The perennial stream on the Site is considered a state water and is subject to the appropriate state and county buffers. At the time of initial Site development, county buffer requirements did not exist. Therefore, Site improvements do not constitute an environmental concern.

Based on the results of this investigation, no state waters, streams, and/or wetlands requiring buffers have been disturbed, encroached, or damaged. The planned Site renovations will not disturb, encroach, and/or damage these identified, regulated areas.

The streams and wetlands on the Site are regulated by the United States Department of the Army, Corps of Engineers under Section 404 of the Clean Water Act. However, no disturbance is reportedly proposed for these streams and wetland areas. Therefore, no agency permit consultation regarding these regulated areas would be required.

It is One Group's opinion that no permit approval from the United States Department of the Army, Corps of Engineers or the Georgia Environmental Protection Division regarding state waters, streams, and/or wetlands would be necessary for renovation of the Site.

CLOSURE

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

Sincerely,
One Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Rrs', with a long horizontal flourish extending to the right.

Robert Brawner
Project Manager

June 14, 2012

Tanglewood Heights Apartments, LP
3715 Northside Parkway
Atlanta, Georgia 30327

Attention: **Devin Blankenship**

Subject: **Vapor Encroachment Screen
Tanglewood Park Apartments
5535 Sugarloaf Parkway
Lawrenceville, Gwinnett County, Georgia 30043
Project #A9028.04**

One Consulting Group, Inc. (One Group) is pleased to provide this Vapor Encroachment Screen for the above-referenced property (Target Property).

GOVERNANCE

This scope of work was performed in accordance with ASTM Designation: E2600-10 “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” (Standard Practice).

BACKGROUND

One Group’s Environmental Site Assessment (Phase I) prepared for the Target Property dated June 14, 2012, was reviewed in accordance with the Standard Practice.

TIER 1 SCREENING ASSESSMENT

No active and/or current recognized environmental conditions were identified on the Site.

TIER 2 SCREENING ASSESSMENT

Historic, suspect or known contaminated sites were identified surrounding the Target Property within the *approximate minimum search distances*, as per Standard Practice Section 8.3.2. Volatile organic compound impact has been identified at a nearby property, does not and is not anticipated to impact the Target Property, and is currently being resolved to regulatory closure through the appropriate regulatory authority, the Georgia Environmental Protection Division.

CONCLUSIONS

A Vapor Encroachment Condition can be ruled out because a Vapor Encroachment Condition does not or is not likely to exist. Vapor intrusion is unlikely to be an issue of concern in connection with existing or planned structures on the Target Property.

CLOSURE

Thank you for the opportunity to be of service. If you have any further questions please do not hesitate to contact us.

Sincerely,
One Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Rb', with a long horizontal flourish extending to the right.

Robert Brawner, CHMM #13495
Principal

APPENDIX F
NOISE ASSESSMENT DOCUMENTATION



Post Office Box 1273, Alpharetta, GA 30009-1273
TEL: 770-664-0945 • FAX: 770-475-6269

NOISE ASSESSMENT LEVEL (NAL) STUDY

HUD - NOISE ASSESSMENTS GUIDELINES (NAG)

SUBJECT SITE:

**TANGLEWOOD PARK APARTMENTS
5355 SUGARLOAF PARKWAY
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043**



Prepared For:
President
Tanglewood Heights Apartments, LP,
Georgia Department of Community Affairs, and
U.S. Department of Housing and Urban Development

G. David Ghesquiere,

G. David Ghesquiere

Completion Date: May 14, 2012



May 14, 2012

Tanglewood Heights Apartments, LP
c/o Mr. Devin Blankenship
Prestwick Development Company
3715 Northside Parkway, NW
Northcreek 200, Suite 175
Atlanta, GA 30327

RE: Noise Assessment Level Study
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

Dear Mr. Blankenship:

Environmental Assessments, Inc. (EAI) has completed the Noise Assessment Level (NAL) study on the above referenced. This study adheres to the U.S. Department of Housing and Urban Development (HUD) Noise Assessment Guidelines (NAG) referenced in HUD's The Noise Guidebook.

The criteria for this NAL study takes into account the relation from the site to within 1,000-feet of a major road/highway/freeway (Sugarloaf Parkway), 3,000-feet of a railroad (none), within 15-miles of a military airport (none), and within 5-miles of a private/commercial airport or airfield (Gwinnett County Airport – Briscoe Field). The exterior average noise Day Night Level (DNL) in decibels (dB) has been determined from the various noise sources to establish which of the three HUD noise categories this site will be categorized, Acceptable, Normally Unacceptable or Unacceptable.

Three (3) different NAL points were calculated, NAL #1 at the front of the site, NAL #2 at the third apartment building back from Sugarloaf Parkway, and NAL #3 at the next row of buildings. In summary, the combined average exterior noise DNL has been prepared for the apartment buildings. NAL #1 at the front of the site closest to Sugarloaf Parkway had a calculated DNL road noise of

Tanglewood Heights Apartments, LP
c/o Mr. Devin Blankenship
RE: Noise Assessment Level Study
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

May 14, 2012

74.3842 dB, NAL #2 at the third building back indicated a DNL for road noise to be 68.7803 dB, and NAL #3 had an average DNL of 63.7823 dB at an effective distance of 560 feet, which is “Acceptable” according to HUD. The final site evaluation for NAL #1 at 110 feet from the effective distance of Sugarloaf Parkway was 74.3842 dB and NAL #2 at a point 260-feet from the effective distance was 68.7893 dB, both “Normally Unacceptable” according to the HUD NAG.

The three (3) NAL Points (NAL #1, NAL #2 and NAL #3) were calculated for the apartment buildings on site in relationship to Sugarloaf Parkway with traffic counts supplied by the Georgia Department of Transportation (DOT) projected with a 3% increase per year for ten (10) years for the year 2022. The NAL Point #1 at the front of the site was calculated at the distance of 110 feet from the effective distance to Sugarloaf Parkway, which projected for ten (10) years had an exterior average roadway noise DNL of 74.3842 dB for NAL #1 and NAL #2 had a DNL of 68.7803 dB which were both “Normally Unacceptable” according to the HUD NAG. Refer to the enclosed NAL Site map.

Gwinnett County Airport – Briscoe Field does have established noise contours in decibels for the runways and flight traffic, but is located approximately 5.2 miles away.. A telephone call to the airport manager, Matt Smith, supplied the flight information necessary to complete the Airport Noise study portion of this NAL report. With the information supplied and utilizing calculations from the HUD NAG, the airport has an average DNL of less than 55 dB, which is “Acceptable” according to HUD due to the proximity of the runways and flight traffic to the subject site. Both Hartsfield – Jackson International Airport and Dobbins Air Reserve Base have established aircraft noise contours and have an average noise DNL of less than 55 dB each in relation to the site and are greater than 15 miles away. Therefore, aircraft noise is not considered as a contributing noise factor to the apartment project

There are no railroads or rail lines within 3,000 feet to the subject site. Therefore, a potential noise source from railroads does not exist and is not a contributing noise factor to the apartments.

The HUD NAG states that if the exterior average noise DNL is 65 dB or less, the interior average noise DNL should be 45 dB or less on the inside of the apartment units and a target goal of 65 dB or less at the outdoor amenities.

Tanglewood Heights Apartments, LP

May 14, 2012

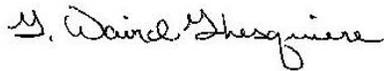
c/o Mr. Devin Blankenship
RE: Noise Assessment Level Study
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

In conclusion of this NAL study, both the average exterior noise day night level (DNL) for NAL #1 (74.3842 dB) and NAL #2 (68.7803 dB) are “Normally Unacceptable” according to HUD NAG. Therefore, a Noise Mitigation/Attenuation Plan with South Transmission Class (STC) Ratings study on these apartments becomes necessary according to HUD in order to help assure with the proposed renovation that the interior noise level inside the apartment units will be 45 dB or less.

Thank you for this opportunity to perform this NAL Study on your project. Enclosed is the NAL Study with the HUD noise calculations utilizing the HUD Site DNL Calculator and NAL Site Map that should be utilized for the apartment project in order to help assure the interior average noise DNL of the apartment units at Tanglewood Park will adhere to the HUD targeted goal of 45 dB level or less with the appropriate Noise Mitigation/Attenuation Plan with Sound Transmission Class (STC) Ratings Study under separate cover.

Respectfully Submitted,

ENVIRONMENTAL ASSESSMENTS, INC.



G. David Ghesquiere
President

Enclosures

GDG:jcp



Post Office Box 1273, Alpharetta, GA 30009-1273
TEL: 770-664-0945 • FAX: 770-475-6269

**NOISE MITIGATION PLAN (NMP)
SOUND TRANSMISSION CLASS (STC) RATINGS
HUD - NOISE ASSESSMENTS GUIDELINES (NAG)**

SUBJECT SITE:

**TANGLEWOOD PARK APARTMENTS
5355 SUGARLOAF PARKWAY
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA 30043**



Prepared For:
Tanglewood Heights Apartments, LP,
Georgia Department of Community Affairs, and
U.S. Department of Housing and Urban Development

G. David Ghesquiere, President

Completion Date: May 17, 2012



May 17, 2012

Tanglewood Heights Apartments, LP
c/o Mr. Devin Blankenship
Prestwick Development Company
3715 Northside Parkway, NW
Northcreek 200, Suite 175
Atlanta, GA 30327

RE: Noise Mitigation Plan (NMP)
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

Dear Mr. Blankenship:

Environmental Assessments, Inc. (EAI) has completed the Noise Mitigation Plan (NMP) study, also referred to as a Noise Attenuation Plan (NAP), for the Sound Transmission Class (STC) Ratings for the Tanglewood Park Apartments located at 5355 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia 30043. The U.S. Department of Housing and Urban Development (HUD) – The Noise Guidebook utilizing the Noise Assessment Guidelines (NAG) was used as the primary reference for this study.

EAI reviewed the Annual Average Daily Traffic (AADT) count supplied by the Georgia Department of Transportation (GA DOT) and performed the original Noise Assessment Level (NAL) Study dated May 14, 2012 according to the HUD Noise Assessment Guidelines (NAG) in conjunction with this Noise Mitigation Plan. The relation to the distances between the subject site and the noise sources were used for noise calculations of the traffic activity near Sugarloaf Parkway and the Gwinnett County Airport, Briscoe Field, at the project site. This procedure calculated any noise level present for major road/highway/freeway within 1,000-feet, 3,000-feet of a railroad, within 15-miles of a military airport and within 5-miles of a private/commercial airport or airfield. The average exterior Day Night Level (DNL) noise levels at this site are projected for ten (10) years to

be 74.3842 Tanglewood Heights Apartments, LP
May 17, 2012
c/o Mr. Devin Blankenship
RE: Noise Mitigation Plan (NMP)
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

decibels (dB) at NAL Point #1 and 68.7803 dB at NAL Point #2 which are “Normally Unacceptable” according to HUD. The DNL Site Map is enclosed. NAL Point #3 is located further back on the site from Sugarloaf Parkway and had an average exterior DNL of 63.7823 dB which is “Acceptable” according to the HUD NAG.

In conclusion, these noise levels at the project site calculated using the HUD Noise Guidelines (NAG) had a combined Day Night Level (DNL) which is “Normally Unacceptable” and requires a Noise Mitigation Plan. This Noise Mitigation Plan provides for the existing noise attenuation of the building materials of the apartments that have already been constructed along with the proposed renovation building materials at the project site which should reduce the average interior DNL to 45 dB and with the proper windows and balcony glass, the interior noise level should be 45 dB or less.

According to the HUD – The Noise Guidebook, the suitable noise levels expressed in dB are determined by the average exterior outdoor day – night levels (DNL). In order to be “Acceptable”, the average DNL levels should not exceed 65 dB for the exterior and 45 dB for the interior of the buildings.

With this “Normally Unacceptable” rating for the apartments closer to Sugarloaf Parkway traffic, noise reduction consideration has to be given in the architectural plans and specifications for building renovation for the interior noise level in decibels should be 45 dB or less according to the HUD – The Noise Guidebook. Taking this into consideration, the Sound Transmission Class (STC) ratings for the building materials and components will have to be carefully considered in order to achieve the 45 dB or less interior sound rating once building construction renovation is complete. In other words, the attenuation provided by the building materials will have to be calculated in an effort to assure this interior DNL will not exceed 45 dB.

As part of this Noise Mitigation Plan for the Tanglewood Park Apartments, the proposed building materials have been compared to the STC ratings for the building components on this project utilizing the HUD – The Noise Guidebook as a reference.

There are several different floor plans with all units of similar construction and building materials already with a relatively high STC rating. Exterior wall construction will be a combination of

Tanglewood Heights Apartments, LP
c/o Mr. Devin Blankenship
RE: Noise Mitigation Plan (NMP)
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

May 17, 2012

Hardi-plank siding and brick over 2X4 wood framed walls with R-13 batt insulation between the studs which is typical with exterior sheathing and ½-inch sheetrock walls on the interior.

HUD regulations set forth the exterior noise standards for new housing construction or renovation assisted or supported by the U.S. Department of Housing and Urban Development to be 65 dB DNL or less for an “Acceptable” rating. Exceeding 65 dB DNL, but not exceeding 75 dB DNL is “Normally Unacceptable” and above 75 dB DNL is “Unacceptable” where appropriate sound attenuation measures must be provided. According to the HUD – The Noise Guidebook, HUD regulations do not contain standards for interior noise levels, rather a goal of 45 decibels is set forth and the attenuation requirements are geared towards achieving that goal with the appropriate acoustical building materials. The HUD – The Noise Guidebook assumes that with standard construction any building will provide sufficient attenuation so that if the exterior level is 65 dB DNL or less the interior will be 45 dB DNL or less.

According to the HUD NAG as previously referenced, the original NAL Study indicated that the combined noise level or average DNL was calculated to be 74.3842 dB at NAL Point #1 and 68.7803 dB at NAL Point #2 which is “Normally Unacceptable.” It is still recommended to move the outdoor amenities to the side of the buildings, away from the main noise sources.

The architect will need to design this apartment renovation project with noise attenuation construction measures including reducing the noise intrusion of windows or other acoustically weaker building elements, sealing off air leaks around windows, doors and vents, the use of vinyl thermopane windows with thermal break frames, including balcony doors, with relatively high STC rated glass and insulated exterior metal doors. In addition, these buildings are air conditioned, thus reducing the need for open windows. Weather stripping around windows and doors will need to be provided and specified by the Architect.

Chapter 4 Noise Attenuation within the HUD – The Noise Guidebook states that if the exterior noise level is between 70 dB DNL to 75 dB DNL, 30 dB of noise attenuation must be provided. For projects for areas where noise levels exceed 75 dB DNL, sufficient attenuation must be provided to bring interior noise levels down to 45 dB DNL or below. These extreme noise attenuation measures do not apply to this project since the average noise DNL is “Normally Unacceptable.”

Tanglewood Heights Apartments, LP
c/o Mr. Devin Blankenship
RE: Noise Mitigation Plan (NMP)
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Gwinnett County, GA 30043

May 17, 2012

Under the acoustical construction concepts within the HUD Noise Assessment Guidelines the Sound Transmission Class (STC) is used as a measure of a materials ability to reduce sound. STC is equal to the number of decibels the sound is reduced as it passes through a material. The design architect should chose building materials with a relatively high STC rating indicating good insulating material that takes into account the influence of different frequencies of sound transmission on the side of the partition where the noise originates and the side of the partition where it is received by the human ear.

The STC rating for a standard 2X4 wall with R-13 batt insulation, exterior siding and sheathing with interior ½ -inch sheetrock walls is around 37 dB.

Sound enters a building through its acoustically weakest points, primarily windows. The main factors that determine the noise resistance of a window is the use of sealants and the width of the air space between the two panes of glass within the thermopane window. The STC of most double-hung thermopane wood windows, which are similar to vinyl and coupled with the sealant around the windows, is approximately 25 dB. The proposed windows in the apartment buildings near the front of the site closest to Sugarloaf Parkway need to have at least a 30 dB STC rating for the distance of the observer at the closest point to the noise sources.

In conclusion of this Noise Mitigation Plan, along with the Sound Transmission Class (STC) ratings of the proposed building materials, the windows remain the weakest acoustical barrier against sound. The STC rating for the steel exterior flush doors with foam core insulation and the proper weather stripping is around 28 dB, making the windows and exterior doors the weakest acoustical rating. The Project Architect will need to specify a STC rating of at least 30 dB or higher (according to the distance from the noise sources) for thermopane windows with thermal break frames, glass for balcony door enclosures, exterior doors, and the proper sealant. The interior noise level should then attain the HUD interior noise level target goal of 45 dB or less with the construction since the existing and renovation building materials will have sufficient noise attenuation from the noise sources as discussed.

It is important that the Project Architect provide separate specifications and details on the Architectural Plans and Specifications for typical exterior doors, balcony glass in the doors and

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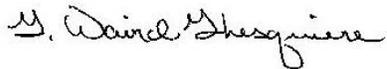
May 17, 2012

windows including weather stripping and sealants. Placing baffles on the roof vents (penetrations) should also be specified.

EAI appreciates the opportunity to provide this Noise Mitigation Plan along with this Sound Transmission Class (STC) Ratings for Tanglewood Park Apartments. If we can be of further assistance in this matter please call us at 770-664-0945.

Respectfully Submitted,

ENVIRONMENTAL ASSESSMENTS, INC.



G. David Ghesquiere
President

GDG:jcp

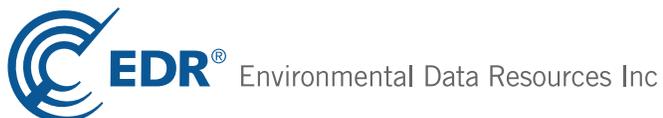
APPENDIX G
REGULATORY SEARCH INFORMATION

Tanglewood Park Apartments

1425 Atkinson Road
Lawrenceville, GA 30043

Inquiry Number: 3313547.1s
May 01, 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

1425 ATKINSON ROAD
LAWRENCEVILLE, GA 30043

COORDINATES

Latitude (North): 33.9673000 - 33° 58' 2.28"
Longitude (West): 84.0646000 - 84° 3' 52.56"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 771232.7
UTM Y (Meters): 3762220.0
Elevation: 960 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33084-H1 LUXOMNI, GA
Most Recent Revision: 1999

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

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

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

UST..... Underground Storage Tank Database
AST..... Above Ground Storage Tanks

EXECUTIVE SUMMARY

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

State and tribal institutional control / engineering control registries

INST CONTROL..... Public Record List
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
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Hazardous Site Inventory Listing
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spills Information

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
NPDES.....	NPDES Wastewater Permit List
DRYCLEANERS.....	Drycleaner Database
AIRS.....	Permitted Facility and Emissions Listing
TIER 2.....	Tier 2 Data Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
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

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites

EXECUTIVE SUMMARY

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. The data come from the Department of Natural Resources' Hazardous Site Inventory.

A review of the SHWS list, as provided by EDR, and dated 07/01/2011 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DANFOSS MANEUROP LTD.	1775-G MACLEOD DRIVE	SE 1/4 - 1/2 (0.261 mi.)	1	7

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.

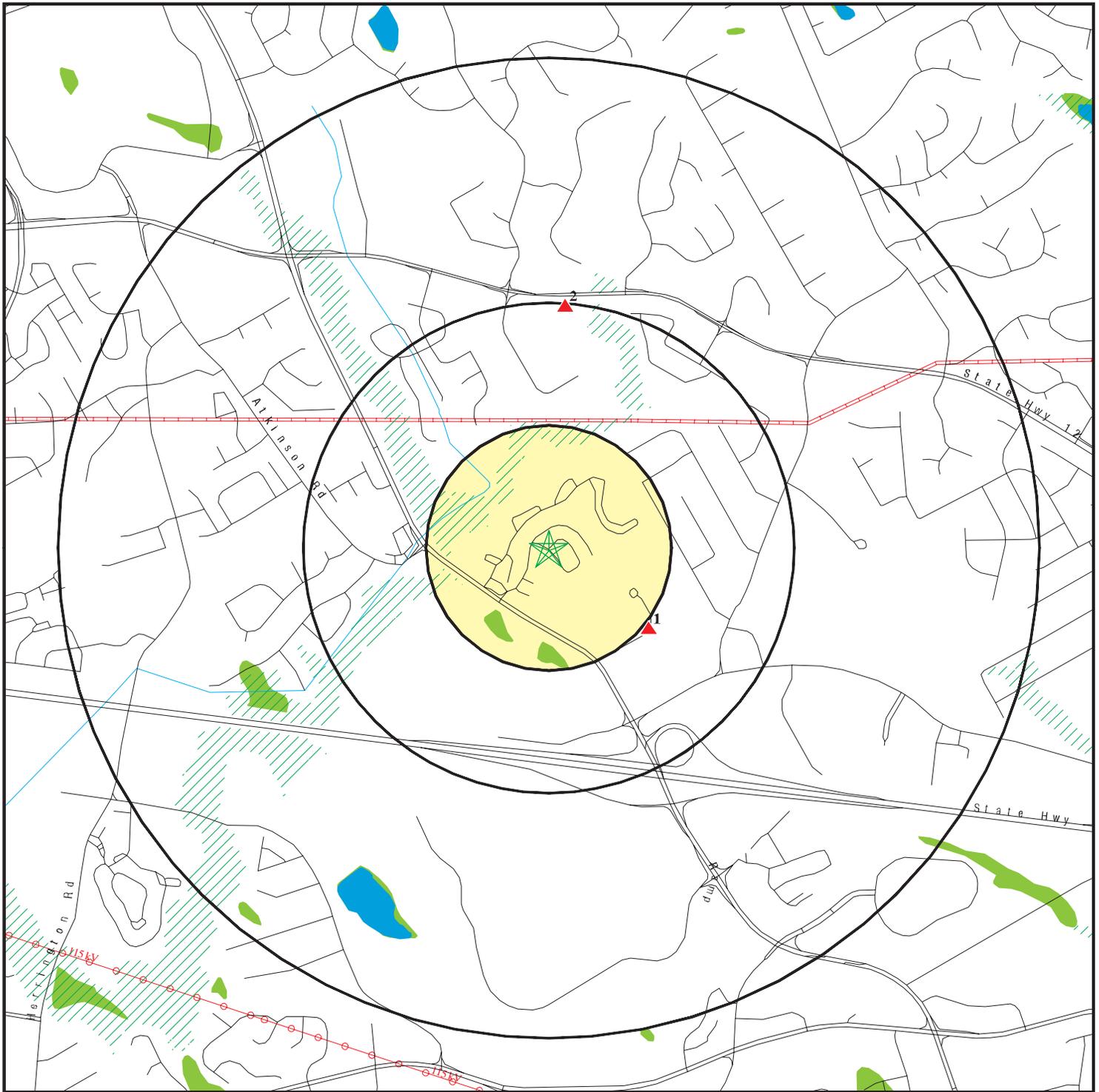
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HAPPY HOWARDS STORE</i>	<i>1604 HWY 120</i>	<i>N 1/4 - 1/2 (0.496 mi.)</i>	<i>2</i>	<i>7</i>

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>
EXXON FOOD MART	UST,FINANCIAL ASSURANCE
FOOD STORE #1	FINDS,UST,FINANCIAL ASSURANCE
QUIK MART	UST,FINANCIAL ASSURANCE
BP #02769	LUST,FINANCIAL ASSURANCE,UST
HEDGEWOOD PROPERTIES INERT LANDFIL	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COPPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
BRENTWOOD HOMES, INC. INERT LANDFI	LF
DOUG WOOLRIDGE INERT LANDFILL	LF
DOUG WOOLRIDGE INERT LANDFILL	LF
COPPER KEY HOMES, INC. INERT LANDF	LF
GA POWER/GWINNETT DIST OPER HQ	LUST
FOOD STORE #1	LUST
BIG H. CHEVRON #92	AST
CITGO FOOD MART	AST

OVERVIEW MAP - 3313547.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory

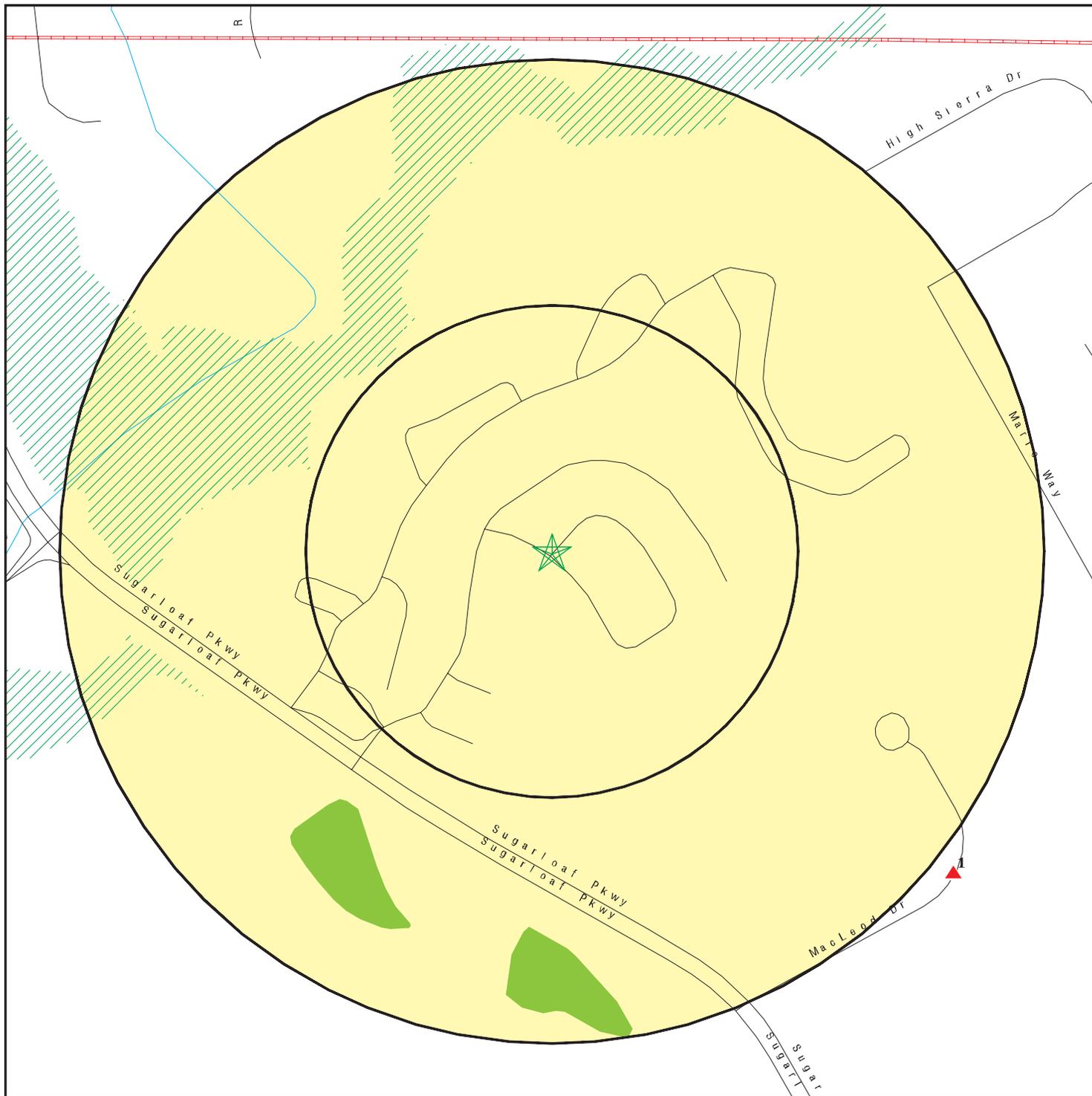


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Tanglewood Park Apartments
 ADDRESS: 1425 Atkinson Road
 Lawrenceville GA 30043
 LAT/LONG: 33.9673 / 84.0646

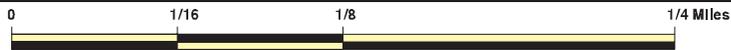
CLIENT: One Consulting Group, Inc.
 CONTACT: Brawner
 INQUIRY #: 3313547.1s
 DATE: May 01, 2012 12:38 pm

DETAIL MAP - 3313547.1s



- ★ 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
- 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: Tanglewood Park Apartments
 ADDRESS: 1425 Atkinson Road
 Lawrenceville GA 30043
 LAT/LONG: 33.9673 / 84.0646

CLIENT: One Consulting Group, Inc.
 CONTACT: Brawner
 INQUIRY #: 3313547.1s
 DATE: May 01, 2012 12:39 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	1	0	NR	1
GA NON-HSI	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		0	0	NR	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
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VIC	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0

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
UMTRA	0.500		0	0	0	NR	NR	0
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
SE
1/4-1/2
0.261 mi.
1378 ft.

DANFOSS MANEUROP LTD.
1775-G MACLEOD DRIVE
LAWRENCEVILLE, GA 30043

SHWS S105964695
N/A

Relative:
Higher

Actual:
985 ft.

SHWS:
 FACID: 10756
 Regulated Substances(RS): 1,1,1-Trichloroethane-GW, 1,1-Dichloroethene-GW, Benzene-GW, Methyl ethyl ketone-Soil, Toluene-GW, Trichloroethene-GW
 RS Released/Threats to Health Env: This site has a known release of 1,1-Dichloroethene in groundwater at levels exceeding the reportable quantity. N human exposure via drinking water is suspected from this release. The nearest drinking water well is less than 0.5 miles from the area affected by the release.
 Status of Cleanup Activities: Investigations are being conducted to determine how much cleanup is necessary for source materials, soil, and groundwater.
 GA EPD Dir Determination Re Correction Action: Pending
 Owner Name: Gwinnett Industries Inc.
 Owner Address: P. O. Box 67
 Owner City,St,Zip: Tucker, GA 30085
 Last Known Property Owner NAME B: Not reported
 Last Known Property Owner ADDRESS B: Not reported
 Last Known Property Owner CITY B: Not reported
 Last Known Property Owner STATE B: Not reported
 Last Known Property Owner ZIP B: Not reported
 Last Known Property Owner NAME C: Not reported
 Last Known Property Owner ADDRESS C: Not reported
 Last Known Property Owner CITY C: Not reported
 Last Known Property Owner STATE C: Not reported
 Last Known Property Owner ZIP C: Not reported
 Latitude: 33 50' 24" N
 Longitude: 84 8' 2" W

2
North
1/4-1/2
0.496 mi.
2620 ft.

HAPPY HOWARDS STORE
1604 HWY 120
LAWRENCEVILLE, GA 30245

LUST U003002613
UST N/A
FINANCIAL ASSURANCE

Relative:
Higher

Actual:
964 ft.

LUST:
 Facility ID: 00670379
 Leak ID: 1
 Description: Confirmed Release Received
 Cleanup Status: NFA - No Further Action
 Date Received: 08/29/1995
 Project Officer: Babb,Jeffery S

Facility:
 Facility Id: 670379
 Facility Status: Closed
 Facility Type: Gas Station
 District: PIRT 2
 Contact Id: 10480
 Owner Name: LV ONE TWENTY PARTNERS LLC
 Owner Address: 531 GLEN EAGLES CIR
 Owner City: MARIETTA
 Owner State: GA
 Owner Zip: 30067

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HAPPY HOWARDS STORE (Continued)

U003002613

Owner City,St,Zip: MARIETTA, GA 30067
Owner Telephone: 770-713-1944

Tanks:

Facility ID: 670379
Tank ID: 1
Status Date: 01/03/1979
Status: Installed
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 1
Status Date: 07/09/1995
Status: Removed From Ground
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 1
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Fiberglass
Capacity: 10000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 2
Status Date: 01/03/1979
Status: Installed
Product1: Gas
Material: Fiberglass
Capacity: 6000
Pipe Material: Galvanized Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HAPPY HOWARDS STORE (Continued)

U003002613

Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 2
Status Date: 07/09/1995
Status: Removed From Ground
Product1: Gas
Material: Fiberglass
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 2
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Fiberglass
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 3
Status Date: 01/03/1979
Status: Installed
Product1: Gas
Material: Fiberglass
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 3
Status Date: 07/09/1995
Status: Removed From Ground
Product1: Gas

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HAPPY HOWARDS STORE (Continued)

U003002613

Material: Fiberglass
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Facility ID: 670379
Tank ID: 3
Status Date: Not reported
Status: Upgrade Repair Not Marked
Product1: Gas
Material: Fiberglass
Capacity: 6000
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

GA FINANCIAL ASSURANCE:

Region: 1
Facility ID: 670379
Financial Responsibility: Not Marked

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAWRENCEVILLE	1006777402	FOOD STORE #1	854 GA HWY 20 BUFORD DR	30043	FINDS,UST,FINANCIAL ASSURANCE
LAWRENCEVILLE	1006777936	BP #02769	1065 HWY 120	30245	LUST,FINANCIAL ASSURANCE,UST
LAWRENCEVILLE	A100331532	CITGO FOOD MART	1488 HIGHWAY 120	30245	AST
DACULA	A100331632	BIG H. CHEVRON #92	3595 HIGHWAY 124	30046	AST
LAWRENCEVILLE	S107665839	BRENTWOOD HOMES, INC. INERT LANDFI	HAMPTON PLACE S/D LOT 71 3025		LF
LAWRENCEVILLE	S107666057	COOPER KEY HOMES, INC. INERT LANDF	114-A BROOKFOREST 777 ROCKFOUN		LF
LAWRENCEVILLE	S107666058	COOPER KEY HOMES, INC. INERT LANDF	49-B BROOKFOREST, 842 ROCKFOUN		LF
LAWRENCEVILLE	S107666059	COOPER KEY HOMES, INC. INERT LANDF	51-B BROOKFOREST 857 ROCKFOUNT		LF
LAWRENCEVILLE	S107666060	COOPER KEY HOMES, INC. INERT LANDF	54-B BROOKFOREST 2767 SPRINGFO		LF
LAWRENCEVILLE	S107666061	COOPER KEY HOMES, INC. INERT LANDF	55-B BROOKFOREST 2757 SPRINGFO		LF
LAWRENCEVILLE	S107666062	COOPER KEY HOMES, INC. INERT LANDF	59-B BROOKFOREST, 2732 SPRING		LF
LAWRENCEVILLE	S107666066	COPPER KEY HOMES, INC. INERT LANDF	58-B BROOKFOREST 2727 SPRINGFO		LF
LAWRENCEVILLE	S107666067	COPPER KEY HOMES, INC. INERT LANDF	7-A RIVERSHYRE SUB. 1234 RIVER		LF
LAWRENCEVILLE	S107666151	DOUG WOOLRIDGE INERT LANDFILL	84-B LANSDOWNE		LF
LAWRENCEVILLE	S107666152	DOUG WOOLRIDGE INERT LANDFILL	88-B LANSDOWNE		LF
LAWRENCEVILLE	S107666530	HEDGEWOOD PROPERTIES INERT LANDFIL	LOT 114 APALACHEE RIVER CLUB,		LF
LAWRENCEVILLE	S107914191	GA POWER/GWINNETT DIST OPER HQ	1453 GA HWY 120 @ PURCELL	30043	LUST
LAWRENCEVILLE	S109504872	FOOD STORE #1	854 GA HWY 20 BUFORD DR	30043	LUST
LAWRENCEVILLE	U004188639	EXXON FOOD MART	1488 DULUTH HWY/ GA HWY 120	30043	UST,FINANCIAL ASSURANCE
LAWRENCEVILLE	U004188813	QUIK MART	2360 BUFORD DR/ HWY 20	30043	UST,FINANCIAL ASSURANCE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 09/07/2011	Source: EPA
Date Data Arrived at EDR: 10/12/2011	Telephone: N/A
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 141	Next Scheduled EDR Contact: 07/23/2012
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 09/07/2011	Source: EPA
Date Data Arrived at EDR: 10/12/2011	Telephone: N/A
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 141	Next Scheduled EDR Contact: 07/23/2012
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 09/07/2011	Source: EPA
Date Data Arrived at EDR: 10/12/2011	Telephone: N/A
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 141	Next Scheduled EDR Contact: 07/23/2012
	Data Release Frequency: Quarterly

Federal CERCLIS list

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

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

Date of Government Version: 12/27/2011	Source: EPA
Date Data Arrived at EDR: 02/27/2012	Telephone: 703-412-9810
Date Made Active in Reports: 03/12/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/12/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/23/2012
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

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

Date of Government Version: 12/28/2011	Source: EPA
Date Data Arrived at EDR: 02/27/2012	Telephone: 703-412-9810
Date Made Active in Reports: 03/12/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/19/2011
Date Data Arrived at EDR: 08/31/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 132

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/13/2012
Next Scheduled EDR Contact: 05/28/2012
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Varies

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
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

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/01/2011
Date Data Arrived at EDR: 11/21/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 50

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/30/2012
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
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/10/2012
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
Date Data Arrived at EDR: 01/06/2012
Date Made Active in Reports: 01/30/2012
Number of Days to Update: 24

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

INST CONTROL: Public Record List

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

Date of Government Version: 10/27/2011
Date Data Arrived at EDR: 11/17/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/17/2012
Next Scheduled EDR Contact: 05/28/2012
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program site

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

Date of Government Version: 01/01/2012
Date Data Arrived at EDR: 03/06/2012
Date Made Active in Reports: 04/10/2012
Number of Days to Update: 35

Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 03/06/2012
Next Scheduled EDR Contact: 06/18/2012
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

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: 04/11/2012
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

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/06/2012
Next Scheduled EDR Contact: 05/21/2012
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

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

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

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

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

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 04/02/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US HIST CDL: National Clandestine Laboratory Register

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

Date of Government Version: 09/01/2007	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 11/19/2008	Telephone: 202-307-1000
Date Made Active in Reports: 03/30/2009	Last EDR Contact: 03/23/2009
Number of Days to Update: 131	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/16/2011	Telephone: 202-564-6023
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 04/30/2012
Number of Days to Update: 13	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	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/03/2012
Number of Days to Update: 31	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	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 10/04/2011	Telephone: 202-366-4555
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

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/03/2012	Telephone: 404-656-6905
Date Made Active in Reports: 01/30/2012	Last EDR Contact: 04/02/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/16/2012
	Data Release Frequency: Quarterly

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2012	Telephone: (404) 562-8651
Date Made Active in Reports: 03/12/2012	Last EDR Contact: 04/04/2012
Number of Days to Update: 67	Next Scheduled EDR Contact: 07/16/2012
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

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

Date of Government Version: 07/29/2011	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/09/2011	Telephone: 202-366-4595
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 02/07/2012
Number of Days to Update: 94	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/16/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/30/2012
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 12/31/2009	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/12/2010	Telephone: 202-528-4285
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/12/2012
Number of Days to Update: 112	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/01/2011	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 01/25/2012	Telephone: Varies
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/02/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/16/2012
	Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 09/28/2011	Source: EPA
Date Data Arrived at EDR: 12/14/2011	Telephone: 703-416-0223
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 03/14/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/28/2012
Number of Days to Update: 146	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Varies

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	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	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/30/2012
Number of Days to Update: 77	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 03/26/2012
Number of Days to Update: 61	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	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/17/2012
Number of Days to Update: 98	Next Scheduled EDR Contact: 07/30/2012
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011	Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 03/12/2012
Number of Days to Update: 60	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

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

Date of Government Version: 01/10/2012	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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/03/2012
Number of Days to Update: 83	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 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: 03/05/2012
Number of Days to Update: 41	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 02/20/2012
Date Data Arrived at EDR: 02/20/2012
Date Made Active in Reports: 03/15/2012
Number of Days to Update: 24

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/20/2012
Next Scheduled EDR Contact: 06/04/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/17/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/10/2012
Date Data Arrived at EDR: 02/09/2012
Date Made Active in Reports: 03/09/2012
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/09/2012
Next Scheduled EDR Contact: 05/21/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/26/2012
Date Made Active in Reports: 03/06/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/23/2012
Next Scheduled EDR Contact: 08/06/2012
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

TANGLEWOOD PARK APARTMENTS
1425 ATKINSON ROAD
LAWRENCEVILLE, GA 30043

TARGET PROPERTY COORDINATES

Latitude (North):	33.9673 - 33° 58' 2.28"
Longitude (West):	84.0646 - 84° 3' 52.56"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	771232.7
UTM Y (Meters):	3762220.0
Elevation:	960 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33084-H1 LUXOMNI, GA
Most Recent Revision:	1999

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

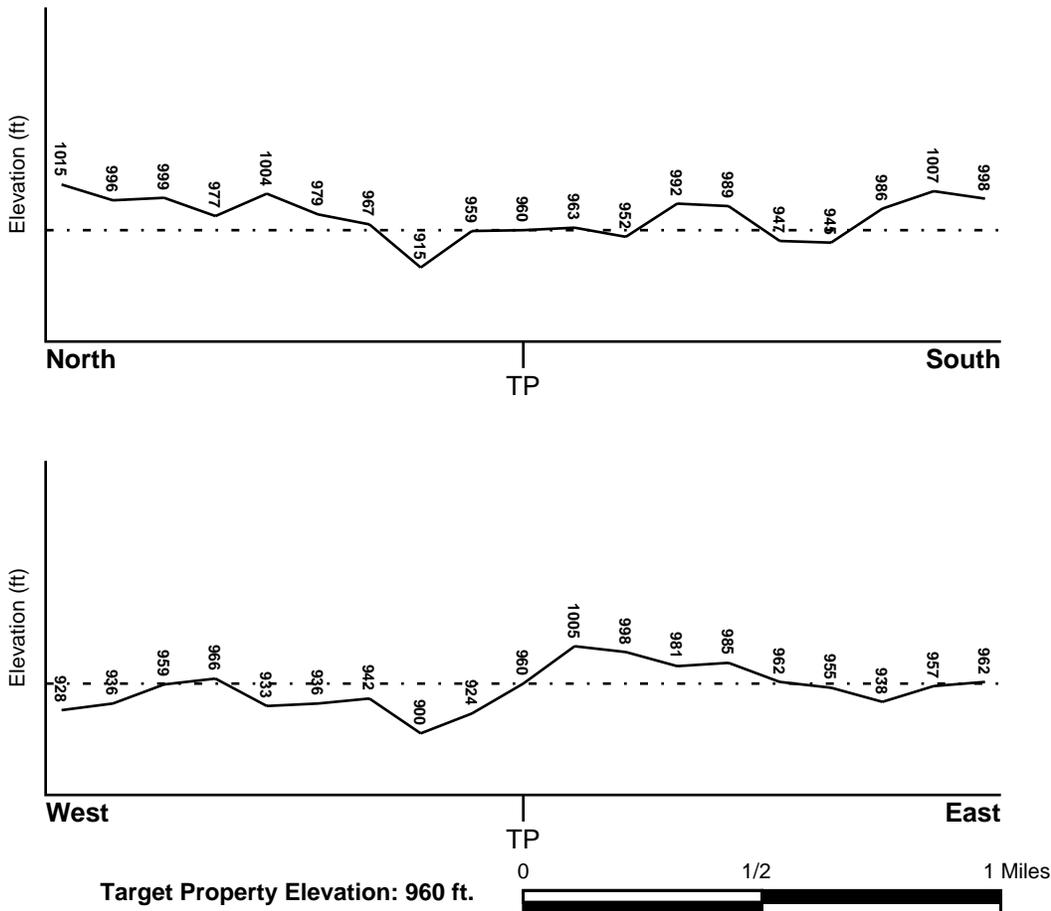
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

<u>Target Property County</u> GWINNETT, GA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	13135C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

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

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

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/2 - 1 Mile NNE	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

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

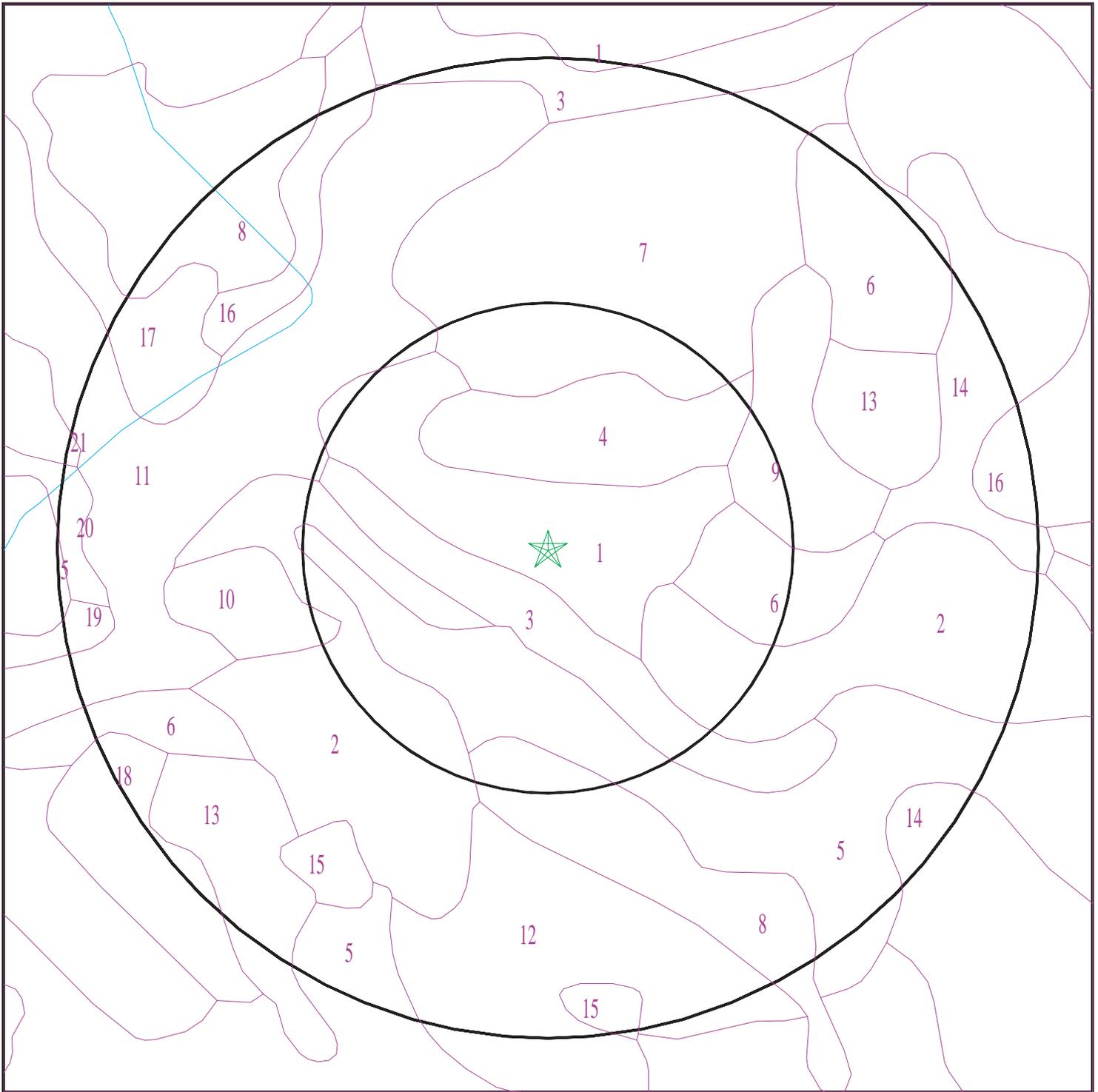
Era: Paleozoic
System: Pennsylvanian
Series: Felsic paragneiss and schist
Code: mm1 (*decoded above as Era, System & Series*)

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 - 3313547.1s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Tanglewood Park Apartments
ADDRESS: 1425 Atkinson Road
Lawrenceville GA 30043
LAT/LONG: 33.9673 / 84.0646

CLIENT: One Consulting Group, Inc.
CONTACT: Brawner
INQUIRY #: 3313547.1s
DATE: May 01, 2012 12:39 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: Gwinnett

Soil Surface Texture: clay loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.1
2	7 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.1
3	35 inches	44 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Wedowee

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6
2	9 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6
3	14 inches	31 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6
4	31 inches	59 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Toccoa

Soil Surface Texture: fine sandy loam

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

Soil Drainage Class: Moderately well drained

Hydric Status: Not 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	9 inches	fine 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	9 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

Soil Map ID: 4

Soil Component Name: Gwinnett

Soil Surface Texture: clay loam

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

Soil Drainage Class: Well drained

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	0 inches	7 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.1
2	7 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.1
3	35 inches	44 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.1

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	46 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	9 inches	35 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	35 inches	46 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 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: > 84 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	29 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	29 inches	33 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	33 inches	59 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: Gwinnett

Soil Surface Texture: loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.1
2	7 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.1
3	35 inches	44 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.1

Soil Map ID: 8

Soil Component Name: Appling

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 81 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	9 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, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4
2	9 inches	35 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4
3	35 inches	46 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4
4	46 inches	64 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, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4

Soil Map ID: 9

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: > 84 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	29 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	29 inches	33 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	33 inches	59 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: 10

Soil Component Name: Wilkes

Soil Surface Texture: very stony sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 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	very stony 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	12 inches	stony sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	12 inches	48 inches	weathered 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: 11

Soil Component Name: Chewacla

Soil Surface Texture: silt loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 7.8 Min: 4.5
2	7 inches	24 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 7.8 Min: 4.5
3	24 inches	33 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 7.8 Min: 4.5
4	33 inches	70 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 7.8 Min: 4.5

Soil Map ID: 12

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	46 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	9 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	9 inches	35 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	35 inches	46 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 13

Soil Component Name: Pacolet

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: 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	0 inches	3 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	3 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	51 inches	70 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	29 inches	51 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 14

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

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	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	29 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	51 inches	clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	51 inches	70 inches	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: 15

Soil Component Name: Water

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:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 16

Soil Component Name: Pacolet

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: 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 clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	3 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	51 inches	70 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	29 inches	51 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 17

Soil Component Name: Urban land

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:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 18

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, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	29 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	51 inches	70 inches	loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	29 inches	51 inches	clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 19

Soil Component Name: Madison

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: 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	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	35 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 20

Soil Component Name: Bethlehem

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	7 inches	11 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 5.5 Min: 4.5
2	11 inches	25 inches	clay	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: 5.5 Min: 4.5
3	25 inches	31 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 5.5 Min: 4.5
4	31 inches	59 inches	weathered bedrock	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: 5.5 Min: 4.5
5	0 inches	7 inches	gravelly 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: 5.5 Min: 4.5

Soil Map ID: 21

Soil Component Name: Altavista

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 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	42 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6 Min: 3.6
2	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6 Min: 3.6
3	11 inches	42 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6 Min: 3.6

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

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

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

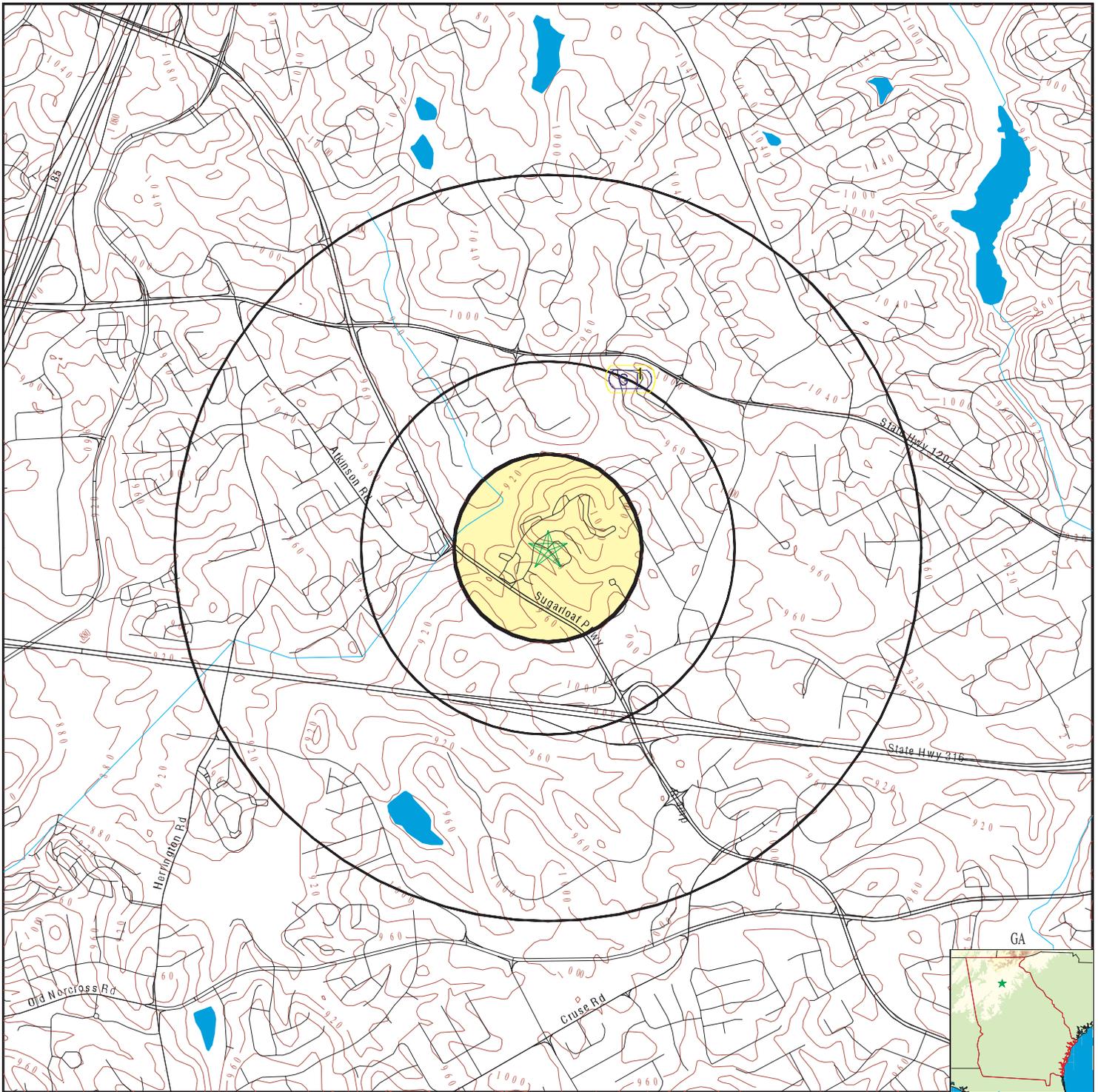
MAP ID

WELL ID

LOCATION
FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 3313547.1s



-  County Boundary
-  Major Roads
-  Contour Lines
-  Earthquake epicenter, Richter 5 or greater
-  Water Wells
-  Public Water Supply Wells
-  Cluster of Multiple Icons

-  Groundwater Flow Direction
-  Wildlife Areas
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location



SITE NAME: Tanglewood Park Apartments
 ADDRESS: 1425 Atkinson Road
 Lawrenceville GA 30043
 LAT/LONG: 33.9673 / 84.0646

CLIENT: One Consulting Group, Inc.
 CONTACT: Brawner
 INQUIRY #: 3313547.1s
 DATE: May 01, 2012 12:39 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database

EDR ID Number

<p>1 NNE 1/2 - 1 Mile Higher</p>	<p>Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:</p>	<p>0-670379 Not Reported 19 Not Reported Not Reported 8/31/1995</p>	<p>AQUIFLOW</p>	<p>22734</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for GWINNETT County: 1

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

Federal Area Radon Information for GWINNETT COUNTY, GA

Number of sites tested: 44

<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	2.402 pCi/L	89%	11%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.057 pCi/L	89%	11%	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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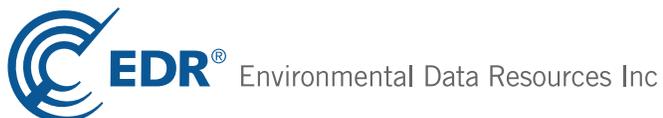
Tanglewood Park Apartments

5355 Sugarloaf Parkway
Lawrenceville, GA 30043

Inquiry Number: 3096900.1s

June 16, 2011

The EDR Radius Map™ Report



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

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

5355 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA 30043

COORDINATES

Latitude (North): 33.965700 - 33° 57' 56.5"
Longitude (West): 84.066200 - 84° 3' 58.3"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 771089.9
UTM Y (Meters): 3762038.2
Elevation: 934 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33084-H1 LUXOMNI, GA
Most Recent Revision: 1999

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

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

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

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

State and tribal institutional control / engineering control registries

INST CONTROL..... Public Record List

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
HIST LF..... Historical Landfills
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Hazardous Site Inventory Listing
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spills Information

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing

EXECUTIVE SUMMARY

SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
NPDES.....	NPDES Wastewater Permit List
DRYCLEANERS.....	Drycleaner Database
AIRS.....	Permitted Facility and Emissions Listing
TIER 2.....	Tier 2 Data Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
COAL ASH.....	Coal Ash Disposal Site Listing
COAL ASH DOE.....	Sleam-Electric Plan Operation Data
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were 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

SHWS: The State Hazardous Waste Sites 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. The data come from the Department of Natural Resources' Hazardous Site Inventory.

A review of the SHWS list, as provided by EDR, and dated 07/01/2010 has revealed that there is 1 SHWS

EXECUTIVE SUMMARY

site within approximately 1 mile of the target property.

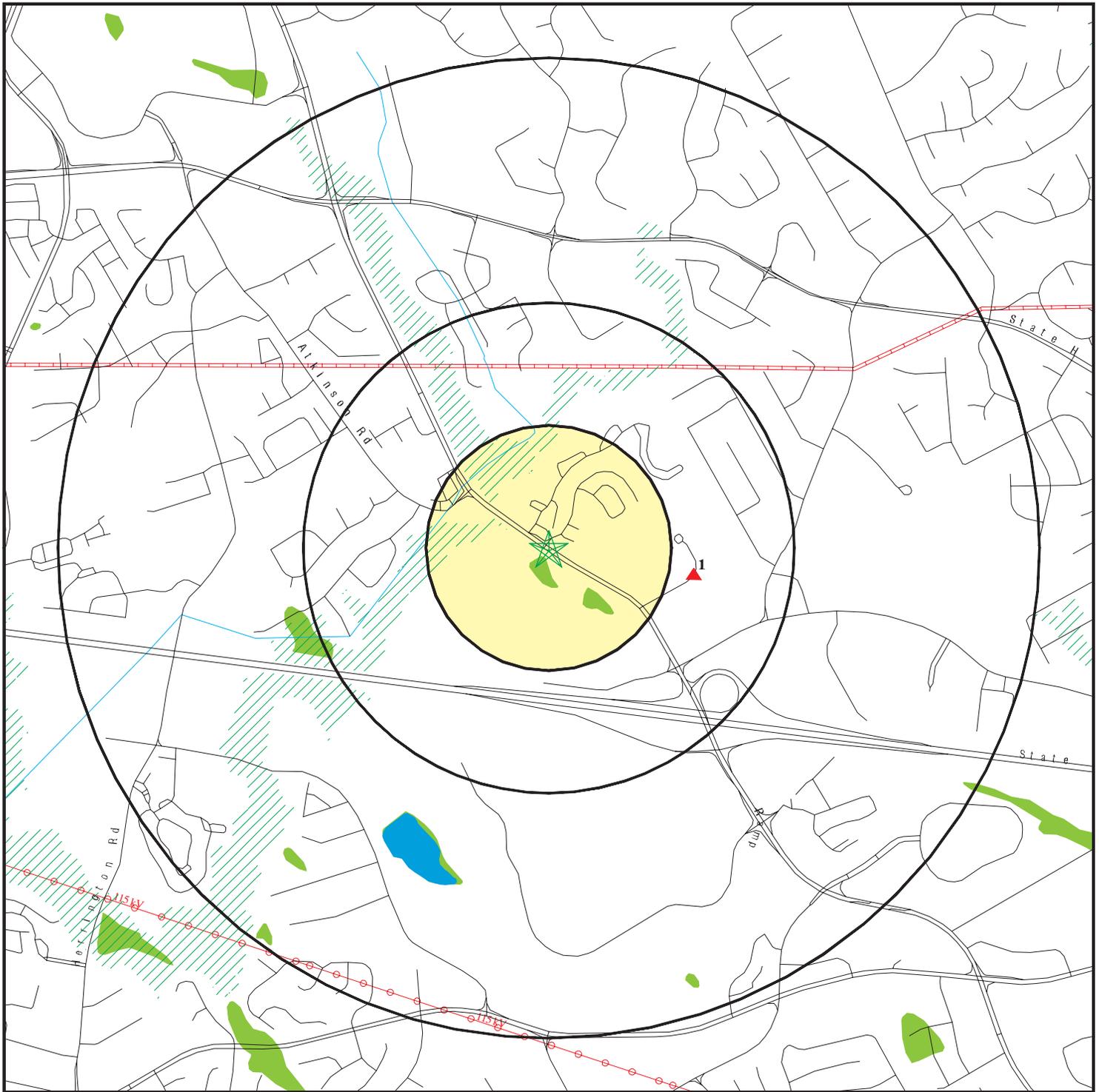
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DANFOSS MANEUROP LTD.	1775-G MACLEOD DRIVE	E 1/4 - 1/2 (0.301 mi.)	1	7

EXECUTIVE SUMMARY

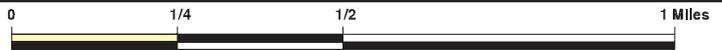
Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
FOOD STORE #1	FINDS,UST,FINANCIAL ASSURANCE
BP #02769	LUST,FINANCIAL ASSURANCE,UST
HEDGEWOOD PROPERTIES INERT LANDFIL	LF
HEDGEWOOD PROPERTIES INERT LANDFIL	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COPPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
COOPER KEY HOMES, INC. INERT LANDF	LF
BRENTWOOD HOMES, INC. INERT LANDFI	LF
DOUG WOOLRIDGE INERT LANDFILL	LF
DOUG WOOLRIDGE INERT LANDFILL	LF
HEDGEWOOD PROPERTIES INERT LANDFIL	LF
COPPER KEY HOMES, INC. INERT LANDF	LF
GA POWER/GWINNETT DIST OPER HQ	LUST
FOOD STORE #1	LUST
BIG H. CHEVRON #92	AST
CITGO FOOD MART	AST

OVERVIEW MAP - 3096900.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ☒ Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory



SITE NAME: Tanglewood Park Apartments
 ADDRESS: 5355 Sugarloaf Parkway
 Lawrenceville GA 30043
 LAT/LONG: 33.9657 / 84.0662

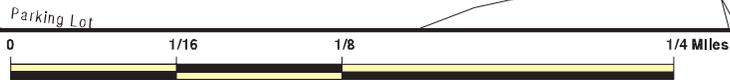
CLIENT: One Consulting Group, Inc.
 CONTACT: Brawner
 INQUIRY #: 3096900.1s
 DATE: June 16, 2011 9:29 am

DETAIL MAP - 3096900.1s



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



SITE NAME: Tanglewood Park Apartments
 ADDRESS: 5355 Sugarloaf Parkway
 Lawrenceville GA 30043
 LAT/LONG: 33.9657 / 84.0662

CLIENT: One Consulting Group, Inc.
 CONTACT: Brawner
 INQUIRY #: 3096900.1s
 DATE: June 16, 2011 9:30 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<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	1	0	NR	1
GA NON-HSI		1.000	0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.500	0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL		0.500	0	0	0	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VIC		0.500	0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
HIST LF		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL		TP	NR	NR	NR	NR	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
TIER 2		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
COAL ASH		0.500	0	0	0	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants		1.000	0	0	0	0	NR	0
-------------------------	--	-------	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

1
East
1/4-1/2
0.301 mi.
1587 ft.

DANFOSS MANEUROP LTD.
1775-G MACLEOD DRIVE
LAWRENCEVILLE, GA 30043

SHWS S105964695
N/A

Relative:
Higher

SHWS:

FACID: 10756
Regulated Substances(RS): 1,1,1-Trichloroethane-GW, 1,1-Dichloroethene-GW, Benzene-GW, Methyl ethyl ketone-Soil, Toluene-GW, Trichloroethene-GW

Actual:
985 ft.

RS Released/Threats to Health Env: This site has a known release of 1,1-Dichloroethene in groundwater at levels exceeding the reportable quantity. N human exposure via drinking water is suspected from this release. The nearest drinking water well is less than 0.5 miles from the area affected by the release.

Status of Cleanup Activities: Investigations are being conducted to determine how much cleanup is necessary for source materials, soil, and groundwater.

GA EPD Dir Determination Re Correction Action: Pending

Owner Name: Gwinnett Industries Inc.

Owner Address: P. O. Box 67

Owner City,St,Zip: Tucker, GA 30085

Last Known Property Owner NAME B: Not reported

Last Known Property Owner ADDRESS B: Not reported

Last Known Property Owner CITY B: Not reported

Last Known Property Owner STATE B: Not reported

Last Known Property Owner ZIP B: Not reported

Last Known Property Owner NAME C: Not reported

Last Known Property Owner ADDRESS C: Not reported

Last Known Property Owner CITY C: Not reported

Last Known Property Owner STATE C: Not reported

Last Known Property Owner ZIP C: Not reported

Last Known Property Owner NAME D: Not reported

Last Known Property Owner ADDRESS D: Not reported

Last Known Property Owner CITY D: Not reported

Last Known Property Owner STATE D: Not reported

Last Known Property Owner ZIP D: Not reported

Last Known Property Owner NAME E: Not reported

Last Known Property Owner ADDRESS E: Not reported

Last Known Property Owner CITY E: Not reported

Last Known Property Owner STATE E: Not reported

Last Known Property Owner ZIP E: Not reported

Last Known Property Owner NAME F: Not reported

Last Known Property Owner ADDRESS F: Not reported

Last Known Property Owner CITY F: Not reported

Last Known Property Owner STATE F: Not reported

Last Known Property Owner ZIP F: Not reported

Last Known Property Owner NAME G: Not reported

Last Known Property Owner ADDRESS G: Not reported

Last Known Property Owner CITY G: Not reported

Last Known Property Owner STATE G: Not reported

Last Known Property Owner ZIP G: Not reported

Latitude: 33 50' 24" N

Longitude: 84 8 ' 2" W

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAWRENCEVILLE	1006777402	FOOD STORE #1	854 GA HWY 20 BUFORD DR	30043	FINDS,UST,FINANCIAL ASSURANCE
LAWRENCEVILLE	1006777936	BP #02769	1065 HWY 120	30245	LUST,FINANCIAL ASSURANCE,UST
LAWRENCEVILLE	A100331532	CITGO FOOD MART	1488 HIGHWAY 120	30245	AST
DACULA	A100331632	BIG H. CHEVRON #92	3595 HIGHWAY 124	30046	AST
LAWRENCEVILLE	S107665839	BRENTWOOD HOMES, INC. INERT LANDFI	HAMPTON PLACE S/D LOT 71 3025		LF
LAWRENCEVILLE	S107666057	COOPER KEY HOMES, INC. INERT LANDF	114-A BROOKFOREST 777 ROCKFOUN		LF
LAWRENCEVILLE	S107666058	COOPER KEY HOMES, INC. INERT LANDF	49-B BROOKFOREST, 842 ROCKFOUN		LF
LAWRENCEVILLE	S107666059	COOPER KEY HOMES, INC. INERT LANDF	51-B BROOKFOREST 857 ROCKFOUNT		LF
LAWRENCEVILLE	S107666060	COOPER KEY HOMES, INC. INERT LANDF	54-B BROOKFOREST 2767 SPRINGFO		LF
LAWRENCEVILLE	S107666061	COOPER KEY HOMES, INC. INERT LANDF	55-B BROOKFOREST 2757 SPRINGFO		LF
LAWRENCEVILLE	S107666062	COOPER KEY HOMES, INC. INERT LANDF	59-B BROOKFOREST, 2732 SPRING		LF
LAWRENCEVILLE	S107666066	COPPER KEY HOMES, INC. INERT LANDF	58-B BROOKFOREST 2727 SPRINGFO		LF
LAWRENCEVILLE	S107666067	COPPER KEY HOMES, INC. INERT LANDF	7-A RIVERSHYRE SUB. 1234 RIVER		LF
LAWRENCEVILLE	S107666151	DOUG WOOLRIDGE INERT LANDFILL	84-B LANSDOWNE		LF
LAWRENCEVILLE	S107666152	DOUG WOOLRIDGE INERT LANDFILL	88-B LANSDOWNE		LF
LAWRENCEVILLE	S107666530	HEDGEWOOD PROPERTIES INERT LANDFIL	LOT 114 APALACHEE RIVER CLUB,		LF
LAWRENCEVILLE	S107666531	HEDGEWOOD PROPERTIES INERT LANDFIL	LOT 115, APALACHEE RIVER CLUB,		LF
LAWRENCEVILLE	S107666539	HEDGEWOOD PROPERTIES INERT LANDFIL	LOT 32A MCKENDREE PARK, 1365 B		LF
LAWRENCEVILLE	S107914191	GA POWER/GWINNETT DIST OPER HQ	1453 GA HWY 120 @ PURCELL	30043	LUST
LAWRENCEVILLE	S109504872	FOOD STORE #1	854 GA HWY 20 BUFORD DR	30043	LUST

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: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 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: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

Date of Government Version: 10/15/1991	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: 05/16/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 08/29/2011
	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: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

Federal CERCLIS list

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

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

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/14/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA's 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: 04/15/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

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

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/14/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/09/2011
Date Data Arrived at EDR: 03/15/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 91

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 03/16/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2011	Telephone: 703-603-0695
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 06/13/2011
Number of Days to Update: 81	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/16/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2011	Telephone: 703-603-0695
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 06/13/2011
Number of Days to Update: 81	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 04/05/2011	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 04/05/2011	Telephone: 202-267-2180
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 70	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Hazardous Site Inventory

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

Date of Government Version: 07/01/2010	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/26/2010	Telephone: 404-657-8600
Date Made Active in Reports: 09/09/2010	Last EDR Contact: 04/07/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/19/2011
Number of Days to Update: 44

Source: Rindt-McDuff Associates, Inc.
Telephone: N/A
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Annually

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

SWF/LF: Solid Waste Disposal Facilities

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

Date of Government Version: 03/15/2010
Date Data Arrived at EDR: 05/12/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 58

Source: Department of Natural Resources
Telephone: 404-362-2696
Source: Center for GIS, Georgia Institute of Technology
Telephone: 404-385-0900
Last EDR Contact: 05/11/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: List of Leaking Underground Storage Tanks

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

Date of Government Version: 01/04/2011
Date Data Arrived at EDR: 03/23/2011
Date Made Active in Reports: 03/31/2011
Number of Days to Update: 8

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/16/2011
Date Data Arrived at EDR: 05/17/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 28

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Date Data Arrived at EDR: 05/04/2010
Date Made Active in Reports: 07/07/2010
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/04/2010
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 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: 214-665-6597
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

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: 03/07/2011	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2011	Telephone: 617-918-1313
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/03/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/17/2011	Source: EPA Region 10
Date Data Arrived at EDR: 05/19/2011	Telephone: 206-553-2857
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 26	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3372
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011	Source: EPA Region 4
Date Data Arrived at EDR: 03/18/2011	Telephone: 404-562-8677
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST: Underground Storage Tank Database

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

Date of Government Version: 09/14/2010	Source: Environmental Protection Division
Date Data Arrived at EDR: 09/21/2010	Telephone: 404-362-2687
Date Made Active in Reports: 11/29/2010	Last EDR Contact: 03/25/2011
Number of Days to Update: 69	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Annually

AST: Above Ground Storage Tanks

A listing of LP gas tank site locations.

Date of Government Version: 03/03/2011	Source: Office of Insurance & Safety Fire Commissioner
Date Data Arrived at EDR: 03/04/2011	Telephone: 404-656-5875
Date Made Active in Reports: 03/11/2011	Last EDR Contact: 05/31/2011
Number of Days to Update: 7	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 05/04/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 41

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/17/2011
Date Data Arrived at EDR: 05/19/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 26

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/01/2011
Date Data Arrived at EDR: 06/01/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 13

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/03/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/16/2011
Date Data Arrived at EDR: 05/17/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 28

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/18/2011
Date Data Arrived at EDR: 05/26/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 19

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Public Record List

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

Date of Government Version: 04/18/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/02/2011
Number of Days to Update: 13

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 05/17/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program site

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/08/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 7

Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 06/07/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Public Record List

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

Date of Government Version: 04/18/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/02/2011
Number of Days to Update: 13

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 05/17/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 03/29/2011
Date Data Arrived at EDR: 03/29/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

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

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
Date Data Arrived at EDR: 01/20/2004
Date Made Active in Reports: 02/06/2004
Number of Days to Update: 17

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

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

Date of Government Version: 02/02/2011
Date Data Arrived at EDR: 03/17/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 46

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/07/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Quarterly

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2010
Date Data Arrived at EDR: 07/26/2010
Date Made Active in Reports: 09/09/2010
Number of Days to Update: 45

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 04/07/2011
Next Scheduled EDR Contact: 10/18/2010
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

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

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/04/2011	Telephone: 202-564-6023
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

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

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 05/23/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 09/05/2011
	Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 12/31/2010	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/05/2011	Telephone: 202-366-4555
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 04/18/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/20/2011	Telephone: 404-656-6905
Date Made Active in Reports: 05/19/2011	Last EDR Contact: 04/18/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

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

Date of Government Version: 03/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2011	Telephone: (404) 562-8651
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2011
Date Data Arrived at EDR: 02/11/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/11/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 5

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/15/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 99

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 06/02/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

MINES: Mines Master Index File

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/08/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 94

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Every 4 Years

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

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

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

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

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	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	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 01/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/21/2011	Telephone: 202-564-5088
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 59	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/22/2011
Number of Days to Update: 98	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

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

Date of Government Version: 03/18/2010	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/06/2010	Telephone: 301-415-7169
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 06/13/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Biennially

NPDES: NPDES Wastewater Permit List

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

Date of Government Version: 01/27/2011
Date Data Arrived at EDR: 02/15/2011
Date Made Active in Reports: 02/23/2011
Number of Days to Update: 8

Source: Department of Natural Resources
Telephone: 404-362-2680
Last EDR Contact: 05/20/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

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

Date of Government Version: 09/18/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 10/09/2009
Number of Days to Update: 21

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2008	Source: Department of Natural Resources
Date Data Arrived at EDR: 03/01/2011	Telephone: 404-363-7000
Date Made Active in Reports: 03/16/2011	Last EDR Contact: 06/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing

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

Date of Government Version: 12/31/2009	Source: Department of Natural Resources
Date Data Arrived at EDR: 09/24/2010	Telephone: 404-656-4852
Date Made Active in Reports: 11/24/2010	Last EDR Contact: 06/06/2011
Number of Days to Update: 61	Next Scheduled EDR Contact: 09/19/2011
	Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	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: 04/21/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

Date of Government Version: 03/07/2011	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: 06/06/2011
Number of Days to Update: 54	Next Scheduled EDR Contact: 08/08/2011
	Data Release Frequency: Varies

FINANCIAL ASSURANCE: Financial Assurance Information Listing

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

Date of Government Version: 09/14/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 09/21/2010	Telephone: 404-362-4892
Date Made Active in Reports: 11/24/2010	Last EDR Contact: 03/25/2011
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	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: 04/21/2011
Number of Days to Update: 339	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: N/A

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: 01/01/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/18/2009	Telephone: 202-566-0517
Date Made Active in Reports: 05/29/2009	Last EDR Contact: 05/05/2011
Number of Days to Update: 100	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 08/17/2010	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: 06/14/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

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

Date of Government Version: 12/31/2005	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: 04/19/2011
Number of Days to Update: 76	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 08/30/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 08/30/2010	Telephone: 404-362-2537
Date Made Active in Reports: 09/09/2010	Last EDR Contact: 05/23/2011
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

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

Date of Government Version: N/A	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: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/26/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/22/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 05/12/2011
Date Made Active in Reports: 05/24/2011
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/12/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/06/2011
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/19/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 38

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

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

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.
Telephone: (281) 769-2247

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

STREET AND ADDRESS INFORMATION

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Georgia Department of Natural Resources

2 Martin Luther King, Jr. Dr., Suite 1462 East, Atlanta, Georgia 30334
Lonice C. Barrett, Commissioner
Environmental Protection Division
Harold F. Reheis, Director
Hazardous Sites Response Program
404/657-8600

March 26, 2003

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Ms. Jo Richardson
Patillo Property Management
P.O. Box 1064
Tucker, GA 30085

FILE COPY

RE: Listing of Site on Hazardous Site Inventory
Danfoss Maneurop Ltd.
HSI Site Number: 10756

Dear Ms. Richardson:

Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory," the Georgia Environmental Protection Division (EPD) has evaluated the above referenced site to determine whether a release of a regulated substance exceeding a reportable quantity has occurred. Based upon a Release Notification provided to the EPD by Ensafe Inc., dated August 23, 2002, it has been determined that a release exceeding a reportable quantity has occurred at the site located at 1775-G MacLeod Drive in Lawrenceville, GA. Therefore, this site is now listed on the Hazardous Site Inventory (HSI) and will be included in the next publication of the HSI.

Enclosed is a document entitled "Introduction to the Hazardous Site Inventory" that provides an overview of the listing process. Also enclosed is a printout of the data on your site that has been entered into the HSI database. The printout indicates the numerical values assigned when the site was evaluated using the Reportable Quantities Screening Method (RQSM). If it is your position that any of the values shown on the enclosed printout do not represent actual conditions at the site, then you may request that the value be changed. If analytical data not yet submitted to EPD is the basis of your request for a change in an RQSM value, the data must have been collected prior to your receipt of this letter to affect the listing of your site on the HSI. Your request should be made in writing and provide documentation to support your position, including a statement as to what you think the appropriate value for that factor should be.

In accordance with O.C.G.A. §12-8-70(d) and Rule 391-3-19-.05(2) "Release Reporting," you are required to submit the following information unless such information has already been submitted pursuant to Rule 391-3-19-.04(4) "Notification Requirements":

- (1) Name, mailing address, and telephone number of the site's property owner, lessee, tenant, or facility owner or operator (for all such properties at the site);
- (2) Street address of the site or, if a numbered address is not available, a location descriptor;

Patillo Property Management
March 26, 2003
Page 2

- (3) An original of the most current topographic map of scale 1:24,000 produced by the United States Geological Survey, with the geographic center of the site identified;
- (4) A description of the property boundaries in the vicinity of the site by legal description, survey plat, tax map*, or other means (the property boundary description must include other owners' properties if other properties have been affected by the release);

*EPD requires that you provide a tax map parcel ID number for the parcel at which the reportable quantity release was identified.
- (5) A chemical name, taken from Appendix I, of each regulated substance released at the site which independently meets the notification criteria in Rule 391-3-19-.04(3);
- (6) A general description of the nature of the release and the location of areas affected by the release or by its subsequent migration, both within and beyond the original site's boundaries;
- (7) Suspected or known source, quantity, and date of the release;
- (8) A summary of actions taken to investigate, clean up, or otherwise remediate the site; and
- (9) A statement that identifies the criteria of Rule 391-3-19-.04(3) by which the property owner determined that a release requiring notification has occurred.

You have the option to use EPD's standardized Release Notification/Reporting Form (copy enclosed) in submitting the above information. If you change any information previously submitted in a standardized form, please check "Supplemental Information" in Item 1 of the form.

Please submit the required information within forty-five (45) days of receipt of this letter to the following address:

Georgia Environmental Protection Division
Hazardous Sites Response Program
2 Martin Luther King Jr. Dr., S.E.
Suite 1462 East
Atlanta, Georgia 30334
ATTENTION: HSI

Patillo Property Management
March 26, 2003
Page 3

If you have any questions or comments, please contact Ms. Kelly Norwood at 404/657-8600.

Sincerely,



Harold F. Reheis
Director

Enclosures: (1) HSI site data printout
(2) Introduction to the HSI
(3) Release Notification/Reporting Form

File: Site Number 10756

R:\KELLY\Sites\2-HSI Evaluations\Danfoss Maneurop\Danfoss listing ltr.doc

Georgia Department of Natural Resources

2 Martin Luther King Jr. Drive, SE, Suite 1462 East, Atlanta, Georgia 30334
Lonice C. Barrett, Commissioner
Environmental Protection Division
Harold F. Reheis, Director
Hazardous Sites Response Program
404/657-8600

March 5, 2003

MEMORANDUM

TO: Alexandra Y. Cleary 
FROM: Kelly Norwood 
RE: Recommendation to List on the Hazardous Site Inventory
Danfoss Maneurop Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia (Gwinnett County)

The Hazardous Sites Response Program received a release notification for the above-referenced site on August 27, 2002.

As part of a possible sales transaction, a Phase II environmental site assessment was performed. Nine push probe borings and four groundwater monitoring wells were installed on the site. The wells indicate a groundwater flow direction toward the south of the site. Groundwater samples were obtained from eight of the push probe borings as well as from each of the monitoring wells. Soil samples were collected from only two of the push probe borings.

Analysis of groundwater samples collected at the site detected the presence of regulated substances (benzene, toluene, 1,1-dichloroethene, 1,1,1-trichloroethane, and trichloroethene) in groundwater. The notification suggested that the former on-site vapor degreaser (which utilized trichloroethene) was likely the source of the release.

Of the detected constituents, trichloroethene and 1,1-dichloroethene were detected above their respective MCLs. The highest detected concentration of 1,1-dichloroethene was 22 µg/l, which is greater than the MCL of 7 µg/l. The site was scored based on the known presence of 1,1-dichloroethene above the MCL. The quantity of the release is unknown, and the toxicity value for 1,1-dichloroethene is 4.

A water well survey was performed by Larry Castleberry on January 16, 2002 and on September 10, 2002. One water well was identified at 5255 Sugarloaf Parkway. The well is located on an adjacent property and approximately 400 feet southwest of the contaminated groundwater. The survey did not confirm the well as a drinking water well; however, did state that the home was that of Mr. Wayne Mason.

A phone directory search under the name of Wayne Mason did not identify the 5255 Sugarloaf Parkway address, and Mr. Mason was not contacted.

On February 28, 2003, Kelly Norwood performed a supplemental well survey to determine the well use at 5255 Sugarloaf Parkway. The well house was observed adjacent to a small residence. Automobiles were noted in the driveway of the residence; however, the occupants of the residence were unavailable to talk to Ms. Norwood.

Ms. Norwood contacted the Gwinnett County Public Utilities Board. According to Ms. Tracy Sorrells, Customer Service Manager at the Gwinnett County Public Utilities, Gwinnett County does not supply public water to the 5255 Sugarloaf Parkway address.

The groundwater pathway was scored as having an existing drinking water well within ½ mile of the site. The resulting groundwater pathway score is 16.26, exceeding the groundwater threshold value of 10.

Methyl ethyl ketone was the only constituent identified in the site soil; however, information obtained from the notification report was not conclusive to state that soils were not also impacted by contaminants identified in the groundwater (trichloroethene, 1,1-dichloroethene, 1,1,1-trichloroethane, benzene, and toluene. The on-site exposure pathway was conservatively evaluated as having a known release of methyl ethyl ketone to soil at the site.

Access to the site is encompassed by a building and is locked except for employee access. The site was conservatively evaluated as limited access, since the facility is open to all visitors during the day. While the samples collected at the site show a depth of greater than 24 inches, no samples were collected above these samples. Therefore areas above 24 inches are assumed to be contaminated as well. The containment value was conservatively estimated as 2 since the contamination is covered by a concrete floor. The quantity of contaminants is unknown (4), and there are no known sensitive environments in the immediate site vicinity. The nearest residence is located between 301 to 1,000 feet from the site. The resulting on-site exposure pathway score is 7.5, less than the on-site threshold value of 20.

Due to the 1,1-dichloroethene above the MCL and a drinking water well adjacent to and down-gradient of the groundwater contamination, this site is recommended for listing on the Hazardous Site Inventory.

File: Gwinnett County (Danfoss Maneurop Ltd.)

TRIP REPORT

Site Name and Location: Danfoss Maneurop Ltd.
1775 - G MacLeod Drive
Lawrenceville, GA 30043

Trip By:..... Larry Castleberry, *L.C.*
Environmental Engineer

Date of Trip: January 16, 2002 and September 10, 2002

Comments:

I. Background:

The site is located in a predominantly commercial and light industrial area, with office warehouse buildings to the east and southeast; Sugarloaf Parkway and Gwinnett Technical College to the south and southwest; a residence, then Sugarloaf Parkway to the west; and undeveloped land to the northwest. The property has been occupied by Danfoss Maneurop since 1988 and manufactures compressors. Soil and groundwater investigations were performed in February and August, 2001 as part of a potential change in company ownership. Data indicates that a limited release of chlorinated solvents occurred in the area of a vapor degreaser formerly used onsite. Site investigations have shown that the area affected by the release is limited to the immediate area beneath the former location of the vapor degreaser. Initially, the HSR notification did not include all appropriate paperwork. Hence the reason the initial inspection and the date of this report are so far apart. The paperwork was submitted later in the year and another site investigation trip was performed.

II. Inspection:

The Georgia EPD conducted an inspection of the site and the surrounding area on January 16, 2002 and September 10, 2002. The area affected by the release is located entirely within the production area and is locked at all times and limited to employees. The nearest residence is the home of Wayne Mason located at 5255 Sugarloaf Parkway and is approximately 400 ft from the site of the release. A well survey was conducted in the surrounding area. A private well was found at the home of Wayne Mason. It is undetermined whether this well is used as a consumption well or irrigation well.

Conclusion:

The site is located in a mixed residential/commercial area. There is unlimited access to the facility but restricted access to the area affected by the release. The nearest residence is located next to the facility at 5255 Sugarloaf Parkway. This residence has a private well located on site but of unknown use.

Recommendations and Follow-Up Required:

The site should be scored using the appropriate screening methods for further evaluation.

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Drive, SE, Suite 1462 East, Atlanta, Georgia 30334
Lonica C. Barrett, Commissioner
Environmental Protection Division
Harold F. Rehels, Director
404/657-8600

TRIP REPORT

March 6, 2003

SITE NAME/LOCATION: Danfoss Maneurop Ltd.
1775-G MacLeod Drive
Lawrenceville, GA 30043

COUNTY: Gwinnett

TRIP BY: Kelly Norwood, Geologist *KN*

DATE OF INVESTIGATION: February 28, 2003

OFFICIALS CONTACTED: none

SITE BACKGROUND: The site is located at the northwestern corner of MacLeod Drive and Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia. During a due diligence investigation at the site for a pending company transaction, groundwater samples were collected from both push-probe borings and on-site monitoring wells and analyzed for VOCs.

Analysis of groundwater samples revealed the presence of regulated substances (benzene, toluene, 1,1-dichloroethene, 1,1,1-trichloroethane, and trichloroethene) in groundwater. The source of these chlorinated solvents is assumed to be the former site degreaser. Soil samples were also collected as part of the assessment and one sample detected a release of methyl ethyl ketone. A Notification form was received by EPD on August 27, 2002.

FINDINGS: The site consisted of a single-story office/industrial building surrounded by an asphalt-covered parking lot. The site was not inspected in detail since an earlier inspection by Mr. Larry Castleberry had already been performed and recorded in a trip report dated September 10, 2002.

One water well was observed at 5255 Sugarloaf Parkway, automobiles were observed in the driveway; however, occupants were unavailable.

RECOMMENDATIONS/FOLLOW-UP: RQSM scoring required

REVIEWED BY:

ATTACHMENT: Water well map.

**RECORD OF TELEPHONIC CONVERSATION
HAZARDOUS WASTE MANAGEMENT PROGRAM**

DATE: February 26, 2003
TIME: 11:45 pm

FILE:

SPOKE WITH: Ms. Tracy Sorrells
TITLE: Customer Service Manager
ADDRESS: Gwinnett County Public Utilities
CITY: Gwinnett County
STATE/ZIP: Georgia
TELEPHONE NUMBER: (770) 822-8811

SUBJECT: Find out if county services 5255 Sugarloaf Parkway/Wayne Mason with public water supply

SUMMARY OF CALL:

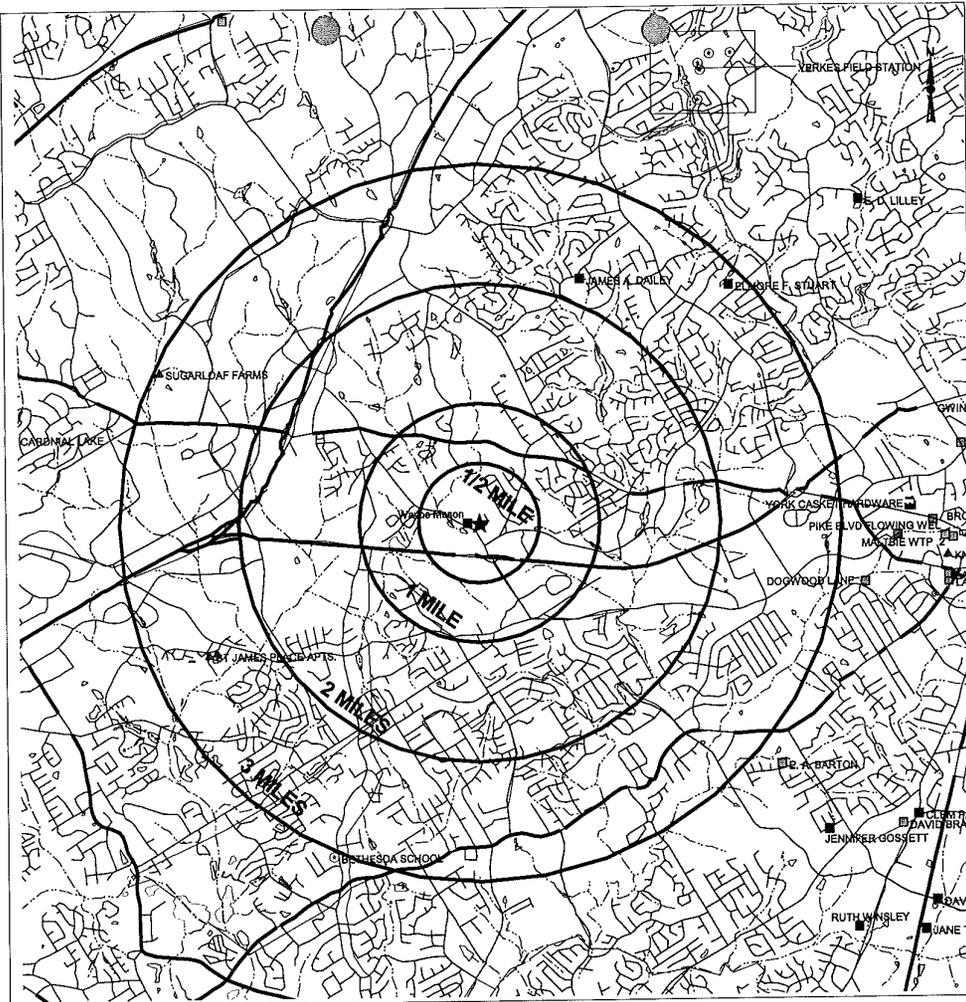
Ms. Sorrells confirmed that county water is not supplied to this address, nor is the name Wayne Mason listed in their database.

ACTION REQUIRED: —

SIGNATURE: *Tracy Sorrells*

FOLLOW-UP RESPONSES/ADDITIONAL COMMENTS: —

SIGNATURE:



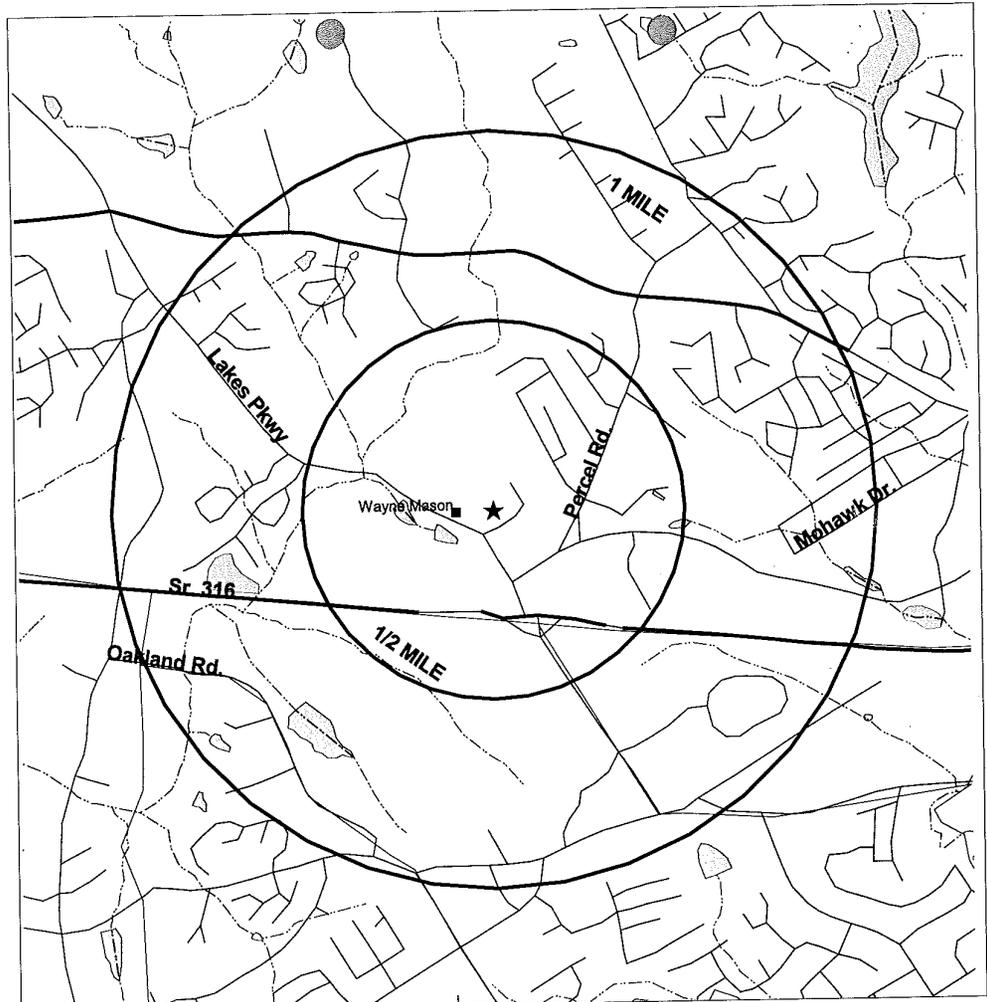
- Roads
- State and US Highways
- Interstate Highways
- Rivers/Streams
- Lake/Pond
- Swamp/Marsh
- Census Block Group Boundaries
- Census Block Groups > 0 Domestic Wells
- Public Supply
- Domestic Well
- Unused
- Surface Water Intake
- Irrigation

Danfoss Maneurop LTD
1775g Macleod Drive
Lawrenceville, Gwinnett County

Scale: 1 INCH = 1 MILE
 33 50' 24" 84 08' 02"

Sep 11, 02

Sources: Wells from USGS GWSI (1999); EPD WRB Non-Municipal Wells (1997);
 EPD HWMB field surveys (2002); Surface Water Intakes from EPD GSB DR96-27(1996);
 Roads, Rivers, Wetlands from Georgia DOT (1993); Census data from U.S. Bureau of Census (1990)



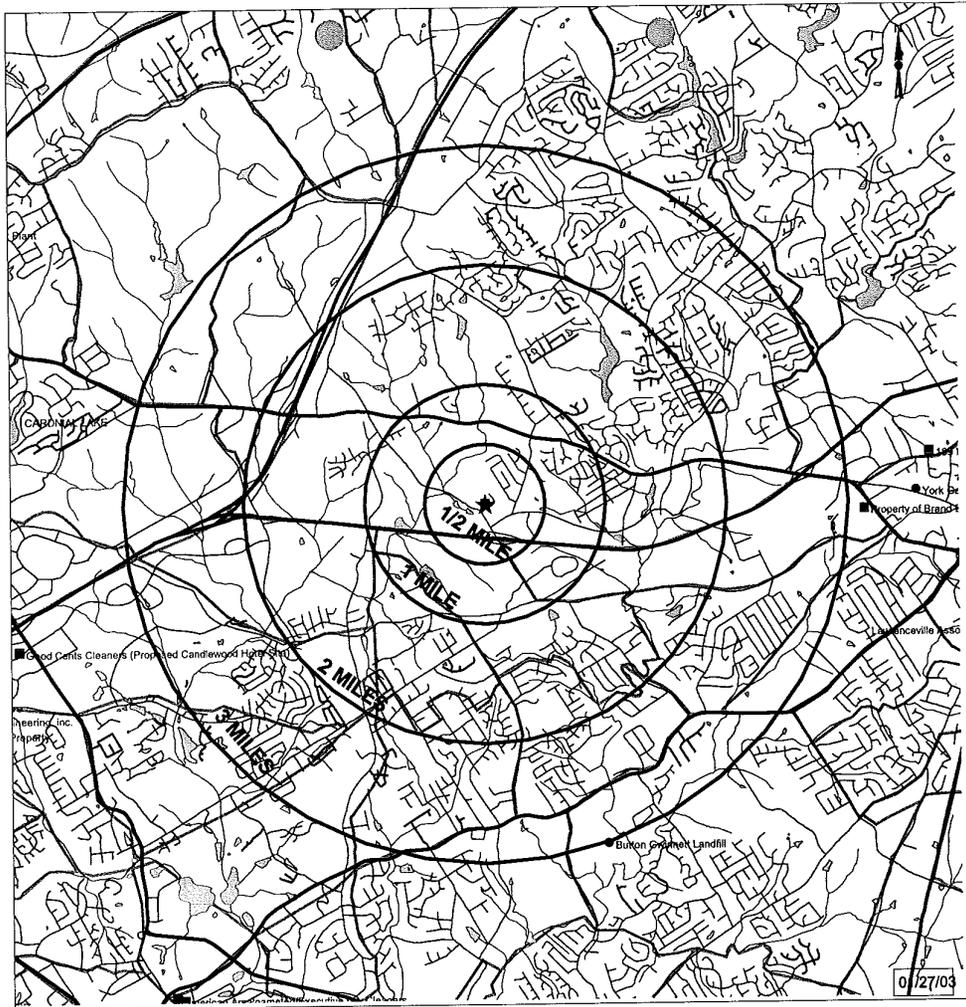
- Roads
- State and US Highways
- Interstate Highways
- Rivers/Streams
- Lake/Pond
- Swamp/Marsh
- Census Block Group Boundaries
- Census Block Groups > 0 Domestic Wells
- Public Supply
- Domestic Well
- Unused
- Surface Water Intake
- Irrigation

Danfoss Maneurop LTD
1775G Macleod Drive
Lawrenceville, Gwinnett County

Scale: 1 INCH = 1 MILE
 33 50' 24" 84 08' 02"

Sep 11, 02

Sources: Wells from USGS GWSI (1999); EPD WRB Non-Municipal Wells (1997);
 EPD HWMB field surveys (2002); Surface Water Intakes from EPD GSB DR96-27(1996);
 Roads, Rivers, Wetlands from Georgia DOT (1993); Census data from U.S. Bureau of Census (1990)



Danfoss Maneurop LTD
1775 G MacLeod Drive
Lawrenceville, Gwinnett County
1/2, 1, 2, and 3 Mile Radii - HSI & NON-HSI Site Locations

Scale: 1 Inch = 1 mile

- Roads
- State and US Highways
- Interstate Highways
- Rivers/Streams
- Lake/Pond
- Swamp/Marsh
- HSI Site Location
- NON-HSI Site Location

(circle) HSI NON-HSI
Class II

10756

Hazardous Waste Management Branch
Hazardous Sites Response Program
Reportable Quantities Screening Method

Scored By:	Kelly Norwood	Date:	March 5, 2003
Groundwater Pathway Score:	16.26	On-site Exposure Pathway Score:	7.5
Clean-Up History:	<input checked="" type="checkbox"/> No Clean-Up Initiated at Site <input type="checkbox"/> Some Clean-Up Underway at Site <input type="checkbox"/> Clean-Up Has Been Completed at Site		

EPA ID Number:	GAD981278211		
Tax Parcel ID No.:	R7044211		
Site or Facility Name:	Danfoss Maneurop Ltd.		
Site Address:	1775-G MacLeod Drive		
Site City:	Lawrenceville, GA		
Site County:	Gwinnett	Site ZIP Code:	30043

If site scores above the threshold value for either pathway, provide the following information. All regulated substances detected at the site should be listed on Page 2, excluding those used to score the site.

Property Owner:	Patillo Property Management		
Mailing Address:	P.O. Box 67		
City, State, ZIP Code:	Tucker	GA	30085
Telephone Number:	770-938-6366		

Contact Person:	Mr. Joe Orosz, Vice President		
Company Name:	Danfoss Maneurop Ltd.		
Mailing Address:	1775-G MacLeod Drive		
City, State, ZIP Code:	Lawrenceville	GA	30043
Telephone Number:	678-377-5100		

Facility Operator:	Same as Contact Person		
Company Name:			
Mailing Address:			
City, State, ZIP Code:			
Telephone Number:			

ON-SITE EXPOSURE PATHWAY

ACCESS TO THE SITE:										Score	
Inaccessible (0)		Limited Access (2)			Unlimited Access (4)					A.	2
HAS THERE BEEN A RELEASE?										B.	25
Yes (25)		Suspected (15)			No (0)						
Containment:										C.	2
Soil Releases (very good to poor):		(0)	(1)	(2)	(3)	(4)	(5)				
Aboveground Releases:		(0)	(1)	(2)	(3)	(4)	(5)				
Regulated Substance:		MEK								1D.	
TOXICITY:										2D.	2
None (1)		Low (1)		(2)	(3)	(4)	(8)	(16)			
QUANTITY:										3D.	4
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)				
DISTANCE TO NEAREST RESIDENT INDIVIDUAL:										1E.	6
<300 (8)		301 - 1000 (6)		1001 - 3000 (4)		3001 - 1 mile (2)		> 1 mile (1)			
IS THERE AND ON-SITE SENSITIVE ENVIRONMENT? Yes (1) No (0)										2E.	0
ON-SITE EXPOSURE PATHWAY SCORE:										7.5	

$$S_o = A \times (B + C) \times (2D + 3D) \times (1E + 2E) / 259.2$$

If A or B is unknown then $S_o = 0$.

If 2D is unknown, then 2D = 4.

If 3D is unknown, then 3D = 4.

Note: The denominator of 259.2 normalizes the on-site exposure pathway score to a value between 0 and 100.



ENSAFE INC.

ENVIRONMENTAL AND MANAGEMENT CONSULTANTS

5724 Summer Trees Drive • Memphis, Tennessee 38134 • Telephone 901-372-7962 • Facsimile 901-372-2454 • www.ensafe.com

August 23, 2002

Mr. Tim Cash, Program Manager
 Georgia Environmental Protection Division
 Hazardous Waste Management Branch
 205 Butler Street SE
 Suite 1462
 Atlanta, Georgia 30334

RECEIVED

AUG 27 2002

HAZ. SITES RESPONSE PROG.

Re: Supplemental Release Notification Form and
 Revised Release Notification
 Danfoss Maneurop, Lawrenceville, Georgia

Dear Sir:

On behalf of Danfoss Maneurop, Ltd. of Lawrenceville, Georgia, EnSafe Inc. is submitting the enclosed Supplemental Release Notification Form requested on February 5, 2002, as well as a revision of the original Release Notification submitted on September 24, 2001. The original Release Notification has been revised to correct tabulated well information (GP-04 was incorrectly noted as "dry" and "not sampled"), groundwater flow direction, and the north arrow on the site map.

The Release Notification Form contains a space for the property owner's signature below a Certification stating, among other things, that the document and all attachments were prepared under the owner's direction or supervision. In this case, the document and attachments were prepared on behalf of Danfoss Maneurop, which is the lessee of the property. Accordingly, the owner's signature does not appear on the Form. We understand that Danfoss Maneurop has notified the property owner of the discovery of the contamination and the report to EPD.

Based on the length of time since the original Release Notification was submitted to your Division, EnSafe is requesting an expedited review of the enclosed Release Notification package. If you have any questions or require additional information, please call me at (901)372-7962 or Mr. Joe Orosz at Danfoss Maneurop at (678)377-5100.

Respectfully submitted,

EnSafe Inc.

By: Amy McCaffery, PG
 Geologist

cc: Joe Orosz, Danfoss Maneurop, Ltd.
 Casey Farmer, Gwinette Industries, Inc.



RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
(Please type or print legibly)

RECEIVED

AUG 27 2002

HAZ. SITES RESPONSE PROG.

1. The Information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)	GAD981278211				
3	Tax Map and Parcel ID Number:	R7044211				
4	Site or Facility Name	Danfoss Maneurop Ltd.				
5	Site Street Address	1775 - G MacLeod Drive				
6	Site City	Lawrenceville	County	Gwinnett	Zip	30043
7	Property Owner	Patillo Property Management				
8	Property Owner Mailing Address	P.O. Box 67				
9	Property Owner City	Tucker	State	GA	Zip	30085
10	Property Owner Telephone No.	(770)938-6366				
11	Site Contact Person	Mr. Joe Orosz	Title	Vice President		
12	Company Name	Danfoss Maneurop Ltd.				
13	Site Contact Mailing Address	1775-G MacLeod Drive				
14	Site Contact City	Lawrenceville	State	GA	Zip	30043
15	Site Contact Telephone No.	(678)377-5100				
16	Facility Operator	Mr. Joe Orosz	Title	Vice President		
17	Company Name	Danfoss Maneurop Ltd.				
18	Facility Operator Mailing Address	1775-G MacLeod Drive				
19	Facility Operator City	Lawrenceville	State	GA	Zip	30043
20	Facility Operator Telephone No.	(678)377-5100				

21. CERTIFICATION --I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME (Please type or print)

TITLE

SIGNATURE

DATE

Revised 5/4/00

PART II -- RELEASE INFORMATION

Page 2 of 5

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, waste pile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

Suspected source of release is a vapor degreasing unit formerly located onsite. The unit operated between 1988 and 1998, and used 1,1,1-trichloroethane (TCA). The concrete floor is approximately 4 inches thick in the former degreaser area. Site personnel indicated TCA was stored near a floor joint in this area. It is suspected that a release entered the subsurface through this route.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

The release dates and quantity are unknown. TCA in liquid form was used in a vapor degreaser onsite between 1988 and 1998.

3. Describe those actions that have been taken to investigate, clean up or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

Soil and groundwater samples were collected across the site in February and August, 2001, to define the extent of contamination. As described herein, chlorinated solvent contamination at the site is limited to groundwater in the immediate area of the former vapor degreaser.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
 Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
 Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

The area affected by the release is beneath at least 4 inches of concrete slab (floor) in the southeast section of the production area of the site building. The production area is locked at all times and access is limited to employees.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
 An engineered and maintained earthen material or compacted fill or a high density synthetic material
 Loose earthen fill or native soil
 No cover
 Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Four inch thick concrete floor.

Revised 5/4/00

PART IV -- GROUNDWATER RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the groundwater at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
Trichloroethene	79-01-6	50 ug/L	28.5 feet
1,1-dichloroethene	75-35-4	22 ug/L	28.5 feet
1,1,1-trichloroethane (TCA)	71-55-6	16 ug/L	28.5 feet
Benzene	71-43-2	0.47 ug/L	16.65 feet
Toluene	108-88-3	0.81 ug/L	22 feet

Revision 5/4/00

**Danfoss Maneurop Ltd.
1775-G MacLeod Drive
Lawrenceville, Gwinnett County, Georgia**

Site Summary

The subject property is located at 1775-G MacLeod Drive, Lawrenceville, Georgia and is occupied by Danfoss Maneurop Ltd. The approximately eight acre property contains a 130,400 square-foot building; the remainder of the site is paved, with the exception of small grassy areas at the east and west ends of the building. The site is located in a predominantly commercial and light industrial area, with multi-tenant office warehouse buildings to the north; a parking lot to the northeast; multi-tenant office buildings to the east and southeast; Sugarloaf Parkway and Gwinnett Technical College to the south and southwest; a residence, then Sugarloaf Parkway to the west; and undeveloped, wooded land to the northwest. Danfoss Maneurop has occupied the site property since 1988 and manufactures compressors.

As part of a potential change in company ownership, soil and groundwater investigations were performed in February and August, 2001. Analytical data from these investigations indicate that a limited release of chlorinated solvents occurred in the area of a vapor degreaser formerly used onsite. The facility used 1,1,1-trichloroethane (TCA) in a 125-gallon vapor degreaser from 1988 to 1998. This chemical is reportedly no longer used onsite. Site investigations included the installation and sampling of six temporary borings beneath the building, three temporary borings on the northwest side of the building, and four groundwater monitoring wells (one on each side of the building). A total of 10 soil and 12 groundwater samples were collected and analyzed for volatile organic compounds (VOCs) using EPA method 8260. As summarized in the attached tables, the site investigations have shown that the area affected by the release is limited to the immediate area beneath the former location of the vapor degreaser unit.

Measurement of the four onsite groundwater monitoring wells indicates groundwater flow is to the south. No other wells are located on the subject site.

Table 1
Groundwater Analytical Summary
(micrograms per liter)

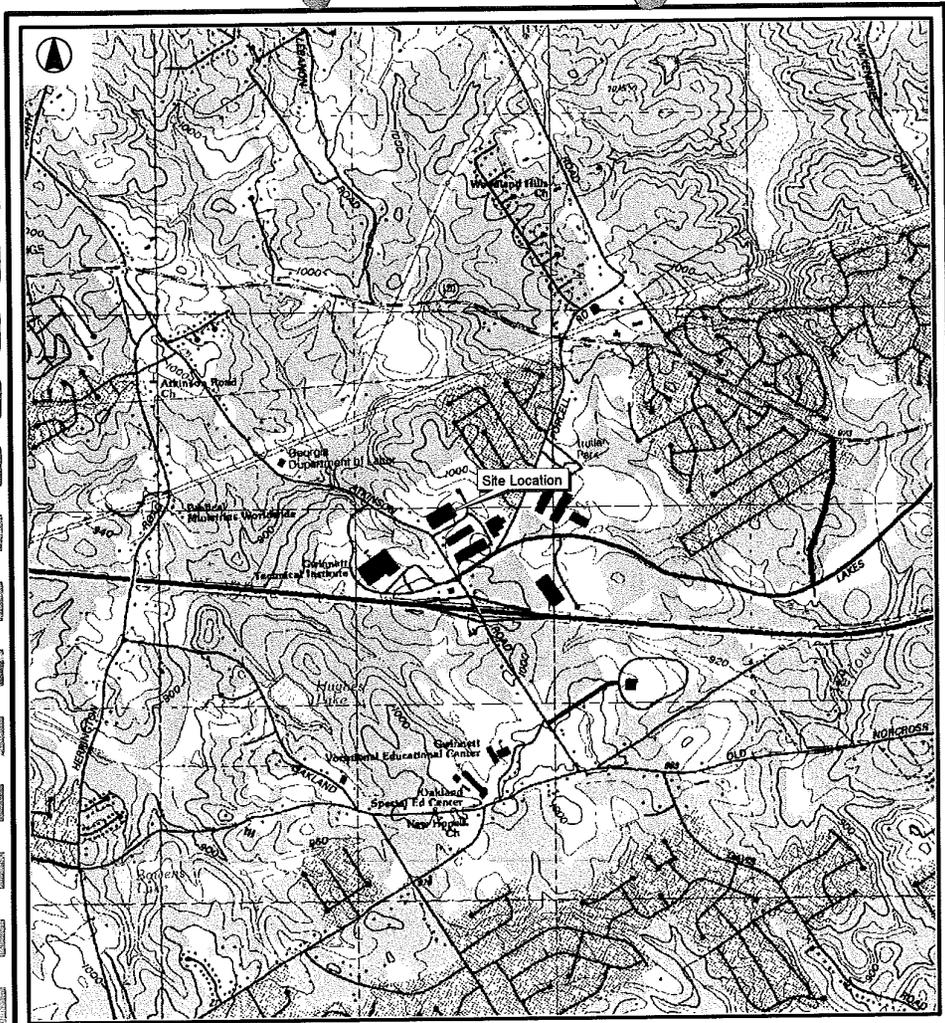
Boring/ Well Number	Location	Trichloro- ethene	1,1- Dichloro- ethene	1,1,1- Trichloro- ethane	Benzene	Toluene
GP-01	Inside plant; beneath former vapor degreaser area	50	22	16	ND	ND
GP-02	Inside plant; approx. 40 feet south of former degreaser	ND	7.5	3.5J	ND	ND
GP-03	Inside plant; approx. 40 feet southeast of former degreaser	ND	6.8	2.4J	ND	ND
GP-04	Rear parking area; approx. 400 feet west of former degreaser.	ND	ND	ND	ND	ND
GP-05	Rear parking area; approx. 250 feet northwest of former degreaser	NS	NS	NS	NS	NS
GP-06	Rear parking area; approx. 250 feet north of former degreaser	ND	ND	ND	ND	ND
GP-07	Inside plant; approx. 90 feet northwest of former degreaser	ND	ND	ND	ND	0.67
GP-08	Inside plant; approx. 130 feet northeast of former degreaser	ND	ND	ND	ND	0.81
GP-09	Inside plant; approx. 150 feet southwest of former degreaser	ND	ND	ND	ND	ND
MW-01	Front parking area; approx. 150 feet south-southeast of former degreaser	ND	ND	ND	ND	ND
MW-02	Grassy area; approx. 380 feet southwest of former degreaser	ND	ND	ND	ND	ND
MW-03	Rear parking area; approx. 380 feet west of former degreaser	ND	ND	ND	ND	ND
MW-04	Concrete storage area; approx. 180 feet northeast of former degreaser	ND	ND	ND	0.47	ND
GA Appendix III Limit		5	7	200	5	1000

bgs=Below ground/floor surface; ND=Not detected; NS=Not sampled/dry hole; J=Estimated value; **Bold**=Exceedences. GA Appendix III Limit=concentration listed in GA Rule 391-3-19, Appendix III, Table 1, Groundwater Criteria.

Table 2
Summary of Soil Detections
(micrograms per liter)

Sample Location	Sample Depth (ft. bgs)	Methyl Ethyl Ketone
GP-08	20	4.1J
GP-09	12	3.8J
GA EPD Notification Concentration		790

J=Estimated value; GA EPD Notification Concentration =GA EPD, Rule 391-3-19 Appendix I, Regulated Substances and Soil Concentrations That Trigger Notification.



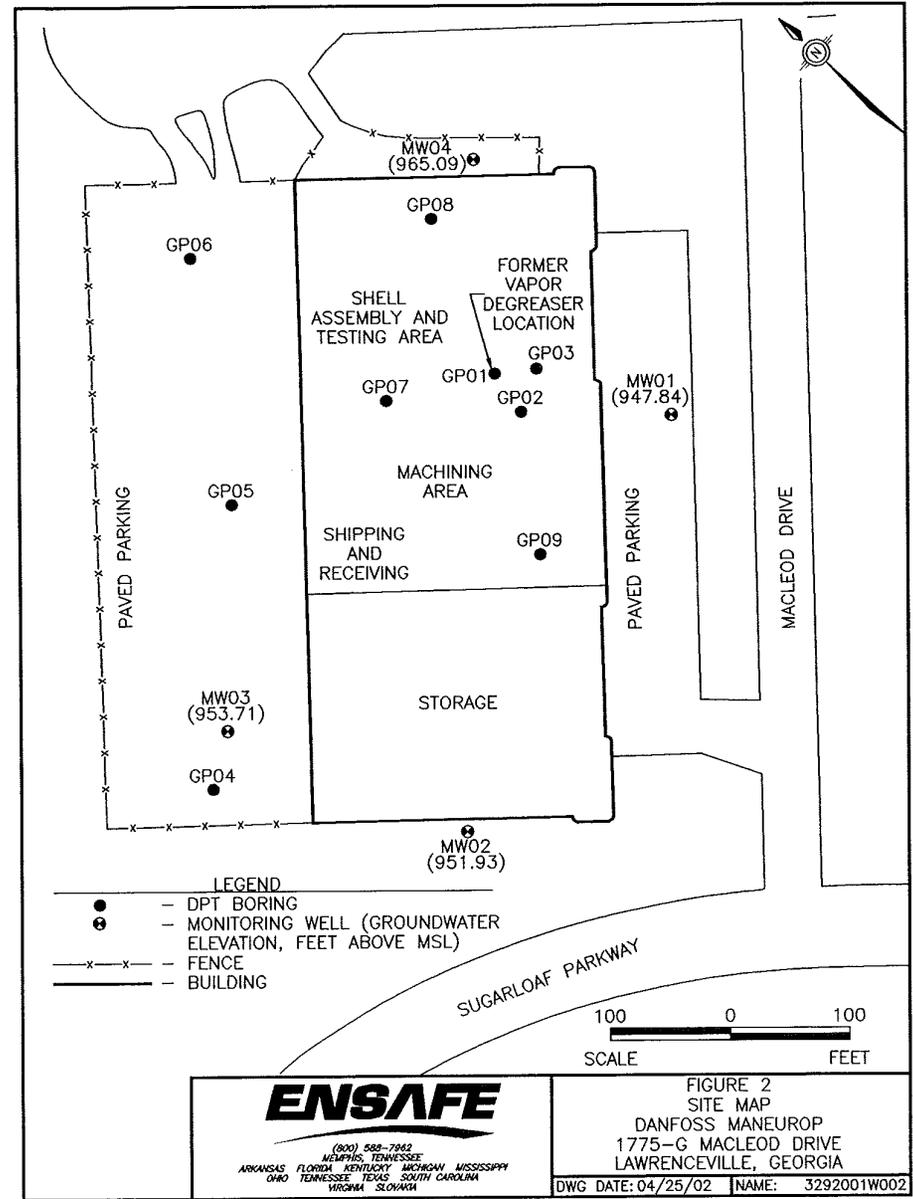
USGS 7.5 Minute Quadrangle:
Luxonmi, GA
1992

1:24000



Figure 1
Site Location
Danfoss Maneurop
1775-G MacLeod Drive
Lawrenceville, Georgia

gissafe/projects/danfoss_vicinity.apr



- LEGEND
- - DPT BORING
 - ⊕ - MONITORING WELL (GROUNDWATER ELEVATION, FEET ABOVE MSL)
 - x-x- - FENCE
 - — BUILDING

SUGARLOAF PARKWAY

100 0 100
SCALE FEET



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ARKANSAS FLORIDA KENTUCKY MICHIGAN MISSISSIPPI
OHIO TENNESSEE TEXAS SOUTH CAROLINA
VIRGINIA SLOVAKIA

FIGURE 2
SITE MAP
DANFOSS MANEUROP
1775-G MACLEOD DRIVE
LAWRENCEVILLE, GEORGIA
DWG DATE: 04/25/02 NAME: 3292001W002



ENSAFE INC.

ENVIRONMENTAL AND MANAGEMENT CONSULTANTS

FILE COPY

5724 Summer Trees Drive • Memphis, Tennessee 38134 • Telephone 901-372-7962 • Facsimile 901-372-2454 • www.ensafe.com

April 15, 2004

Ms. Kelly Norwood
Georgia Environmental Protection Division
Hazardous Sites Response Program
2 Martin Luther King, Jr., Drive Southeast
Suite 1462, East Tower
Atlanta, Georgia 30334

RECEIVED

APR 19 2004

HAZ. SITES RESPONSE PROG.

Re: Compliance Status Report
Danfoss Maneurop Ltd., Site #10756
1775-G MacLeod Drive, Lawrenceville, Georgia

Dear Ms. Norwood:

On behalf of Danfoss Commercial Compressors, EnSafe Inc. is pleased to submit the Compliance Status Report for the Danfoss Maneurop Ltd. site at 1775-G MacLeod Drive in Lawrenceville, Gwinnett County, Georgia. As required by the Rules for Hazardous Site Response, notice of the 30-day comment period will be published in the legal organ of the local government (The Gwinnett Daily Post) and a major local newspaper of general circulation (Atlanta Journal). The notice will be published on April 22, 2004.

If you have any questions regarding the enclosed report or need additional information, please contact me at (901) 372-7962 or Mr. Joe Orosz, Danfoss Commercial Compressors, at (678) 377-5100.

Sincerely,

EnSafe Inc.

By: Amy McCaffery, PG
Geologist

FILE
10756

Arkansas • Florida • Kentucky • Michigan • Mississippi • Ohio • Tennessee • Texas • South Carolina • Virginia • Slovakia

COMPLIANCE STATUS REPORT
Danfoss Commercial Compressors Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia 30043

FILE COPY

EnSafe Project Number
3292-002

RECEIVED

APR 19 2004

HAZ. SITES RESPONSE PROG.

Prepared for:

Danfoss Commercial Compressors Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia

Prepared by:



EnSafe Inc.
5724 Summer Trees Drive
Memphis, Tennessee 38134
(901) 372-7962
www.ensafe.com

April 2004

FILE
10756

COMPLIANCE STATUS SUMMARY
Danfoss Maneurop Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia 30043

Investigation of the Danfoss Maneurop site in Lawrenceville has revealed that a limited release of chlorinated solvents occurred in the area of a vapor degreaser formerly used onsite. The facility used 1,1,1-trichloroethane (TCA) in a 125-gallon vapor degreaser between 1988 and 1998. This chemical is no longer used onsite. Soil and groundwater investigations in February and August 2001, and in July 2003, included the installation and sampling of 13 temporary borings and four groundwater monitoring wells. Analytical data from these investigations indicate the area affected by the release is limited to the immediate area beneath the former location of the degreaser.

The investigations to date have delineated the extent of soil and groundwater contamination at the site, confirmed the absence of a contributing source area, and shown that natural attenuation is reducing contaminant concentrations in groundwater. Therefore, it is recommended that annual groundwater monitoring be performed in the former degreaser area and the groundwater monitoring wells to assess the progression of natural attenuation and to monitor the extent of the localized chlorinated VOC plume.

Compliance Status Certification

I certify under penalty of law that this report and all attachments were prepared under my direction in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Based on my review of the findings of this report with respect to the risk reduction standards of the Rules for Hazardous Site Response, Rule 391-3-19-.07, I have determined that this property is in compliance with Type 5 risk reduction standards.

Signature

Danfoss Commercial Compressor

Company

Date

4/16/04

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Appendix B	Boring Logs
Appendix C	Laboratory Data
Appendix D	Site Survey
Appendix E	Hydraulic Gradient Calculations

Executive Summary

The Danfoss Commercial Compressors Ltd. site at 1775-G MacLeod Drive in Lawrenceville, Georgia was added to the Georgia Environmental Protection Division's (EPD's) Hazardous Site Inventory on March 26, 2003. In accordance with Georgia EPD Rule 391-3-19 this Compliance Status Report has been prepared to document the current status of the site, as well as soil and groundwater investigations conducted to date. The site is leased by Danfoss Commercial Compressors Ltd., a manufacturer of commercial compressors. The site property and building are owned by Gwinnett Industries Inc. of Tucker, Georgia.

Investigation of the site has revealed that a limited release of chlorinated solvents occurred in the area of a vapor degreaser formerly used onsite. The facility used 1,1,1-trichloroethane (TCA) in a 125-gallon vapor degreaser between 1988 and 1998. This chemical is no longer used onsite. Soil and groundwater investigations in February and August 2001, and in July 2003, included the installation and sampling of 13 temporary borings and four groundwater monitoring wells (one on each side of the building). Analytical data from these investigations indicate the area affected by the release is limited to the immediate area beneath the former location of the degreaser.

The only chlorinated volatile organic compound (VOC) detected in site soil was trichloroethylene (TCE), found in two borings in the area of the former vapor degreaser at concentrations of 16 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 6.7 $\mu\text{g}/\text{kg}$. The concentrations detected were well below the Georgia EPD Notification Concentration for TCE of 130 $\mu\text{g}/\text{kg}$. The concentrations of TCE detected in site soil, as well as the absence of chlorinated VOCs in other soil samples, clearly indicates that the mass of contaminants beneath the site is negligible and not an ongoing source of groundwater contamination.

The groundwater investigation identified TCA, TCE and 1,1-dichloroethylene (1,1-DCE) in a very localized area beneath the former degreaser area. Samples collected in this area contained up to 16 micrograms per kilogram ($\mu\text{g}/\text{L}$) TCA, up to 50 $\mu\text{g}/\text{L}$ trichloroethylene (TCE), and up to 24 $\mu\text{g}/\text{L}$ 1,1-dichloroethylene (1,1-DCE). Only TCE and 1,1-DCE were detected at

concentrations exceeding their Georgia EPD Notification Concentrations as listed in Rule 391-3-19, Appendix III, Table 1, Groundwater Criteria, of 5 µg/L and 7 µg/L, respectively.

Groundwater samples collected beneath the floor of the building beyond the former degreaser area, and groundwater samples collected from the groundwater monitoring wells did not contain detectable concentrations of chlorinated solvents. These findings confirm that the groundwater contamination at the Danfoss Commercial Compressors site is limited in extent and has not migrated significantly beyond the source area.

In 2001, chlorinated solvents (TCA, TCE, and 1,1-DCE) were found in groundwater immediately beneath the former vapor degreaser. Groundwater samples collected in 2003 from this location did not contain detectable concentrations of chlorinated solvents. Between 2001 and 2003, the concentration of TCA in adjacent downgradient borings remained relatively constant, while the concentration of 1,1-DCE in the adjacent borings increased between 2001 and 2003. The absence of TCA, TCE and 1,1-DEC beneath the former vapor degreaser in 2003, and the increased concentration of 1,1-DCE in the adjacent borings indicate that the contaminant plume is attenuating.

The investigations to date have delineated the extent of soil and groundwater contamination at the site, confirmed the absence of a contributing source area, and shown that natural attenuation is reducing contaminant concentrations in groundwater. Therefore, it is recommended that annual groundwater monitoring be performed in the former degreaser area and the groundwater monitoring wells to assess the progression of natural attenuation and to monitor the extent of the localized chlorinated VOC plume.

1.0 INTRODUCTION

The Danfoss Commercial Compressors Ltd. site at 1775-G MacLeod Drive in Lawrenceville, Georgia was added to the Georgia Environmental Protection Division's (EPD's) Hazardous Site Inventory on March 26, 2003. In accordance with Georgia EPD Rule 391-3-19 this Compliance Status Report has been prepared to document the current status of the site, as well as soil and groundwater investigations conducted to date.

The site is an approximately 10-acre parcel at the corner of MacLeod Drive and Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia. The site contains an approximately 130,400 square-foot manufacturing building with associated parking and driveway areas. The site is occupied (leased) by Danfoss Commercial Compressors Ltd. of Lawrenceville, Georgia. Danfoss manufactures commercial compressors. The site property and building are owned by Gwinnett Industries Inc. of Tucker, Georgia.

1.1 Site Use History

Danfoss has occupied the site building since 1988. Aerial photographs reviewed at the site show the property as forest/scrub land in 1972. The 1985 photograph shows clearing of the property, while the 1990 and 1993 photographs show the property essentially as it is currently developed. The site building was constructed in 1988.

1.2 Site Environmental Investigation History

In February 2001, groundwater sampling was performed at the Danfoss Commercial Compressors facility as part of a potential change in Danfoss' ownership. EnSafe was retained by the potential purchaser to perform a limited groundwater investigation to assess whether a release had occurred that may have impacted groundwater beneath the site. The February 2001 groundwater samples revealed chlorinated volatile organic compound (VOC) contamination in groundwater beneath a former degreaser area. The facility used 1,1,1-trichloroethane (TCA) in a 125-gallon conveyor vapor degreaser from 1988 to 1998. Interviews with site personnel indicated that TCA was stored near a floor joint in the degreaser area. No spills or releases of TCA were reportedly associated with operation of the degreaser

and TCA is no longer used onsite. The floor of the building is concrete and is approximately 4-inches thick in the area of the former degreaser.

Site assessment activities and historical research have not identified other potential sources of chlorinated VOC contamination at the Danfoss facility.

For reasons not related to the groundwater findings, Danfoss did not change ownership. In August 2001, Danfoss retained EnSafe to perform additional subsurface investigation to further define and delineate the extent of chlorinated VOC contamination in soil and groundwater at the facility. A Release Notification was submitted to the Georgia EPD, Hazardous Waste Management Branch on September 24, 2001; an updated Release Notification was submitted on August 23, 2002. The Georgia EPD listed the site on the Hazardous Site Inventory on March 26, 2003. In July 2003, additional soil sampling was performed to define the extent of soil contamination in the source area and at a downgradient location, and groundwater samples were collected from these locations, as well as from four permanent groundwater monitoring wells installed in August 2001.

2.0 PHYSICAL SETTING

2.1 Site and Vicinity Description

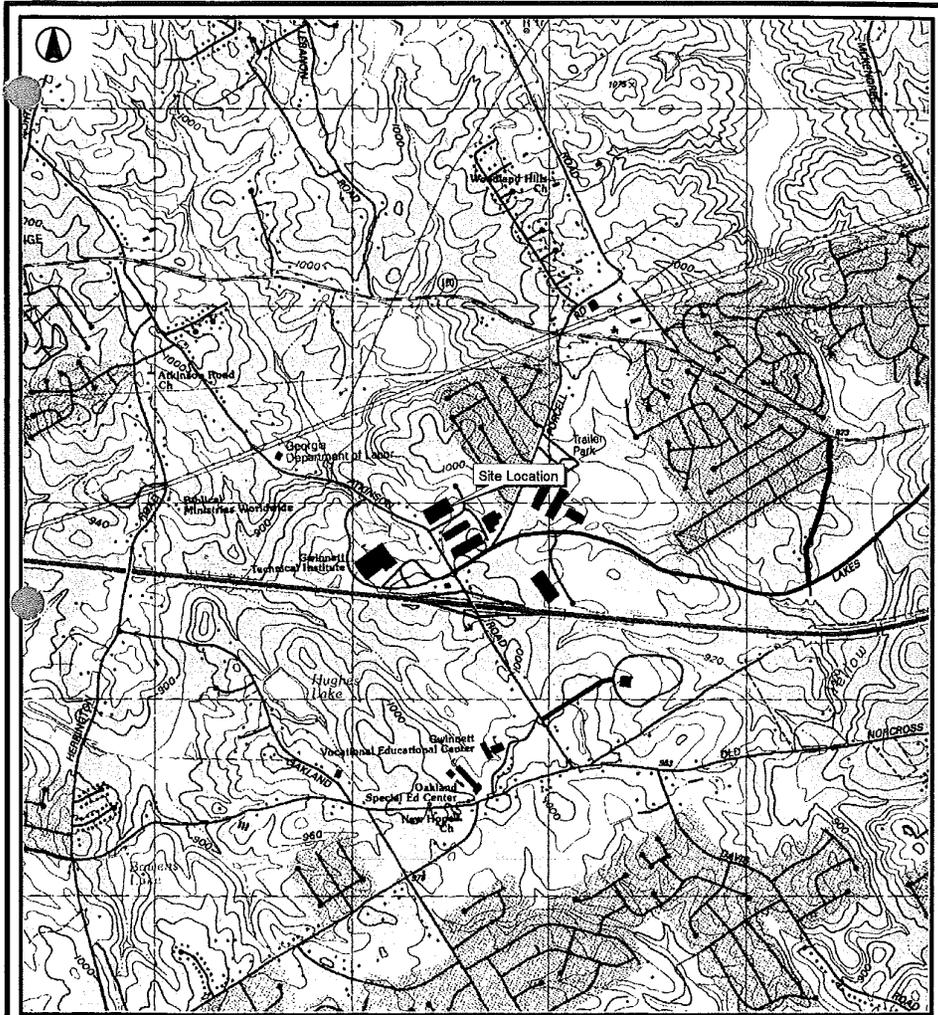
The Danfoss site is at Latitude 33° 50' 24" North and Longitude 84° 8' 2" West. The site lies at an elevation of approximately 950 feet above mean sea level according to the Luxomni, GA USGS Topographic Map, 7.5-Minute Series quadrangle that includes the subject site. The general topographic gradient at the site appears to be toward the southwest. Figure 2-1 is a site location map digitally generated using the topographic map.

The site building contains approximately 130,400 square-feet of space and is surrounded by paved parking and grass- or tree-covered areas. The front of the building faces southeast and MacLeod Drive. An employee and visitor parking lot is on the southeast (front) side of the building. Air conditioning units, two 3,000-gallon mineral oil aboveground storage tanks, a liquid argon tank, and a liquid nitrogen tank are located outside on the northeast end of the building. Grass, trees and an access drive are northeast of this area. Shipping and receiving areas and additional employee parking is on the northwest side (rear) of the building. Grass and trees are adjacent to the southwest end of the building, beyond that is Sugarloaf Parkway.

Two multi-tenant office and light industrial buildings are across MacLeod Drive from the site. Other multi-tenant office and light industrial buildings are north and northeast of the site. Undeveloped, wooded land is northwest of the site. A single-family residence is west of the site. A community college is farther west-southwest, across Sugarloaf Parkway. Figure 2-2 is a Vicinity Map showing the site and surrounding area use. Figure 2-3 is a Site Map showing pertinent site features. Property owner information, a legal description of the site and a tax map are included in Appendix A.

2.2 Regional Geology

Lawrenceville is located in north-central Georgia, in the Piedmont physiographic province. The site area is underlain by crystalline rock, mainly mica schist, intermediate gneiss, and granite gneiss. This bedrock is exposed in some areas of Lawrenceville and in others, is overlain by unconsolidated overburden, consisting mainly of saprolite, with soil and/or alluvium present in some areas



USGS 7.5 Minute Quadrangle:
Luxomni, GA
1992

1:24000

Figure 2-1
Site Location
Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

gissafe/projects/danfoss_vicinity.apr



SOURCE: 1 METER USGS
LUXOMNI QUADRANGLE

500 0 500
SCALE FEET



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OHIO TENNESSEE TEXAS SOUTH CAROLINA
VIRGINIA SLOVAKIA

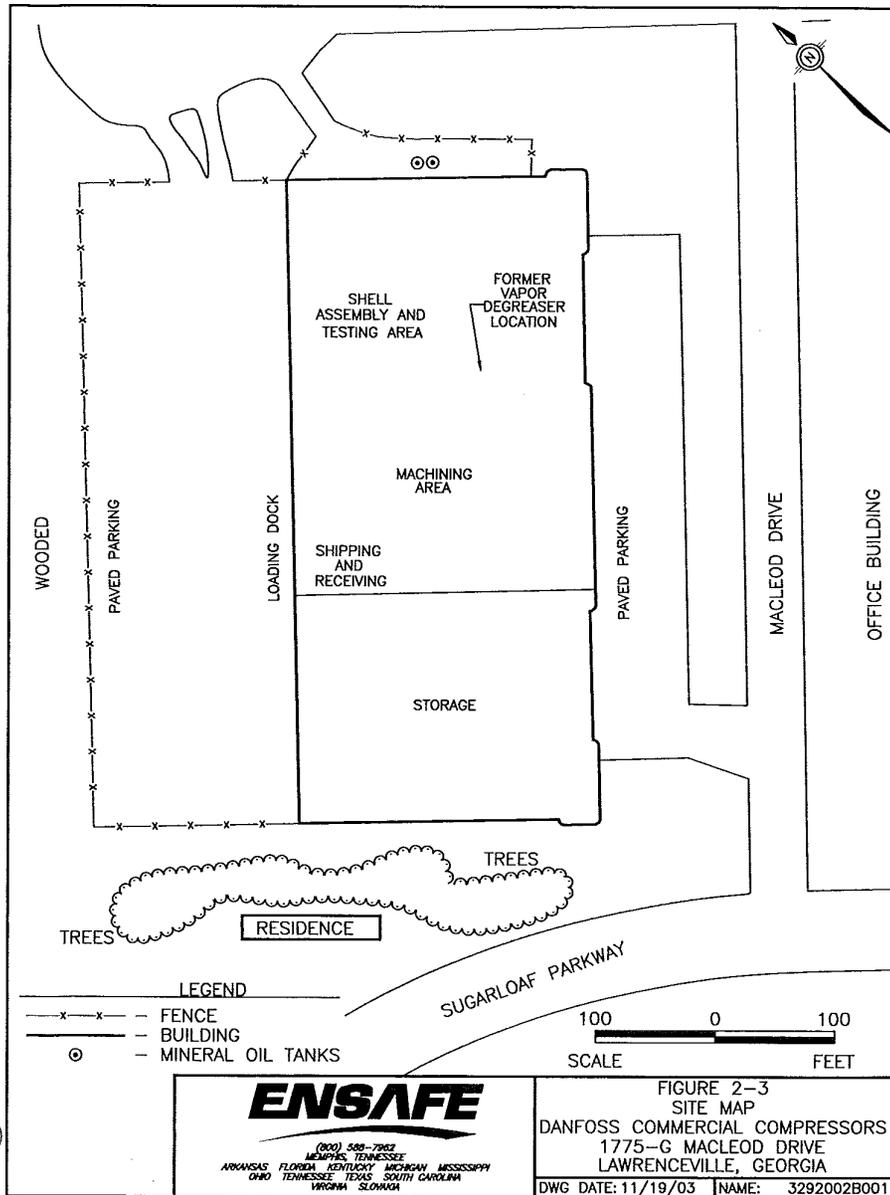
FIGURE 2-2
VICINITY MAP
DANFOSS COMMERCIAL COMPRESSORS
1775-G MACLEOD DRIVE
LAWRENCEVILLE, GEORGIA

DWG DATE: 03/26/04 | NAME: 3292002W001

Where present, the thickness of the overburden is highly variable, and may range from a few feet to 100 feet in places. The saprolite, a layer of earthy, decomposed rock developed by weathering of the bedrock, is typically the thickest component of the overburden and its character is determined by its parent material.

Groundwater can be present in the overburden and/or in bedrock fractures. The porosity of the overburden varies and usually decreases with depth as the degree of weathering of the saprolite decreases. Water in the bedrock primarily is present in fractures that decrease in number and tend to be sealed with depth.

While the City of Lawrenceville obtains a majority of its drinking water from surface water sources, a small percentage of the city's water is obtained from wells in the bedrock aquifer. Bedrock aquifer wells for water supply in the Lawrenceville area are typically drilled to depths between 300 and 600 feet below land surface.



3.0 SOIL INVESTIGATION

3.1 Soil Borings

Soil borings were advanced onsite in February 2001, August 2001 and July 2003. Soil borings were completed using both a direct push technology (DPT) rig and a hollow stem auger (HSA) drill rig. DPT uses a truck- or track-mounted, hydraulically powered machine that utilizes both static force and percussion to advance sampling tools into the subsurface. The sampling device consists of a solid barrel, a "shoe" which attaches to the advancing end, and a Teflon liner in which the soil core is collected. After the sampler was assembled, it was driven one sampling interval into the subsurface and then retrieved. The collected soil core was removed from the sampler along with the used liner. The liner was cut open and the soil was examined, field screened, and soil samples were collected. The sampler was then reassembled using a new liner and the sampler was advanced back down the hole to collect the next soil core.

Four soil borings were advanced onsite using a HSA drilling, which consisted of advancing five-foot sections of 4 3/4-inch inside diameter hollow stem augers to the desired depth. Soil borings were sampled by advancing a two-foot split spoon sampler inside the HSA in advance of the lead auger. The split spoon sampler was retrieved and opened on a surface covered with clean polyethylene sheeting. The soil was examined, field screened, and soil samples were collected. The split spoon sampler was then thoroughly decontaminated and prepared for reuse.

In February 2001, EnSafe advanced six DPT borings onsite for the purpose of collecting groundwater samples. Three borings (GP-01 through GP-03) were advanced inside the building in the area of the former vapor degreaser and three borings (GP-04 through GP-06) were advanced outside the northwest side of the building. The borings were advanced to the depth where saturated soils were encountered or where the DPT rig encountered refusal. One boring outside the building (GP-05) encountered refusal at 21 feet below ground surface (bgs) and did not produce water. The borings were continuously sampled and the soil column was

field screened for evidence of contamination and logged; however, soil samples were not collected for laboratory analysis.

In August 2001, EnSafe advanced three additional borings inside the building using a DPT rig. The borings (GP-07 through GP-09) were located approximately 100 to 175 feet from the former vapor degreaser area in order to define the extent of soil and/or groundwater contamination beneath the building detected during the February 2001 investigation. EnSafe also advanced four borings outside the building using a HSA drill rig to further define the extent of soil and/or groundwater contamination onsite. Four HSA borings were advanced (one on each side of the building) and converted to permanent groundwater monitoring wells (MW-01 through MW-04). Local topography, surface drainage, utility locations and site access considerations were all factors in well placement.

In July 2003, EnSafe advanced one soil boring outside the building and three soil borings inside the building using a DPT rig. The outside boring (GP-10) was advanced directly downgradient of the former vapor degreaser area based on July 2003 groundwater level measurements. In addition, GP-10 was advanced to refusal in order to assess the lithology and the extent of the aquifer beneath the site. The three borings inside the building (GP-11 through GP-13) were advanced approximately two feet offset from borings GP-01 through GP-03 for the purpose of collecting soil and groundwater samples for laboratory analysis from the former vapor degreaser (source) area.

The August 2001 and July 2003 soil borings were advanced to the depth where saturated soils were encountered or where the DPT rig encountered refusal (GP-10). The borings were continuously sampled and the soil column was field screened for evidence of contamination and logged. Soil (and groundwater) samples were collected from each of the borings for laboratory analysis. Boring and monitoring well locations are shown on Figure 3-1.

3.2 Site Lithology

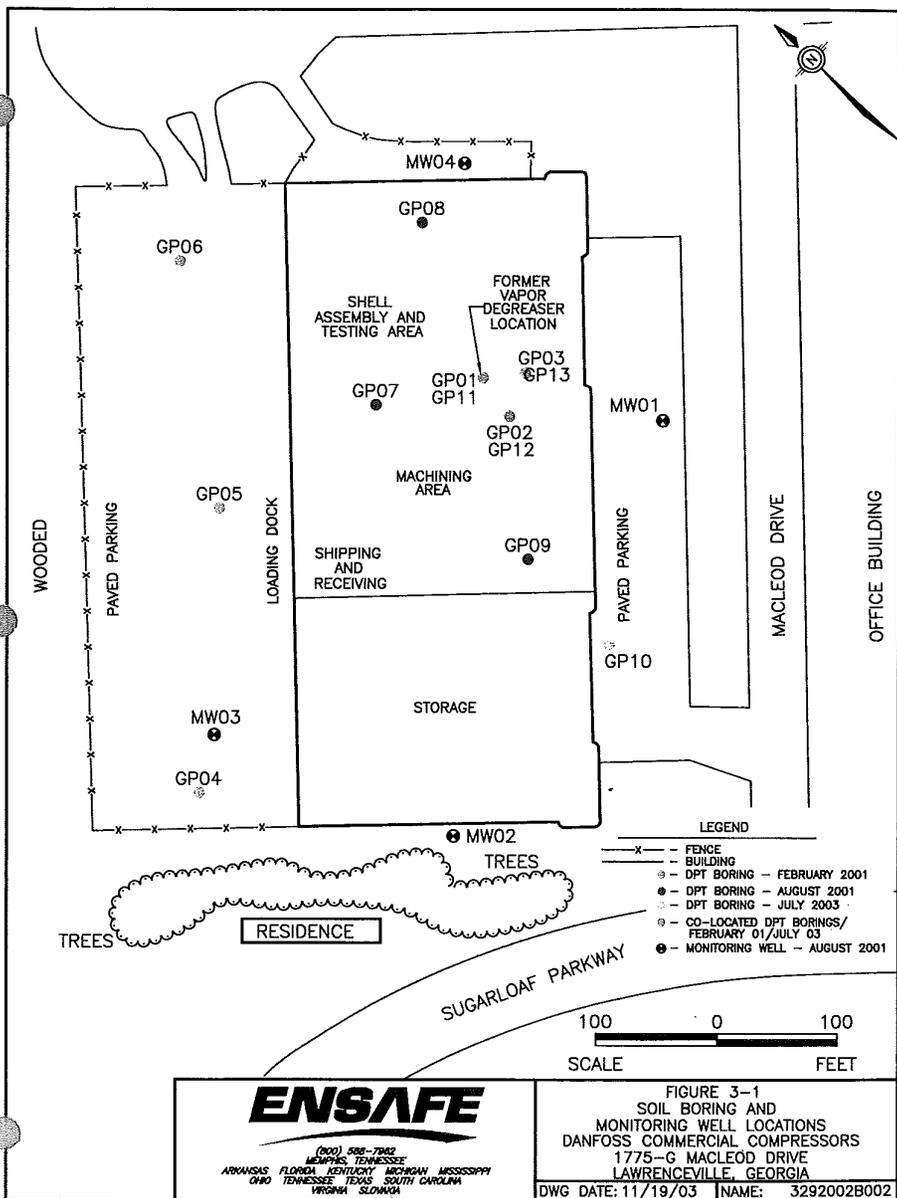
Site lithology was assessed during advancement of soil borings across the site. A total of 13 borings were advanced with a DPT rig and four borings were advanced with a HSA rig. These borings, which ranged in depth from 21 to 45 feet bgs, were logged for lithology in the field using the Unified Soil Classification System. Soil descriptions on the boring logs include color, texture, grain size, staining, and odor. Soil boring logs are included in Appendix B.

Field observations indicate a relatively heterogeneous subsurface composed of silty, sandy, and clayey saprolite. Color, grain size and texture vary with depth and across the site. In general, near surface soils are more fine grained and easily crumbled, while deeper soils are coarser grained, denser, and appear to retain much of the color, texture, and composition of their bedrock parent material. Boring GP-10 was advanced to refusal at 40 feet below ground surface on what is believed to be bedrock. Rock fragments up to one-half inch diameter were encountered near the terminal depth of boring GP-10 and the density of the saprolite increased significantly near the bottom of this borehole.

3.3 Sampling Procedures

Procedures designed to prevent cross-contamination of samples were followed during each sampling event. A new Teflon liner was used to collect each soil core with the DPT rig. Prior to drilling each boring with the HSA rig, the augers were decontaminated manually by washing with high pressure, hot tap water and laboratory grade (phosphate-free) detergent, using a brush as necessary to remove particulate and surface film. The augers were then rinsed thoroughly with high pressure, hot tap water and allowed to air dry. The split spoon samplers and stainless steel sampling equipment were decontaminated between each use by washing with tap water and laboratory grade (phosphate-free) detergent, using a brush as necessary to remove particulate and surface film. The split spoons were rinsed thoroughly with tap water, followed by rinsing with deionized or distilled water and allowed to air dry.

Samplers donned a clean pair of protective gloves before handling and collecting each sample. Samples were collected in precleaned containers provided by the analytical laboratory.



The samples were field screened for visual and olfactory evidence of contamination and headspace measurements were made using an HNU Model 101 photo-ionization detector (PID). The PID was equipped with a 10.2ev lamp for measurement of volatile organic vapors. The PID was calibrated in accordance with the manufacturer's instructions. Calibration was performed at the beginning of each work day, at a minimum. Samples for headspace measurement were placed in resealable plastic bags and allowed to volatilize before measuring the headspace. Headspace readings were recorded on the boring logs.

One soil sample was collected from each boring at the soil-water interface. Additional samples were collected from intervals necessary to correlate data with adjacent or nearby borings and locations determined to be relevant by the onsite geologist. Soil samples for laboratory analyses were collected using the EnCore sampling method. Three EnCore samplers and one two-ounce jar were filled for each sample location. The EnCore samplers were analyzed for volatile organic compounds (VOCs) using EPA method 5035/8260. The jarred soil was analyzed for moisture content.

Each sample collected for laboratory analysis was assigned a 10-digit alphanumeric identification number indicating the site designation (DML), sample matrix (S for soil, C for soil duplicate, G for groundwater, and H for groundwater duplicate), sample location (GP# for DPT borings, MW# for HSA borings), and sample depth or sampling event. DMLSGP1122 represents a soil sample collected from DPT boring GP-11 at 22 feet bgs.

A sample identification label was affixed directly to each sample container. Each label was completed in waterproof ink and included the project name and location, sample number, EnSafe project number, date and time of sampling, preservative, and requested analyses. Immediately following collection, labeled sample containers were placed in resealable plastic bags and placed on ice in a cooler. Samples were maintained under chain-of-custody and custody forms were completed to document the transfer of custody from the time and point of collection until delivery to the laboratory for analysis. Prior to shipment to the laboratory, new ice was added to the coolers, the completed chain-of-custody form was included in the

shipment, and the cooler was sealed with tape and custody seals were affixed. Samples were shipped via overnight courier to Severn Trent Laboratories (STL), a NELAC accredited laboratory, in Savannah, Georgia. A temperature blank was included with each shipment and a trip blank was included with shipments containing groundwater samples.

3.4 Sample Collection

Soil from borings GP-01 through GP-06 advanced in February 2001 did not exhibit evidence of contamination based on field screening. The borings were advanced to the depth where saturated soils were encountered (or to refusal at GP-05). Collection of soil samples for laboratory analysis was not within the scope of work for the February 2001 sampling event.

In August 2001, three soil borings (GP-07 through GP-09) were advanced inside the building. Soil samples were collected at the soil-water interface (the depth at which moist soils were first encountered). A sample was also collected at 12 feet bgs from GP-09 where a sand lens was observed. Soil samples were also collected from the four HSA borings outside the building. Samples were collected at the soil-water interface from MW-01 through MW-04 and from deeper intervals in MW-02 and MW-04 to assess deeper areas of the aquifer. Soils from GP-07 through GP-09 and MW-01 through MW-04 did not exhibit evidence of contamination based on field screening. Duplicate soil samples were collected at a minimum frequency of one duplicate per 20 soil samples.

Four soil borings were advanced onsite in July 2003. GP-10 was advanced outside the building, south-southeast of and downgradient of the former vapor degreaser location. This boring was advanced to refusal to assess the lithology and vertical extent of the aquifer. Refusal was encountered in GP-10 at 40 feet bgs. A soil sample was collected at the soil-water interface at 30 feet bgs; a deeper sample was collected at 38 feet bgs.

GP-11 through GP-13 were advanced inside the building, slightly offset from the locations of GP-01 through GP-03. These borings were advanced to the depth at which saturated soils were encountered and soil samples were collected at the soil-water interface. The soil-water

interface samples were collected at 30 feet bgs at GP-11 and GP-12, and at 31 feet bgs at GP-13. Soil samples were also collected at two shallower intervals from these three borings to assess the presence of chlorinated VOCs in soils beneath the former vapor degreaser area.

Soils from GP-10 through GP-13 did not exhibit evidence of contamination based on field screening.

3.5 Analytical Results

A total of 21 soil samples (and two duplicate soil samples) were collected from the 13 DPT and four HSA borings. VOCs were only detected in soil samples from GP-08, GP-09, GP-11 and GP-12. Very low concentrations of VOCs were detected in these samples, and chlorinated VOCs were only detected in soil samples collected from GP-11 and GP-12. Concentrations of VOCs detected in the soil samples were all well below Georgia EPD Notification Concentrations as listed in Rule 391-3-19, Appendix I.

The only chlorinated VOC detected in the soil samples was the trichloroethylene (TCE) detected in GP-11 and GP-12. TCE was detected at a concentration of 16 micrograms per kilogram ($\mu\text{g}/\text{kg}$ or parts per billion [ppb]) in GP-11 at 22 feet bgs, while 6.7 $\mu\text{g}/\text{kg}$ TCE was detected in GP-12 at 30 feet bgs. The Georgia EPD Notification Concentration for TCE in soil as listed in Rule 391-3-19, Appendix I, is 130 $\mu\text{g}/\text{kg}$.

Methyl ethyl ketone (MEK) was detected in the sample from GP-08 at 20 feet bgs at a concentration of 4.1 $\mu\text{g}/\text{kg}$ and in the sample from GP-09 at 12 feet bgs at a concentration of 3.8 $\mu\text{g}/\text{kg}$. The Georgia EPD Notification Concentration for MEK in soil as listed in Rule 391-3-19, Appendix I, is 790 $\mu\text{g}/\text{kg}$. The MEK is not believed to be associated with the release from the former vapor degreaser.

Soil analytical results are summarized in Table 3-1. Copies of laboratory analytical reports and chain-of-custody forms are in Appendix C.

Boring	Sample Depth (ft bgs)	TCE	MEK
GP-07	24	ND	ND
GP-08	20	ND	4.1 J
GP-09	12	ND	3.8 J
GP-09	18	ND	ND
GP-10	30	ND	ND
GP-10	38	ND	ND
GP-11	16	ND	ND
GP-11	22	16	ND
GP-11	30	ND	ND
GP-11	30 (duplicate)	ND	ND
GP-12	17	ND	ND
GP-12	24	ND	ND
GP-12	30	6.7	ND
GP-13	17	ND	ND
GP-13	24	ND	ND
GP-13	31	ND	ND
MW-01	24	ND	ND
MW-02	24	ND	ND
MW-02	24 (duplicate)	ND	ND
MW-02	34	ND	ND
MW-03	24	ND	ND
MW-04	19	ND	ND
MW-04	24	ND	ND
GA EPD Notification Concentration		130	790

Notes:

Soil samples were not collected from DPT borings GP-01 through GP-06.

ND = not detected

J = Compound detected below method reporting limit; estimated

GA EPD Notification Concentration = GA EPD, Rule 391-3-19 Appendix I, Regulated Substances and Soil Concentrations That Trigger Notification

4.0 GROUNDWATER INVESTIGATION

Groundwater samples were collected from each of the borings advanced onsite to characterize the nature and extent of any contamination present, and determine the direction of groundwater flow.

4.1 Hydrogeology

The monitoring wells onsite were surveyed by Pinion and McGaughey Land Surveyors, Inc. of Lawrenceville, Georgia, to determine top of well casing and ground surface elevations. A copy of the survey map is included in Appendix D.

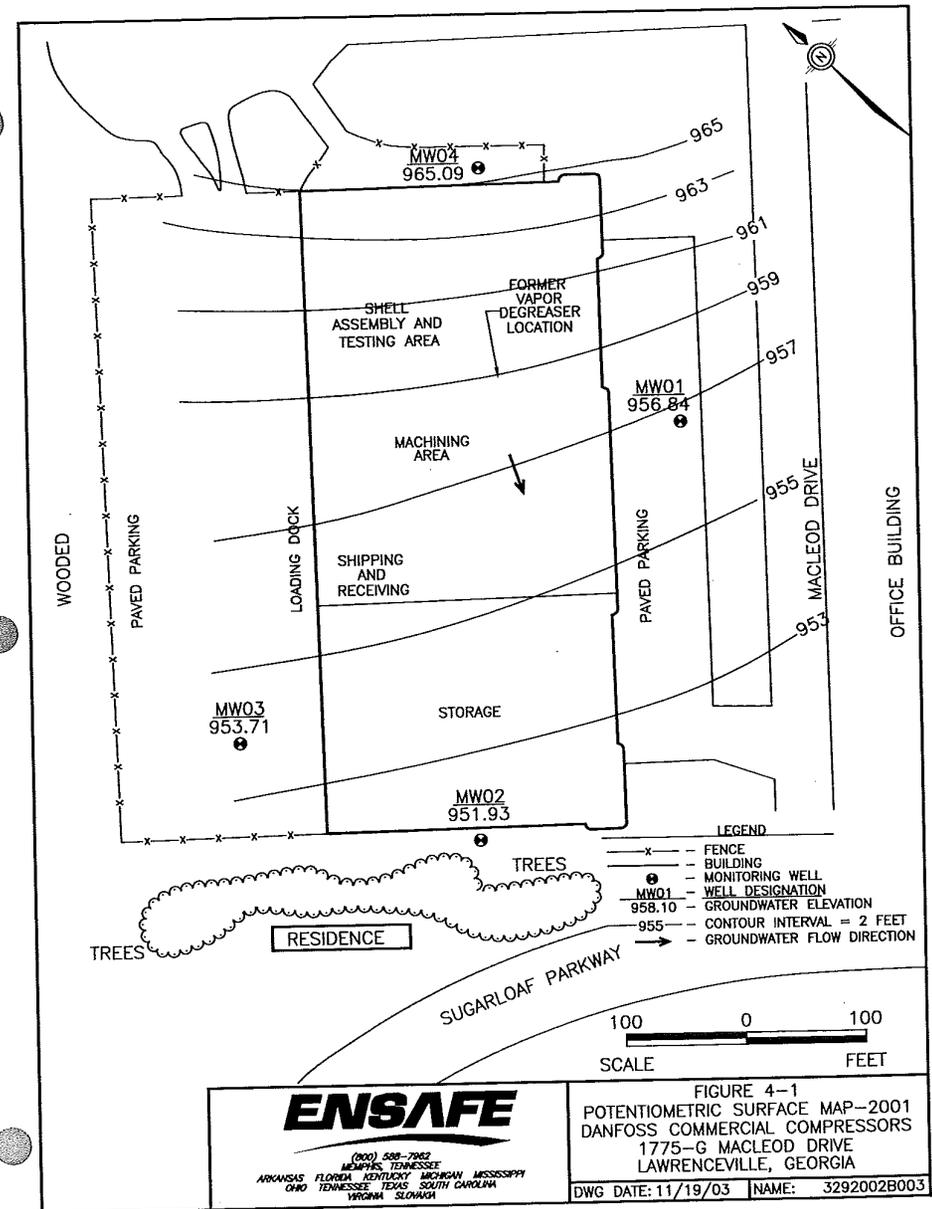
Groundwater levels were measured on August 17, 2001 and July 15, 2003. The well covers and well caps were removed and the wells were allowed to equilibrate for at least 30 minutes. A Solinst Water Level Indicator was used to measure the depth to water in each well to the nearest 0.01-foot. Table 4-1 summarizes the groundwater level measurement information.

Table 4-1
Groundwater Elevation Data
August 2001 & July 2003 Measurements

Monitoring Well ID	Ground Surface Elevation	Top of Casing Elevation	Measurement Date	Depth to Water	Groundwater Elevation
MW-01	980.23	979.86	8/17/01	23.02	956.84
			7/15/03	21.76	958.10
MW-02	982.30	981.98	8/17/01	30.05	951.93
			7/15/03	28.42	953.56
MW-03	977.40	977.07	8/17/01	23.36	953.71
			7/15/03	21.95	955.12
MW-04	981.90	981.74	8/17/01	16.65	965.09
			7/15/03	12.42	969.32

Note:
 All elevations are in feet above mean sea level (msl).

Figures 4-1 and 4-2 are potentiometric surface maps prepared using the groundwater elevations in Table 4-1. These maps indicate groundwater flow is to the south-southwest. Using the potentiometric surface maps, the hydraulic gradient was calculated to be 2.36×10^{-2} feet per foot (2001) and 2.82×10^{-2} feet per foot (2003). Calculations are shown in Appendix E.



4.2 Monitoring Well Installation and Completion

Groundwater monitoring wells were installed in the four boreholes advanced using HSA drilling. The wells were installed through the annular space of the augers. An end cap was attached to a two-inch-diameter, 0.010-slot polyvinyl chloride (PVC) screen and Schedule 40 PVC riser which was lowered through the auger into the borehole. The sand filter pack and bentonite pellets were also installed through the annulus of the augers as the augers were slowly retracted. The bentonite pellets were hydrated and allowed to swell. Bentonite grout was then added to fill the remaining annular space to the ground surface. The wells were then finished at the surface with flush-mounted well heads consisting of 8-inch diameter watertight welded manholes with 3/8-inch steel watertight, bolt-down load-bearing covers. The manholes were secured with a concrete pad sloping downward away from the cap to divert surface water away from the manhole and well head.

Table 4-2 shows the specifics of the installation and construction of each monitoring well. Well construction diagrams are included on the boring logs in Appendix B.

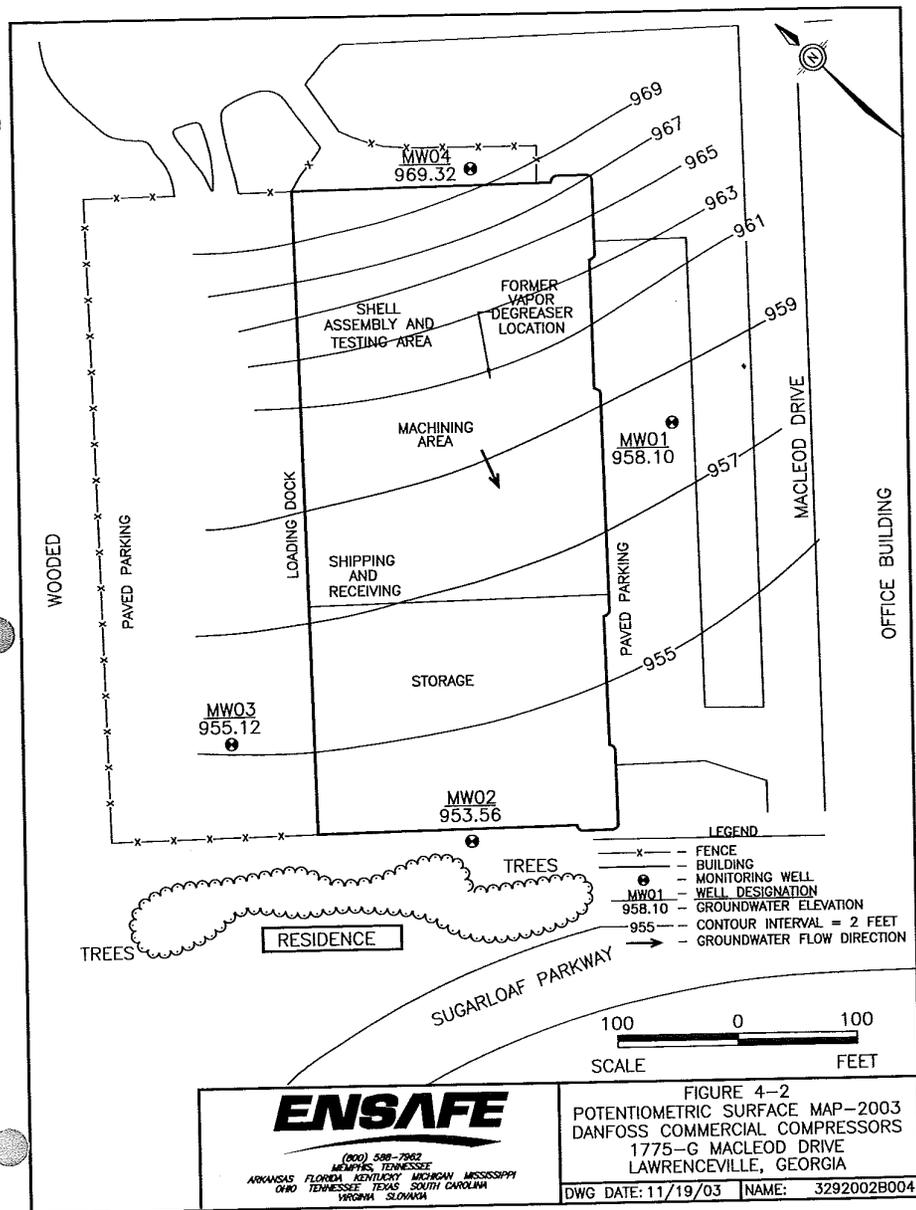
**Table 4-2
Monitoring Well Construction**

Well ID	Top of Casing	Surface Elevation	Well Depth from TOC (ft)	Screen Length (ft)	Screened Interval (ft bgs)	Sand (ft bgs)	Bentonite (ft bgs)	Grout (ft bgs)
MW-01	979.86	980.23	33	10	22-32	20-33	18-20	2-18
MW-02	981.98	982.30	41	10	30-40	28-41	26-28	2-26
MW-03	977.07	977.40	32.5	10	22-32	20-32.5	18-20	2-18
MW-04	981.74	981.90	31	15	13-28	10-29	8-10	2-8

Note:
 Elevations are in feet above mean sea level (msl).

4.3 Well Development

The monitoring wells were not developed until the grout in the completed wells and concrete pads had cured for at least 24 hours. The wells were developed by agitating the water in the well casing and screen by moving a submersible pump attached to dedicated tubing rapidly up and down from the bottom of the well to the top of the screen. The agitation served to dislodge silt and clay particles from the well screen and the surrounding sand pack.



The purging of water began by placing the pump at the bottom of the well and continually pumping, while moving the pump up and down the screened interval. The agitation and pumping continued until the water in each well was relatively free of turbidity (below 100 nephelometric turbidity units, if possible) and pH, temperature, and specific conductivity had stabilized.

4.4 Groundwater Sampling

Groundwater samples were collected from the monitoring wells in August 2001 and July 2003, using a decontaminated electrical submersible pump configured with Teflon-lined discharge tubing extending from the pump to the surface. The pump was lowered to a depth near the bottom of the well screen for sampling. The pump was thoroughly decontaminated after sampling each well using a laboratory grade detergent and tap water. New Teflon-line discharge tubing was used to sample each well.

Groundwater samples were collected from the wells using a low flow or micro-purge sampling technique ("Ground Water Issue: Low-Flow [Minimal Drawdown] Ground-Water Sampling Procedures," April 1996. OSWER Publication EPA/540/S-95/504). In accordance with this method, groundwater was pumped from the wells at the lowest maintainable flow rate (less than 0.5 liter per minute), and drawdown in each well was maintained at 0.1 meter or less. Temperature, specific conductance, pH, and turbidity were monitored and documented during purging. Once these parameters stabilized, a sample was collected at the established flow rate.

Grab groundwater samples were collected from the DPT borings using Teflon bailers or a peristaltic pump equipped with Teflon tubing. The bailer was lowered to the bottom of the borehole, allowed to fill with groundwater, and retrieved. Samples collected using the peristaltic pump were collected by lowering the Teflon tubing to the bottom of the borehole and adjusting the pump to the lowest maintainable flow rate.

Groundwater samples were collected in pre-cleaned, pre-preserved containers provided by the laboratory. Upon filling each sample container, the sample was capped, sealed, and

properly labeled, then immediately placed in a cooler and preserved to 4°C. Samples were shipped on ice via overnight courier to STL Savannah for VOC analysis by method 8260.

4.5 Groundwater Analytical Results

As detailed above, groundwater samples were collected from the 13 DPT borings advanced onsite, and the four groundwater monitoring wells onsite were sampled in August 2001 and July 2003. Groundwater analytical data is summarized in Table 4-3 (DPT borings) and Table 4-4 (monitoring wells). Data for co-located DPT borings (GP-01 and GP-11, GP-02 and GP-12, etc.), are presented together to facilitate comparison of 2001 and 2003 data.

Boring #/ Sample Date	1,1,1-TCA	TCE	1,1-DCE	Toluene	Xylenes	Chloroform
GP01 (2/01)	16	50	22	ND	ND	ND
GP11 (7/03)	ND	ND	ND	ND	ND	ND
GP11 (dup) (7/03)	ND	ND	ND	ND	ND	ND
GP02 (2/01)	3.5 J	ND	7.5	ND	ND	ND
GP12 (7/03)	5.0	2.2	24	ND	ND	ND
GP03 (2/01)	2.4 J	ND	6.8	ND	ND	ND
GP13 (7/03)	2.5	ND	14	ND	4.0	ND
GP04 (2/01)	ND	ND	ND	ND	ND	ND
GP05 (2/01)	NS	NS	NS	NS	NS	NS
GP06 (2/01)	ND	ND	ND	ND	ND	ND
GP07 (8/01)	ND	ND	ND	0.67 J	ND	ND
GP08 (8/01)	ND	ND	ND	0.81 J	ND	ND
GP09 (8/01)	ND	ND	ND	ND	ND	ND
GP10 (7/03)	ND	ND	ND	ND	2.2	1.1
GA EPD RQ	200	5	7	1,000	10,000	100

Notes:

- ND = not detected
- NS = not sampled; no groundwater encountered in GP-05
- J = Compound detected below method reporting limit; estimated
- GA EPD RQ = GA EPD, Rule 391-3-19 Appendix III, Table 1, Groundwater Criteria

**Table 4-4
 Monitoring Well
 Groundwater Analytical Data
 Results in µg/L**

Well Number/ Sample Date	1,1,1- TCA	TCE	1,1-DCE	Chloro- benzene	Benzene	Toluene	Xylenes
MW01 (8/01)	ND	ND	ND	ND	ND	ND	ND
MW01 (7/03)	ND	ND	ND	ND	ND	2.9	2.6
MW02 (8/01)	ND	ND	ND	ND	ND	ND	ND
MW02 (dup) (8/01)	ND	ND	ND	ND	ND	ND	ND
MW02 (7/03)	ND	ND	ND	ND	ND	ND	ND
MW02 (dup) (7/03)	ND	ND	ND	1.2	ND	ND	ND
MW03 (8/01)	ND	ND	ND	ND	ND	ND	ND
MW03 (7/03)	ND	ND	ND	6.8	ND	ND	ND
MW04 (8/01)	ND	ND	ND	ND	0.47 J	ND	ND
MW04 (7/03)	ND	ND	ND	ND	ND	ND	ND
GA EPD RQ	200	5	7	100	5	1,000	10,000

Notes:

- ND = not detected
- J = Compound detected below method reporting limit; estimated
- GA EPD RQ = GA EPD, Rule 391-3-19 Appendix III, Table 1, Groundwater Criteria

As summarized in Table 4-3, very low concentrations of toluene, xylenes and chloroform were detected in the groundwater samples from GP-07, GP-08, GP-10 and GP-13. The concentrations detected were well below the Georgia EPD Notification Concentrations as listed in Rule 391-3-19, Appendix III, Table 1, Groundwater Criteria.

The groundwater sample from GP-01, located adjacent to the former vapor degreaser, contained 16 µg/L 1,1,1-TCA, 50 µg/L TCE, and 22 µg/L 1,1-DCE. As shown in Table 4-3, the concentrations of 1,1,1-TCA and 1,1-DCE exceeded their respective Georgia EPD Notification Concentrations. VOCs were not detected in the groundwater sample collected from GP-11, advanced in July 2003 adjacent to GP-01.

The groundwater sample from GP-02, located slightly south of the former vapor degreaser, contained 3.5 µg/L 1,1,1-TCA and 7.5 µg/L 1,1-DCE. The groundwater sample from GP-12,

advanced in 2003 and located adjacent to GP-02, contained 5.0 µg/L 1,1,1-TCA, 2.2 µg/L TCE, and 24 µg/L 1,1-DCE. The concentrations of 1,1,1-TCA and TCE in these samples were below the Georgia EPD Notification Concentrations; however, the concentrations of 1,1-DCE exceeded its Notification Concentration of 7 µg/L.

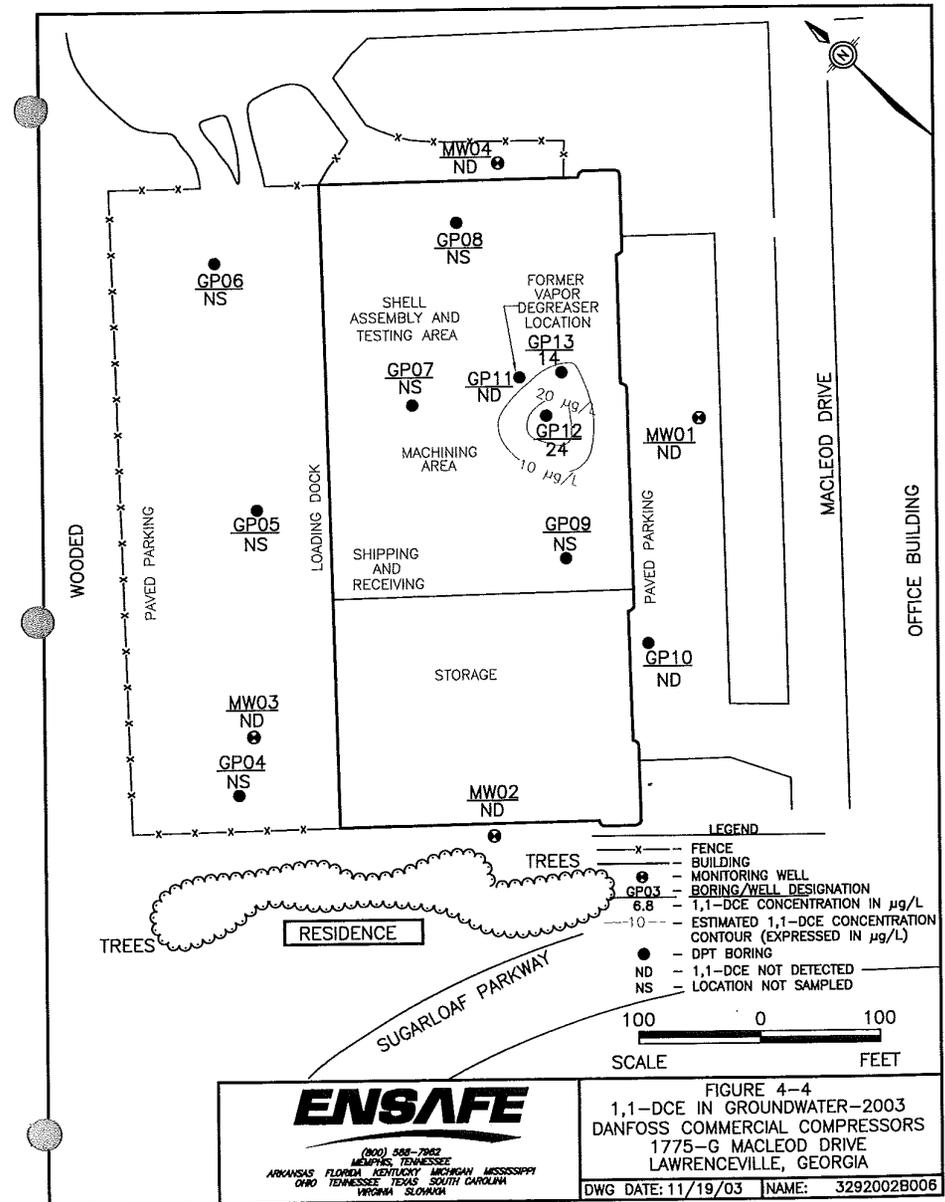
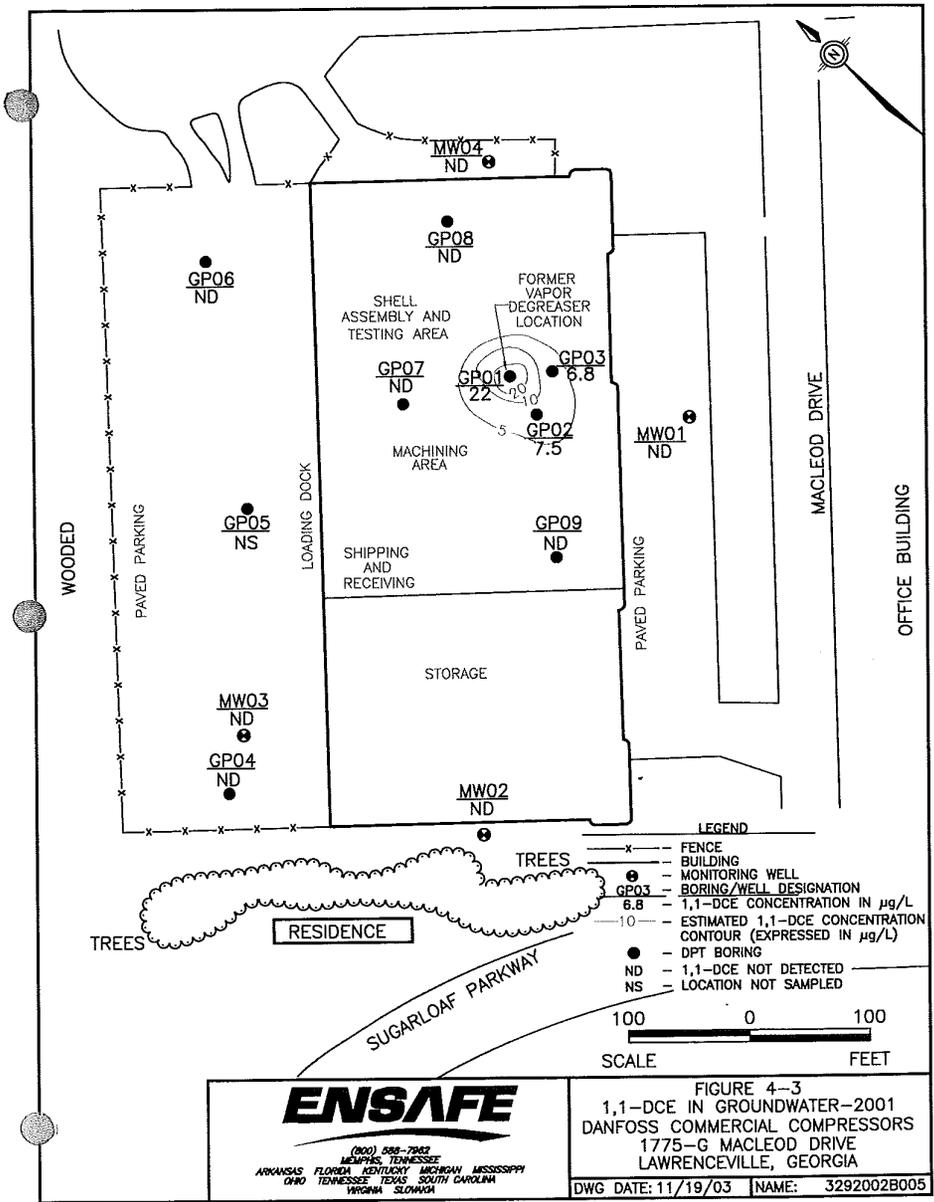
The groundwater sample from GP-03, located east-southeast of the former vapor degreaser, contained 2.4 µg/L 1,1,1-TCA and 6.8 µg/L 1,1-DCE. The groundwater sample from GP-13, advanced in 2003 and located adjacent to GP-03, contained 2.5 µg/L 1,1,1-TCA and 14 µg/L 1,1-DCE. The concentrations of 1,1,1-TCA in these samples were below its Georgia EPD Notification Concentration; however, the concentration of 1,1-DCE in the groundwater sample from GP-13 exceeded its Notification Concentration of 7 µg/L.

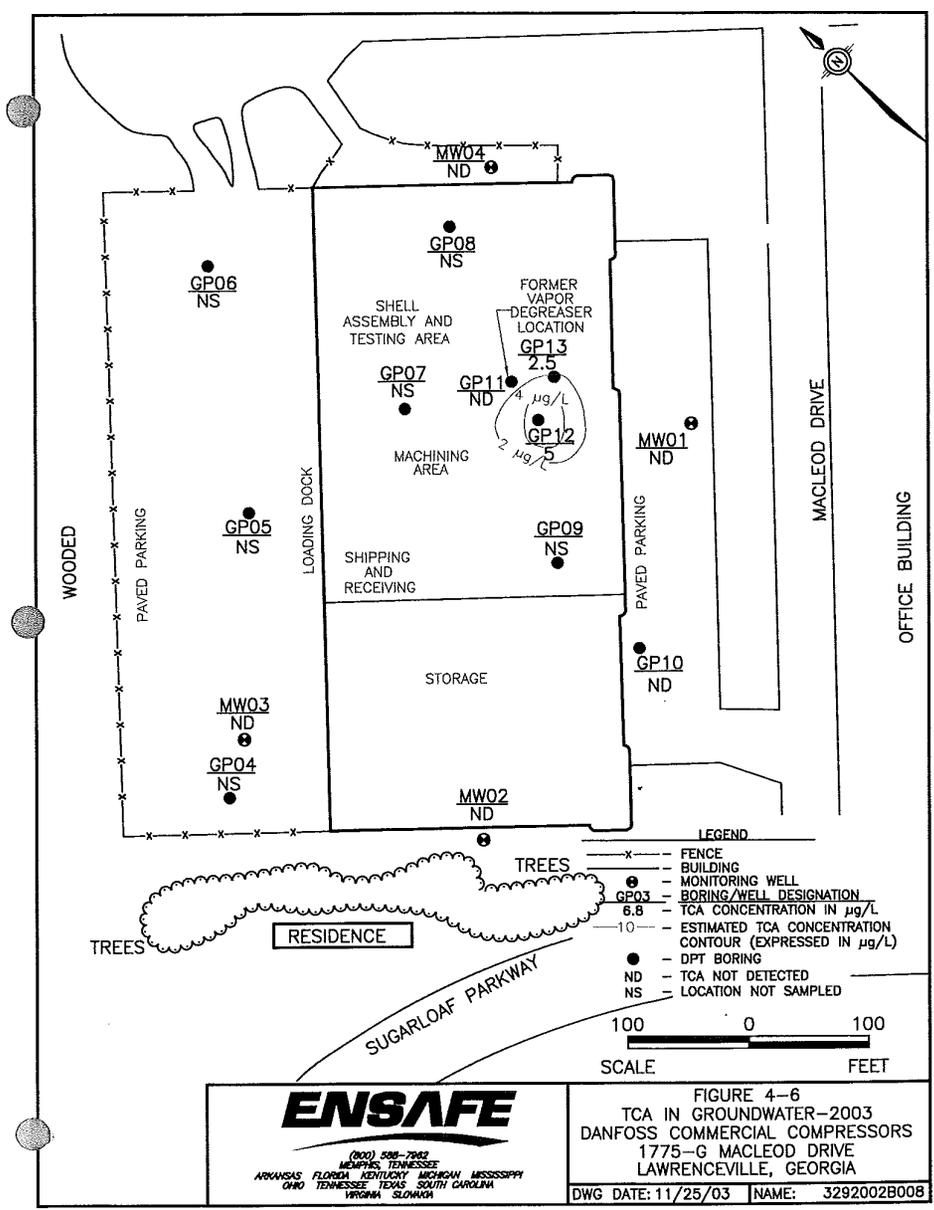
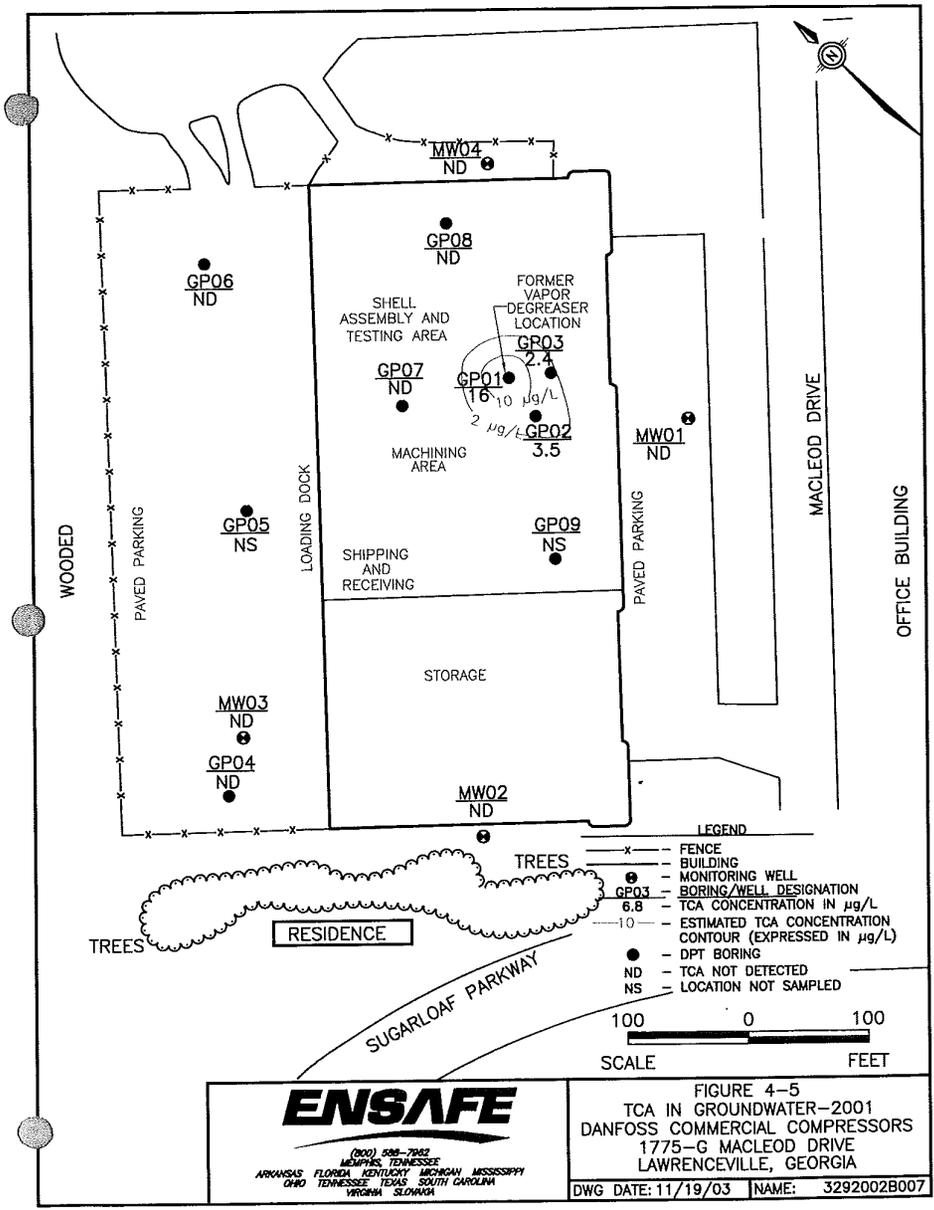
Constituents of concern detected in the source area include 1,1,1-TCA, TCE and 1,1-DCE. The groundwater samples collected in the source area in February 2001 contained concentrations of TCE and 1,1-DCE that exceeded Georgia EPD Notification Concentrations. The groundwater samples collected in the source area in July 2003 only contained concentrations of 1,1-DCE in excess of the Georgia EPD Notification Concentration.

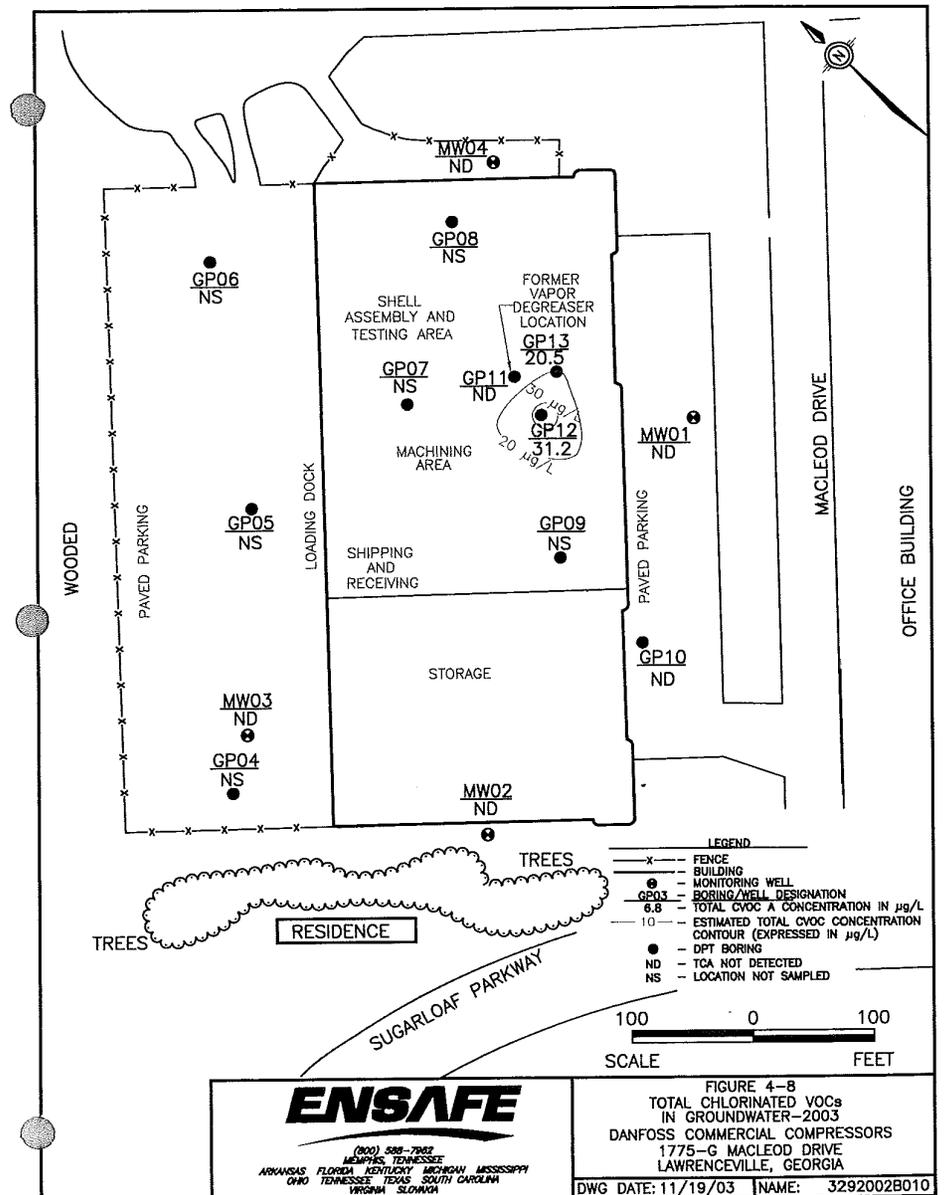
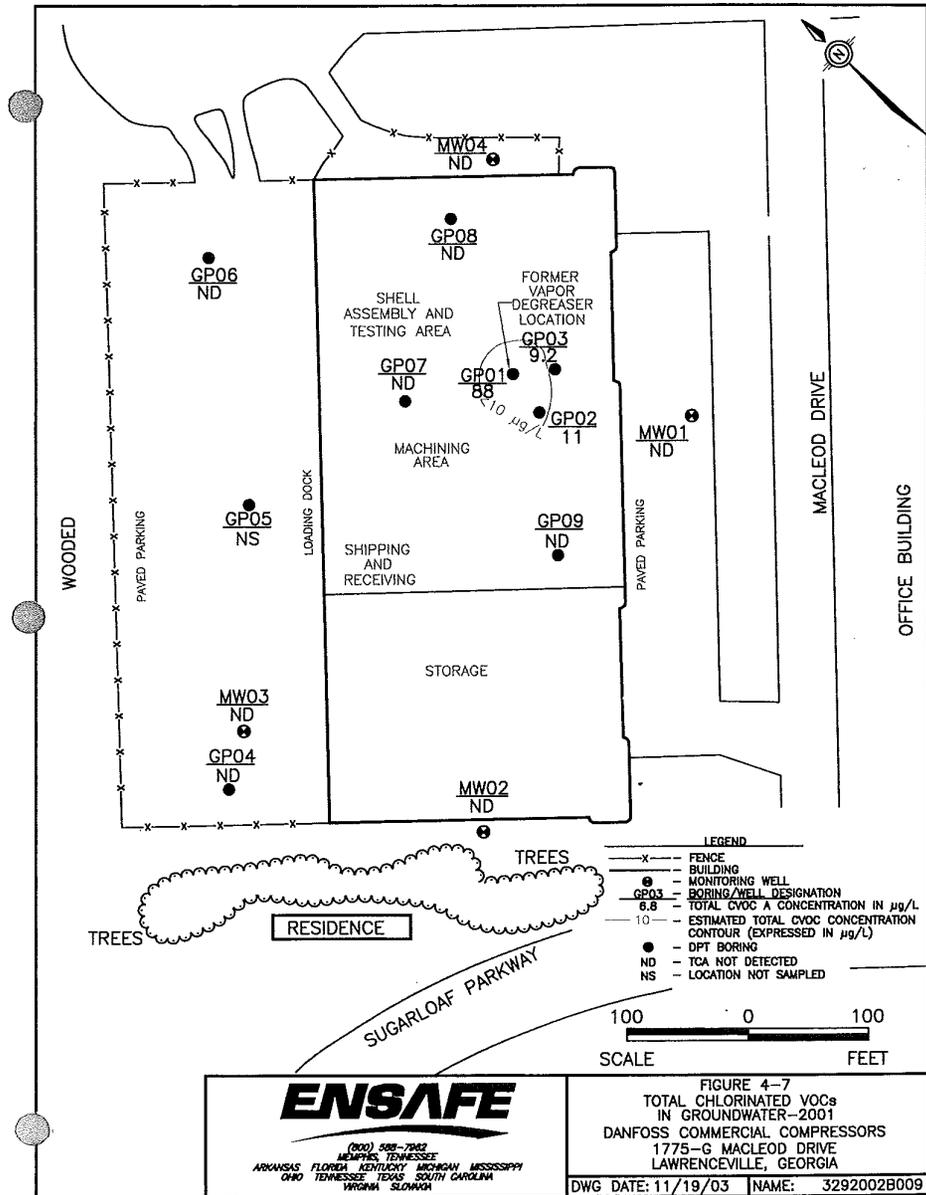
As shown in Table 4-4, constituents of concern were not detected in the groundwater samples collected from the four monitoring wells during either the August 2001 or July 2003 sampling events. Very low concentrations of chlorobenzene, benzene, toluene, and xylene were detected in the monitoring well groundwater samples; however, the detected concentrations of these constituents are all well below their respective Georgia EPD Notification Concentrations.

4.6 Groundwater Contaminant Plume Maps

Figures 4-3 through 4-8 are groundwater contaminant isoconcentration maps depicting DCE, TCA and total chlorinated VOC concentrations in 2001 and 2003.







5.0 QUALITY ASSURANCE/QUALITY CONTROL

5.1 Duplicate Samples

Duplicate soil and groundwater samples were collected at a frequency of at least one duplicate per 20 samples. Analytical data for the duplicate samples are presented in Tables 3-1, 4-3, and 4-4.

5.2 Data Quality Review

Soil and groundwater samples submitted to STL Savannah Laboratories of Savannah, Georgia were evaluated independently from the laboratory to assess data quality. Samples were analyzed and reported as definitive data and laboratory quality control information was submitted for data review.

All holding times were met with one exception. Field duplicate sample DMLHGP1101 was originally analyzed within holding times; however, due to potential instrument carry-over, the laboratory re-analyzed it one (1) day outside of holding times. All results were undetected, and were flagged as estimated "UJ."

Trip blank DMLT071703 contained styrene at a concentration of 2.4 micrograms per liter ($\mu\text{g/L}$). Therefore, styrene detections in the investigative samples were qualified as undetected "U" because styrene is believed to have originated from laboratory processes and not from the site-related activities

One soil and two groundwater field duplicate pairs were collected to assess precision and were acceptable for concentrations above the laboratory's reporting limit. All other quality control criteria were met and data are acceptable for interpretation with the qualifications noted above.

6.0 EXPOSURE ASSESSMENT

A general assessment of the associated risk and exposure factors associated with the contamination at the subject site indicates very low potential threat to human health or the environment.

The site investigation has shown that contamination is limited to the area beneath the former vapor degreaser and that soil and groundwater 100 feet from the source have not been impacted. The contamination is localized beneath the building's concrete slab; therefore, the building will act as an engineered barrier, inhibiting storm water assisted contaminant migration beneath the building, and preventing direct contact with soil by site workers.

Soil beneath the site is comprised of weathered metamorphic rock with several clayey and micaceous zones that are expected to retard downward migration. In addition, the heterogeneous, clayey nature of the soils beneath the site is expected to inhibit the lateral migration of groundwater.

There is no risk anticipated from vapors migrating from soil to air based on the low VOC concentrations and the structural integrity and age of the building slab.

No evidence of chlorinated VOCs has been detected in the downgradient sampling locations, including MW-01 (approximately 150 feet south-southeast of the former vapor degreaser), GP-09 and GP-10.

Site area observations and research indicate the nearest surface water body is a small pond beyond the northwest side of the site. This pond is upgradient of the site and is not a potential receptor due to its location and the limited extent of subsurface contamination. Groundwater in the downgradient sampling locations has not been impacted, and there is no known connection of groundwater to surface water. These factors indicate that downgradient surface water and wildlife receptors have not been impacted. There are no viable habitats available onsite for wildlife due to the nature of the site and constant worker activity.

The residence located west of the site at 5255 Sugarloaf Parkway has a drinking water well. The current property owner was interviewed and stated that the residence is not connected to the municipal drinking water supply. The well was reportedly installed over 20 years ago and no construction details (depth, screened interval, etc.), are available from the property owner or Gwinnett County (Gwinnett County does not keep records of, or require permits for drinking water wells).

The residential drinking water well is approximately 400 feet west, and cross-gradient, of the former vapor degreaser. MW-02 is located less than 100 feet from the well and no evidence of VOC contamination has been detected in the soil or groundwater samples from MW-02. Due to the limited extent of soil and groundwater contamination at the site, and the groundwater flow direction (south), the residential well west of the site is not expected to be impacted by the release at the site. No other properties within one mile of the site were found to have drinking water wells.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Soil and Groundwater Contamination

Soil and groundwater samples were collected across the site at locations and depths sufficient to define the lateral and vertical extent of contamination.

The constituents of concern for this investigation, 1,1,1-TCA and its degradation products, are not naturally occurring in site soil and groundwater and no other sources of chlorinated VOC contamination were identified in the area during site area research and investigation. Therefore, background soil and groundwater concentrations were not established and the concentrations of chlorinated VOCs detected were considered applicable to the release at the site.

The only chlorinated VOC detected in site soil is TCE. TCE was only detected in two borings near the former vapor degreaser. The soil sample from GP-11 at 22 feet bgs contained 16 $\mu\text{g}/\text{kg}$ TCE, while the soil sample from GP-12 at 30 feet bgs contained 6.7 $\mu\text{g}/\text{kg}$. These concentrations are well below the Georgia EPD Notification Concentration for TCE of 130 $\mu\text{g}/\text{kg}$. In addition, the concentrations of TCE detected, as well as the absence of chlorinated VOCs in other soil samples, clearly indicates that the confined mass of contaminants beneath the site is negligible and not an ongoing source of groundwater contamination.

Investigation of groundwater at the Danfoss site has also defined the extent of impacted groundwater. Chlorinated VOCs were not detected in groundwater samples from the four monitoring wells surrounding the building, or in groundwater samples from DPT borings surrounding the building, confirming that the groundwater contaminant plume is also limited in extent and has not migrated significantly beyond the soil source area. 1,1,1-TCA, TCE, and 1,1-DCE were detected in groundwater in a very localized area beneath the former degreaser area.

Groundwater data indicate the contaminant plume immediately beneath the former vapor degreaser has attenuated, as chlorinated VOCs were not detected in the groundwater samples

from this location (GP-11) in 2003. The concentration of 1,1,1-TCA remained relatively constant in the adjacent downgradient borings (GP-12 and GP-13), while the concentration of 1,1-DCE in these two borings increased two- to three-fold. This increase in 1,1-DCE is an indication that the contaminant plume is attenuating naturally, and conditions are conducive for further degradation and reduction in VOC mass.

The increase in 1,1-DCE, the limited extent of soil and groundwater contamination, and the absence of a contributing source area indicate that contaminant concentrations will continue to attenuate via natural biodegradation.

7.2 Recommendation for Further Action

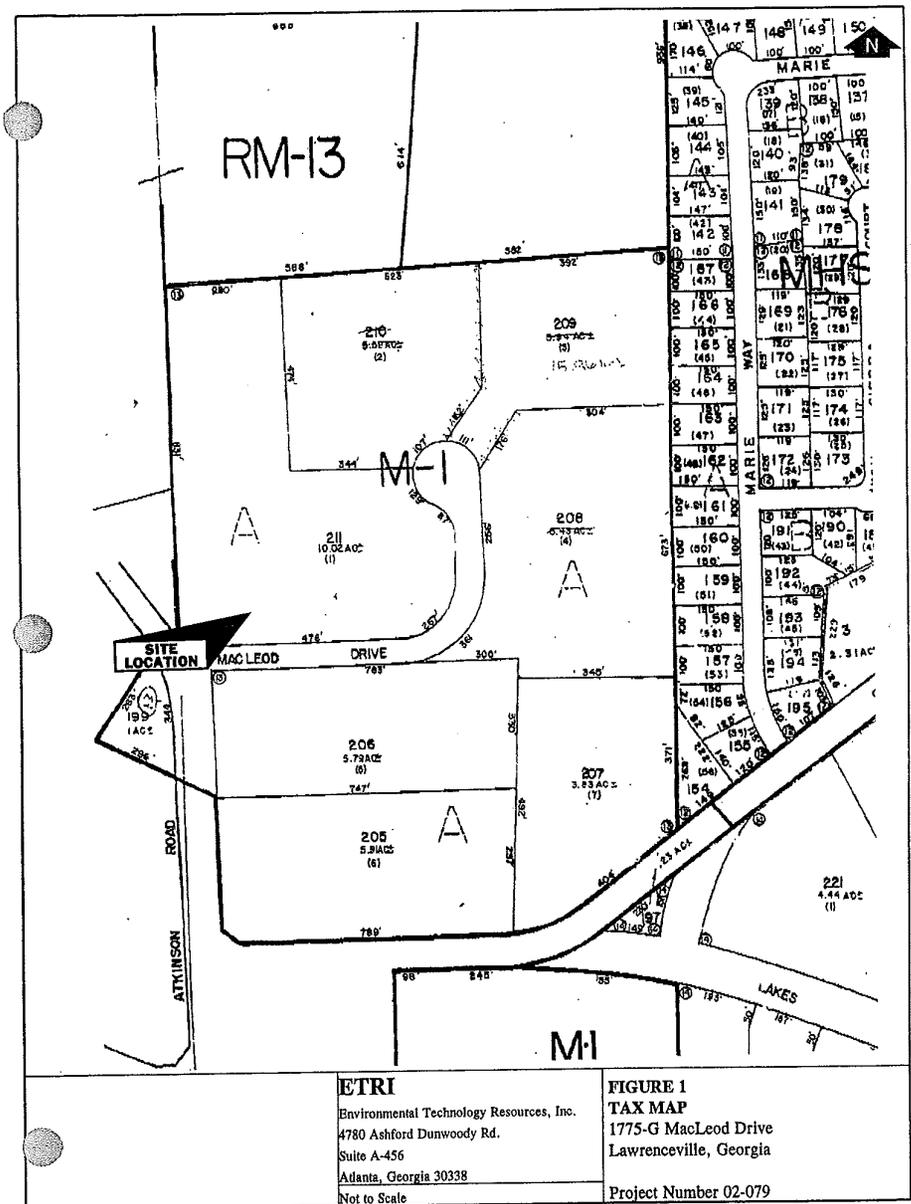
It is recommended that annual groundwater monitoring be performed in the former degreaser area and the groundwater monitoring wells to assess the progression of natural attenuation and to monitor the extent of the localized chlorinated VOC plume.

Appendix A Legal Description and Tax Map

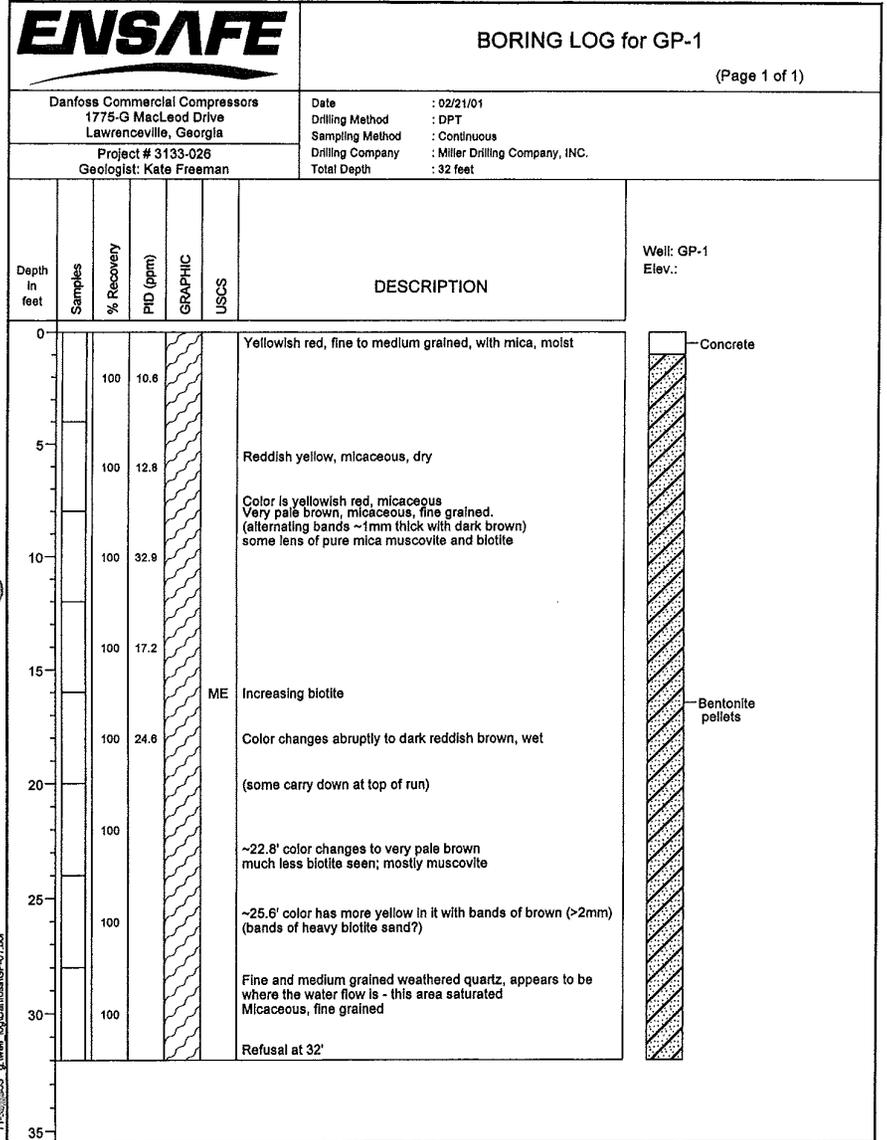
Said building is located on that tract or parcel lying and being in Land Lot 44 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

Begin at the point of intersection of the northeastern right of way of Atkinson Road (variable r/w) and the northwestern right of way of MacLeod Drive (60 ft. r/w); running thence along the northwestern right of way of MacLeod Drive (60 ft. r/w) and a curve to the left (said curve having a chord bearing of S 82°02'14" E, and a chord distance of 42.84 feet) an arc distance of 46.10 feet to a point; running thence along said right of way N 60°14'00" E a distance of 478.51 feet to a point; running thence along said right of way and a curve to the left (said curve having a chord bearing of N 15°14'00" E and a chord distance of 240.42 feet) an arc distance of 267.04 feet to a point; running thence along said right of way N 29°46'00" W a distance of 113.87 feet to a point; running thence along said right of way and a curve to the left (said curve having a chord bearing of N 64°33'48" W and a chord distance of 81.71 feet) an arc distance of 87.07 feet to a point; running thence along said right of way and a curve to the right (said curve having a chord bearing of N 33°29'50" W and a chord distance of 116.12 feet) an arc distance of 129.94 feet to a point; running thence and leaving said right of way S 60°14'00" W a distance of 344.65 feet to a point; running thence N 29°46'00" W a distance of 474.56 feet to a point; running thence S 56°37'50" W a distance of 280.00 feet to a point; running thence S 30°10'45" E a distance of 831.94 feet to a point lying on the northeastern right of way of Atkinson Road (variable r/w); running thence along said right of way N 37°18'23" E a distance of 10.00 feet to a point; running thence along said right of way and a curve to the right (said curve having a chord bearing of S 48°29'54" E and a chord distance of 63.07 feet) an arc distance of 63.13 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 10.021 acres and is more fully shown on the "Plat of MacLeod Industrial Park" recorded in the Gwinnett County Courthouse, Plat Book 55, page 212.



**Appendix B
Boring Logs**



11:55:55 G:\well_logs\Danfoss\GP-01 bor

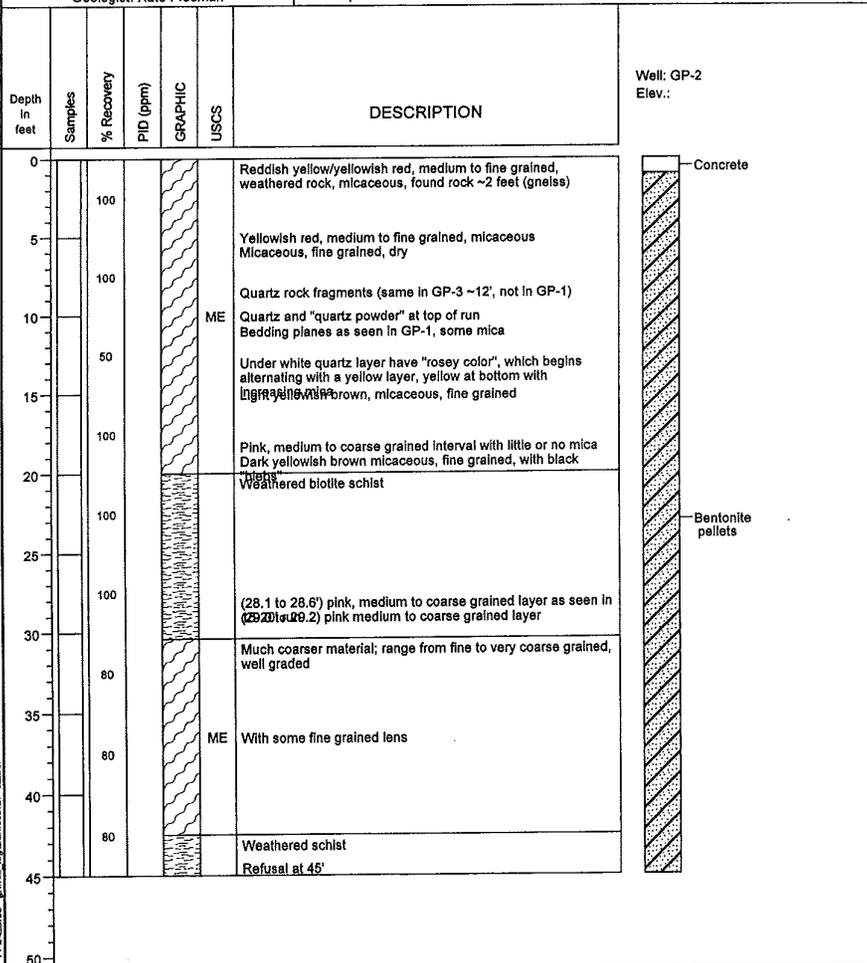


BORING LOG for GP-2

(Page 1 of 1)

Danfoss Commercial Compressors
 1775-G MacLeod Drive
 Lawrenceville, Georgia
 Project # 3133-026
 Geologist: Kate Freeman

Date : 02/22/01
 Drilling Method : DPT
 Sampling Method : Continuous
 Drilling Company : Miller Drilling Company, INC.
 Total Depth : 45 feet

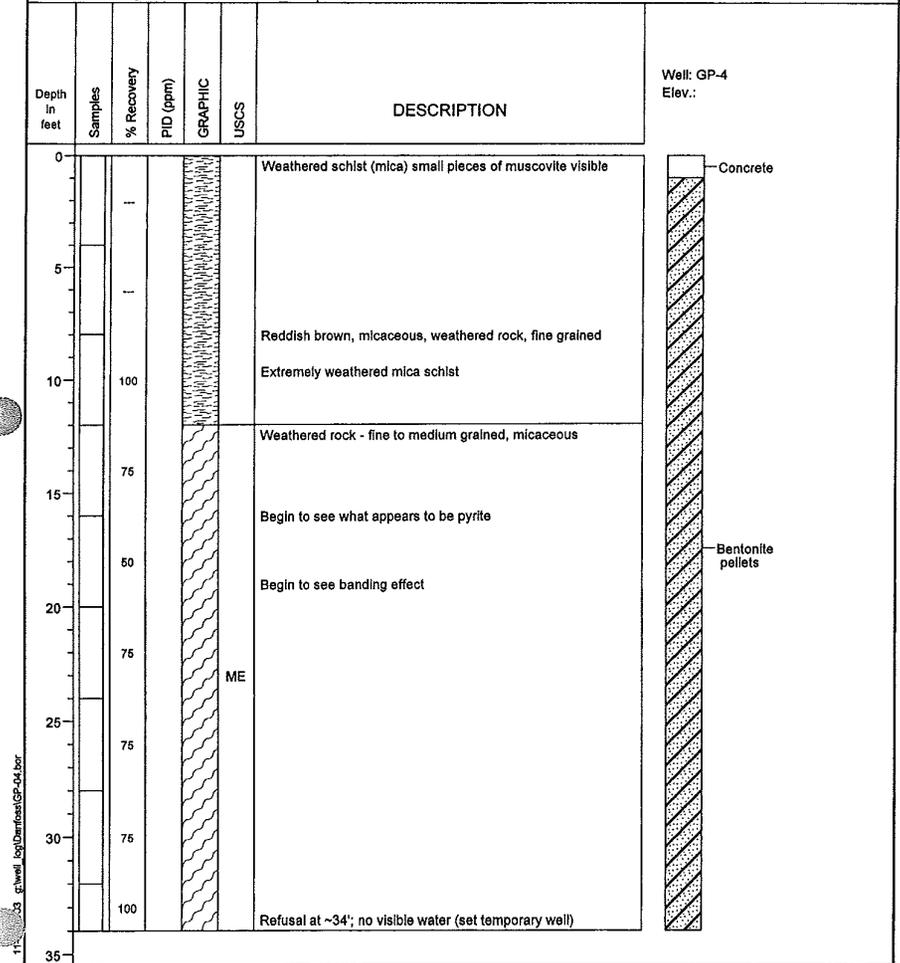


BORING LOG for GP-4

(Page 1 of 1)

Danfoss Commercial Compressors
 1775-G MacLeod Drive
 Lawrenceville, Georgia
 Project # 3133-026
 Geologist: Kate Freeman

Date : 02/27/01
 Drilling Method : DPT
 Sampling Method : Continuous
 Drilling Company : Miller Drilling Company, INC.
 Total Depth : 34 feet



11-2003 g:\well_log\Danfoss\GP-02.bor

11-2003 g:\well_log\Danfoss\GP-04.bor



BORING LOG for GP-7

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Date : 08/14/01
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : Miller Drilling Company, INC.
Total Depth : 32 feet

Project # 3292-001
Geologist: Amy McCaffery/Joe George

Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION	Well: GP-7 Elev.:
0						Micaceous, fine grained, saprolite, oranginsh-reddish, dry, firm to hard.	Concrete
100	BG					Increasingly fine grained, hard.	
5						yellowish, medium to coarse grained, dry, soft, with abundant mica.	
100	BG						
10						Coarse grained, yellow to orange brown, mottled, fine grained lense at 13', then becomes more coarse grained, dry, soft, abundant mica.	
100	BG						
15					ME		Bentonite pellets
100	BG					Saprolite/weathered rock, bedded and banded, mineralogy and color bands are white to gray to black to pink, coarse grained, soft, slightly moist.	
20						Coarse to medium grained weathered rock, with fine fraction, micaceous, orange to yellow, dry. Coarse grained saprolite/weathered gneiss, reddish orange, moist to wet from 22.5'. very moist at 24' 15:35 collect sample DMLSGP0724	
100	BG						
25						saturated	
100	BG						
30						At 31.8, hard (dense), fine to medium grained.	
100	BG						
35						End of boring at 32'	

11-24-03 g:\well_log\Danfoss\GP-07.bor



BORING LOG for GP-8

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Date : 08/14/01
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : Miller Drilling Company, INC.
Total Depth : 32 feet

Project # 3292-001
Geologist: Amy McCaffery/Joe George

Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION	Well: GP-8 Elev.:
0						Micaceous weathered rock, coarse to fine grained, oranginsh-reddish, dense, dry.	Concrete
100	BG						
5						Cemented saprolite, micaceous, pink, dense, slightly moist. Saprolite/weathered rock, with coarse grained, very micaceous, pink, white, gray, yellow, black, slightly moist.	
100	BG						
10							
100	BG						
15					ME	Micaceous, coarse grained, dense saprolite/weathered rock, slightly moist. Increasing moisture at 16'.	Bentonite pellets
100	BG						
20						Very moist.	
100	BG						
25						Very micaceous saprolite, very soft, banded pink, red, yellow, brown, black, very moist to slightly wet.	
100	BG						
30						Buff to yellow brown to white, coarse grained, dense, slightly moist.	
100	BG						
35						End of boring at 32'	

11-24-03 g:\well_log\Danfoss\GP-08.bor



BORING LOG for GP-9

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Date : 08/14/01
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : Miller Drilling Company, INC.
Total Depth : 28 feet

Project # 3292-001
Geologist: Amy McCaffery/Joe George

Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION	Well: GP-9 Elev.:
0						Very micaceous weathered rock, coarse to medium grained, red to pink, dense, dry.	Concrete
100				BG		Red orange to yellow brown, dense to slightly loose, dry.	
5				BG			
100				BG			
10				BG			
100				BG	ME	Fine to coarse grained weathered rock, moist. Light brown, wet.	Bentonite pellets
15				BG		Coarse to fine grained weathered rock, pale yellow to light gray to white, moist.	
100				BG			
20				BG		Coarse grained saprolite/weathered rock with abundant mica, moist to very moist.	
100				BG		Weathered bedrock saprolite with quartz fragments, sugar texture, white to gray to dark brown, wet.	
25				BG		Becoming more dense.	
100				BG		End of boring at 28'	

K:_2003_g\well_log\Danfoss\GP-09.bor



BORING LOG for GP-10

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Date : 07/16/03
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : GeoLab
Total Depth : 40 feet

Project # 3292-002
Geologist: Amy McCaffery

Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION	Well: GP-10 Elev.:
0						Fine grained, weathered rock/saprolite, light reddish, soft, dry.	Concrete
100		22					
5						Firm to hard from 5' to 9'.	
100		42					
10						Fine to medium grained, weathered rock/saprolite, light brown, with small rock fragments, hard, dry. Rock fragments increase with depth.	
100		34					
15						Fine grained saprolite/weathered rock, micaceous, tan, brown, black, white, soft, dry.	
100		22					
20					ME	Reddish.	Bentonite pellets
100		32					
25							
100		10				Slightly moist. 1/2" rock fragments 29' to 29.5'. Fine to medium grained, micaceous, light brown to light reddish wet.	
30							
100		BG				Rock fragments, very slightly moist.	
35							
100		BG				Increasing density with depth.	
40						End of boring at 40'	

K:_2003_g\well_log\Danfoss\GP-10.bor



BORING LOG for GP-11

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Project # 3292-002
Geologist: Amy McCaffery

Date : 07/16/03
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : GeoLab
Total Depth : 35 feet

Depth In feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION	Well: GP-11 Elev.:
0						Weathered rock/saprolite, reddish, very hard, dry.	Concrete
100		1.6					
5						Yellowish orange and white, micaceous, hard, very dry.	
100		7.2					
10					ME	Tan and brown, increasing mica content and dark color with depth, soft, dry.	
100		7.0					
15						Brownish and reddish, micaceous, soft, very slightly moist.	
100		7.1					
20						White, peppery, soft, dry.	Bentonite pellets
100		8.4					
20						Dark brown, gold and black, micaceous weathered rock, soft, dry. Increasingly firm with depth.	
100		11.0					
25						White weathered rock, with black and gold, micaceous, soft, dry. Thin banded layers of darker and lighter colored minerals, darker with depth, dry.	
100		4.6					
25						Slightly moist.	
100		10.7					
30					ME	Fine grained weathered rock, brown and black, saturated.	
100		4.8					
30						Thin banded layers as above, slightly moist.	
100		3.9					
35						Bands of white increasing with depth.	
100		5.4					
35						End of boring at 35'	
100		4.5					

11:24:33 g:\well_logs\Danfoss\GP-11.bor



BORING LOG for GP-12

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Project # 3292-002
Geologist: Amy McCaffery

Date : 07/16/03
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : GeoLab
Total Depth : 35 feet

Depth In feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION	Well: GP-12 Elev.:
0						Weathered rock/saprolite, reddish, firm to hard, dry.	Concrete
100		11.9					
5							
100		15.7					
10						Yellowish and whitish with brown, micaceous, soft, dry.	
100		20.7					
15						Reddish brown, micaceous, soft, dry.	
100		49			ME		Bentonite pellets
20						Gray and white with black and gold, micaceous, soft, dry. 2" band of weathered quartz at 24'.	
100		22					
20						Dark brown, gold, some white, micaceous, soft, dry.	
100		27					
25						Reddish, with white and black, some small quartz pieces.	
100		29					
30						Tan with black, brown and gold, black inclusions, soft, dry.	
100		21					
30						No recovery 30-33', wet.	
100		24.6					
35						Banded tan, white and black, high quartz and mica content, firm dry.	
100		23.9					
35						End of boring at 35'	
100		17.8					

11:24:33 g:\well_logs\Danfoss\GP-12.bor



BORING LOG for GP-13

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLead Drive
Lawrenceville, Georgia
Project # 3292-002
Geologist: Amy McCaffery

Date : 07/16/03
Drilling Method : DPT
Sampling Method : Continuous
Drilling Company : GeoLab
Total Depth : 35 feet

Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION
0						Weathered rock/saprolite, reddish, micaceous, hard, dry.
100	BG					
5						Increasingly yellowish with depth, with black inclusions, firm, dry.
100	BG					
10						Light yellowish with white and light reddish, micaceous, clayey, firm, dry.
6.2						
6.0						
100						
15						Dark gray, medium brown and black, micaceous, weathered rock, firm, dry. Grades to black, dark brown and gold micaceous weathered rock, soft, dry.
100						
6.9						
20						
11.6						
6.5						
100						
25						
10.4						
8.3						
100						
30						Reddish and dark brown, micaceous weathered rock, soft, very slightly moist.
13.2						
11.9						Black and gold in white matrix, micaceous, fine grained, soft, very slightly moist.
13.4						Light tan with reddish and black, fine with some coarse grained, with black inclusions.
23.3						At 31' Medium brown, with reddish, black and gold, fine grained soft, wet.
100						
10.0						
35						Black, dark brown and gold, micaceous, soft, dry. End of boring at 35'
27.1						

Well: GP-13
Elev.: _____

Concrete

Bentonite pellets



BORING LOG for MW-01

(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLead Drive
Lawrenceville, Georgia
Project # 3292-002
Geologist: Amy McCaffery

Date : 08/14/01
Drilling Method : HSA
Sampling Method : Split Spoon
Drilling Company : Miller Drilling
Total Depth : 33 feet

TOC Elevation : 979.86

Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION
0						Weathered rock/saprolite, reddish brown, micaceous, dry.
100		0.0				
5						Brown, coarse grained, firm, dry.
60		1.7				
10						Yellowish orange. Black layer with quartz fragments.
100		7.0				Yellowish orange weathered micaceous rock, dark inclusions, dry, soft.
15						Mica more coarse and increasing in quantity with depth.
100		1.2				
20						Whitish gray weathered rock, micaceous, medium grained, with thin dark bands, soft, dry.
100		0.0				
25						Wet.
100		0.0				
30						
100		0.0				
35						

Well: MW-01
Elev.: 979.86

Cover

Concrete
Bentonite Grout
Sch 40 PVC

Seal:
Bentonite pellets

Filter Pack:
20/40 Filter Sand
0.010" slotted screen

11-11-03 g:\well_log\Danfoss\GP-13.bor

04-14-2004 g:\well_log\Danfoss\MW-01.DBR



BORING LOG for MW-02

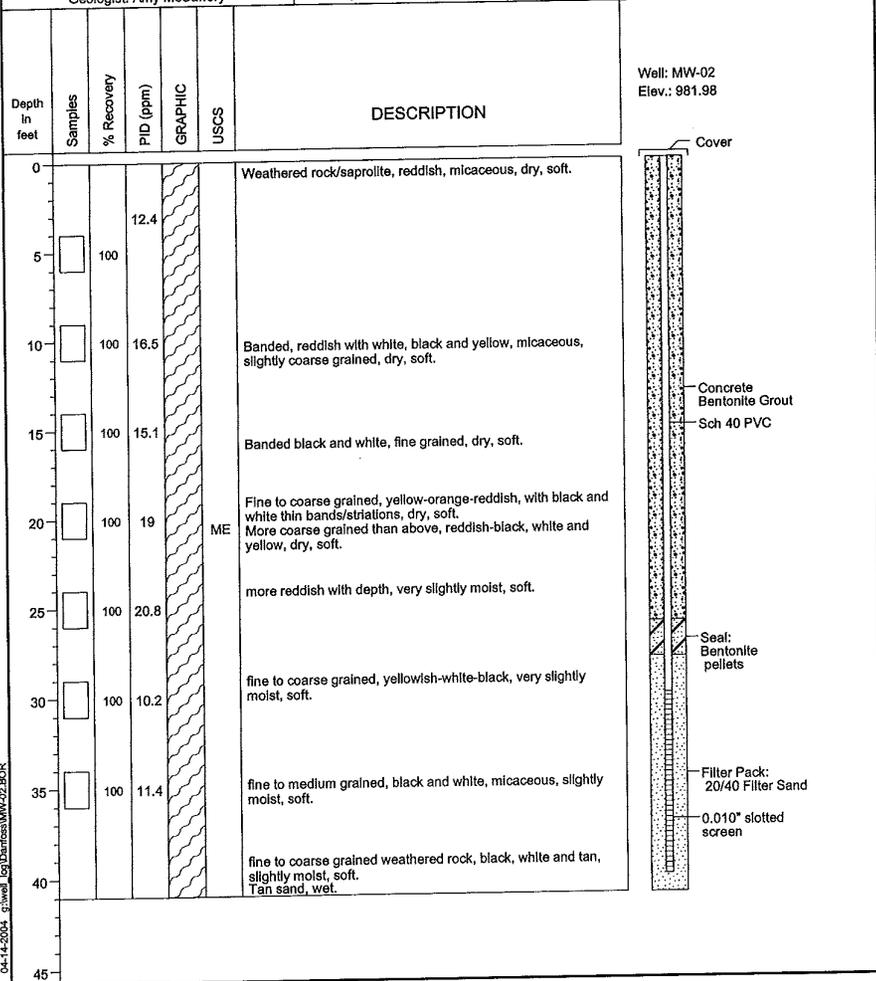
(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Date : 08/15/01
Drilling Method : HSA
Sampling Method : 2' Split Spoon
Drilling Company : Miller Drilling
Total Depth : 41 feet

TOC Elevation : 981.98

Project # 3292-002
Geologist: Amy McCaffery



04-14-2004 g:\well_log\Danfoss\MW-02.BCR



BORING LOG for MW-03

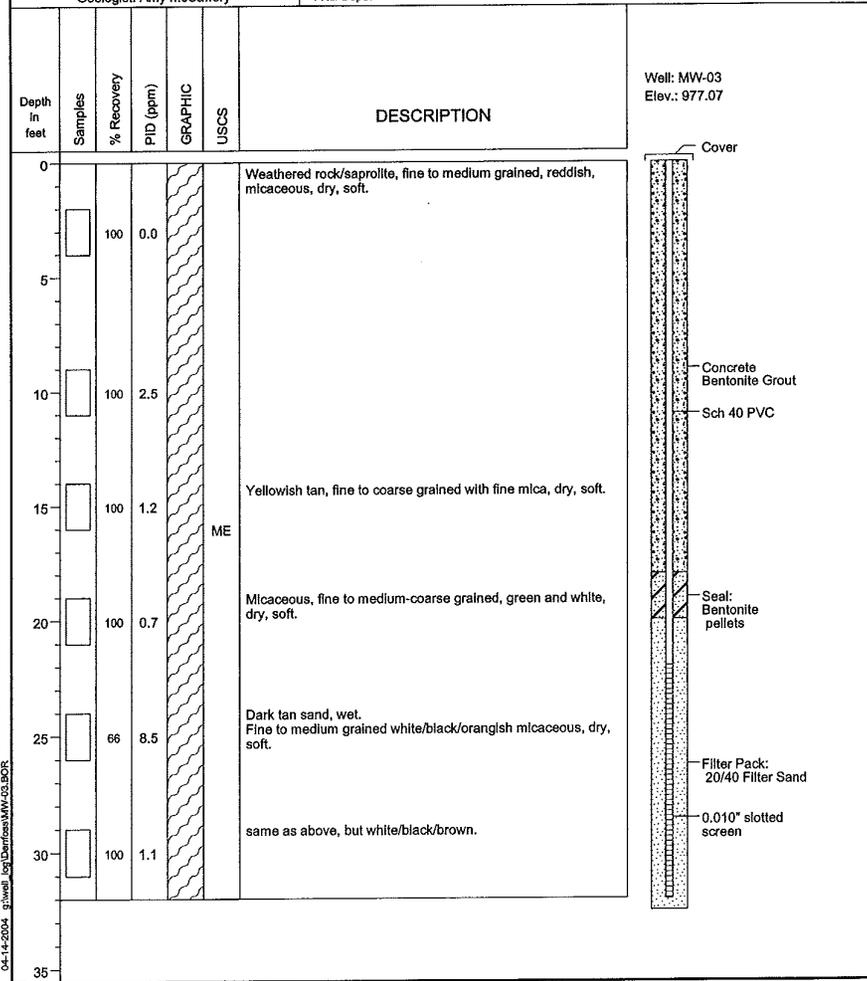
(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia

Date : 08/15/01
Drilling Method : HSA
Sampling Method : Split Spoon
Drilling Company : Miller Drilling
Total Depth : 32 feet

TOC Elevation : 977.07

Project # 3292-002
Geologist: Amy McCaffery



04-14-2004 g:\well_log\Danfoss\MW-03.BCR



BORING LOG for MW-04

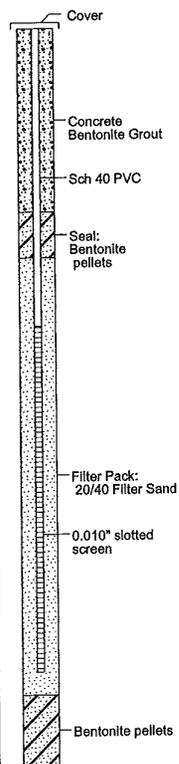
(Page 1 of 1)

Danfoss Commercial Compressors
1775-G MacLeod Drive
Lawrenceville, Georgia
Project # 3292-002
Geologist: Amy McCaffery

Date : 08/16/01
Drilling Method : HSA
Sampling Method : Spill Spoon
Drilling Company : Miller Drilling
Total Depth : 31 feet
TOC Elevation : 981.74

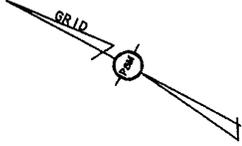
Depth in feet	Samples	% Recovery	PID (ppm)	GRAPHIC	USCS	DESCRIPTION
0						Weathered rock/saprolite, mostly fine grained with some medium and coarse grained, reddish, micaceous, dry, soft.
10		50	5.8			Micaceous, mostly coarse grained with some fines, red/white/black, dry, soft (rock fragment at end of spoon).
15		75	7.4		ME	Light tan crushed rock Fine to coarse grained, micaceous, striated red/black/yellow/white, dry, soft.
20		100	10.8			Fine to medium grained, red to tan, very slightly moist, soft. Fine grained, mica pieces, striated black/brown/red/ gold, very slightly moist, soft.
25		100	9.0			Fine grained, white with light green and black, some white rock fragments Gray, medium grained with fines, micaceous, wet, soft.
30		100	12.2			Fine to medium grained, micaceous, orangish red with some black.

Well: MW-04
Elev.: 981.74

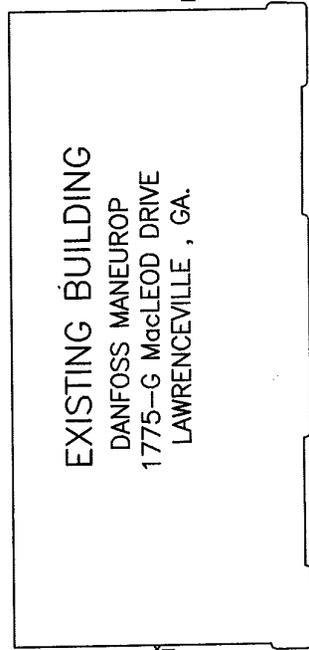


Appendix D Site Survey

NOTE:
HORIZONTAL & VERTICAL DATUM IS BASED ON STATE PLANE COORDINATE
SYSTEM (NAD 83, GEORGIA WEST ZONE) AS ESTABLISHED BY GWINNETT
COUNTY. REFERENCE GPS MONUMENTS NO. 2236 & 2237.



MONITOR WELL #4
ELEVATION TOP CASING=981.74'
TOP PAVING
=981.9'



MONITOR WELL #1
ELEVATION TOP CASING
=979.86'
TOP PAVING
=980.23'

TOP PAVING
=977.4'
MONITOR WELL #3
ELEVATION TOP CASING
=977.07'

GROUND ELEV.
=982.3'
MONITOR WELL #2
ELEVATION TOP CASING=981.98'



SURVEY OF
MONITOR WELL LOCATIONS

DANFOSS MANEUROP
1775-G MacLEOD DRIVE
LAWRENCEVILLE, GA.

DATE: 8-27-2001 - SCALE: 1" = 100'

PREPARED BY
PINION & McGAUGHEY LAND SURVEYORS, INC.
P.O. BOX 1656 LAWRENCEVILLE, GA. PHONE: 962-7750

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED
WITH A ONE SECOND THEODOLITE AND AN ELECTRONIC
DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE FOOT IN
72,127 FEET AND AN ANGULAR ERROR OF 2.1 SECONDS
PER ANGLE POINT, AND WAS ADJUSTED USING THE
COMPASS RULE.

JOB NO 01043

Appendix E
Hydraulic Gradient Calculations

Hydraulic Gradient Calculation

The hydraulic gradient was calculated using the distance measured between MW02 and MW04, and the difference in groundwater elevation between these wells. The measured distance was divided into the difference in elevation.

2001

Distance between MW02 and MW04	558 feet
Difference in groundwater elevation (8/17/01)	15.76 feet

Therefore:

Gradient = 15.76 feet / 558 feet

Gradient = 0.0282 feet per foot or 2.82×10^{-2} feet per foot

2003

Distance between MW02 and MW04	558 feet
Difference in groundwater elevation (7/15/03)	13.16 feet

Therefore:

Gradient = 13.16 feet / 558 feet

Gradient = 0.0236 feet per foot or 2.36×10^{-2} feet per foot



ENSAFE INC.

ENVIRONMENTAL AND MANAGEMENT CONSULTANTS

5724 Summer Trees Drive • Memphis, Tennessee 38134 • Telephone 901-372-7962 • Facsimile 901-372-2454 • www.ensafe.com

June 10, 2005

RECEIVED

JUN 14 2005

HAZ. SITES RESPONSE PROG.

Mr. Michael Medlock
Georgia Environmental Protection Division
Hazardous Sites Response Program
2 Martin Luther King, Jr., Drive Southeast
Suite 1462, East Tower
Atlanta, Georgia 30334

FILE COPY

Re: Addendum to Compliance Status Report
Danfoss Maneurop Ltd., Site #10756
1775-G MacLeod Drive, Lawrenceville, Georgia

Dear Mr. Medlock:

On behalf of Danfoss Commercial Compressors, EnSafe Inc. is pleased to submit this Addendum to the Compliance Status Report for the Danfoss site at 1775-G MacLeod Drive in Lawrenceville, Gwinnett County, Georgia. This addendum report contains responses to EPD's CSR Notice of Deficiency dated October 18, 2004, as well as results of recent groundwater sampling.

If you have any questions regarding the enclosed report or need additional information, please contact me at (901) 372-7962 or Ms. Kathleen Davis, Danfoss Commercial Compressors, at (678) 377-5100.

Sincerely,

EnSafe Inc.

By: Amy McCaffery, PG
Project Manager

cc: Kathleen Davis, Danfoss Commercial Compressors
Rusty McKellar, Gwinnett Industries, Inc.
Tom Harper, ETRI

FILE
10756

**ADDENDUM TO
COMPLIANCE STATUS REPORT**

**Danfoss Commercial Compressors Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia 30043**

RECEIVED

JUN 14 2005

HAZ. SITES RESPONSE PROG.

**EnSafe Project Number
0888800079**

Prepared for:

**Danfoss Commercial Compressors Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia**

Prepared by:

ENSAFE

**EnSafe Inc.
5724 Summer Trees Drive
Memphis, Tennessee 38134
(901) 372-7962
www.ensafe.com**

June 2005

FILE COPY

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List of Attachments

Attachment A	CSR Notice of Deficiency dated October 18, 2004
Attachment B	April 2005 Laboratory Report
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EXECUTIVE SUMMARY

This addendum to the Compliance Status Report (CSR), Danfoss Commercial Compressors Ltd. site at 1775-G MacLeod Drive in Lawrenceville, Georgia, dated April 2004, has been prepared to address comments in the Georgia Department of Natural Resources, Environmental Protection Division (EPD), Hazardous Sites Response Program, CSR Notice of Deficiency dated October 18, 2004. In addition, this CSR addendum presents data from recent (April 2005) groundwater sampling.

Historical sampling at the Danfoss site has indicated the limited presence of volatile organic compounds (VOCs) in soil and groundwater beneath the floor of the building. Sampling has shown the extent of soil and groundwater contamination is limited to an area beneath a former 125-gallon vapor degreaser that used 1,1,1-Trichloroethane.

The only constituent of potential concern identified at the Danfoss facility is trichloroethylene (TCE). TCE was only detected in two borings near the former vapor degreaser, at concentrations of 16 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 6.7 $\mu\text{g}/\text{kg}$, respectively. The two detected concentrations of TCE, as well as the absence of chlorinated VOCs in all other soil samples collected across the site, clearly do not indicate that a mass of contaminants is present beneath the site. Rather, these few scattered detections are negligible and not an ongoing source for groundwater contamination.

In addition, the concentrations of TCE detected in soil are not of a magnitude that suggests the soil's absorptive capacity (soil saturation limit) has been met; therefore, deeper contamination is not anticipated. Soil concentrations were compared to appropriate screening levels to evaluate the migration potential of TCE from soil to groundwater; the criteria for the soil to groundwater pathway were not met, providing further evidence of the limited mass of contaminant.

TCE was also only reported in groundwater at two locations, GP-01/GP-11 and GP-02/GP-12. Results for these co-located samples were varied. At GP-01, TCE was reported at 50.0 $\mu\text{g}/\text{L}$, and in the co-located sample GP-11, TCE was not detected. At GP-02, TCE was not initially detected. However, TCE was reported at 2.2 $\mu\text{g}/\text{L}$ in the co-located sample GP-12. TCE was not detected in any other groundwater samples. Because results for these co-located samples were varied, annual monitoring is recommended and data will be evaluated to assess the occurrence and concentration of TCE in groundwater beneath the former degreaser.

Water samples were collected from the residential water well and a water tap at the southwest-adjacent property and analyzed for VOCs. No VOCs were detected in these samples. In addition, VOCs have not been detected in groundwater samples from the monitoring wells surrounding the Danfoss building.

The extent of TCE contamination is limited and groundwater is not currently used at the site. Engineering controls are in place, as the area of concern is capped with the building's concrete floor slab. Consequently, annual monitoring in the former degreaser area and monitoring wells surrounding the building is proposed to assure groundwater contaminated with regulated substances in excess of the Type 1 through 4 RRS has not migrated beyond its current extent. Due to the negligible mass of soil contamination identified, and localized extent of groundwater contamination, removal and/or treatment is not warranted.

1.0 INTRODUCTION

This addendum to the Compliance Status Report (CSR), Danfoss Commercial Compressors Ltd. site at 1775-G MacLeod Drive in Lawrenceville, Georgia, dated April 2004, has been prepared to address comments in the Georgia Department of Natural Resources, Environmental Protection Division (EPD), Hazardous Sites Response Program, CSR Notice of Deficiency dated October 18, 2004 (Attachment A). In addition, this CSR addendum presents data from recent (April 2005) groundwater sampling.

1.1 Response to Comments

Following review of the above referenced CSR, the Georgia EPD issued the October 18, 2004, CSR Notice of Deficiency. Each of the 10 items listed in the Notice of Deficiency are listed below, followed by a response or reference to the requested information.

Risk Reduction Standards

- 1. Per Section 391-3-.07(10)(a), Type 5 RRS is allowed when Type 1 — 4 RRS are not appropriate. No evidence has been given to explain why Type 1 — 4 RRS would not be appropriate. Therefore, calculate Type 1 — 4 RRS or groundwater and, if necessary, present evidence why Type 1 — 4 is not appropriate.**

RRS are addressed in Sections 4 and 5 of this CSR Addendum.

- 2. Please provide a minimum of one (1) table that calculates the soil Risk Reduction Standards (RRS) and includes the values, parameters and references used to calculate those RRS.**

Soil RRS are addressed in Section 4 of this CSR Addendum.

- 3. Please provide a minimum of one (1) table that calculates the groundwater RRS and includes the values, parameters and references used to calculate those RRS.**

Groundwater RRS are addressed Section 4 of this CSR Addendum.

Figures

- 4. For ease of review, please indicate on Figure 3-1 the regulated substance detected at each sample point and the concentration of the substance detected.**

See Figure 2-1 of this CSR Addendum.

- 5. Per Section 391-3-19-.06(3)(b)(3), groundwater contamination must be delineated both horizontally and vertically. There is no indication in the CSR that a deep monitoring well has been installed in the deep aquifer at the site. In order to determine the vertical extent of contamination, please install a deep monitoring well as close to the previous location (or slightly downgradient) of the source as possible.**

A deep well has not been installed in the former vapor degreaser area due to concerns regarding transmission of contaminants to deeper media, and available data indicating the release was limited in extent and not likely to have migrated deeper.

Due to the nature of the contaminants of concern (chlorinated solvents), drilling a deep well in the former source area, and through contaminated media, may provide a conduit for contamination to migrate to deeper media, regardless of the precautions taken during drilling, well design, and well installation. A suitable downgradient location outside the building would be adjacent to the southeast or southwest side of the building. The residential water well identified adjacent to and southwest of the Danfoss property was investigated as a possible source of deeper aquifer data. EnSafe obtained approval from the well owner and measured and sampled the residential water well in April 2005. As documented in Section 3 of this CSR Addendum, no volatile organic compounds (VOCs) were detected in the water well sample; however, the total depth of the well was measured at 40.72 feet below ground surface (bgs), indicating this well is screened in the same aquifer as the site wells (MW-01 through MW-04).

Constituents of concern (chlorinated VOCs) were only detected in two soil samples from the facility. Trichloroethylene (TCE) was detected in the soil sample from 22 feet bgs from GP-11 at a concentration of 16 micrograms per kilogram ($\mu\text{g}/\text{kg}$); no VOCs were detected in the sample from 30 feet bgs from GP-11. No VOCs were detected in the sample from 24 feet bgs from GP-12, while the soil sample from 30 feet bgs from GP-12 contained 6.7 $\mu\text{g}/\text{kg}$ TCE. Based on interviews with site personnel, it is believed that soil boring GP-11 was advanced beneath the former degreaser area and in the location of the historic, limited release of 1,1,1-TCA. GP-12 is slightly downgradient of GP-11. The concentrations of TCE detected in soil at GP-11 and GP-12 are not of a magnitude that suggests the soil's absorptive capacity (soil saturation limit) has been met; therefore deeper contamination is not anticipated. This is particularly true given the fact that saprolitic soils are clay-rich and have a high capacity for absorption and adsorption. In addition,

soil concentrations were compared to applicable Soil Screening Levels (see Section 4) to evaluate the migration potential of TCE from soil to groundwater; the criteria for the soil to groundwater pathway were not met.

Investigations to date at the Danfoss facility indicate that the horizontal and vertical extent of soil and groundwater contamination is limited to shallow media beneath the former degreaser area.

6. **Per Section 391-3-19-.06(3)(b)(3)(x), include a figure of appropriate scale showing the vertical cross-section with site stratigraphic features and monitoring wells.**

Please see Attachment C of this CSR Addendum.

Other Comments

7. **This CSR has been submitted on behalf of the operators of the business on the property. However, per Section 391-3-19-.06(3)(b)(6), the name, address, and telephone number of any other person who may be a potentially responsible party must be submitted. As such, please provide the name and address of the owner of the property for which the CSR is submitted.**

The owner of the property at 1775-G MacLeod Drive, Lawrenceville, Georgia, is:

Gwinnett Industries, Inc.
5830 East Ponce de Leon Avenue
Stone Mountain, Georgia 30083
(770) 938-6366

8. **Please provide laboratory certification as required in Section 391-3-26-.05 of the Rules for Commercial Environmental Laboratories.**

Please see Attachment D of this CSR Addendum.

9. **For all future sampling event, please ensure all detection limits for regulated substances are at or below their appropriate RRS. For example, the detection limit for vinyl chloride in groundwater was 10 µg/L as compared to the RRS of 2 µg/L.**

Noted.

10. **On page 22, the report incorrectly states toluene, xylene, and chloroform were detected in groundwater below the notification concentration. Please note they were detected above the notification concentration (background) but below RRS.**

Noted.

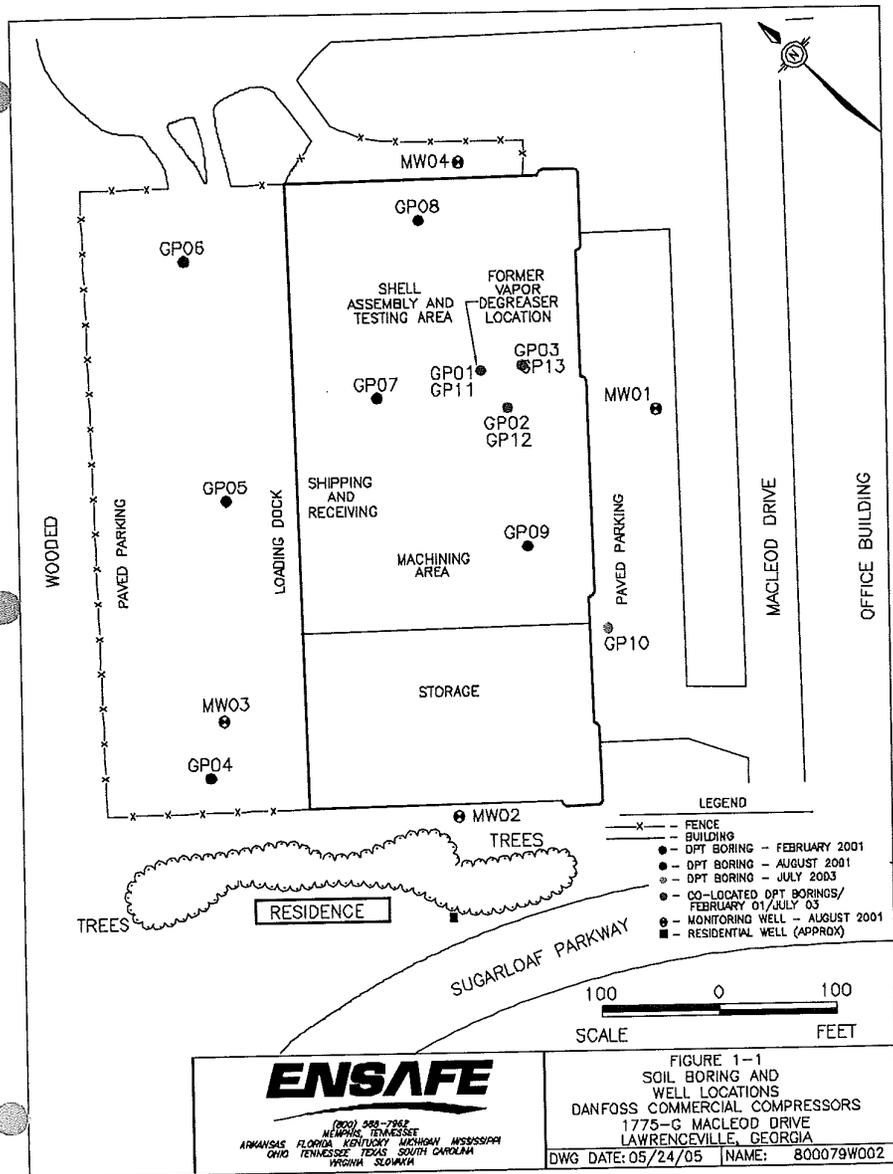
1.2 Site Environmental Investigation History

As detailed in the above referenced CSR, historical sampling at the Danfoss Commercial Compressors site has indicated the presence of VOCs in soil and groundwater beneath the floor of the building. Sampling has shown the horizontal extent of soil and groundwater contamination is limited to an area beneath a former 125-gallon vapor degreaser that used 1,1,1-TCA. Subsurface investigation of the site has included advancing 13 soil borings using direct push technology (DPT) drilling and installing and sampling four permanent groundwater monitoring wells using hollow-stem auger (HSA) drilling. Soil boring and well locations are shown on Figure 1-1.

Historical sampling events are summarized as follows:

February 2001: Grab groundwater samples from three borings beneath the floor of the building near the former vapor degreaser (GP-1, GP-2, and GP-3) and three borings outside the northwest side of the building (GP-4, GP-5, and GP-6).

August 2001: Soil and grab groundwater samples collected from three borings located 100 to 175 feet from the former vapor degreaser area (GP-7, GP-8, and GP-9); soil and groundwater samples from four borings/monitoring wells installed outside the building (MW-1 through MW-4).



July 2003:

Groundwater samples collected from the four monitoring wells installed in 2001; soil and grab groundwater samples collected from one soil boring (GP-10) outside the building and downgradient of the former vapor degreaser; soil and grab groundwater samples collected from three borings (GP-11, GP-12, and GP-13) co-located with February 2001 boring locations (GP-1, GP-2, and GP-3).

April 2005:

Groundwater samples were collected from the four monitoring wells onsite; samples were also collected from the drinking water well on the adjoining residential property and from an outside water tap at the residence.

2.0 SOIL DATA SUMMARY

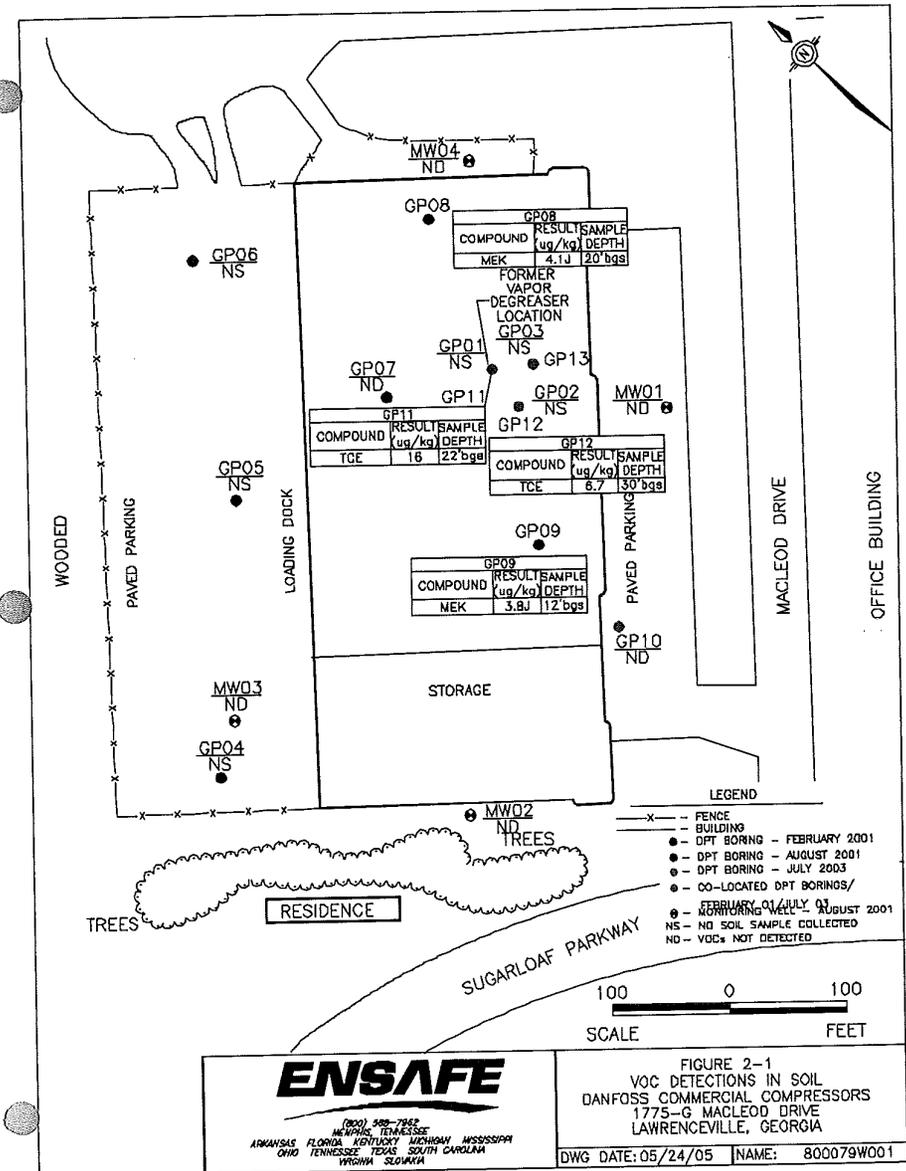
As detailed in the April 2004 CSR, a total of 21 soil samples (plus two duplicate soil samples) have been collected from the subject property. The soil samples were analyzed for VOCs. VOCs were only detected in soil samples from GP-8, GP-9, GP-11, and GP-12; chlorinated VOCs were only detected in samples from GP-11 and GP-12. Soil analytical results are summarized in Table 2-1 and on Figure 2-1. Copies of laboratory analytical reports are included in Appendix C of the April 2004 CSR.

Table 2-1
 Soil Analytical Data
 Results in µg/kg

Boring	Sample Depth (ft bgs)	TCE	MEK
GP-07	24	ND	ND
GP-08	20	ND	4.1 J
GP-09	12	ND	3.8 J
GP-09	18	ND	ND
GP-10	30	ND	ND
GP-10	38	ND	ND
GP-11	16	ND	ND
GP-11	22	16	ND
GP-11	30	ND	ND
GP-11	30 (duplicate)	ND	ND
GP-12	17	ND	ND
GP-12	24	ND	ND
GP-12	30	6.7	ND
GP-13	17	ND	ND
GP-13	24	ND	ND
GP-13	31	ND	ND
MW-01	24	ND	ND
MW-02	24	ND	ND
MW-02	24 (duplicate)	ND	ND
MW-02	34	ND	ND
MW-03	24	ND	ND
MW-04	19	ND	ND
MW-04	24	ND	ND
GA EPD Notification Concentration		130	790

Notes:

Soil samples were not collected from DPT borings GP-01 through GP-06.
 ND = not detected
 J = Compound detected below method reporting limit; estimated
 GA EPD Notification Concentration = GA EPD, Rule 391-3-19 Appendix I, Regulated Substances and Soil Concentrations That Trigger Notification



3.0 WATER DATA SUMMARY

As summarized in Section 1, grab groundwater samples were collected from soil borings advanced across the site and the groundwater monitoring wells have been sampled three times. Details regarding collection of the grab groundwater samples and sampling of the monitoring wells in August 2001, and July 2003, are included in the April 2004 CSR.

In April 2005, Danfoss and EnSafe received approval from the owner of the adjacent residential property to collect samples of well water and tap water and to measure the depth of the residence's drinking water well. The residence is not connected to the municipal water supply; all water for the residence is obtained from the well located approximately 50 feet southeast of the residence and approximately 80 feet west-southwest of monitoring well MW-2 on the Danfoss property.

On April 13, 2005, EnSafe collected a water sample from a faucet outside the residence, and using a disposable Teflon bailer, collected a water sample from the well. Prior to sampling the well, the depth to water was measured at 30.05 feet bgs. Following sampling, the total depth of the well was measured; the depth to what is believed to be the bottom of the well is 40.72 feet bgs. The approximate location of the residential well is shown on Figure 1-1. No VOCs were detected in the well water sample or the tap water sample.

On April 13 and 14, 2005, EnSafe collected groundwater samples from the four onsite monitoring wells using the techniques described in Section 4.4 of the CSR. No VOCs were detected in the monitoring well samples. Groundwater levels were measured on April 13; Table 3-1 summarizes cumulative groundwater level measurement information. Figure 3-1 is a potentiometric surface map prepared using the most recent groundwater elevation data. Potentiometric surface maps prepared using the 2001 and 2003 groundwater levels are included in Section 4.1 of the CSR. As shown on Figure 3-1, groundwater flow remains in a south-southwesterly direction.

**Table 3-1
Groundwater Elevation Data
August 2001 & July 2003 & April 2005 Measurements**

Monitoring Well ID	Ground Surface Elevation	Top of Casing Elevation	Measurement Date	Depth to Water	Groundwater Elevation
MW-01	980.23	979.86	8/17/01	23.02	956.84
			7/15/03	21.76	958.10
			4/13/05	21.85	958.01
MW-02	982.30	981.98	8/17/01	30.05	951.93
			7/15/03	28.42	953.56
			4/13/05	28.18	953.80
MW-03	977.40	977.07	8/17/01	23.36	953.71
			7/15/03	21.95	955.12
			4/13/05	21.95	955.12
MW-04	981.90	981.74	8/17/01	16.65	965.09
			7/15/03	12.42	969.32
			4/13/05	12.47	969.27

Note:
All elevations are in feet above mean sea level (msl).

All water samples collected from the site, including the most recent samples, were submitted to Severn Trent Laboratories (STL) in Savannah, Georgia for VOC analysis. VOCs were not detected in the samples collected in April 2005, including the residential well sample and tap water sample. Table 3-2 summarizes grab groundwater data from the DPT soil borings. Monitoring well and residential well sampling data are summarized in Table 3-3. Laboratory reports for historical water data are included in Appendix C of the CSR. Laboratory reports for the water samples collected in April 2005 are included in Attachment B.

**Table 3-2
DPT Borehole
Groundwater Analytical Data
Results in µg/L**

Boring #/ Sample Date	1,1,1-TCA	TCE	1,1-DCE	Toluene	Xylenes	Chloroform
GP01 (2/01)	16	50	22	ND	ND	ND
GP11 (7/03)	ND	ND	ND	ND	ND	ND
GP11 (dup) (7/03)	ND	ND	ND	ND	ND	ND
GP02 (2/01)	3.5 J	ND	7.5	ND	ND	ND
GP12 (7/03)	5.0	2.2	24	ND	ND	ND
GP03 (2/01)	2.4 J	ND	6.8	ND	ND	ND
GP13 (7/03)	2.5	ND	14	ND	4.0	ND

Addendum to Compliance Status Report
 Danfoss Commercial Compressors Ltd.
 1775-G MacLeod Drive — Lawrenceville, Georgia
 June 13, 2005

Table 3-2
 DPT Borehole
 Groundwater Analytical Data
 Results in µg/L

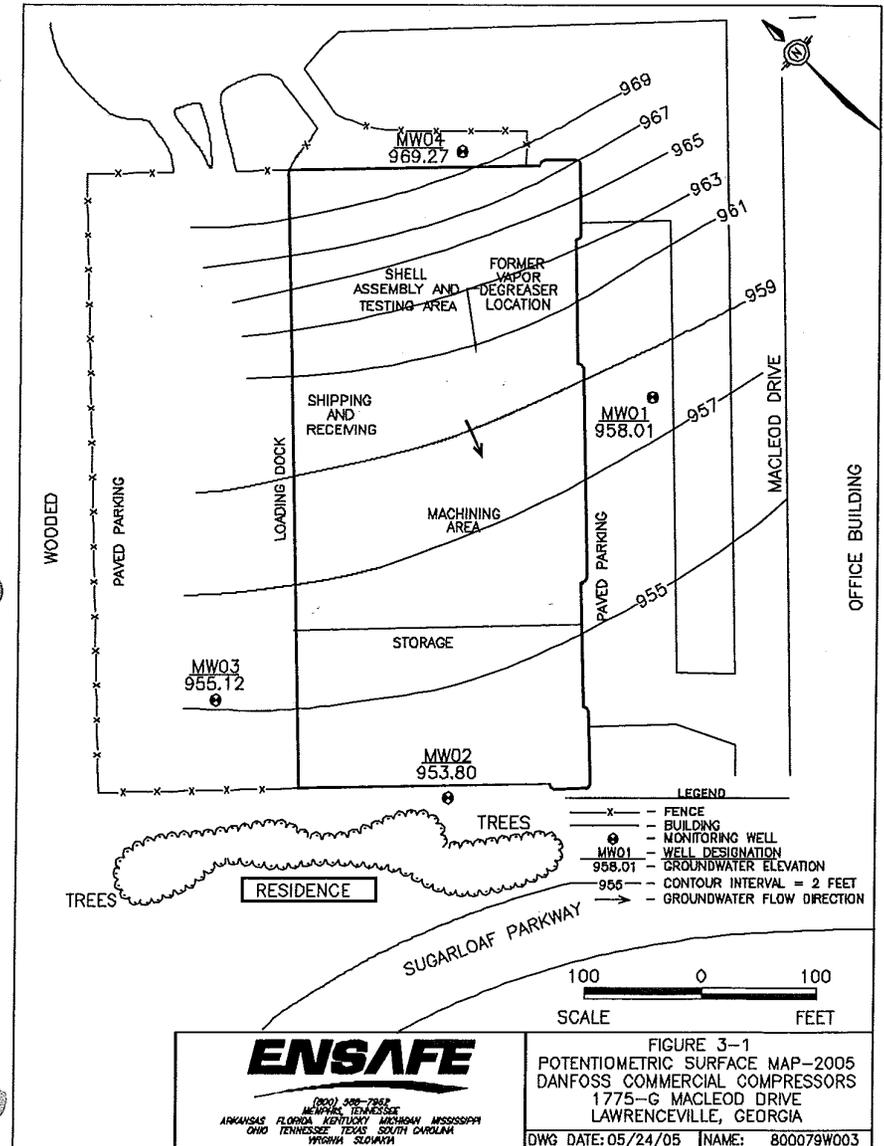
Boring #/ Sample Date	1,1,1-TCA	TCE	1,1-DCE	Toluene	Xylenes	Chloroform
GP04 (2/01)	ND	ND	ND	ND	ND	ND
GP05 (2/01)	NS	NS	NS	NS	NS	NS
GP06 (2/01)	ND	ND	ND	ND	ND	ND
GP07 (8/01)	ND	ND	ND	0.67 J	ND	ND
GP08 (8/01)	ND	ND	ND	0.81 J	ND	ND
GP09 (8/01)	ND	ND	ND	ND	ND	ND
GP10 (7/03)	ND	ND	ND	ND	2.2	1.1
GA EPD Screening Values	200	5	7	1,000	10,000	100

Notes:
 ND = not detected
 NS = not sampled; no groundwater encountered in GP-05
 J = Compound detected below method reporting limit; estimated
 GA EPD Screening Values = GA EPD, Rule 391-3-19 Appendix III, Table 1, Groundwater Criteria

Table 3-3
 Monitoring Well and Residential Water Well
 Groundwater Analytical Data
 Results in µg/L

Well Number/ Sample Date	1,1,1-TCA	TCE	1,1-DCE	Chloro- benzene	Benzene	Toluene	Xylenes
MW01 (8/01)	ND	ND	ND	ND	ND	ND	ND
MW01 (7/03)	ND	ND	ND	ND	ND	2.9	2.6
MW01 (4/05)	ND	ND	ND	ND	ND	ND	ND
MW02 (8/01)	ND	ND	ND	ND	ND	ND	ND
MW02 (dup) (8/01)	ND	ND	ND	ND	ND	ND	ND
MW02 (7/03)	ND	ND	ND	ND	ND	ND	ND
MW02 (dup) (7/03)	ND	ND	ND	1.2	ND	ND	ND
MW02 (4/05)	ND	ND	ND	ND	ND	ND	ND
MW02 (dup) (4/05)	ND	ND	ND	ND	ND	ND	ND
MW03 (8/01)	ND	ND	ND	ND	ND	ND	ND
MW03 (7/03)	ND	ND	ND	6.8	ND	ND	ND
MW03 (4/05)	ND	ND	ND	ND	ND	ND	ND
MW04 (8/01)	ND	ND	ND	ND	0.47 J	ND	ND
MW04 (7/03)	ND	ND	ND	ND	ND	ND	ND
MW04 (4/05)	ND	ND	ND	ND	ND	ND	ND
Residential Well	ND	ND	ND	ND	ND	ND	ND
Residential Water Tap	ND	ND	ND	ND	ND	ND	ND
GA EPD Screening Values	200	5	7	100	5	1,000	10,000

Notes:
 ND = not detected
 J = Compound detected below method reporting limit; estimated
 GA EPD Screening Values = GA EPD, Rule 391-3-19 Appendix III, Table 1, Groundwater Criteria



4.0 HUMAN HEALTH RISK ASSESSMENT

This risk assessment has been written in response to a letter received October 18, 2004 from the Georgia Department of Natural Resources. Georgia Rule 391-3-19-.07 specifies the information and procedures necessary to demonstrate compliance with requirements for corrective action for all regulated substance releases at a site or individual property at a site listed on the Hazardous Site Inventory.

4.1 Background

The Danfoss Commercial Compressors Ltd. site at 1775-G MacLeod Drive in Lawrenceville, Georgia was added to the Georgia Environmental Protection Division's (EPD's) Hazardous Site Inventory on March 26, 2003 (HSI# 10756). As detailed in the April 2004 CSR, a 125 gallon, 1,1,1- TCA vapor degreaser was reportedly used onsite from 1988 to 1998, which was suspected as the source of contamination for subsurface soil and groundwater. VOCsolatible organic compounds have been reported during the site investigation, and the concentrations reported are evaluated herein.

The site is an approximately 10-acre parcel at the corner of MacLeod Drive and Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia. The site contains an approximately 130,400 square-foot manufacturing building with associated parking and driveway areas. The site is leased by Danfoss Commercial Compressors Ltd. of Lawrenceville, Georgia. Danfoss manufactures commercial compressors. The site property and building are owned by Gwinnett Industries Inc. of Tucker, Georgia.

A total of 21 soil samples (and two duplicate soil samples) were collected from 13 DPT and four HSA borings. Groundwater samples were collected from four monitoring wells and grab groundwater samples were also collected from the DPT borings. All collected soil and groundwater samples were analyzed for VOCs.

This focused risk assessment was performed using subsurface soil data and groundwater monitoring data collected from the Danfoss site to assess human health risk. Ecological risk is beyond the scope of this assessment and would not be expected at the site based on the land use described in Section 4.2.

4.2 Conceptual Site Model and Exposure Assessment

A conceptual site model (CSM) was developed for the Danfoss Lawrenceville site based on current and/or future land use scenarios (see Figure 4-1). The property is not currently being used for human habitation or for other purposes with a similar potential for human exposure, at which

activities have been or are being conducted that can be categorized in one of the 1987 Standard Industrial Classification (SIC) major groups 01-97 inclusive (except the four-digit codes 4941, 8051, 8059, 8062-3, 8069, 8211, 8221-2, 8351, 8661, and 9223) (CSR 2004). Consequently, the property is non-residential in accordance with Georgia Rules for Hazardous Site Response, Chapter 391-3-19.02(2).

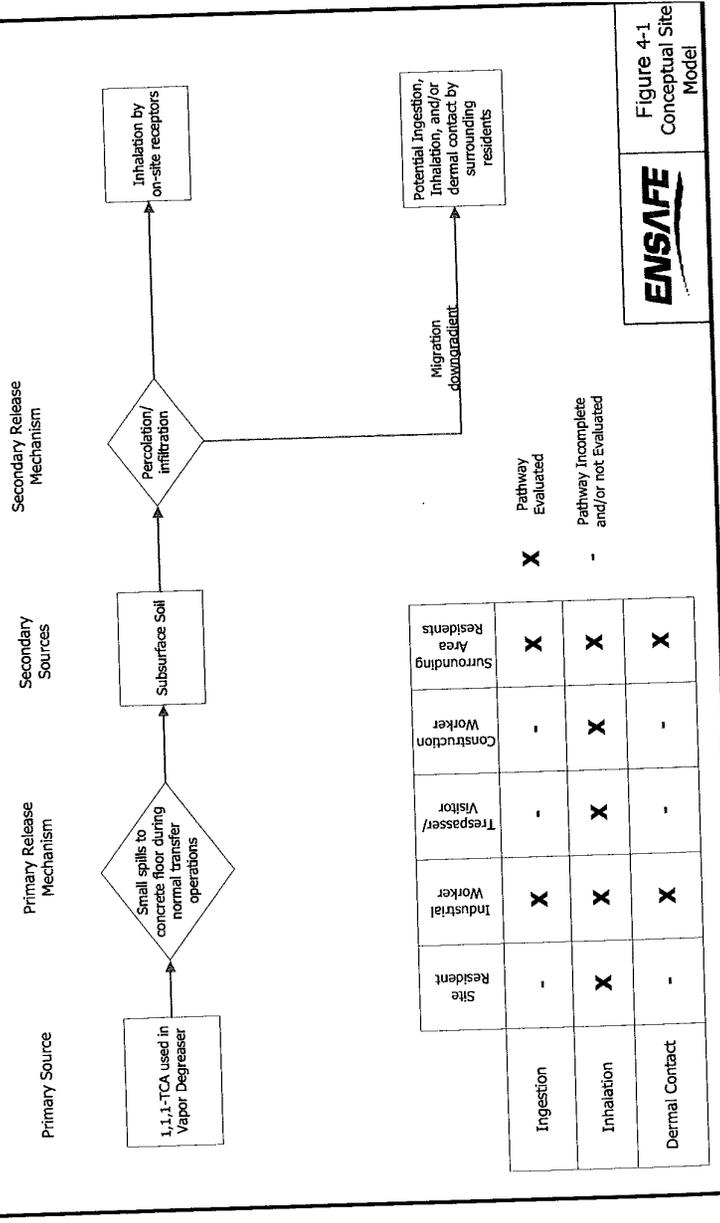
Based on migration potential and exposure pathways identified in Figure 4-1, five receptors were evaluated for screening purposes: the site resident, surrounding area residents, industrial worker, trespasser/visitor, and construction worker. Many of these pathways were evaluated based on screening comparisons, as detailed in Section 4.3. By using appropriate screening values, dermal contact, inhalation, and ingestion exposure pathways were evaluated. Groundwater pathways were evaluated for surrounding area residents because an adjacent land owner receives potable water from a well on his property that was suspected to be downgradient from the site. VOCs were the primary chemicals of potential concern during various investigations. Therefore, inhalation due to vapor intrusion was also evaluated in this assessment. Several pathways were eliminated based on site data as discussed in Section 4.3.

4.3 Risk Characterization

Georgia Rules for Hazardous Site Response, Chapter 391-3-19 of the Rules and Regulations of the State of Georgia present risk reduction standards (RRS) that establish cleanup requirements for hazardous sites listed on Georgia's Hazardous Site Inventory. Type 1 standards provide concentrations that result in no significant risk based on standardized exposure assumptions and defined risk levels for residential properties. Type 1 standards are listed in Appendix III of the Rule for groundwater and soil. It should be noted that the Type 1 standards are the most conservative of the Hazardous Site Response program's five cleanup standards. USEPA Region 9 Preliminary Remediation Goals (PRGs) are also conservative screening values based on residential land use assumptions in accordance with USEPA Region 4 Supplemental Guidance to RAGS (USEPA 2005a; USEPA 2005b). Consequently, initial screening comparisons were made using conservative screening criteria to identify potential risk drivers. Other cleanup standards are developed based on site specific factors and the risk assessment process.

Applicable land use and media are discussed below.

Danfoss Maneurop Ltd. Conceptual Site Model



4.3.1 Residential Land Use

Soil and groundwater screening comparisons were made using Georgia Rule Type 1 criteria and corresponding USEPA Region 9 PRGs for residential land use in accordance with Georgia's risk reduction standards and USEPA Supplemental Guidance to RAGS (USEPA 2005a; USEPA 2005b).

As shown in Table 4-1, analytical results indicated that MEK, Acetone, and TCE were detected in site soil samples, and no chemicals of concern were identified in soil. The residential land use scenario is more conservative than the other scenarios identified in this assessment. Consequently, direct exposure pathways for soil were not evaluated further in this assessment.

Contaminants could migrate from soil to groundwater. USEPA recommends Soil Screening Levels (SSLs) that would be protective of groundwater use for this purpose. SSLs were calculated in accordance with USEPA's soil screening guidance using default soil physical parameters provided by USEPA (i.e., no site-specific physical parameters data was collected for soil at the Danfoss site) (USEPA 1996). As shown in Table 4-2, soil concentrations were less than the corresponding SSLs, indicating soil migration to groundwater and subsequent exposure to groundwater would be an incomplete exposure pathway at this site.

In summary, soil would not be likely to pose a risk through direct or indirect exposure pathways based on the data available. Residential assumptions are the most conservative made in this assessment. Therefore, soil exposure pathways were eliminated from further evaluation in this risk assessment for all land use scenarios.

1,1,1-Trichloroethane, 1,1-dichloroethene, benzene, bromomethane, chlorobenzene, chloroform, toluene, TCE, and xylene (total) were detected in site groundwater samples. Chemicals that were reported above both the Georgia EDP Type 1 groundwater criteria and risk-based PRGs recommended for use in USEPA Region 4 for residential tap water were identified as chemicals of potential concern. Based on the screening comparisons shown in Table 4-3, TCE was the only chemical identified as a potential concern in groundwater. Consequently, TCE was evaluated further in this assessment for groundwater.

As discussed in Section 4.2, residential land use is not applicable onsite. No risk would be posed to onsite residents because the land use is non-residential and TCE contamination is limited to the center of the site.

TABLE 4-1
OCCURRENCE, DISTRIBUTION, AND SELECTION OF CHEMICALS OF POTENTIAL CONCERN
Danfoss Commercial Compressors, Ltd., Lawrenceville, GA

Scenario Timeframe: Future Medium: Soil Exposure Medium: Soil															
Exposure Point	CAS Number	Chemical	Minimum Concentration (Qualifier)	Maximum Concentration (Qualifier)	Units	Location of Maximum Concentration	Detection Frequency	Range of Detection Limits	Concentration Used for Screening (1)	Background Value (2)	Screening Toxicity Value (3)	Potential ARAR/TRC Value	Potential ARAR/TRC Source	COPC Flag (Y/N)	Rationale for Selection or Deletion (4)
Soil at Danfoss	78933	2-Butanone (MEK)	3.8 J	4.1 J	µg/g	DMLSGP0930	2/23	28-38	4.1	NA	2.2E+07	NA	NA	N	BSL
	67641	Acetone	4.5 J	38 J	µg/g	DMLSGP0912	8/23	57-75	38	NA	1.4E+07	NA	NA	N	BSL
	79016	Trichloroethene	6.7	18	µg/g	DMLSGP1122	2/23	4.6-8.8	18	NA	5.3E+01	NA	NA	N	BSL

Footnote Instructions:

- (1) Maximum concentration used for screening.
- (2) To date, no background study has been completed.
- (3) All compounds were screened against the Risk-Based Concentration (RBC) Table, U.S. EPA Region 8 October 2004 for direct contact exposure pathways for residential soil.
- (4) Rationale Codes: Selection Reason: Above Screening Level (ASL); Deletion Reason: Below Screening Level (BSL).

TABLE 4-2
MIGRATION POTENTIAL OF CHEMICALS FROM SOIL TO GROUNDWATER
Danfoss Commercial Compressors, Ltd., Lawrenceville, GA

Scenario Timeframe: Future Medium: Soil Exposure Medium: Groundwater													
Exposure Point	CAS Number	Chemical	Minimum Concentration (Qualifier)	Maximum Concentration (Qualifier)	Units	Location of Maximum Concentration	Detection Frequency	Range of Detection Limits	Concentration Used for Screening (1)	Soil Screening Level (SSL) (µg/kg) (2)	COPC Flag (Y/N)	Rationale for Selection or Deletion (4)	
Groundwater at Danfoss	78933	2-Butanone (MEK)	3.8 J	4.1 J	µg/g	DMLSGP0930	2/23	28-38	4.1	1.50E+05	N	Below SSL	
	67641	Acetone	4.5 J	38 J	µg/g	DMLSGP0912	8/23	57-75	38	8.90E+04	N	Below SSL	
	79016	Trichloroethene	6.7	18	µg/g	DMLSGP1122	2/23	4.6-8.8	18	5.70E+01	N	Below SSL	

Footnote Instructions:

- (1) Maximum concentration used for screening.
- (2) Soil Screening Level (SSL) calculate using USEPA's online calculator: <http://risk.ted.com.gov/epa/ssl.html>, using soil-to-groundwater pathway and standard default parameters.

Equation:

$$SL(\text{mg/kg}) = C_t \left[K_d + \frac{(\theta_w + \theta_r H)}{\rho_b} \right]$$

Where:

1. C_t = Target soil leachate concentration (mg/L) = nonzero MCL0, MCL, or HBL x dilution factor (which may be calculated or set to a site-specific default).
2. θ_w = water-filled soil porosity.
3. θ_r = air-filled soil porosity.
4. H = Dimensionless Henry's law constant - chemical specific.
5. ρ_b = Dry soil bulk density.
6. K_d (soil-water partition coefficient) $L/g = K_{ow} \times f_{oc}$ (organics) - chemical-specific.

TABLE 4-3
 OCCURRENCE, DISTRIBUTION, AND SELECTION OF CHEMICALS OF POTENTIAL CONCERN
 Danfoss Commercial Compressors, Ltd., Lawrenceville, GA

Exposure Point	CAS Number	Chemical	Minimum Concentration (µg/L)	Maximum Concentration (µg/L)	Units	Location of Maximum Concentration	Detection Frequency	Range of Detection Limits	Concentration Used for Screening (1)	Georgia EPD Value (2)	Background Value (3)	Screening Toxicity Value (4)	Potential AAAR/TBC Value	Potential AAAR/TBC Source	COPC Flag (5)	Rationale for Selection or Exclusion (6)
Groundwater at Danfoss	71556	1,1,1-Trichloroethane	2.4 J	18	µg/L	DMLGGP0532	5/30	1-5	18	200	NA	3.2E-03	NA	NA	N	BEL
	72554	1,1-Dichloroethane	0.8	24	µg/L	DMLGGP1201	5/30	1-5	24	7	NA	3.4E-02	NA	NA	N	BEL
	71423	Benzene	0.5 J	0.5 J	µg/L	DMLGGP0401	1/30	1-5	0.5	5	NA	3.5E-01	NA	NA	N	BEL
	7429	Bromomethane	7.0 J	7.0 J	µg/L	DMLGGP0434	1/30	1-10	7.0	NA	NA	8.7E-02	NA	NA	N	BEL
	50807	Chlorobenzene	1.2	8.8	µg/L	DMLGGP0302	3/30	1-5	8.8	100	NA	1.7E-01	NA	NA	N	BEL
	61653	Chloroform	1.1	1.1	µg/L	DMLGGP1001	1/30	1-5	1.1	100	NA	1.7E-01	NA	NA	N	BEL
	106643	Toluene	0.7 J	3.8	µg/L	DMLGGP0102	4/30	1-5	3.8	1000	NA	7.2E-02	NA	NA	N	BEL
	76018	Trichloroethene	2.2	50	µg/L	DMLGGP0102	2/30	1-5	50	5	NA	2.8E-02	NA	NA	Y	ASL
	100207	1,2-Dichloroethane	2.2	4	µg/L	DMLGGP1201	3/30	2-10	4	10000	NA	2.1E-02	NA	NA	N	BEL

Footnote definitions:
 (1) Maximum concentration used for screening.
 (2) To date, no background study has been completed.
 (3) All compounds were screened against the Risk-Based Concentration (RBC) Table, U.S. EPA Region 9 October 2004 for direct contact exposure pathways for tap water and Georgia EPD Type 1 Groundwater Criteria.
 (4) Rationale Codes: Selection Reason: Above Screening Level (ASL); Detection Reason: Below Screening Level (BSL).

TCE concentrations were detected near the former degreaser area in only two samples. As previously presented, TCE was not detected in monitoring wells near the downgradient property boundary. Water samples were collected from the existing offsite well and from the residential tap in April 2005, as documented in Section 3 of this report. TCE was not detected in the offsite well or residential tap water, and groundwater pathways appear to be incomplete based on the data available.

4.3.2 Industrial Land Use

Soil exposure pathways, including migration from soil to groundwater, were eliminated from further evaluation in this risk assessment for all land use scenarios based on the screening comparisons presented in Section 4.3.1.

No drinking water wells are present onsite. However, groundwater could pose a risk to future site workers through direct pathways (e.g., ingestion of groundwater), as well as vapor intrusion, depending upon site-specific conditions and the extent of TCE contamination. As shown in Table 4-3, TCE was reported at two locations, ranging from 2.2 µg/L to 50 µg/L. Co-located samples were collected, and the results varied. At GP-01, TCE was reported at 50 µg/L, and in the co-located sample GP-11, TCE was not detected. At GP-02, TCE was not initially detected. However, TCE was reported at 2.2 µg/L in the co-located sample GP-12. TCE was not detected in any other groundwater samples.

Cancer risk was calculated for Danfoss groundwater samples as follows:

$$CR = \frac{C_{gw} \times TR}{PRG}$$

Where

- CR = Cancer risk estimate
- C_{gw} = Maximum groundwater concentration
- TR = 1x10⁻⁶ risk
- PRG = USEPA Region 9 Tap Water Preliminary Remediation Goal

Cancer risks for the Danfoss groundwater samples are presented in Table 4-4. As shown in Table 4-4, the cancer risk estimate for TCE is 1.8×10^{-3} based on 50 µg/L TCE in groundwater and a residential land use scenario. Industrial worker risk would be less than but similar to this estimate, assuming site groundwater would be used as drinking water for 250 days per year and 25 years, and that 50 µg/L TCE would be present in all groundwater used as drinking water.

TCE concentrations below 5.0 µg/L would be acceptable based on Type 1 Georgia's risk reduction criteria for TCE. The result for GP-01 is the only reported concentration greater than 5.0 µg/L. Because TCE was not detected in the co-located sample (GP-11), there is some doubt as to the extent of TCE contamination. In addition, the quantitation limit was below 5.0 µg/L, indicating that most groundwater concentrations would be less than EDP's Type 1 risk reduction standard for TCE in groundwater. TCE was identified as a chemical of concern for groundwater based on the maximum reported concentration in groundwater.

Screening comparisons were made to evaluate the vapor intrusion pathway, assuming TCE would volatilize from groundwater, migrate through the soil and cracks in the concrete and buildings, and that volatilized TCE would be inhaled by building occupants. As shown in Table 4-5, chemicals reported in groundwater were compared to Target Groundwater Concentrations obtained from USEPA's *Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance)* (USEPA 2002).

Target Groundwater Concentrations were calculated based on 1-in-10,000 (1×10^{-4}), 1-in-1,000,000 (1×10^{-5}), and 1-in-1,000,000 (1×10^{-6}) risk levels. As shown on Table 4-5, TCE exceeds corresponding Target Groundwater Concentrations. Therefore, TCE was identified as a concern for the vapor intrusion pathway.

In summary, risk estimates would exceed 1×10^{-4} in groundwater based on direct pathways and vapor intrusion, which were calculated using the maximum concentrations reported for TCE in groundwater. Some uncertainties with respect to the extent of contamination exist. However, TCE was identified as a chemical of concern for groundwater based on the available data.

TABLE 4-4
OCCURRENCE, DISTRIBUTION, AND SELECTION OF CHEMICALS OF POTENTIAL CONCERN
Danfoss Commercial Compressors, Ltd., Lawrenceville, GA

Exposure Point	CAS Number	Chemical	Minimum Concentration (Qualifier)	Maximum Concentration (Qualifier)	Units	Location of Maximum Concentration	Detection Frequency	Range of Detection Limits	Concentration Used for Screening (1)	Background Value (2)	Screening Toxicity Value (NC) (3)	COPC Flag (Y/N)	Rationale for Selection or Deletion (4)	Cancer Risk (5)	
Groundwater #1	79016	Trichloroethene	0	2.2	50	µg/L	DML/GP01/02	2/30	1-5	50	NA	2.8E-02	Y	ASL	1.8E-03

Footnote Instructions:

- (1) Minimum concentration used for screening.
- (2) To date, no background study has been completed.
- (3) All compounds were screened against the Risk-Based Concentration (RBC) Table, U.S. EPA Region 8 October 2004 for direct contact exposure pathways for tap water.
- (4) Rationale Codes: Selection Reason: Above Screening Level (ASL); Deletion Reason: Below Screening Level (BSL).
- (5) Cancer risk calculated as the site concentration x 1E-6/screening toxicity value.

TABLE 4.3
 OCCURRENCE, DISTRIBUTION, AND SELECTION OF CHEMICALS OF POTENTIAL CONCERN
 Danfoss Commercial Compressors, Ltd., Lawrenceville, GA

Scenario Title: Flare Medium Groundwater Exposure Method: M																	
Exposure Point	CAS Number	Chemical	Minimum Concentration (Qualifer)	Maximum Concentration (Qualifer)	Units	Location of Maximum Concentration	Detection Frequency	Range of Detection Limits	Concentration Used for Screening (1)	Background Value (2)	Target Groundwater Concentration Risk 1E-4	Target Groundwater Concentration Risk 1E-6	Target Groundwater Concentration Risk 1E-4	COPC Flag Risk 1E-4 (3)	COPC Flag Risk 1E-6 (3)	COPC Flag Risk 1E-4 (3)	Rationale for Selection or Deletion (4)
30-M Durbas	71554	1,1,1-Trichloroethane	2.4 J	18	µg/L	DMLGGP1332	5/30	1-5	15	NA	3.1E+03	3.1E+02	3.1E+03	N	N	N	BBL
	75354	1,1-Dichloroethane	8.8	24	µg/L	DMLGGP1201	5/30	1-5	24	NA	1.8E+02	1.8E+02	1.8E+02	N	N	N	BBL
	71432	Benzene	0.3 J	0.3 J	µg/L	DMLGMV0401	1/30	1-5	0.3	NA	1.4E+02	3.8E+05	5.0E+03	N	N	N	BBL
	7489	Styrene	7.3 J	7.3 J	µg/L	DMLGGP1434	1/30	1-10	7.3	NA	2.0E+01	2.0E+01	1.8E+02	N	N	N	BBL
	10807	Chloroethane	1.2	6.8	µg/L	DMLGGP0302	2/30	1-5	6.8	NA	3.9E+02	3.9E+02	3.9E+02	N	N	N	BBL
	87603	Chloroform	1.1	1.1	µg/L	DMLGGP1201	1/30	1-5	1.1	NA	8.0E+01	8.0E+01	8.0E+01	N	N	N	BBL
	10883	Toluene	0.7 J	2.8	µg/L	DMLGMV0302	4/30	1-5	2.8	NA	1.5E+03	1.5E+03	1.5E+03	N	N	N	BBL
	79518	Trichloroethane	2.2	50	µg/L	DMLGGP1332	2/30	1-5	50	NA	6.3E+00	6.0E+00	6.0E+00	Y	Y	Y	ASL
	133027	Toluene (Xylol)	2.2	4	µg/L	DMLGGP1301	2/30	2-10	4	NA	2.2E+04	2.2E+04	2.2E+04	N	N	N	BBL

Footnote Instructions:
 (1) Maximum concentration used for screening.
 (2) To date, no background study has been completed.
 (3) Generic Screening Levels and Screening Level from USEPA Draft Guidance for Evaluating the Vapor Inhalation to Indoor Air Pathway from Groundwater and Soils (Edwards Vapor Inhalation Guidance).
 (4) Rationale Codes: Selection Reason: Above Screening Level (ASL); Deletion Reason: Below Screening Level (BSL).

4.3.3 Trespasser/Visitor Land Use

Soil exposure pathways, including migration from soil to groundwater, were eliminated from further evaluation in this risk assessment for all land use scenarios based on the screening comparisons presented in Section 4.3.1. Based on the infrequent exposure expected from a trespassing/visitor scenario, the limited extent of TCE contamination in groundwater, and lack of a groundwater ingestion pathway, inhalation exposure to vapor would be limited, indicating inhalation risk would be limited for this scenario.

4.3.4 Construction Worker Land Use

Soil exposure pathways, including migration from soil to groundwater, were eliminated from further evaluation in this risk assessment for all land use scenarios based on the screening comparisons presented in Section 4.3.1. Based on the infrequent exposure and limited duration expected from a construction worker scenario, the limited extent of TCE contamination in groundwater, and lack of a groundwater ingestion pathway, inhalation exposure to vapor would be limited, indicating inhalation risk would be limited for this scenario.

4.4 Uncertainty Discussion

The objective of the uncertainty analysis is to evaluate the assumptions and uncertainties inherent in the risk assessment to place the risk estimate in proper perspective. "Uncertainty" is a description of the imperfect knowledge of the true value of a particular variable or its real variability in an individual or a group. In general, uncertainty is reducible by additional information-gathering or analysis activities (that is, better data or better models), whereas real variability will not change (although it may be more accurately known) as a result of better or more extensive measurements (Hattis and Burmaster 1994). Variability cannot be reduced with additional research or information, although it may be known with greater certainty (for example, the age distribution of a population may be known and represented by the mean age and its standard deviation). Uncertainty occurs because risk assessment is a complex process, integrating the following:

- Release of pollutants into the environment
- Fate and transport of pollutants, in a variety of different and variable environments, by processes that are often poorly understood or too complex to quantify accurately
- Potential for adverse health effects in humans, as extrapolated from animal studies

- Probability of adverse effects in a human population that is highly variable genetically, and in age, activity level, and lifestyle

Specific types and sources of uncertainty are outlined below.

4.4.1 Site Characterization Uncertainty

Uncertainties in the data set influence the chemicals evaluated in the HHRA and the magnitude of risk and hazard estimated for those chemicals. In general, data uncertainties were associated with the type of data used, the sample number, and chemicals detected in site samples. Chemicals can be adequately identified, but their concentrations are estimates only. Analytical methods can easily identify chemicals, but these methods do not distinguish between chemicals associated with site contamination and those introduced during sampling and analysis. Uncertainty and variability in analytical data can over- or under-estimate exposure and risk, and these sources of variability indicate calculated cancer risks and hazard indices are estimates.

TCE was reported at two locations, ranging from 2.2 µg/L to 50 µg/L. Co-located samples were collected, and the results varied. At GP-01, TCE was reported at 50 µg/L, and in the co-located sample GP-11, TCE was not detected. At GP-02, TCE was not initially detected. However, TCE was reported at 2.2 µg/L in the co-located sample GP-12. TCE was not detected in any other groundwater samples.

4.4.2 Exposure Area

With the exception of the potential for vapor intrusion, exposure pathways are generally incomplete at this site. The area of contamination for vapor intrusion is limited to two locations. TCE exceeded groundwater criteria at only one of those locations in only one of two samples. The exposure area would be much larger than the two locations, which are generally below the northeastern production area floor. This area is vented using large fans, which would dilute any vapor concentrations and would prevent contaminant persistence in any one area.

Contamination from the formerly used degreaser at this site was limited to subsurface soil and groundwater. The site is paved, limiting direct exposure pathways (CSR 2004).

Shallow groundwater is not currently used at this site for potable or industrial purposes. Groundwater conditions in the area do not preclude shallow groundwater from being used as a viable water source based on recharge rates, turbidity, iron and manganese content in the area. A nearby residential well was identified that is used to obtain drinking water. Although the data

indicate the well has not been affected by site contamination, the use of the well indicates shallow groundwater is a viable source of drinking water.

4.4.3 Toxicity Uncertainty

Toxicological information provides the analytical framework to characterize human health impacts and was used by USEPA Region 9 in their PRG calculations (USEPA 2005a). Toxicity information considered in the assessment of potential carcinogenic risks from chemical exposure includes (1) a weight-of-evidence classifications and (2) a slope factor. The weight-of-evidence classification qualitatively describes the likelihood that an agent is a human carcinogen and is based on available data from animal and human studies. A chemical may be placed in one of three groups to indicate its potential for carcinogenic effects: Group A, human carcinogen; Group B, probable human carcinogen; or Group C, possible human carcinogen. Chemicals that cannot be classified as human carcinogens because of lack of data are categorized in Group D. Those for which there is evidence of non-carcinogenicity in humans are categorized in Group E.

Noncarcinogenic effects are derived from the relationship between the dose of a chemical and the incidence of adverse health effects. For chemicals with non-carcinogenic effects, USEPA established a reference dose (RfD), which is a benchmark estimate of an exposure level that is not likely to pose an adverse effect. The RfD is derived from studies where a dose has either no observed adverse effect level (NOAEL) or a minimal effect lowest observed adverse effect level (LOAEL).

USEPA obtained toxicity values from USEPA's Integrated Risk Information System (IRIS), USEPA's Health Effects Assessment Summary Tables (HEAST), the National Center for Environmental Assessment (NCEA) or the Risk Assessment Information System (RAIS) Website.

The generally recognized uncertainty in human toxicological risk values developed from experimental data is primarily because of the uncertainty of data extrapolated from (1) high- to low-dose exposure and (2) animal-to-human exposure. The uncertainty factors assigned to these values account for acute to chronic dose extrapolation, study inadequacies, and sensitive subpopulations, among other factors. Although uncertainty factors for a specific compound may be 1,000 or higher, USEPA applies these safety factors to help guarantee a conservative overall assessment for human health concerns. In the presence of such uncertainty, the USEPA and the risk assessor are obligated to make conservative assumptions to ensure the actual health risk is less than what is determined through a risk assessment.

The carcinogenicity of 1,1-dichloroethene is uncertain. It is currently classified as a class "C" (possible) human carcinogen. According to IRIS, there is inadequate human evidence of carcinogenicity. The cancer slope factor was removed from IRIS on 08/13/02, and the reference dose was revised to a value that results in higher risk-based concentrations. Tables in this document reflect the recent changes in IRIS. Georgia rules have not been updated since this change in IRIS. Consequently, the most current information was used from IRIS to screen concentrations reported for 1,1-dichloroethene.

Slope factors are used in risk equations, where higher slope factors result in higher risks as well as more conservative PRGs and risk-based cleanup goals. USEPA's current guidance presents a range of slope factors for TCE, yet the guidance does not include a recommendation or method to identify the most appropriate value. Recent risk assessment conference platform sessions and a USEPA panel discussion on TCE toxicity indicated that toxicological debates regarding TCE will continue for years. The panels offered no immediate solutions or schedule for interim guidance for those that need to assess TCE. As a result, TCE assessment differs among states and USEPA regions until the issue is settled. The inhalation slope factor in the USEPA Region 9 PRG tables (0.4 mg/kg/day) was used in this assessment, which is a more conservative value than the slope factor used by other states and differs from recommendations made by USEPA's National Center for Environmental Assessment (0.00595 mg/kg/day recommended). Using a less conservative slope factor would result in lower risk estimates for TCE, particularly for the vapor intrusion pathway.

4.4.4 Typical Uncertainties Inherent in Risk Assessment

The sources of uncertainties inherent in the standard HHRA process are briefly described below.

The use of animal data to predict the potential human health impact adds uncertainty to the risk assessment process. Information regarding effects observed in animals exposed to high doses is used to predict the likely impact in humans following exposure to low levels of contaminants in the environment. Model uncertainty is associated with all models used in all phases of a risk assessment, including animal models used as surrogates for testing human carcinogenicity, the dose-response models used in extrapolations, and the computer models used to predict the fate and transport of chemicals in the environment.

In general, toxicity criteria used in the evaluation of human health are conservatively derived. The use of rodents as surrogates for humans introduces uncertainty into the risk factor because of the considerable interspecies variability in sensitivity. Computer models are simplifications of reality,

requiring exclusion of some variables that influence predictions but cannot be included in models because of increased complexity, or a lack of data for these variables.

Oral or dermal RfDs and inhalation RfCs have been established with sequential application of uncertainty factors to account for various sources of uncertainty. As such, uncertainty factors ranging from 1 to 10,000 may be applied when developing RfDs/RfCs. According to IRIS, RfDs/RfCs are estimates with uncertainty spanning perhaps an order-of-magnitude. These estimates can change when additional information becomes available (e.g., TCE and other volatiles).

The carcinogenic SFs and unit risks are typically calculated by the USEPA using a linearized multistage model, which leads to a plausible upper-bound estimate of the risk. The true value of the risk is unknown and may be as low as zero (USEPA, 1986). The limitation and conservatism of this approach has long been recognized and new guidelines for cancer assessment have been proposed. Numerical carcinogenic potency estimates (such as unit risks and slope factors) that will be developed by the USEPA under the new guidelines are likely to be lower than those derived using the traditional methods.

4.5 Risk Summary

This risk assessment has been written in response to Georgia EPD's CSR Notice of Deficiency dated October 18, 2004. EPD's letter addresses the April 2004 Compliance Status Report (CSR) for the Danfoss Commercial Compressors Ltd. Site, where a 1,1,1-TCA vapor degreaser was reportedly used onsite from 1988 to 1998. As detailed in the CSR, VOCs have been reported in site soil and groundwater above corresponding Georgia EPD risk reduction standards.

Risks were evaluated for the site resident, surrounding area residents, industrial worker, trespasser/visitor, and construction worker using screening comparisons. By comparing site data to appropriate screening values, dermal contact, inhalation, and ingestion exposure pathways were evaluated. Inhalation due to vapor intrusion was also evaluated in this assessment because VOCs were the primary chemicals of potential concern identified in the site history and previous investigations.

The conceptual site model indicates the land use at this site is non-residential. Therefore, Georgia Rule Type 3 and 4 standards would be applicable to the site. TCE was identified as a risk to industrial workers based on the maximum reported concentration in groundwater, assuming groundwater would be used as drinking water and that vapor intrusion would occur such that

continuous exposure to TCE would be possible. As a result, this site is not compliant with Georgia Rule Type 3 or 4 standards. Receptors and potentially complete exposure pathways are summarized in Table 4-6.

	Site Resident	Industrial Worker	Table 4-6 Complete Pathways		
			Trespasser/Visitor ^b	Construction Worker ^b	Surrounding Area Residents ^c
Ingestion	—	X	—	—	—
Inhalation	— ^a	X	—	—	—
Dermal Contact	—	X	—	—	—

Notes:

- a) = eliminated based on non-residential Georgia rule
- b) = eliminated based on evaluation in Section 4.3
- c) = eliminated based on non-detect data from all off-site samples

The extent of TCE contamination is limited with respect to the site area, and groundwater is not currently used at the site. Consequently, a Type 5 standard may be a consideration at this site for risk managers. Compliance with Type 5 standards requires long-term monitoring and maintenance, as appropriate for implemented remedial measures, plus a restrictive covenant provided in accordance with Rule 391-3-19-.08(7) to prevent exposure that would result in risks above 1-in-100,000 excess cancer risk. Compliance with Type 5 standards on the Danfoss property could include monitoring to assure groundwater contaminated with regulated substances in excess of the Type 1 through 4 standards will not migrate beyond the limits of the engineering controls, institutional controls and monitoring in accordance with Rule 391-19-3.07(10).

Based on risk screening comparisons and available data, the surrounding area (offsite) is in compliance with Georgia Rule Types 1 through 4, as documented by downgradient monitoring well data and drinking water well data summarized in Section 3.

4.6 References

EnSafe Inc. *Compliance Status Report for the Danfoss Commercial Compressors Ltd. Site April 2004.* (CSR 2004)

Georgia Hazardous Site Response Act (HSRA). *Georgia Department Of Natural Resources Environmental Protection Division. Chapter 391-3-19 Hazardous Site Response.* O.C.G.A. §12-8-90.

U.S. Environmental Protection Agency. *Soil Screening Guidance.* EPA Document Number: EPA540/F-95/041. EPA Document EPA540/R-96/018 July 1996. (USEPA 1996)

U.S. Environmental Protection Agency. Office of Solid Waste and Emergency Response (OSWER). *Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance).* 2002. (USEPA 2002)

U.S. Environmental Protection Agency. Region 9 *Preliminary Remediation Goals. 2005.* (USEPA 2005a): <http://www.epa.gov/region09/waste/sfund/prg/index.htm>

U.S. Environmental Protection Agency. *Guidance on Preliminary Risk Evaluations (PREs) for the purpose of reaching a Finding of Suitability to Lease (FOSL).* November 22, 1994 USEPA Region 4 Memorandum from Ted W. Simon, through Elmer W. Akin, to Michelle Glenn. 1994.

U.S. Environmental Protection Agency. *Supplemental Guidance to RAGS: Region 4 Bulletins, Human Health Risk Assessment Bulletins.* EPA Region 4, originally published November 1995; downloaded 2005 (USEPA 2005b): <http://www.epa.gov/region4/waste/oftecser/healthbul.htm>

U.S. Environmental Protection Agency. *RAGS, Volume I. Human Health Evaluation Manual, (Part B, Development of Risk-Based Preliminary Remediation Goals),* EPA/OERR, EPA/540/R92/003, December 1991.

U.S. Environmental Protection Agency. *Risk Assessment Guidance for Superfund: Volume 1 — Human Health Evaluation Manual (Part A).* USEPA document EPA/540/1-89/002. December 1989.

5.0 CONCLUSIONS AND RECOMMENDATIONS

As detailed in Section 4 of this report, the only constituent of potential concern identified at the Danfoss facility is TCE. TCE was only detected in borings, GP-11 and GP-12, near the former vapor degreaser. The soil sample from GP-11 at 22 feet bgs contained 16 µg/kg TCE, while the soil sample from GP-12 at 30 feet bgs contained 6.7 µg/kg. The two detected concentrations of TCE, as well as the absence of chlorinated VOCs in all other soil samples collected across the site, clearly do not indicate that a mass of contaminants is present beneath the site. Rather, these few scattered detections are negligible and not an ongoing source for groundwater contamination.

In addition, the concentrations of TCE detected in soil at GP-11 and GP-12 are not of a magnitude that suggests the soil's absorptive capacity (soil saturation limit) has been met; therefore, deeper contamination is not anticipated. Soil concentrations were compared to appropriate screening levels to evaluate the migration potential of TCE from soil to groundwater; the criteria for the soil to groundwater pathway were not met, providing further evidence of the limited mass of contaminant.

TCE was also only reported in groundwater at two locations, GP-01/GP-11 and GP-02/GP-12. Results for these co-located samples were varied. At GP-01, TCE was reported at 50.0 µg/L, and in the co-located sample GP-11, TCE was not detected. At GP-02, TCE was not initially detected. However, TCE was reported at 2.2 µg/L in the co-located sample GP-12. TCE was not detected in any other groundwater samples. Because results for these co-located samples were varied, annual monitoring is recommended and data will be evaluated to assess the occurrence and concentration of TCE in groundwater beneath the former degreaser.

As detailed in Section 4, risks were evaluated for the site resident, surrounding area residents, industrial worker, trespasser/visitor, and construction worker using screening comparisons. By comparing site data to appropriate screening values, dermal contact, inhalation, and ingestion exposure pathways were evaluated. Inhalation due to vapor intrusion was also evaluated.

The conceptual site model indicates the land use at this site is non-residential. Therefore, Type 3 and 4 RRS would be applicable to the site. TCE was identified as a risk to industrial workers based on the maximum reported concentration in groundwater, assuming groundwater would be used as drinking water and that vapor intrusion would occur such that continuous exposure to TCE would be possible. As a result, this site is not compliant with Type 3 or 4 RRS.

The extent of TCE contamination is limited and groundwater is not currently used at the site. Consequently, a Type 5 RRS is recommended at this site. Compliance with Type 5 standards requires long-term monitoring and maintenance, plus a restrictive covenant provided in accordance with Rule 391-3-19-.08(7) to prevent exposure that would result in risks above 1-in-100,000 excess cancer risk. Engineering controls are in place, as the area of concern is capped with the building's concrete floor slab. To comply with Type 5 standards at the Danfoss facility, annual monitoring in the former degreaser area and monitoring wells surrounding the building is proposed to assure groundwater contaminated with regulated substances in excess of the Type 1 through 4 RRS has not migrated beyond its current extent. Due to the negligible mass of soil contamination identified, and localized extent of groundwater contamination, removal and/or treatment is not warranted.

Based on risk screening comparisons and available data, the surrounding area (offsite) is in compliance with Types 1 through 4 RRS.

Attachment A
CSR Notice of Deficiency dated October 18, 2004

Georgia Department of Natural Resources

2 Martin Luther King Junior Dr., Suite 1462 East, Atlanta, Georgia 30334
Noel Holcomb, Commissioner
Environmental Protection Division
Carol A. Couch Ph.D., Director
Hazardous Sites Response Program
404/657-8600

October 18, 2004

COPY

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Joseph Orosz
Vice-President of Operations
Danfoss Maneurop Ltd.
1775-G MacLeod Dr.
Lawrenceville, GA 30043

RE: CSR Notice of Deficiency
Danfoss Maneurop
HSI #10756

Dear Mr. Orosz:

The Georgia Environmental Protection Division (EPD) has completed its review of the Compliance Status Report (CSR) dated April 4, 2004 submitted for the above-referenced site. Based on our review, EPD offers the following comments.

Risk Reduction Standards

1. Per Section 391-3-19-.07(10)(a), Type 5 RRS is allowed when Type 1 - 4 RRS are not appropriate. No evidence has been given to explain why Type 1 - 4 RRS would not be appropriate. Therefore, calculate Type 1 - 4 RRS for groundwater and, if necessary, present evidence why Type 1 - 4 is not appropriate.
2. Please provide a minimum of one (1) table that calculates the soil Risk Reduction Standards (RRS) and includes the values, parameters and references used to calculate those RRS.
3. Please provide a minimum of one (1) table that calculates the groundwater RRS and includes the values, parameters and references used to calculate those RRS.

Figures

4. For ease of review, please indicate on Figure 3-1 the regulated substance detected at each sample point and the concentration of the substance detected.
5. Per Section 391-3-19-.06(3)(b)(3), groundwater contamination must be delineated both horizontally and vertically. There is no indication in the CSR that a deep monitoring well has been installed in the deep aquifer at the site. In order to determine the vertical extent of contamination, please install a deep monitoring well as close to the previous location (or slightly downgradient) of the source as possible.

Danfoss Maneurop
October 18, 2004
Page 2

6. Per §391-3-19-.06(3)(b)(3)(x), include a figure of appropriate scale showing the vertical cross-section with site stratigraphic features and monitoring wells.

Other Comments

7. This CSR has been submitted on behalf of the operators of the business on the property. However, per §391-3-19-.06(3)(b)(6), the name, address, and telephone number of any other person who may be a potentially responsible party must be submitted. As such, please provide the name and address of the owner of the property for which this CSR is submitted.
8. Please provide laboratory certification as required in Section 391-3-26-.05 of the Rules for Commercial Environmental Laboratories.
9. For all future sampling events, please ensure all detection limits for regulated substances are at or below their appropriate RRS. For example, the detection limit for vinyl chloride in groundwater was 10 µg/L as compared to the RRS of 2 µg/L.
10. On page 22, the report incorrectly states toluene, xylene, and chloroform were detected in groundwater below the notification concentration. Please note they were detected above the notification concentration (background) but below RRS.

Please submit the revised tables, figures and calculations requested in comments 1 through 10 above by no later than January 30, 2005. In addition to these figures, tables and calculations, please re-evaluate your conclusions/recommendations associated with the site and, if necessary, revise those conclusions/recommendations.

Any questions regarding this notice of deficiency should be addressed to Mr. Michael Medlock of the Hazardous Sites Response Program at (404) 657-8600.

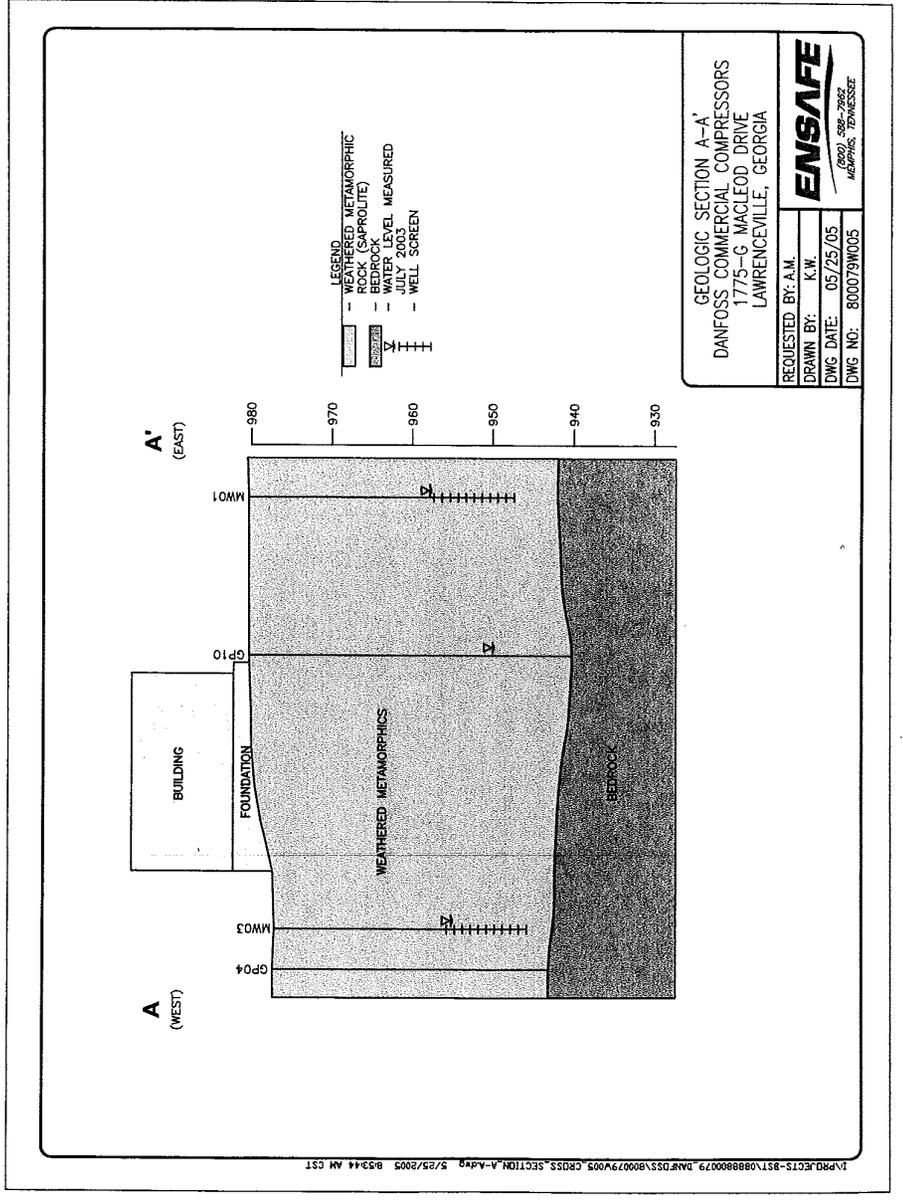
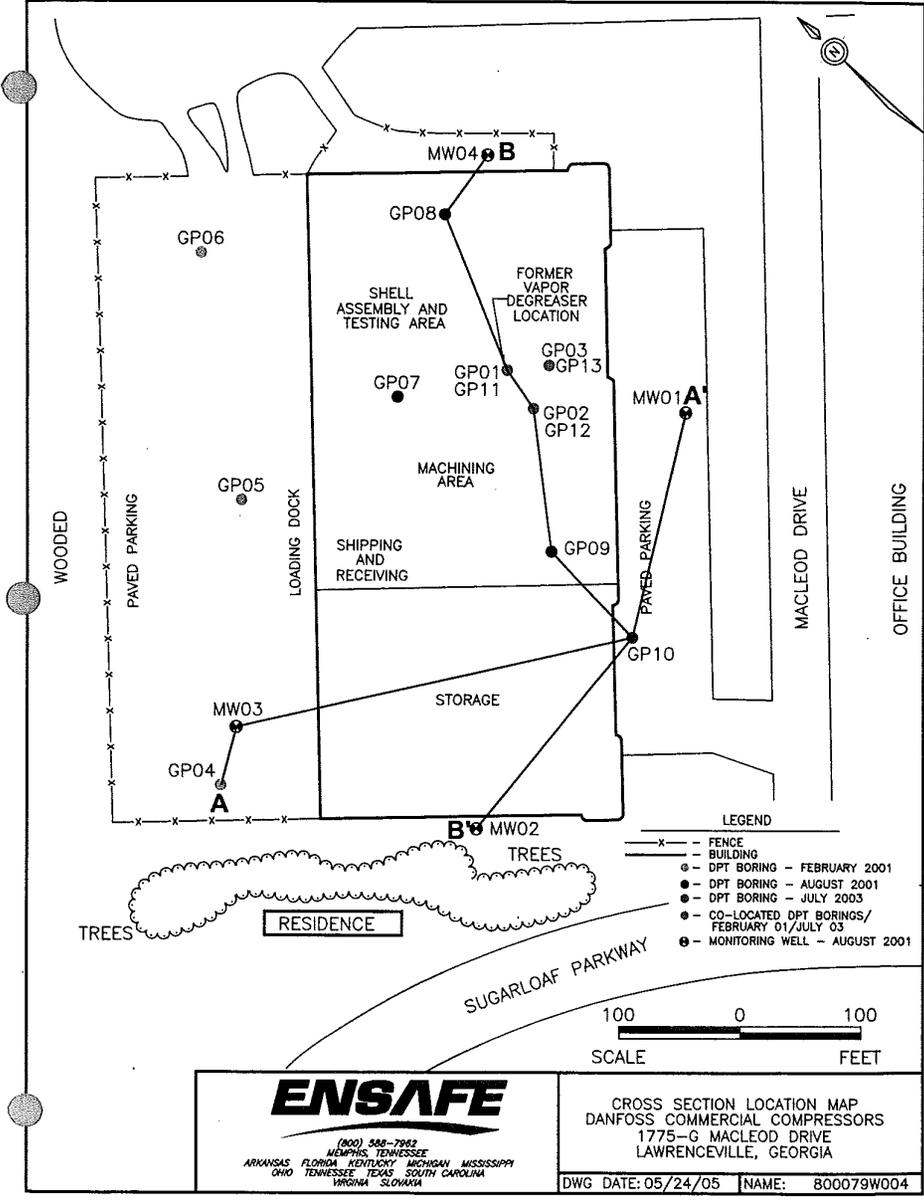
Sincerely,

Alexandra Y. Clearv
Alexandra Y. Clearv
Unit Coordinator
Hazardous Sites Response Program

Attachment C
Vertical Cross Section

c: Amy McCaffery, P.G., EnSafe Inc.
Jo Richardson, Gwinnett Industries, Inc.

File: HSI #10756
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1:\p8\c07s\831\0888800079\DWG\800079W005\CROSS_SECTION\A-A'.dwg 5/25/2005 9:34:44 AM CST

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COMPLIANCE STATUS REPORT
Danfoss Commercial Compressors Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia 30043

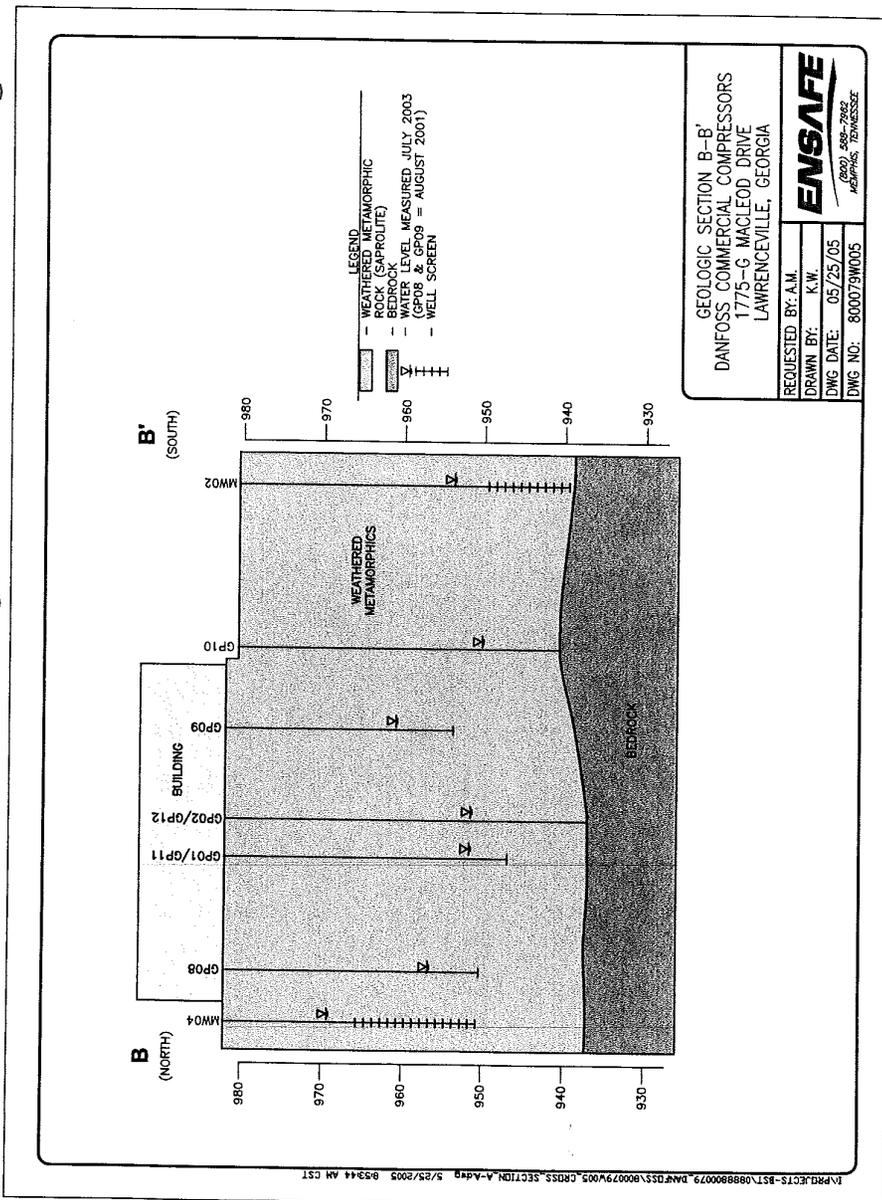
EnSafe Project Number
3292-002

Prepared for:
Danfoss Commercial Compressors Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia

Prepared by:
ENSAFE
EnSafe Inc.
5724 Summer Trees Drive
Memphis, Tennessee 38134
(901) 372-7962
www.ensafe.com

April 2004

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10756



Georgia Department of Natural Resources

2 Martin Luther King, Jr. Drive, S.E., Suite 1462 East, Atlanta, Georgia 30334-9000
Noel Holcomb, Commissioner
Environmental Protection Division
Carol A. Couch, Ph.D., Director
404/657-8800

July 3, 2006

CERTIFIED MAIL
Return Receipt Requested

FILE COPY

Danfoss Maneurop Ltd.
c/o Mr. Joseph Orosz
Vice-President of Operations
1775-G MacLeod Drive
Lawrenceville, Georgia 30043

Re: Compliance Status Report Notice of Deficiencies
Danfoss Maneurop (HSI #10756)
Lawrenceville, Gwinnett County, Georgia

Dear Mr. Orosz:

The Georgia Environmental Protection Division (EPD) has completed its review of ERM's Response to July 6, 2005 Notice of Deficiency dated June 8, 2006. EPD offers the following general comments concerning the compliance status report:

1. Soil samples from GP-11, GP-12 and GP-13 were collected in close proximity to the degreaser at depths ranging from 16 to 17 feet below ground surface (bgs). While these samples did not contain chlorinated hydrocarbons at concentrations exceeding risk reduction standards, EPD is concerned that no shallow soil samples were collected to assess whether source materials may remain in shallow sub-slab stone or shallow soil beneath or in close proximity to the degreaser. In order to address this concern, EPD requests that Danfoss Maneurop (Danfoss) advance a minimum of two (2) shallow soil borings to depths of 10 feet bgs in the immediate area of the degreaser for the purpose of determining whether source materials may remain near the degreaser. While advancing borings, soil should be screened for the presence of volatile organic compounds (VOCs) using a photoionization detector. Using the PID screening results as a guide for sample selection, a minimum of two (2) shallow soil samples should be submitted for laboratory analysis.
2. The quiescent groundwater sample collected from a depth of 30 feet bgs (approximately 5 feet below the water table) at MW-05 was found to contain chlorinated hydrocarbons including 1,1 dichloroethene (63.6 ug/L), 1,1,1 trichloroethane (5.68 ug/L) and of trichloroethene (2.23 ug/L). The detection of chlorinated hydrocarbons in shallow groundwater indicates that shallow groundwater in the vicinity of the degreaser remains impacted by chlorinated compounds which is contrary to results from nearby GP-11. While EPD acknowledges the concentrations of chlorinated compounds detected in the quiescent sample from MW-05 are below risk reduction standards, EPD is concerned that the direct push and quiescent sampling that have been performed thus far in the degreaser area have not fully characterized shallow groundwater conditions in this critical area of the site.

Danfoss Maneurop Ltd. (HSI #10759)
July 3, 2006
Page 2

In order to fully characterize groundwater conditions near the degreaser and assure that groundwater in this area of the property does not pose a risk to nearby potable wells, EPD requests that one shallow groundwater monitoring well be installed downgradient of the degreaser at the approximate location of MW-05. The well should be screened over a 10-foot interval with the top of the well screen within 5 feet of the mean water table.

3. It appears that many of the soil samples collected at the site were obtained from depths below the mean water table. Please revise Figures 5 and 6 to include notations along the length of the borings showing the depths at which soil samples were collected. Similarly, please revise each figure to show the depths at which groundwater samples were collected from each direct push (GP) boring location.
4. Please resample MW-05 to determine if the release has been delineated to background concentrations.
5. Please provide a discussion relating to the detection of styrene in the July 2003 sampling event.

In addition, EPD requests the submittal of the following items:

6. Field sampling records for groundwater samples collected from GP-01 and GP-11.
7. Laboratory stipulation for July 2003 analytical results and April 2005 analytical results.
8. Copies of the public notice to the Gwinnett Daily Post as required by Section 391-3-19-.06(5) of the Rules for Hazardous Site Response. Along with a copy of the public notice, please provide a copy of the notice to the Mayor of the City of Lawrenceville and the Chairman of the Gwinnett County Board of Commissioners.

Please submit to EPD a compliance status report addendum that completely addresses the Comment Numbers 1 through 5 by no later than September 29, 2006. Please submit the items requested in Comment Numbers 6 through 8 to EPD by no later than July 28, 2006. If you have any questions please contact me at 404-657-8600.

Sincerely,

Alexandra Y. Cleary
Alexandra Y. Cleary
Unit Coordinator
Hazardous Sites Response Program

c: Todd A. Harbage
Encl.: e-doc form
File: HSI #10756
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JUN - 9 2006

HAZ. SITES RESPONSE PROG.

ERM-
EnviroClean, LLC

300 Chastain Center Blvd.
Suite 375
Kennesaw, GA 30144
(770) 590-8383
(770) 423-2151 (fax)



June 8, 2006

Ms. Alexandra Y. Cleary
Unit Coordinator
Hazardous Sites Response Program
Georgia Department of Natural Resources
2 Martin Luther King Jr. Drive SE
Suite 1462 East
Atlanta, Georgia 30334-9000

**Subject: Response to July 6, 2005 CSR Notice of Deficiency
Danfoss/Maneurop
HSI #10756**

Dear Ms. Cleary:

Environmental Resources Management (ERM) has prepared the following in response to your July 6, 2005 letter.

EPD Comment 1: Type 5 Risk Reduction Standards (RRS) are only allowed were it has been demonstrated that the site is not currently in compliance with Type 1 - 4 RRS and that Type 1 - 4 is not appropriate under current site conditions. Type 1 - 4 RRS have not been calculated for the site and it has not been shown why the site cannot be brought into compliance with Type 1 - 4 RRS. Therefore, in the next submittal, please calculate the Type 1 - 4 RRS and issue a new Compliance Certification.

Response 1:

The Type 1 - 4 RRS for the Danfoss/Maneurop site have been calculated. These calculations are included as Tables 1 through 8. The source of all data inputs is included in these Tables. Based on the site analytical data, Danfoss/Maneurop certifies compliance with the Type 1 - 4 RRS for ground water and soil. This certification is attached.

EPD Comment 2: RRS for soil and groundwater were not calculated according to § 391-3-19-.07 of the Rules of Hazardous Site Response (Rules). Type 1 - 4 RRS should be calculated according to § 391-3-19-.07 of the Rules and the calculation of each should be clearly shown, including the source of the input to the calculations. Risk Assessment Guidance for Superfund (RAGS) Part B

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ERM-EnviroClean

Ms. Alexandra Cleary
Page 2
June 8, 2006

equations 6 and 7 can be found at <http://www.epa.gov/docs/swerrims/riskassessment/ragsb/pdf/chapt3.pdf>. Table 3 of the Rules provides some parameters, definitions, and standard assumptions. Site sample results should then be compared to Type 1 - 4 RRS to determine if the site is in compliance with any RRS. In the next submittal, please provide all calculations as well as the source of all inputs to the equations.

Response 2:

See Response 1.

EPD Comment 3: Per Section 391-3-19-.06(3)(b)(3), groundwater contamination must be delineated both horizontally and vertically. While there is concern that drilling a deeper well may cause cross contamination, the installation of a double-cased well is recommended by the Environmental Investigations Standard Operations Procedure and Quality Assurance Manual (EISOPQAM) in such a case. In order to determine the vertical extent of contamination, please install a double-cased deep monitoring well according to EISOPQAM Section 6.5.2 as close to the previous location (or slightly downgradient) of the source as possible.

Response 3:

On April 7 and 8, 2006, a double-cased well, MW-5, was installed inside the Danfoss/Maneurop site. The approximate location of the well inside the building is shown on Figure 1. This location is down-gradient from the former vapor degreaser. The well was installed according to the guidelines in Section 6.5.2 of EISOPQAM. The construction log and boring log are also attached as Figures 2 and 3, respectively.

During well construction, a quiescent sample was collected at a depth of 30 feet below the finished floor. Following well construction, the well was developed. When the well development was completed, the well was sampled with low-flow purging techniques. The results of the two samples are attached.

Based on the results of the quiescent sample, the well was placed within the area in which volatile organic compounds (VOCs) have been previously detected. The results of the well sample indicate that the

Ms. Alexandra Cleary
Page 3
June 8, 2006

vertical extent of the VOC plume is, for practical purposes, delineated to background. Even though 1,1-DCE was detected at 5.06 µg/L, this concentration is very close to the practical quantitation limit and is more than ten times lower than the 1,1-DCE concentration detected in the quiescent sample (63.6 µg/L).

EPD Comment 4: *The vertical cross-sections included in Section C of the CSR should include sample results at each well. Please add sample results for each well in the figure.*

Response 4:

The revised cross-sections are attached. The locations of the cross-sections are shown on Figure 4. The revised cross-sections A-A' and B-B' are shown on Figures 5 and 6, respectively. The new well, MW-05 is included on cross-section B-B'. Bedrock was not encountered in the MW-05 borehole. On the previous cross-sections, bedrock was defined by refusal of direct-push drilling rigs. Direct push refusal does not necessarily indicate the presence of bedrock. Since MW-05 is the deepest borehole at the site, and since bedrock was not encountered in the borehole, bedrock was removed from the cross-sections. All borings were performed in saprolite.

Conclusion

Based on the soil and ground water analytical data, the Danfoss/Maneurop site is in compliance with the Type 1-4 RRS for all compounds except for the Type 1 and 3 RRS for 1,1-DCE and the Type 2-4 RRS for TCE in ground water.

TCE was detected at 50 µg/L in the borehole ground water sample, GP01, collected in 2001. This concentration exceeds Type 1-4 RRS for TCE in ground water. However, a collocated sample, GP11 collected in 2003 was non-detect for TCE. The duplicate sample for this location was also non-detect for TCE. These collocated sample results indicate that the 50 µg/L sample result is anomalous. The 50 µg/L TCE result was not used for compliance certification of the site.

Ms. Alexandra Cleary
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June 8, 2006

Per Rule 391-3-19-.06(6) paragraph (b)(1.), since Danfoss/Maneurop certifies compliance with the Type 1 or Type 2 RRS, it is recommended that the Danfoss/Maneurop site be designated as not needing further action. It is also recommended that the site be removed from the Hazardous Site Inventory (HSI) in accordance with Rule 391-3-19-.05(4).

If you have questions concerning this letter, please contact me.

Sincerely,



Todd A. Harbage, P.E.

cc: Kathleen Davis

Attachments:

1. Risk Reduction Standards Calculations (Table 1 through 8)
2. Compliance certification
3. Ground Water Scientist Statement
4. Site map showing MW-5 location
5. MW-5 construction schematic
6. MW-5 boring log
7. Analytical report of ground water samples
8. Revised cross-sections

Table 1
Dantross Manurep Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Site-Specific Data for Risk Assessment

Parameter	Symbol	Unit	Non-Residential		Reference
			Specific	Residential	
Exposure frequency	EF	days/year	350	250	HSRA App III, Table 3
Exposure duration	ED	years	30	6	Child ED is from RAGS Part B §3.1.2
Ingestion rate, soil	IR (soil)	mg/day	114	50	Child IR is from RAGS Part B §3.1.2
Inhalation rate	IR (air)	m ³ /day	20	15	HSRA App III, Table 3
Ingestion rate, water	IR (water)	liter/day	2	1	HSRA App III, Table 3
Body weight	BW	kg	70	15	Child BW is from RAGS Part B §3.1.2
Averaging time	AT	years	70	70	HSRA App III, Table 3
Particulate emission factor	PEF	m ³ /kg	4.63E+09	4.63E+09	HSRA App III, Table 3
Volatilization factor (water)	K	L/m ³	0.5	0.25	HSRA App III, Table 3
Target hazard index	THI	none	1	1	HSRA App III, Table 3
Length of Contamination	LS	m	45		HSRA App III, Table 3
Wind speed (mixing zone)	V	m/s	2.25		HSRA App III, Table 3
Diffusion Height	DH	m	2		HSRA App III, Table 3
Contaminated Area	A	cm ²	2.03E+07		HSRA App III, Table 3
Soil Porosity	E	none	0.35		HSRA App III, Table 3
Particulate Density	Rho	g/cm ³	2.65		HSRA App III, Table 3
Exposure Interval	T	s	7.90E+08		HSRA App III, Table 3
Organic Carbon	OC	none	0.02		HSRA App III, Table 3

ERM

Dantross RRS May06.xls - Input Data Site

Table 2
Dantross Manurep Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Chemical-Specific Data for Risk Assessment

HSRA Name (unitless)	CAS No. (unitless)	Sto (kg-d/mg)	SfI (kg-d/mg)	RfDs (mg/kg-d)	RfD (mg/kg-d)	Carcinogen Class (unitless)	Reference (unitless)	Diffusivity (cm ² /s)	Partitioning Coeff (Koc) (L/kg)	Henry's Coeff (H') (unitless)
1,1,1-Trichloroethane	71556			0.28	0.63	NA	NCEA	7.80E-02	1.10E+02	7.05E-01
1,1-Dichloroethene	75354	0.0001	0.0001	0.05	0.057	C	IRIS	9.00E-02	3.30E+01	1.07E+00
2-Butanone (MEK)	78833			0.6	1.4	NA	IRIS	8.95E-02	3.83E+00	2.83E-03
Acetone	67641			0.1	0.1	NA	IRIS	1.24E-01	1.98E+00	1.62E-03
Benzene	71432	0.055	0.027	0.004	0.0086	A	IRIS	8.80E-02	1.66E+02	2.27E-01
Chlorobenzene	108907			0.02	0.017	NA	IRIS	7.30E-02	2.19E+02	1.52E-01
Chloroform	67663	0.006	0.08	0.01	0.014	B	IRIS	1.04E-01	3.50E+01	1.50E-01
Toluene	108883			0.2	0.114	NA	IRIS	8.70E-02	2.88E+02	2.71E-01
Trichloroethene	79016	0.4	0.4	0.0003	0.01	A	EPD	7.90E-02	6.77E+01	4.03E-01
Xylenes	1330207			0.2	0.03	NA	IRIS	7.00E-02	4.43E+02	2.71E-01

ERM

Dantross RRS May06.xls - Input Data Chemical

Table 3
Danfoss Maneurop Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Risk Reduction Standards for Regulated Substances Detected in Ground Water (mg/L)

Chemical	CAS No.	RAGS Equations Based Calculation						Ground Water		
		Residential (mg/L)		Non-Residential (mg/L)		Type 1 RRS (mg/L)	Type 2 RRS (mg/L)	Type 3 RRS (mg/L)	Type 4 RRS (mg/L)	
		Carcinogen	Non-Carcinogen	Carcinogen	Non-Carcinogen					
1,1,1-Trichloroethane	71556	NA	1.01E+00	NA	4.77E+01	8.88E+00	1.01E+00	2.00E+01	2.00E+01	8.88E+00
1,1-Dichloroethene	75354	1.42E+01	1.03E-01	NA	4.77E+01	9.49E-01	1.03E-01	7.00E-03	7.00E-03	9.49E-01
2-Butanone (MEK)	78933	NA	2.23E+00	NA	NA	1.95E+01	2.23E+00	2.00E+00	2.00E+00	1.95E+01
Acetone	67641	NA	1.84E-01	NA	NA	1.70E+00	1.84E-01	4.00E+00	4.00E+00	1.70E+00
Benzene	71432	4.48E-03	1.39E-02	1.51E-02	1.51E-02	1.23E-01	1.39E-02	5.00E-03	5.00E-03	1.23E-01
Chlorobenzene	108907	NA	3.18E-02	NA	NA	2.87E-01	3.18E-02	1.00E-01	1.00E-01	2.87E-01
Chloroform	67663	2.10E-03	2.46E-02	7.05E-03	7.05E-03	2.24E-01	2.10E-03	1.00E+00	1.00E+00	2.24E-01
Toluene	108883	NA	2.21E-01	NA	NA	2.09E+00	2.21E-01	5.00E-03	5.00E-03	2.09E+00
Trichloroethene	79016	3.55E-04	3.83E-03	1.19E-03	1.19E-03	2.67E-02	3.55E-04	3.55E-04	3.55E-04	2.67E-02
Xylenes	1330207	NA	6.13E-02	NA	NA	5.95E-01	6.13E-02	1.00E+01	1.00E+01	5.95E-01

ERM

Danfoss ERS May06.xls - RRS-GW

Table 4
Danfoss Maneurop Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Type 1 Risk Reduction Standards for Soil (mg/kg)

Chemical	CAS No.	NC (mg/kg) (i)	100X (mg/kg) (ii)	Leachate (mg/kg) (iii)	Table 2 Appendix III (mg/kg)	(6)(c)(1) = MAX (i-iii) (mg/kg)	Type 1	
							Carcinogen (mg/kg)	Non-Carcinogen (mg/kg)
1,1,1-Trichloroethane	71556	5.44	20	NA	NA	20	1.43E+03	NA
1,1-Dichloroethene	75354	0.36	0.7	NA	NA	0.7	5.28E+01	7.60E+03
2-Butanone (MEK)	78933	0.79	200	NA	NA	200	8.65E+03	7.00E-01
Acetone	67641	2.74	400	NA	NA	400	5.18E+02	NA
Benzene	71432	0.02	0.5	NA	NA	0.5	3.83E+01	1.45E+01
Chlorobenzene	108907	4.18	10	NA	NA	10	1.23E+02	NA
Chloroform	67663	0.98	10	NA	NA	10	3.48E+01	2.65E+00
Toluene	108883	14.4	100	NA	NA	100	6.50E+02	NA
Trichloroethene	79016	0.13	0.5	NA	NA	0.5	1.21E+01	5.06E-01
Xylenes	1330207	20	1000	NA	NA	1000	2.52E+02	NA

ERM

Danfoss ERS May06.xls - Type1Soil

Table 5
Danfoss Maneurop Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Type 2 Soil Risk Reduction Standards (mg/kg)

Chemical	CAS No.	Type 1 GW RRS (mg/L)	Type 2 GW RRS (mg/L)	Selected GW RRS (mg/L)	Cw DAF = 20 (mg/L)	Kd (Koc*fc) (L/kg)	H ¹ (none)	SSL RRS (mg/kg)	Carcinogen Soil RRS (mg/kg)	Noncarcinogen Soil RRS (mg/kg)	Type 2 Soil RRS (mg/kg)
1,1,1-Trichloroethane	71556	2.00E-01	1.01E+00	1.01E+00	2.02E-01	2.20E+00	1.41E-02	4.89E+01	NA	1.43E+03	4.85E-01
1,1-Dichloroethane	75354	7.00E-03	1.03E-01	1.03E-01	2.06E-01	7.01E-01	2.14E-02	1.88E+00	7.69E+03	5.26E-01	1.66E+00
2-Butanone (MEK)	78933	2.00E+00	2.23E+00	2.23E+00	4.43E+01	7.65E-02	4.66E-05	1.23E+01	NA	8.65E+03	1.22E-01
Acetone	67641	4.00E+00	1.84E-01	4.00E+00	8.00E-01	3.98E-02	3.24E-03	1.92E+01	NA	5.18E+02	1.92E+01
Benzene	71432	5.00E-03	4.48E-03	5.00E-03	1.00E-01	3.31E+00	4.54E-03	3.57E-01	1.45E-01	1.23E+02	3.51E-01
Chlorobenzene	108907	1.00E-01	3.18E-02	1.00E-01	2.00E+00	4.38E+00	3.03E-03	9.16E+00	NA	1.23E+02	9.16E+00
Chloroform	67663	1.00E-01	2.10E-03	1.00E-01	2.00E+00	7.01E-01	3.00E-03	1.80E+00	2.65E+00	3.48E-01	1.80E+00
Toluene	108883	1.00E+00	2.21E-01	1.00E+00	2.00E-01	5.38E+00	5.42E-03	1.11E+02	NA	6.50E+02	1.11E+02
Trichloroethene	79016	5.00E-03	3.56E-04	5.00E-03	1.00E-01	1.35E+00	8.69E-03	1.53E-01	5.06E-01	1.21E+01	1.55E-01
Xylenes	1330207	1.00E-01	6.13E-02	1.00E-01	2.00E+02	8.86E+00	5.42E-03	1.81E+03	NA	2.52E+02	2.52E-02

**Calculated Leachate from Soil
Soil to Groundwater SSLs**

Following is the calculation of EPA's soil screening concentration using Equation 22 of Soil Screening Technical Background Document to derive a soil concentration to protect ground water from leachate formation from soil (assuming a DAF of 20)

$$SSL \text{ (mg/kg)} = C_w \times \left(K_d + \frac{w}{b} + aH \right)$$

where:

- Cw = target soil leachate concentration, mg/L
- Kd = soil-water partition coefficient, L/kg
- w = water-filled soil porosity, L water/L soil = 0.3
- b = dry bulk soil density, kg/L = 1.5
- a = air filled soil porosity (L air/L soil) = .134
- H = dimensionless Henry's constant

ERM

Danfoss RRS May06.xls - TypeSoil

Table 6
Danfoss Maneurop Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Type 3 Risk Reduction Standards for Soil (mg/kg)

Chemical	CAS No.	Table 2		Table 3		Table 3		Table 3		
		NC (I)	100X (II)	Leachate (III)	Appendix III (IV)	(8)(d)(1) MAX (I-IV)	(8)(d)(2)(I) Non-Carcinogen	(8)(d)(2)(II) Carcinogen	Surface Soils	Subsurface Soil
1,1,1-Trichloroethane	71556	5.44	20	NA	NA	20	7.41E+03	NA	2.00E-01	2.00E-01
1,1-Dichloroethane	75354	0.36	0.7	NA	NA	0.7	2.60E+02	12789.9	7.00E-01	7.00E-01
2-Butanone (MEK)	78933	0.79	200	NA	NA	200	4.95E+04	NA	2.00E+02	2.00E+02
Acetone	67641	2.74	400	NA	NA	400	2.68E+03	NA	4.00E+02	4.00E+02
Benzene	71432	0.02	0.5	NA	NA	0.5	2.08E+02	25.1	5.00E-01	5.00E-01
Chlorobenzene	108907	4.18	10	NA	NA	10	6.45E+02	NA	1.00E-01	1.00E-01
Chloroform	67663	0.88	10	NA	NA	10	1.77E+02	4.5	4.46E+00	4.46E+00
Toluene	108883	14.4	100	NA	NA	100	3.90E+03	NA	1.00E+02	1.00E+02
Trichloroethene	79016	0.13	0.5	NA	NA	0.5	1.03E+02	NA	5.00E-01	5.00E-01
Xylenes	1330207	20	1000	NA	NA	1000	1.25E+03	NA	1.00E+03	1.00E+03

ERM

Danfoss RRS May06.xls - TypeSoil

Table 7
Danfoss Manufacture Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Type 4 Soil Risk Reduction Standards (mg/kg)

Chemical	CAS No.	Type 3 GW		Type 4 GW		Selected GW		C _w	K _d (Koc*10 ²) (L/kg)	H [†] (none)	SSL (mg/kg)	Carcinogen Soil RRS (mg/kg)	Noncancer Soil RRS (mg/kg)	Type 4	
		RRS (mg/L)	RRS (mg/L)	RRS (mg/L)	RRS (mg/L)	Surface (mg/kg)	Subsurface (mg/kg)								
1,1,1-Trichloroethane	71556	2.00E-01	8.88E+00	1.78E+02	2.00E+00	7.05E-01	4.37E+02	7.41E+03	4.37E+02	1.88E+01	4.37E+02	7.41E+03	2.00E+02	1.88E+01	4.37E+02
1,1-Dichloroethane	75354	7.00E-03	9.49E-01	1.90E-01	7.01E-01	1.07E+00	1.28E+04	2.80E+02	1.28E+04	1.88E+01	1.28E+04	2.80E+02	1.88E+01	1.88E+01	1.88E+01
2-Butanone (MEK)	78383	2.00E+00	1.95E-01	3.90E+02	7.85E-02	2.33E+03	1.08E+02	4.59E+04	1.08E+02	1.92E+01	1.08E+02	4.59E+04	1.92E+01	1.92E+01	1.92E+01
Acetone	67641	4.00E+00	1.70E+00	8.00E+01	3.95E-02	1.62E+03	1.52E+01	2.88E+03	1.52E+01	1.92E+01	1.52E+01	2.88E+03	1.92E+01	1.92E+01	1.92E+01
Benzene	71432	5.00E-03	1.51E-02	3.01E-01	3.31E+00	2.27E-01	1.06E+00	2.08E+02	2.51E+01	2.73E+01	1.06E+00	2.08E+02	2.73E+01	2.73E+01	2.73E+01
Chlorobenzene	108907	1.00E-01	2.97E-01	5.94E+00	4.98E+00	1.59E-01	2.73E+01	6.45E+02	4.46E+00	1.77E+02	1.88E+00	6.45E+02	1.77E+02	1.88E+00	1.88E+00
Chloroform	67663	1.00E+00	7.05E-03	1.00E-01	2.00E+00	1.50E-01	1.88E+00	3.90E+03	1.77E+02	1.77E+02	1.88E+00	3.90E+03	1.77E+02	1.88E+00	1.88E+00
Toluene	108883	1.00E+00	2.09E+00	2.09E+00	4.18E+01	2.71E-01	2.34E+02	1.00E+02	8.57E-01	1.00E+02	1.00E+02	1.00E+02	1.00E+02	1.00E+02	1.00E+02
Trichloroethene	79016	5.00E-03	1.19E-03	5.00E-03	1.00E-01	1.59E-01	1.59E-01	1.59E-01	8.57E-01	1.59E-01	1.59E-01	1.59E-01	1.59E-01	1.59E-01	1.59E-01
Xylenes	1330207	1.00E+01	5.95E-01	2.00E+02	8.95E+00	2.71E-01	1.82E+03	1.25E+03	1.82E+03	1.25E+03	1.82E+03	1.25E+03	1.25E+03	1.25E+03	1.25E+03

**Calculated Leachate from Soil
 Soil to Groundwater SSLs**

Following is the calculation of EPA's soil screening concentration using Equation 22 of Soil Screening Technical Background Document to derive a soil concentration to protect ground water from leachate formation from soil

$$SSL \text{ (mg/kg)} = C_w \times \left(K_d + \frac{w + aH}{b} \right)$$

where:

- C_w = target soil leachate concentration, mg/L
- K_d = soil-water partition coefficient, L/kg
- w = water-filled soil porosity, L water/L soil = 0.3
- b = dry bulk soil density, kg/L = 1.5
- a = air filled soil porosity (L air/L soil) = .134
- H = dimensionless Henry's constant

ERM

Danfoss RRS May06.xls - Type4Soil

Table 8
Danfoss Manufacture Site (HSI No. 10756)
Response to July 6, 2005 CSR Notice of Deficiency
Risk Reduction Standards for Regulated Substances Detected in Soil (mg/kg)

Chemical	CAS No.	Type 1		Type 2		Type 3		Type 4	
		Type 1 (mg/kg)	Type 2 (mg/kg)	Type 2 (mg/kg)	Type 1 (mg/kg)	Surface (mg/kg)	Below 2 ft (mg/kg)	Surface (mg/kg)	Below 2 ft (mg/kg)
1,1,1-Trichloroethane	71556	2.00E+01	4.88E+01	1.86E+00	7.00E-01	2.00E+01	2.00E+01	4.37E+02	4.37E+02
1,1-Dichloroethane	75354	7.00E-01	1.86E+00	1.86E+00	7.00E-01	7.00E-01	7.00E-01	1.88E+01	1.88E+01
2-Butanone (MEK)	78383	2.00E+02	1.29E+01	1.29E+01	2.00E+02	2.00E+02	2.00E+02	1.08E+02	1.08E+02
Acetone	67641	4.00E+02	1.92E+01	1.92E+01	4.00E+02	4.00E+02	4.00E+02	1.92E+01	1.92E+01
Benzene	71432	5.00E-01	3.51E-01	3.51E-01	5.00E-01	5.00E-01	5.00E-01	1.06E+00	1.06E+00
Chlorobenzene	108907	1.00E+01	9.16E+00	1.80E+00	1.00E+01	1.00E+01	1.00E+01	2.73E+01	2.73E+01
Chloroform	67663	2.65E+00	1.80E+00	1.80E+00	4.46E+00	4.46E+00	4.46E+00	1.88E+00	1.88E+00
Toluene	108883	1.00E+02	1.11E+02	1.11E+02	1.00E+02	1.00E+02	1.00E+02	2.34E+02	2.34E+02
Trichloroethene	79016	5.00E-01	1.59E-01	1.59E-01	5.00E-01	5.00E-01	5.00E-01	1.59E-01	1.59E-01
Xylenes	1330207	2.52E+02	2.52E+02	2.52E+02	1.00E+03	1.00E+03	1.00E+03	1.25E+03	1.25E+03

ERM

Danfoss RRS May06.xls - RRS-Soil

CERTIFICATION OF COMPLIANCE WITH RISK REDUCTION STANDARDS

I certify under penalty of law that this report and all attachments were prepared under my direction in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Based on my review of the findings of this report with respect to the risk reduction standards of the Rules for Hazardous Site Response, Rule 391-3-19-.07, and proposed change to rule 391-3-19(9) I have determined that the Danfoss/Maneurop Site (HSI #10756) is in compliance with Type 1 - 4 risk reduction standards for soil.

I have also determined that the Danfoss/Maneurop Site (HSI #10756) is not in compliance with the following:

- Type 1 and 3 risk reduction standards for 1,1-dichloroethene (1,1-DCE) in ground water.
- Type 2 and 4 risk reduction standards for trichloroethene (TCE) in ground water.

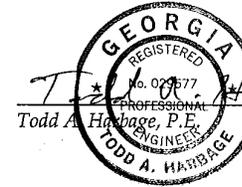
However, the site is in compliance with Type 1 - 4 risk reduction standards for all remaining constituents which have been detected in ground water.

Certified By: *Lars Knudsen* Date: 06/07/2006

Lars Knudsen, Managing
Director of Operations,
Lawrenceville Plant

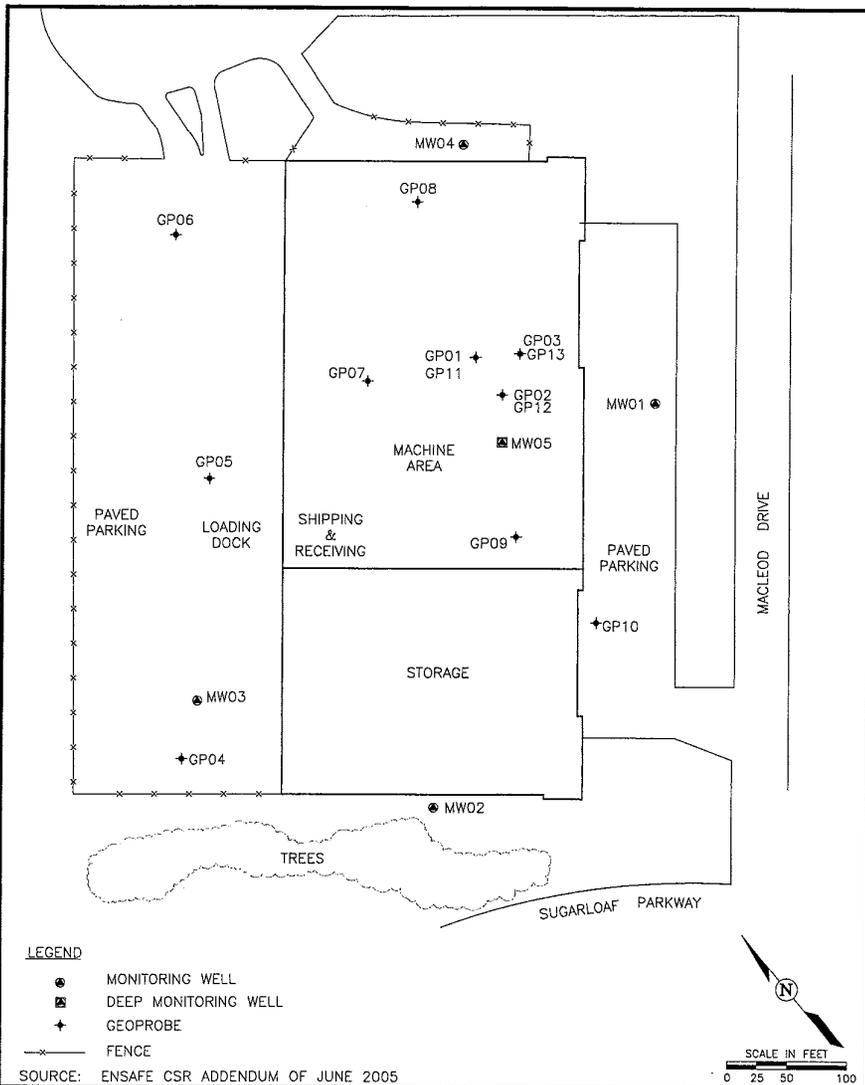
GROUND WATER SCIENTIST STATEMENT

I certify that I am a qualified ground water scientist who has received a baccalaureate or post-graduate degree in the natural sciences or engineering, and have sufficient training and experience in ground water hydrology and related fields, as demonstrated by state registration and completion of accredited university courses, that enable me to make sound professional judgments regarding ground water monitoring and contaminant fate and transport. I further certify that this Compliance Status Report Notice of Deficiency Response for HSI Site No. 10756 in Lawrenceville, Georgia was prepared by myself and appropriate qualified subordinates working under my direction.

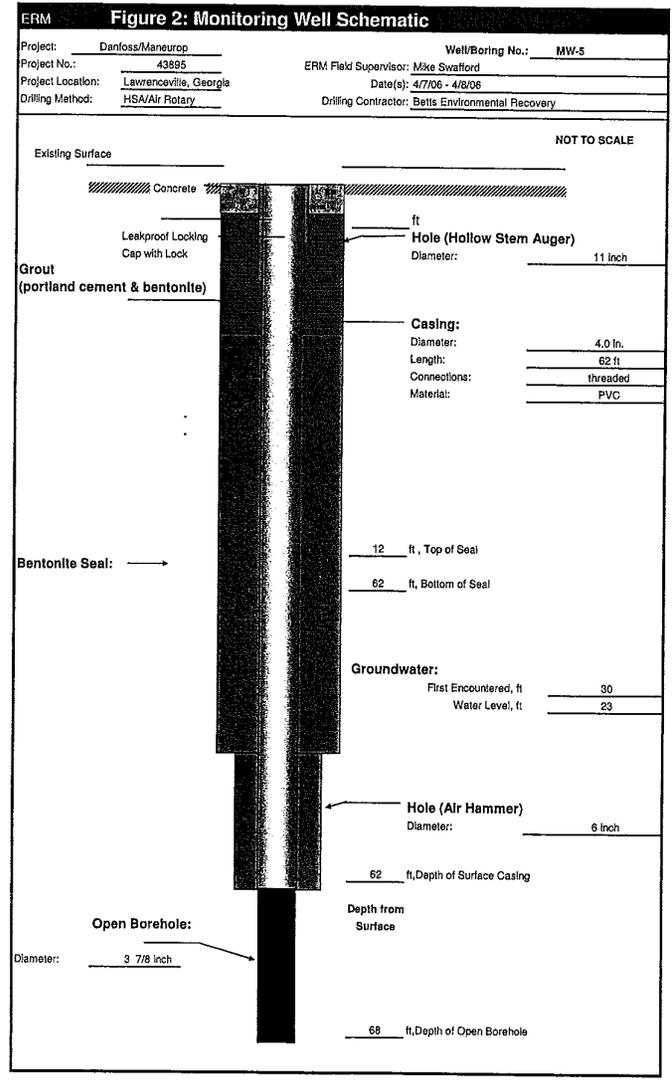


Todd A. Habbage, P.E.

8 June 2006
Date



	Environmental Resources Management	SOIL BORING AND MONITORING WELL LOCATIONS JULY 6, 2005 NOD RESPONSE DANFOSS COMMERCIAL COMPRESSORS LAWRENCEVILLE, GEORGIA
		FIGURE 1



Environmental Resources Management							Figure 3: Boring Log	
Project: Danfoss/Maneurop ERM W.O. No.: 43895 Drilling Equipment: CME 55 Drilling Method: Hollow Stem Auger/Air Hammer Driller / Drilling Company: Betts Field Geologist: Mike Swafford Date of Installation: 4/7/06 and 4/8/06							Pages:1 Boring ID: MW-5	
Remarks: 1. BGS = Below Ground Surface 2. Boring was terminated at 67 feet BGS. 3. PID = Photoionization Detector. Readings not taken(NT) . 4. FID = Flame Ionization Detector. Readings not taken(NT) . 5. PPM = Parts Per Million 6. Sampling Method: Observation of cuttings								
Depth (feet BGS)	% LEL/Sample L.D.	Sampling Method	Recovery (feet)	PID Reading (ppm)	FID Reading (ppm)	Blows/6 Inches		
0							Yellow-red micaceous saprolite, dry	
30	NT	Cuttings	NA	NT	NT	NA		
30							Weathered mica schist with muscovite, wet	
40	NT	Cuttings	NA	NT	NT	NA		
40							Yellow-red micaceous saprolite, wet. Hollow stem auger refusal at 50 ft.	
50	NT	Cuttings	NA	NT	NT	NA		
50							Air hammer drilling. Yellow-red micaceous saprolite, wet.	
67	NT	Cuttings	NA	NT	NT	NA	A water producing permeable seam was encountered at 61 ft.	

Test America

ANALYTICAL TESTING CORPORATION

2880 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

April 13, 2006

Client: ERM-ENVIROCLEAN (2052)
 300 Chastain Center, Suite 375
 Kennesaw, GA 30144
 Attn: Todd Harbage

Work Order: NPD1070
 Project Name: Danfoss
 Project Nbr: 43895
 P/O Nbr:
 Date Received: 04/11/06

SAMPLE IDENTIFICATION

LAB NUMBER

COLLECTION DATE AND TIME

MW-5-borehole	NPD1070-01	04/07/06 14:45
MW-5	NPD1070-02	04/08/06 16:30
Trip Blank	NPD1070-03	04/08/06 00:01

An executed copy of the chain of custody, the project quality control data, and the sample receipt form are also included as an addendum to this report. If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-765-0980. Any opinions, if expressed, are outside the scope of the Laboratory's accreditation.

This material is intended only for the use of the individual(s) or entity to whom it is addressed, and may contain information that is privileged and confidential. If you are not the intended recipient, or the employee or agent responsible for delivering this material to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this material is strictly prohibited. If you have received this material in error, please notify us immediately at 615-726-0177.

The Chain(s) of Custody, 2 pages, are included and are an integral part of this report.

These results relate only to the items tested. This report shall not be reproduced except in full and with permission of the laboratory.

Report Approved By:

Roxanne L. Connor

Roxanne Connor
 Senior Project Manager

Client ERM-ENVIROCLEAN (2052)
300 Chastain Center, Suite 375
Kennesaw, GA 30144
Attn Todd Harbage

Work Order: NPD1070
Project Name: Danfoss
Project Number: 43895
Received: 04/11/06 08:30

ANALYTICAL REPORT

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Batch
Sample ID: NPD1070-01 (MW-5-borehole - Ground Water) Sampled: 04/07/06 14:45								
Volatile Organic Compounds by EPA Method 8260B								
Acetone	ND		ug/L	50.0	1	04/12/06 02:39	SW846 8260B	6041757
Benzene	ND		ug/L	1.00	1	04/13/06 16:13	SW846 8260B	6042073
2-Butanone	ND		ug/L	50.0	1	04/12/06 02:39	SW846 8260B	6041757
Chlorobenzene	ND		ug/L	1.00	1	04/12/06 02:39	SW846 8260B	6041757
Chloroform	ND		ug/L	1.00	1	04/12/06 02:39	SW846 8260B	6041757
1,1-Dichloroethene	63.6		ug/L	1.00	1	04/12/06 02:39	SW846 8260B	6041757
Toluene	ND		ug/L	1.00	1	04/12/06 02:39	SW846 8260B	6041757
1,1,1-Trichloroethane	5.68		ug/L	1.00	1	04/12/06 02:39	SW846 8260B	6041757
Trichloroethene	2.23		ug/L	1.00	1	04/12/06 02:39	SW846 8260B	6041757
Xylenes, total	ND		ug/L	3.00	1	04/12/06 02:39	SW846 8260B	6041757
Surr: 1,2-Dichloroethane-d4 (70-130%)	91 %					04/12/06 02:39	SW846 8260B	6041757
Surr: 1,2-Dichloroethane-d4 (70-130%)	104 %					04/13/06 16:13	SW846 8260B	6042073
Surr: Dibromofluoromethane (79-122%)	92 %					04/12/06 02:39	SW846 8260B	6041757
Surr: Dibromofluoromethane (79-122%)	100 %					04/13/06 16:13	SW846 8260B	6042073
Surr: Toluene-d8 (78-121%)	87 %					04/12/06 02:39	SW846 8260B	6041757
Surr: Toluene-d8 (78-121%)	85 %					04/13/06 16:13	SW846 8260B	6042073
Surr: 4-Bromofluorobenzene (78-126%)	112 %					04/12/06 02:39	SW846 8260B	6041757
Surr: 4-Bromofluorobenzene (78-126%)	94 %					04/13/06 16:13	SW846 8260B	6042073

Sample ID: NPD1070-02 (MW-5 - Water) Sampled: 04/08/06 16:30

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Batch
Acetone	ND		ug/L	50.0	1	04/12/06 03:09	SW846 8260B	6041757
Benzene	ND		ug/L	1.00	1	04/13/06 16:43	SW846 8260B	6042073
2-Butanone	ND		ug/L	50.0	1	04/12/06 03:09	SW846 8260B	6041757
Chlorobenzene	ND		ug/L	1.00	1	04/12/06 03:09	SW846 8260B	6041757
Chloroform	ND		ug/L	1.00	1	04/12/06 03:09	SW846 8260B	6041757
1,1-Dichloroethene	5.06		ug/L	1.00	1	04/12/06 03:09	SW846 8260B	6041757
Toluene	ND		ug/L	1.00	1	04/12/06 03:09	SW846 8260B	6041757
1,1,1-Trichloroethane	ND		ug/L	1.00	1	04/12/06 03:09	SW846 8260B	6041757
Trichloroethene	ND		ug/L	1.00	1	04/12/06 03:09	SW846 8260B	6041757
Xylenes, total	ND		ug/L	3.00	1	04/12/06 03:09	SW846 8260B	6041757
Surr: 1,2-Dichloroethane-d4 (70-130%)	92 %					04/12/06 03:09	SW846 8260B	6041757
Surr: 1,2-Dichloroethane-d4 (70-130%)	106 %					04/13/06 16:43	SW846 8260B	6042073
Surr: Dibromofluoromethane (79-122%)	92 %					04/12/06 03:09	SW846 8260B	6041757
Surr: Dibromofluoromethane (79-122%)	100 %					04/13/06 16:43	SW846 8260B	6042073
Surr: Toluene-d8 (78-121%)	86 %					04/12/06 03:09	SW846 8260B	6041757
Surr: Toluene-d8 (78-121%)	85 %					04/13/06 16:43	SW846 8260B	6042073
Surr: 4-Bromofluorobenzene (78-126%)	108 %					04/12/06 03:09	SW846 8260B	6041757
Surr: 4-Bromofluorobenzene (78-126%)	95 %					04/13/06 16:43	SW846 8260B	6042073

Client ERM-ENVIROCLEAN (2052)
300 Chastain Center, Suite 375
Kennesaw, GA 30144
Attn Todd Harbage

Work Order: NPD1070
Project Name: Danfoss
Project Number: 43895
Received: 04/11/06 08:30

ANALYTICAL REPORT

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Batch
Sample ID: NPD1070-03 (Trip Blank - Water) Sampled: 04/08/06 00:01								
Volatile Organic Compounds by EPA Method 8260B								
Acetone	ND		ug/L	50.0	1	04/12/06 01:07	SW846 8260B	6041757
Benzene	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
2-Butanone	ND		ug/L	50.0	1	04/12/06 01:07	SW846 8260B	6041757
Chlorobenzene	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
Chloroform	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
1,1-Dichloroethene	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
Toluene	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
1,1,1-Trichloroethane	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
Trichloroethene	ND		ug/L	1.00	1	04/12/06 01:07	SW846 8260B	6041757
Xylenes, total	ND		ug/L	3.00	1	04/12/06 01:07	SW846 8260B	6041757
Surr: 1,2-Dichloroethane-d4 (70-130%)	107 %					04/12/06 01:07	SW846 8260B	6041757
Surr: Dibromofluoromethane (79-122%)	101 %					04/12/06 01:07	SW846 8260B	6041757
Surr: Toluene-d8 (78-121%)	85 %					04/12/06 01:07	SW846 8260B	6041757
Surr: 4-Bromofluorobenzene (78-126%)	116 %					04/12/06 01:07	SW846 8260B	6041757

Client ERM-ENVIROCLEAN (2052)
300 Chastain Center, Suite 375
Kennesaw, GA 30144
Attn Todd Harbage

Work Order: NPD1070
Project Name: Danfoss
Project Number: 43895
Received: 04/11/06 08:30

PROJECT QUALITY CONTROL DATA
Blank

Analyte	Blank Value	Q	Units	Q.C. Batch	Lab Number	Analyzed Date/Time
Volatile Organic Compounds by EPA Method 8260B						
6041757-BLK1						
Acetone	<0.91		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Benzene	<0.290		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Bromobenzene	<0.470		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Bromochloromethane	<0.420		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Bromodichloromethane	<0.380		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Bromoform	<0.500		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Bromomethane	<0.600		ug/L	6041757	6041757-BLK1	04/11/06 23:06
2-Butanone	<5.09		ug/L	6041757	6041757-BLK1	04/11/06 23:06
sec-Butylbenzene	<0.380		ug/L	6041757	6041757-BLK1	04/11/06 23:06
n-Butylbenzene	<0.460		ug/L	6041757	6041757-BLK1	04/11/06 23:06
tert-Butylbenzene	<0.390		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Carbon disulfide	<0.310		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Carbon Tetrachloride	<0.480		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Chlorobenzene	<0.320		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Chlorodibromomethane	<0.360		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Chloroethane	<0.500		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Chloroform	<0.380		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Chloromethane	<0.460		ug/L	6041757	6041757-BLK1	04/11/06 23:06
2-Chlorotoluene	<0.270		ug/L	6041757	6041757-BLK1	04/11/06 23:06
4-Chlorotoluene	<0.370		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2-Dibromo-3-chloropropane	<1.64		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2-Dibromoethane (EDB)	<0.380		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Dibromomethane	<0.570		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,4-Dichlorobenzene	<0.460		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,3-Dichlorobenzene	<0.360		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2-Dichlorobenzene	<0.370		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Dichlorodifluoromethane	<0.410		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1-Dichloroethane	<0.320		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2-Dichloroethane	<0.280		ug/L	6041757	6041757-BLK1	04/11/06 23:06
cis-1,2-Dichloroethene	<0.390		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1-Dichloroethene	<0.450		ug/L	6041757	6041757-BLK1	04/11/06 23:06
trans-1,2-Dichloroethene	<0.340		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,3-Dichloropropane	<0.630		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2-Dichloropropane	<0.500		ug/L	6041757	6041757-BLK1	04/11/06 23:06
2,2-Dichloropropane	<0.660		ug/L	6041757	6041757-BLK1	04/11/06 23:06
cis-1,3-Dichloropropene	<0.450		ug/L	6041757	6041757-BLK1	04/11/06 23:06
trans-1,3-Dichloropropene	<0.490		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1-Dichloropropene	<0.510		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Ethylbenzene	<0.340		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Hexachlorobutadiene	<0.670		ug/L	6041757	6041757-BLK1	04/11/06 23:06
2-Hexanone	<2.53		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Isopropylbenzene	<0.340		ug/L	6041757	6041757-BLK1	04/11/06 23:06

Client ERM-ENVIROCLEAN (2052)
300 Chastain Center, Suite 375
Kennesaw, GA 30144
Attn Todd Harbage

Work Order: NPD1070
Project Name: Danfoss
Project Number: 43895
Received: 04/11/06 08:30

PROJECT QUALITY CONTROL DATA
Blank - Cont.

Analyte	Blank Value	Q	Units	Q.C. Batch	Lab Number	Analyzed Date/Time
Volatile Organic Compounds by EPA Method 8260B						
6041757-BLK1						
p-Isopropyltoluene	<0.340		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Methyl tert-Butyl Ether	<0.320		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Methylene Chloride	<1.26		ug/L	6041757	6041757-BLK1	04/11/06 23:06
4-Methyl-2-pentanone	<4.25		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Naphthalene	<1.13		ug/L	6041757	6041757-BLK1	04/11/06 23:06
n-Propylbenzene	<0.370		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Styrene	<0.390		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1,1,2-Tetrachloroethane	<0.370		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1,2,2-Tetrachloroethane	<0.490		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Tetrachloroethene	<0.390		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Toluene	<0.280		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2,3-Trichlorobenzene	<0.560		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2,4-Trichlorobenzene	<0.790		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1,2-Trichloroethane	<0.420		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,1,1-Trichloroethane	<0.400		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Trichloroethene	<0.450		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Trichlorofluoromethane	<0.480		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2,3-Trichloropropane	<0.560		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,3,5-Trimethylbenzene	<0.280		ug/L	6041757	6041757-BLK1	04/11/06 23:06
1,2,4-Trimethylbenzene	<0.340		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Vinyl chloride	<0.430		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Xylenes, total	<0.820		ug/L	6041757	6041757-BLK1	04/11/06 23:06
Surrogate: 1,2-Dichloroethane-d4	103%			6041757	6041757-BLK1	04/11/06 23:06
Surrogate: Dibromofluoromethane	98%			6041757	6041757-BLK1	04/11/06 23:06
Surrogate: Toluene-d8	86%			6041757	6041757-BLK1	04/11/06 23:06
Surrogate: 4-Bromofluorobenzene	113%			6041757	6041757-BLK1	04/11/06 23:06
6042073-BLK1						
Acetone	<5.91		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Benzene	<0.290		ug/L	6042073	6042073-BLK1	04/13/06 10:40
2-Butanone	<5.09		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Chlorobenzene	<0.320		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Chloroform	<0.380		ug/L	6042073	6042073-BLK1	04/13/06 10:40
1,1-Dichloroethene	<0.450		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Toluene	<0.280		ug/L	6042073	6042073-BLK1	04/13/06 10:40
1,1,1-Trichloroethane	<0.400		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Trichloroethene	<0.450		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Xylenes, total	<0.820		ug/L	6042073	6042073-BLK1	04/13/06 10:40
Surrogate: 1,2-Dichloroethane-d4	104%			6042073	6042073-BLK1	04/13/06 10:40
Surrogate: Dibromofluoromethane	99%			6042073	6042073-BLK1	04/13/06 10:40
Surrogate: Toluene-d8	84%			6042073	6042073-BLK1	04/13/06 10:40
Surrogate: 4-Bromofluorobenzene	126%			6042073	6042073-BLK1	04/13/06 10:40

Client ERM-ENVIROCLEAN (2052)
300 Chastain Center, Suite 375
Kennesaw, GA 30144
Attn Todd Harbage

Work Order: NPD1070
Project Name: Danfoss
Project Number: 43895
Received: 04/11/06 08:30

PROJECT QUALITY CONTROL DATA
Blank - Cont.

Analyte	Blank Value	Q	Units	Q.C. Batch	Lab Number	Analyzed Date/Time
---------	-------------	---	-------	------------	------------	--------------------

Volatile Organic Compounds by EPA Method 8260B

Client ERM-ENVIROCLEAN (2052)
300 Chastain Center, Suite 375
Kennesaw, GA 30144
Attn Todd Harbage

Work Order: NPD1070
Project Name: Danfoss
Project Number: 43895
Received: 04/11/06 08:30

PROJECT QUALITY CONTROL DATA
LCS

Analyte	Known Val.	Analyzed Val	Q	Units	% Rec.	Target Range	Batch	Analyzed Date/Time
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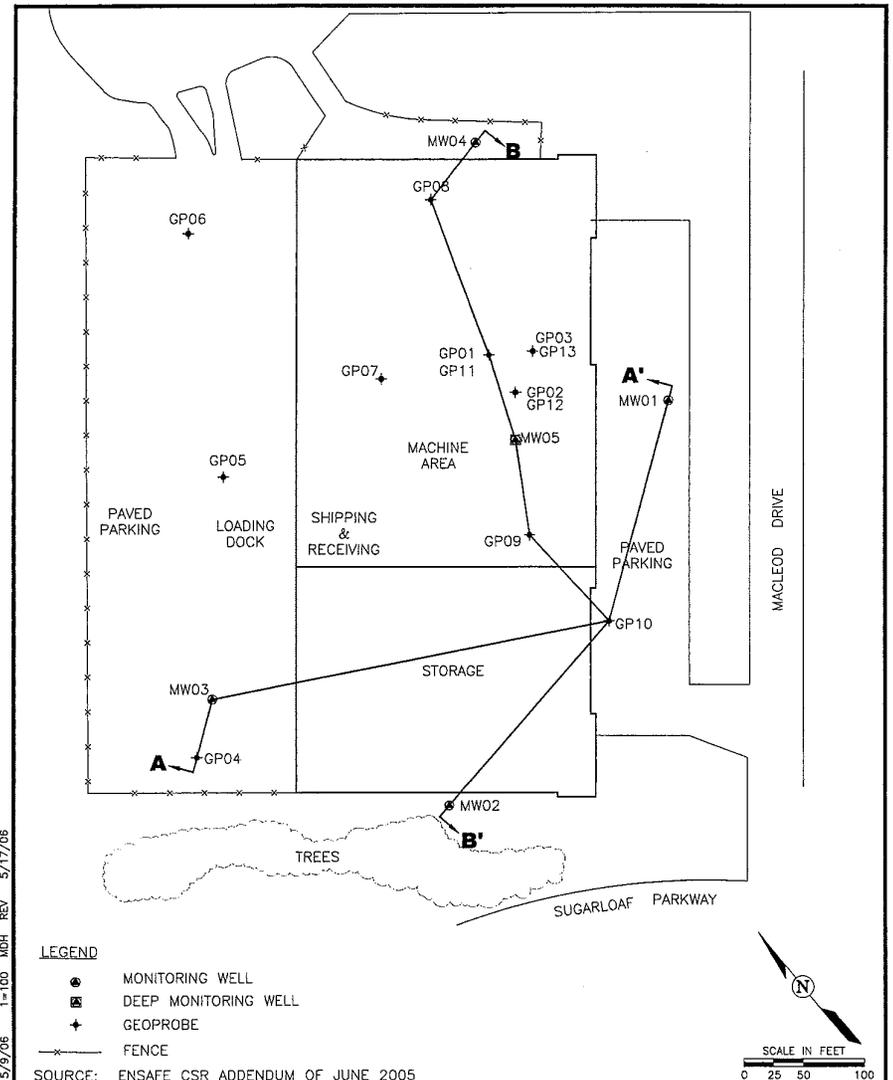
Volatile Organic Compounds by EPA Method 8260B

6041757-BS1

Acetone	250	257		ug/L	103%	28 - 157	6041757	04/11/06 22:05
Benzene	50.0	52.3		ug/L	105%	78 - 122	6041757	04/11/06 22:05
2-Butanone	250	268		ug/L	107%	54 - 151	6041757	04/11/06 22:05
Chlorobenzene	50.0	49.6		ug/L	99%	83 - 118	6041757	04/11/06 22:05
Chloroform	50.0	53.0		ug/L	106%	72 - 128	6041757	04/11/06 22:05
1,1-Dichloroethene	50.0	52.0		ug/L	104%	68 - 133	6041757	04/11/06 22:05
Toluene	50.0	47.4		ug/L	95%	80 - 120	6041757	04/11/06 22:05
1,1,1-Trichloroethane	50.0	55.7		ug/L	111%	68 - 135	6041757	04/11/06 22:05
Trichloroethene	50.0	53.6		ug/L	107%	72 - 135	6041757	04/11/06 22:05
Xylenes, total	150	156		ug/L	104%	81 - 125	6041757	04/11/06 22:05
Surrogate: 1,2-Dichloroethane-d4	50.0	50.1			100%	70 - 130	6041757	04/11/06 22:05
Surrogate: Dibromofluoromethane	50.0	48.4			97%	79 - 122	6041757	04/11/06 22:05
Surrogate: Toluene-d8	50.0	43.3			87%	78 - 121	6041757	04/11/06 22:05
Surrogate: 4-Bromofluorobenzene	50.0	51.3			103%	78 - 126	6041757	04/11/06 22:05

6042073-BS1

Acetone	250	257		ug/L	103%	28 - 157	6042073	04/13/06 09:38
Benzene	50.0	49.1		ug/L	98%	78 - 122	6042073	04/13/06 09:38
2-Butanone	250	271		ug/L	108%	54 - 151	6042073	04/13/06 09:38
Chlorobenzene	50.0	45.3		ug/L	91%	83 - 118	6042073	04/13/06 09:38
Chloroform	50.0	50.2		ug/L	100%	72 - 128	6042073	04/13/06 09:38
1,1-Dichloroethene	50.0	47.5		ug/L	95%	68 - 133	6042073	04/13/06 09:38
Toluene	50.0	42.9		ug/L	86%	80 - 120	6042073	04/13/06 09:38
1,1,1-Trichloroethane	50.0	49.3		ug/L	99%	68 - 135	6042073	04/13/06 09:38
Trichloroethene	50.0	51.7		ug/L	103%	72 - 135	6042073	04/13/06 09:38
Xylenes, total	150	136		ug/L	91%	81 - 125	6042073	04/13/06 09:38
Surrogate: 1,2-Dichloroethane-d4	50.0	50.6			101%	70 - 130	6042073	04/13/06 09:38
Surrogate: Dibromofluoromethane	50.0	49.7			99%	79 - 122	6042073	04/13/06 09:38
Surrogate: Toluene-d8	50.0	42.5			85%	78 - 121	6042073	04/13/06 09:38
Surrogate: 4-Bromofluorobenzene	50.0	50.4			101%	78 - 126	6042073	04/13/06 09:38



LEGEND

- MONITORING WELL
- ⊕ DEEP MONITORING WELL
- + GEOPROBE
- - - FENCE

SOURCE: ENSAFE CSR ADDENDUM OF JUNE 2005

43889SITE.DWG 5/9/06 1-100 MGH REV 5/17/06



Environmental Resources Management

CROSS-SECTION LOCATION MAP
 JULY 6, 2005 NOD RESPONSE
 DANFOSS COMMERCIAL COMPRESSORS
 LAWRENCEVILLE, GEORGIA

FIGURE
4

FILE COPY
RECEIVED

MAR 24 2006



**Danfoss Commercial
Compressors**

1775-G MacLeod Drive
Lawrenceville, GA 30043 - USA
Tel. (678) 377-5100 ~ Fax (678) 442-6501

March 22, 2006

HAZ. SITES RESPONSE PROG.

RE: Danfoss Maneurop
HSI #10756

Dear Mr. Medlock,

On behalf of Danfoss Commercial Compressors we'd like to respond to your letter of March 13, 2006 wherein you request either the response to the notice of deficiencies or a letter explaining the issues and problems that have prevented the submittal of a response to the EPD's Compliance Status Report of July 6, 2005. We regretfully have to do the latter as access disagreements between ourselves and our facility's property owner, Patillo, have recently prevented the well drill as requested by the EPD in the July 6, 2005 Compliance Status Report.

Danfoss Commercial Compressors contracted with a consultant, ERM-Enviroclean, to have the well drilled, subsequent data analyzed, complete the other topics requested by the EPD and compose a report as requested in the July 6th Compliance Status Report. The well drill date was set with ample time to meet the February 28, 2006 expected date of completion. After amicable agreement with our landlord, Patillo, of other work requested by the EPD, they refused to sign an access agreement to give us permission to drill the well just prior to the scheduled well drilling. This escalated into their lawyers getting involved in writing a new access agreement, our consultant's lawyers getting involved and finally Danfoss also having to contract with lawyers to help resolve the situation.

Happily, all parties concerned appear to be making a concerted effort to reach an agreement. A fax copy of an access agreement has been signed early this week (see the enclosed). Danfoss will feel more comfortable when the original access agreement is signed and returned to us, but we believe our landlord, Patillo, is now agreeable to the work being completed as described. Danfoss is in the process of getting a new schedule from our consultant of time to complete the work. We will forward that to Mr. Michael Medlock as it firms up.

Danfoss Commercial Compressors regrets that it has been unable to comply with the EPD's request of July 6th, 2005. Please feel assured that we are doing everything possible to comply with your requests as quickly as possible. We will continue to keep the EPD apprised of the situation.

Sincerely,

Kathleen Davis
Quality Manager
Danfoss Commercial Compressors

FILE
10756



LICENSE AND ENVIRONMENTAL ACCESS AGREEMENT

THIS AGREEMENT is made and entered into this 20th day of March, 2006, by and between GWINNETT INDUSTRIES, INC., a Georgia corporation ("Owner"), and DANFOSS COMMERCIAL COMPRESSORS, LTD., a Delaware limited liability company ("Tenant").

WITNESSETH:

WHEREAS, Owner is the owner of improved real property located in Gwinnett County, Georgia, commonly known as 1775-G MacLeod Drive, Lawrenceville, Georgia 30043 (the "Premises");

WHEREAS, the Premises are leased by Owner to Tenant pursuant to a Lease dated November 4, 1988, as amended (the "Lease");

WHEREAS, Tenant discovered the presence of hazardous substances at the Premises;

WHEREAS, the Georgia Environmental Protection Division ("EPD") has required further investigation of the hazardous substances at the Premises, including drilling a deep well inside the facility at the Premises;

WHEREAS, Tenant desires consent of Owner to install such a deep well at the Premises, at the sole cost and expense of Tenant (the Work); and

WHEREAS, in reliance on the undertakings set forth in this Agreement and subject to the conditions set forth hereinafter, Owner grants consent for Tenant, through its consultant, to perform the Work.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the mutual covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. License. Owner hereby grants Tenant and Tenant's environmental consultant approval to modify or alter the Premises for the purpose of conducting the Work (as hereinafter defined).
2. Work. The Work shall be conducted according to EISOPQAM section 6.5.2 as requested by the EPD. A test will be performed to ensure a tight seal, either with pressure or filling the inside of the well casing with water and observing the test for not less than 24 hours.
3. Insurance. Tenant shall require that its consultant maintain and keep in force comprehensive general liability insurance, professional liability insurance, and contractor's pollution insurance, each with a limit of liability of \$1,000,000, combined single limit. Tenant agrees to defend, indemnify and hold Owner and its successors and assigns harmless from and against any and all direct or consequential damages, costs, expenses (including, without limitation, attorneys' fees and court costs), liabilities, losses and claims arising from Tenant's or Tenant's consultant's negligence, recklessness, or willful misconduct with regard to the Work. This indemnity shall survive the expiration or termination of this Agreement and the Lease.
4. Reports. Tenant shall promptly supply Owner and Thomas Harper of Environmental Technology Resources, Inc., Owner's environmental consultant, with copies of any notices received from EPD regarding the presence of hazardous substances and copies of all reports prepared for EPD by Tenant's consultant regarding the presence of hazardous substances.
5. Remediation. Tenant hereby acknowledges that by signing this consent to modification or alteration, Owner has not agreed to any standards for remediation of the hazardous substances.

6. Notices. Any notice required or permitted hereunder must be in writing, signed by the party giving the notice or by its attorney at law, and shall be deemed to be delivered, whether or not actually received, five (5) days after the notice has been deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, or when received if hand delivered or delivered by overnight courier, as the case may be, addressed to the party to whom such notice is sent at the address set forth below:

Owner: Gwinnett Industries, Inc.
5830 East Ponce de Leon Avenue
Stone Mountain, Georgia 30083
Attention: Rusty McKellar

with a copy to: Environmental Technology Resources, Inc.
4780 Ashford Dunwoody Road
Suite A-456
Atlanta, Georgia 30338
Attention: Thomas Harper

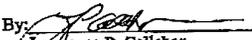
with a copy to: Sutherland Asbill & Brennan LLP
999 Peachtree Street, NE
Atlanta, Georgia 30309-3996
Attention: Michael G. Kerman

Tenant: Danfoss Commercial Compressors, Ltd.
1775-G MacLeod Drive
Lawrenceville, Georgia 30043
Attention: Kathleen Davis

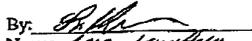
7. Miscellaneous. This Agreement sets forth the entire agreement between the parties and cannot be waived or amended except by written agreement of the parties. Nothing in this Agreement, express or implied, is intended to confer upon any person other than the parties and their heirs, executors, personal representatives, successors and assigns, any right or interest whatsoever. This Agreement shall be governed and construed and enforced in accordance with the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal on the day and year first above written.

GWINNETT INDUSTRIES, INC.,
a Georgia corporation

By: 
Lawrence P. Callahan,
President

DANFOSS COMMERCIAL COMPRESSORS, LTD.

By: 
Name: Lois Lawton
Title: Human Resources Director

Georgia Department of Natural Resources

2 Martin Luther King Junior Dr., Suite 1462 East, Atlanta, Georgia 30334
Noel Holcomb, Commissioner
Environmental Protection Division
Carol A. Couch Ph.D., Director
Hazardous Sites Response Program
404/657-8600

July 6, 2005

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Joseph Orosz
Vice-President of Operations
Danfoss Maneurop Ltd.
1775-G MacLeod Dr.
Lawrenceville, GA 30043

FILE COPY

RE: CSR Notice of Deficiency
Danfoss Maneurop
HSI #10756

Dear Mr. Orosz:

The Georgia Environmental Protection Division (EPD) has completed its review of the Compliance Status Report (CSR) Addendum dated June 10, 2005 submitted for the above-referenced site. Based on our review, EPD offers the following comments.

Compliance Certification

1. Type 5 Risk Reduction Standards (RRS) are only allowed where it has been demonstrated that the site is not currently in compliance with Type 1 - 4 RRS and that Type 1 - 4 is not appropriate under current site conditions. Type 1 - 4 RRS have not been calculated for the site and it has not been shown why the site cannot be brought into compliance with Type 1 - 4 RRS. Therefore, in the next submittal, please calculate the Type 1 - 4 RRS and issue a new Compliance Certification.

Risk Reduction Standards

2. RRS for soil and groundwater were not calculated according to § 391-3-19-.07 of the Rules of Hazardous Site Response (Rules). Type 1 - 4 RRS should be calculated according to § 391-3-19-.07 of the Rules and the calculation of each should be clearly shown, including the source of the input to the calculations. Risk Assessment Guidance for Superfund (RAGS) Part B equations 6 and 7 can be found at <http://www.epa.gov/docs/swerrims/riskassessment/ragsb/pdf/chapt3.pdf>. Table 3 of the Rules provides some parameters, definitions, and standard assumptions. Site sample results should then be compared to Type 1 - 4 RRS to determine if the site is in compliance with any RRS. In the next submittal, please provide all calculations as well as the source of all inputs to the equations

Danfoss Maneurop
July 6, 2005
Page 2

Figures

3. Per Section 391-3-19-.06(3)(b)(3), groundwater contamination must be delineated both horizontally and vertically. While there is concern that drilling a deeper well may cause cross contamination, the installation of a double-cased well is recommended by the Environmental Investigations Standard Operations Procedure and Quality Assurance Manual (EISOPQAM) in such a case. In order to determine the vertical extent of contamination, please install a double-cased deep monitoring well according to EISOPQAM Section 6.5.2 as close to the previous location (or slightly downgradient) of the source as possible.
4. The vertical cross-sections included in Section C of the CSR should include sample results at each well. Please add sample results for each well in the figure.

Please submit the revised tables, figures and calculations requested in comments 1 through 4 above by no later than August 31, 2005. In addition to these figures, tables and calculations, please re-evaluate your conclusions/recommendations associated with the site and, if necessary, revise those conclusions/recommendations.

Any questions regarding this notice of deficiency should be addressed to Mr. Michael Medlock of the Hazardous Sites Response Program at (404) 657-8600.

Sincerely,

Alexandra Y. Cleary
Alexandra Y. Cleary
Unit Coordinator
Hazardous Sites Response Program

c: Amy McCaffery, P.G., EnSafe Inc.
Jo Richardson, Gwinnett Industries, Inc.
File: HSI #10756
S:\RDRIVE\Medlock\M\Rental Uniform - 10430\Rental CSR NOD.doc

Georgia Department of Natural Resources

2 Martin Luther King Junior Dr., Suite 1462 East, Atlanta, Georgia 30334
Noel Holcomb, Commissioner
Environmental Protection Division
Carol A. Couch Ph.D., Director
Hazardous Sites Response Program
404/657-8600

October 18, 2004

FILE COPY

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Joseph Orosz
Vice-President of Operations
Danfoss Maneurop Ltd.
1775-G MacLeod Dr.
Lawrenceville, GA 30043

RE: CSR Notice of Deficiency
Danfoss Maneurop
HSI #10756

Dear Mr. Orosz:

The Georgia Environmental Protection Division (EPD) has completed its review of the Compliance Status Report (CSR) dated April 4, 2004 submitted for the above-referenced site. Based on our review, EPD offers the following comments.

Risk Reduction Standards

1. Per Section 391-3-19-.07(10)(a), Type 5 RRS is allowed when Type 1 - 4 RRS are not appropriate. No evidence has been given to explain why Type 1 - 4 RRS would not be appropriate. Therefore, calculate Type 1 - 4 RRS for groundwater and, if necessary, present evidence why Type 1 - 4 is not appropriate.
2. Please provide a minimum of one (1) table that calculates the soil Risk Reduction Standards (RRS) and includes the values, parameters and references used to calculate those RRS.
3. Please provide a minimum of one (1) table that calculates the groundwater RRS and includes the values, parameters and references used to calculate those RRS.

Figures

4. For ease of review, please indicate on Figure 3-1 the regulated substance detected at each sample point and the concentration of the substance detected.
5. Per Section 391-3-19-.06(3)(b)(3), groundwater contamination must be delineated both horizontally and vertically. There is no indication in the CSR that a deep monitoring well has been installed in the deep aquifer at the site. In order to determine the vertical extent of contamination, please install a deep monitoring well as close to the previous location (or slightly downgradient) of the source as possible.

Danfoss Maneurop
October 18, 2004
Page 2

6. Per §391-3-19-.06(3)(b)(3)(x), include a figure of appropriate scale showing the vertical cross-section with site stratigraphic features and monitoring wells.

Other Comments

7. This CSR has been submitted on behalf of the operators of the business on the property. However, per §391-3-19-.06(3)(b)(6), the name, address, and telephone number of any other person who may be a potentially responsible party must be submitted. As such, please provide the name and address of the owner of the property for which this CSR is submitted.
8. Please provide laboratory certification as required in Section 391-3-26-.05 of the Rules for Commercial Environmental Laboratories.
9. For all future sampling events, please ensure all detection limits for regulated substances are at or below their appropriate RRS. For example, the detection limit for vinyl chloride in groundwater was 10 µg/L as compared to the RRS of 2 µg/L.
10. On page 22, the report incorrectly states toluene, xylene, and chloroform were detected in groundwater below the notification concentration. Please note they were detected above the notification concentration (background) but below RRS.

Please submit the revised tables, figures and calculations requested in comments 1 through 10 above by no later than January 30, 2005. In addition to these figures, tables and calculations, please re-evaluate your conclusions/recommendations associated with the site and, if necessary, revise those conclusions/recommendations.

Any questions regarding this notice of deficiency should be addressed to Mr. Michael Medlock of the Hazardous Sites Response Program at (404) 657-8600.

Sincerely,

Alexandra Y. Cleary
Alexandra Y. Cleary
Unit Coordinator
Hazardous Sites Response Program

c: Amy McCaffery, P.G., EnSafe Inc.
Jo Richardson, Gwinnett Industries, Inc.
File: HSI #10756
S:\RDRIVE\Medlock\M\Rental Uniform - 10430\Rental CSR NOD.doc

ETRI

Environmental Technology Resources, Inc.

FILE
10756

June 5, 2003

RECEIVED

JUN 09 2003

HAZ. SITES RESPONSE PROG.

Ms. Alexandra Cleary
Georgia Environmental Protection Division
Hazardous Sites Response Program
2 Martin Luther King Jr. Drive, S.E.
Suite 1462 East
Atlanta, Georgia 30334

Re: Danfoss Maneurop Ltd.
HSI Site Number 10756

Dear Ms. Cleary:

This letter is being written on behalf of Gwinnett Industries, Inc., the owner of the property located at 1775 MacLeod Drive in Lawrenceville, Georgia.

As you know, the Georgia EPD recently determined that a release reported at the Danfoss Maneurop facility located at 1775-G MacLeod Drive in Lawrenceville, Georgia exceeded the reportable quantity and has included the property on the Hazardous Site Inventory. When the release notification was made to the Georgia EPD, Danfoss Maneurop identified the property owner as Pattillo Property Management. The actual owner of the property is Gwinnett Industries, Inc. We request that this change be made to Georgia EPD records and future correspondence related to this site. The mailing address and telephone numbers are the same as what included on the release notification.

If you have any questions regarding the requested change, please contact me directly at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director

Attachments

Cc. Mr. Rusty McKellar, Pattillo Construction Company
Mr. Mike Kerman, Sutherland Asbill & Brennan
Ms. Amy McCaffery, Ensafe

02-079.202

FILE COPY

4780 Ashford Dunwoody Road
Suite A-456
Atlanta, Georgia 30338

Telephone 770-888-8181
Fax 770-888-8188

ETRI

Environmental Technology Resources, Inc.

May 14, 2003

RECEIVED

MAY 19 2003

HAZ. SITES RESPONSE PROG.

Georgia Environmental Protection Division
Hazardous Sites Response Program
2 Martin Luther King Jr. Drive, S.E.
Suite 1462 East
Atlanta, Georgia 30334
Attention: HSI

Re: Danfoss Maneurop Ltd.
HSI Site Number 10756

To Whom It May Concern:

Enclosed, please find a copy of tax map and legal description of the Danfoss Maneurop property located at 1775-G MacLeod Drive in Lawrenceville, Georgia. This information was requested in the letter dated March 26, 2003 which notified Pattillo Property Management of the listing of this property on the Hazardous Site Inventory.

If you have any questions regarding the information that was requested, please contact me directly at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director

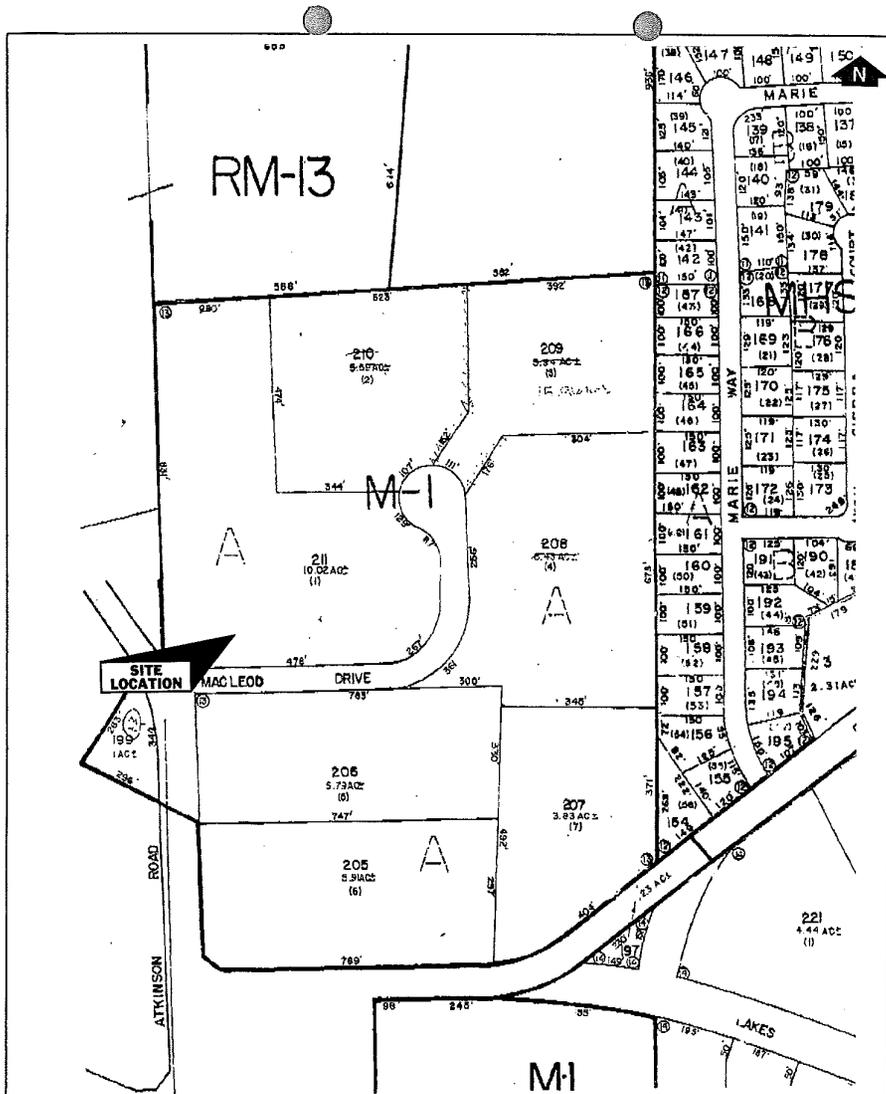
Attachments

Cc. Mr. Rusty McKellar, Pattillo Construction Company
Ms. Amy McCaffery, Ensafe

02-079.201

4780 Ashford Dunwoody Road
Suite A-456
Atlanta, Georgia 30338

Telephone 770-888-8181
Fax 770-888-8188



ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338
 Not to Scale

FIGURE 1
TAX MAP
 1775-G MacLeod Drive
 Lawrenceville, Georgia
 Project Number 02-079

Said building is located on that tract or parcel lying and being in Land Lot 44 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

Begin at the point of intersection of the northeastern right of way of Atkinson Road (variable r/w) and the northwestern right of way of MacLeod Drive (60 ft. r/w); running thence along the northwestern right of way of MacLeod Drive (60 ft. r/w) and a curve to the left (said curve having a chord bearing of S 82°02'14" E, and a chord distance of 42.84 feet) an arc distance of 46.10 feet to a point; running thence along said right of way N 60°14'00" E a distance of 478.51 feet to a point; running thence along said right of way and a curve to the left (said curve having a chord bearing of N 15°14'00" E and a chord distance of 240.42 feet) an arc distance of 267.04 feet to a point; running thence along said right of way N 29°46'00" W a distance of 113.87 feet to a point; running thence along said right of way and a curve to the left (said curve having a chord bearing of N 64°53'48" W and a chord distance of 81.71 feet) an arc distance of 87.07 feet to a point; running thence along said right of way and a curve to the right (said curve having a chord bearing of N 53°29'50" W and a chord distance of 116.12 feet) an arc distance of 129.94 feet to a point; running thence and leaving said right of way S 60°14'00" W a distance of 344.65 feet to a point; running thence N 29°46'00" W a distance of 474.56 feet to a point; running thence S 56°37'50" W a distance of 280.00 feet to a point; running thence S 30°10'45" E a distance of 831.94 feet to a point lying on the northeastern right of way of Atkinson Road (variable r/w); running thence along said right of way N 37°18'23" E a distance of 10.00 feet to a point; running thence along said right of way and a curve to the right (said curve having a chord bearing of S 48°29'54" E and a chord distance of 63.07 feet) an arc distance of 63.13 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 10.021 acres and is more fully shown on the "Plat of MacLeod Industrial Park" recorded in the Gwinnett County Courthouse, Plat Book 55, page 212.

APPENDIX H

RECORD OF COMMUNICATIONS AND INTERVIEWS

ENVIRONMENTAL SITE ASSESSMENT PHASE I USER QUESTIONNAIRE

Upon completion, please return this form (along with any attachments) to:

ONE CONSULTING GROUP, INCORPORATED
POST OFFICE BOX 54382, ATLANTA, GEORGIA 30308
FACSIMILE – (404) 815-8002

According to the ASTM E 1527-05 Standard Practice, it is the responsibility of the User of the Phase I Environmental Site Assessment (ESA) to communicate certain information to the environmental professional conducting the Phase I ESA. Please complete this Phase I ESA User Questionnaire so that One Consulting Group, Inc. may ascertain whether you or your firm (as the "User" of the Phase I ESA) possess any specialized knowledge or experience which is material to any "recognized environmental condition" (as defined by ASTM E 1527-05).

COMPLETE AND CORRECT SITE INFORMATION

Property Name: Tanglewood Heights Apartments
Address: 5355 Sugarloaf Parkway
City, State, Zip: Lawrenceville, Ga
County / Occupant: Gwinnett County

Please provide a map or survey documenting Site location and boundaries. Also, please provide any and all title information as soon as it is readily available.

	<u>Property Owner</u>	<u>Key Site Manager</u>
Contact Name:	<u>Wylie A. Tucker</u>	<u>Tracy Jones</u>
Company Name:	<u>Tanglewood Heights, LP</u>	<u>Peabody Properties South</u>
Address:	<u>3715 Northside Parkway</u> <u>Northreek Zoo, Suite 175</u>	<u>3715 Northside Parkway</u> <u>Northreek Zoo, Suite 725</u>
City, State, Zip:	<u>Atlanta, Ga. 30327</u>	<u>Atlanta, Ga. 30327</u>
Phone & Fax:	<u>404-949-3875/404-949-3880</u>	<u>404-760-8579/404-760-8585</u>
E-mail:	<u>Jody.Tucker@PrestwickDevelopment.com</u>	<u>T.Jones@PeabodyPropertiesSouth.com</u>

Site Type:

- Commercial Industrial / Manufacturing Multi-Family Residential
- Mixed – Use (Residential and Commercial)
- Vacant / Undeveloped / Raw Land / Single-Family Residential
- Other, please explain: _____

Type of Transaction:

Purchase Finance Sale Non-transaction Inquiry

Other, please explain: _____

Do you have any Knowledge or Experience with the Property that may be Pertinent (i.e., copies of prior ESA or environmental reports, documents, correspondence, etc., concerning the Property and its environmental condition)?

_____ *nb*

LANDOWNER LIABILITY PROTECTIONS

ASTM E 1527-05 states: "In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete." Please complete the following questions:

- (1) **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).** Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state, or local law? Yes No
- (2) **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No
- (3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.29).** As the user of this ESA do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No

- (4) **Relationship of the purchase price to the fair market value of the Site if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid reasonably reflect the fair market value of the Site? Yes No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Site? Yes No

- (5) **Commonly known or reasonably ascertainable information about the Site (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

For example, as user:

- Do you know the specific past uses of the Site? Yes No
- Do you know of specific chemicals that are present or once were present at the Site? Yes No
- Do you know of spills or other chemical releases that have taken place at the Site? Yes No
- Do you know of any environmental cleanups that have taken place at the Site? Yes No

- (6) **The degree of obviousness of the presence or likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).** As the user of this ESA, based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site? Yes No

PROCEEDINGS INVOLVING THE PROPERTY

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the Site? Yes No

If yes, explain: _____

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the Site?

Yes No

If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?

Yes No

If yes, explain: _____

SIGNATURE

I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Company Name: Tanglewood Heights Apartments, LP

Agent Name: Wiley A. Tucker III

Signature: Wiley A. Tucker III

Date: 5/4/12

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL PROPERTY QUESTIONNAIRE**

Upon completion, please return this form (along with any attachments) to:

**ONE CONSULTING GROUP, INCORPORATED
POST OFFICE BOX 54382, ATLANTA, GEORGIA 30308
FACSIMILE – (404) 815-8002**

Please complete this Site Questionnaire so that One Consulting Group, Inc. may ascertain whether you or your firm possess any specialized knowledge or experience which is material to any “recognized environmental condition” (as defined by ASTM E 1527-05).

COMPLETE AND CORRECT SITE INFORMATION

Property Name: Tanglewood Park Apartments

Address: 5355 Sugarloaf Parkway

City, State, Zip: Lawrenceville, Georgia 30043

County, Parrish or Regional Government: Gwinnett County

If available, please provide a map or survey documenting Site location and boundaries.

Property Owner

Key Site Manager

Contact Name: Anthony Nickas / Rachel Wharton

Company Name: First Atlantic Capitol, LLC / Peabody Properties South

Address: Pilot House, Lewis Warf / 5355 Sugarloaf Parkway

/

City, State, Zip: Boston, MA 02110 / Lawrenceville, GA 30043

Phone & Fax: 617.720.6200 & 617.720.6220 / 770.339.6800 & 770.339.1958

E-mail: aan@fac-llc.com / tanglewoodpark@peabodypropertyessouth.com

Site Type:

Commercial Industrial / Manufacturing Multi-Family Residential

Mixed – Use (Residential and Commercial)

Vacant / Undeveloped / Raw Land / Single-Family Residential

Other, please explain: _____

GENERAL PROPERTY INFORMATION

Size of Property (acres): 12.694

Date of Construction/First Occupied: 1993/1994

Renovation Date (if applicable): _____

Number of Buildings/stories: 14 two- and three-story apartment buildings, single story community building

Current Occupant: Rental tenants - multi family

For apartments/assisted living, please provide a list of apartment types indicating # of bedrooms/bathrooms, square footage, and quantity. For office/retail, please provide a rent roll with rentable square footage.

Please list the following utility service providers and their contact information for the Site:

Electricity: Georgia Power – 404.608.5672

Natural Gas: N/A

Solid Waste: Waste Management Company – 404.794.6707

Water: Gwinnett County Department of Water Resources – 678.376.6700

Storm Sewer: Gwinnett County Department of Water Resources – 678.376.6700

Sanitary Sewer: Gwinnett County Department of Water Resources – 678.376.6700

Landscaping: APCI – 770.381.2456

Pest Control: Atlanta Pest Control – 770.591.1892

LOCAL JURISDICTION INFORMATION

What is the Government Municipality or County with jurisdiction over the property?

Gwinnett County

What is the local Tax ID#, Lot and Block, or Township/Range ID#?

Land Lots 43 & 44 of the 7th District

What fire department services the property and how often are site inspections performed?

Gwinnett County Fire Department -Annually

Please list any deficiencies/violations reported by the building, fire, or health department.

None

REGULATORY ENVIRONMENTAL INFORMATION

Do you have any Knowledge or Experience with the Site that may be Pertinent (i.e., copies of prior Environmental Site Assessments or environmental reports, documents, correspondence, etc., concerning the Site and its environmental condition)? Specifically:

Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state, or local law? Yes No

Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

If you answered yes to any of the above questions, please explain: As property owners, we are familiar with the Typical residential multi-family property management practices and common maintenance products

ENVIRONMENTAL PROCEEDINGS INVOLVING THE SITE

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the Site? Yes No If yes, explain: _____

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the Site? Yes No If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products? Yes No If yes, explain: _____

SITE ENVIRONMENTAL INFORMATION

Are you aware of any **underground or above ground storage tanks, petroleum dispensers, and/or heating oil tanks** on, adjacent, and/or adjoining the Site?

Yes No If yes, explain: _____

Are you aware of the **current or past presence of a dry cleaning facility** at, adjacent to, and/or nearby the Site?

Yes No If yes, explain: _____

Is there any **known (past or present) use, storage, or disposal of hazardous materials, chemicals, or substances** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **drums of unidentified waste** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **strong, noxious or pungent odors** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **unidentified substance containers** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **poly-chlorinated biphenyls (PCBs) or electrical transformers** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **sanitary water discharging to an onsite septic tank system or a water well actively withdrawing water** on, adjacent to, or nearby the Site?

Yes No If yes, explain: _____

Are you aware of any **sumps, drains, floor drains, or pits** on the Site?

Yes No If yes, explain: There are sumps located in various crawl spaces to evacuate runoff water and seepage.

ADDITIONAL INFORMATION

If available, please provide the following documents or information along with this questionnaire:

- Reduced scale site and building plans
- Certificate of occupancy and/or building permit
- Copy of property tax records
- Copy of any outstanding violations
- History of recent improvements
- Previous due diligence reports
- Roof warranties or additional warranties

SIGNATURE

I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Willowood Park limited Partnership, By: FATHP Georgia, LLC, General Partner

Company Name: *By: First Atlantic Capital, LLC, managing member By: CTN Manager, Inc, Manager*

Agent Name: *By: Anthony A. Nizhas, President*

Signature: *[Handwritten Signature]*

Date: 5/10/12

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Fire & Emergency Services
Attention: Misty Holbrook
446 West Crogan Street
Lawrenceville, GA 30045

E-mail: Misti.Holbrook@gwinnettcounty.com
Phone: (678) 518-4801
Facsimile: (678) 518-4901

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Mrs. Holbrook:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced properties, an assemblage of two tax parcels. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Department of Fire and Emergency Services



Bill Myers, Fire Chief/Director
Casey Snyder, Assistant Chief
Dan Hansen, Assistant Chief
Jere Jordan, Division Director

408 Hurricane Shoals Road NE
Lawrenceville, GA 30046-4406
678.518.4800 • fax 678.518.4806
www.gwinnettfire.org

May 2, 2012

SUBJECT: Georgia Open Records Act Request
5355 Sugarloaf Pkwy
Lawrenceville, GA 30043

Dear Robert Brawner,

This will respond to your April 30, 2012 request for records pursuant to the Georgia Open Records Act. As required by law, the following has been determined:

- 9/22/04 – Notice of Non-Compliance issued (no details available)
- 11/2/09 – Notice of Non-Compliance issued for sprinkler issues
- 7/11/11 – Inspection failed due to yellow tagged sprinkler system and expired smoke alarms
- 9/30/11 – Inspection failed due to yellow tagged sprinkler system and expired smoke alarms
- 10/3/11 – Citation issued for yellow tagged sprinkler system and expired smoke alarms
- 10/25/11 – Compliant on issues mentioned above

Interior finish permit(s) issued: BLD2012-03755, BLD2012-01251, BLD2012-01250, BLD2011-06841, BLD2011-02539

Building permit(s) issued: BLD1999-01470

- 9/27/04 Case#0436137: cooking fire, confined to container
- 5/23/05 Case#0519303: cooking fire, confined to container
- 8/13/05 Case#0531905: heat from short circuit (wiring)
- 9/25/05 Case#0538436: grass fire
- 12/31/05 Case#0553740: grass fire
- 7/4/06 Case#0628583: odor of smoke
- 9/2/06 Case#0638491: heat from short circuit (wiring)
- 11/24/06 Case#0651557: odor of smoke
- 2/17/07 Case#0707240: cooking fire, confined to container
- 11/1/07 Case#0750224: cooking fire, confined to container
- 5/1/09 Case#0919880: grass fir
- 6/20/09 Case#0927989: cooking fire, confined to container
- 7/30/09 Case#0934502: cooking fire, confined to container
- 12/8/09 Case#0956079: cooking fire, confined to container
- 2/21/10 Case#1008619: building fire
- 5/25/10 Case#1024702: water evacuation
- 8/1/10 Case#1036409: water or steam leak
- 5/19/11 Case#1123976: cooking fire, confined to container
- 9/14/11 Case#1145300: brush fire

Department of Fire and Emergency Services



408 Hurricane Shoals Road NE
Lawrenceville, GA 30046-4406
678.518.4800 • fax 678.518.4806
www.gwinnettfire.org

Bill Myers, Fire Chief/Director
Casey Snyder, Assistant Chief
Dan Hansen, Assistant Chief
Jere Jordan, Division Director

As required prior to fulfilling your request, you are notified that the estimated cost of the copying, search, retrieval and other administrative fees authorized by O.C.G.A. 50-18-71 is \$0.00. Gwinnett County, its departments, agencies, boards, bureaus, commissions, authorities, and other similar bodies of Gwinnett County are authorized to collect this charge in any manner authorized by law for the collection of taxes, fees, or assessments owed to the County by O.C.G.A. 50-18-71(g)(1).

You may contact the undersigned at (678) 518-4980 to arrange to inspect and copy requested records and to make arrangements to pay the fee indicated above.

Sincerely,

Misti Holbrook

Misti Holbrook
Administrative Support Associate III
Community Risk Reduction

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

City of Lawrenceville Police Dept.
300 Jackson Street
Lawrenceville, GA 30046

E-mail:
Phone: 770.962.4173
Facsimile: 770.339.2415

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Date/Time: May. 1. 2012 8:24AM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
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Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

City of Lawrenceville Police Dept.
 300 Jackson Street
 Lawrenceville, GA 30046
 E-mail:
 Phone: 770.962.4173
 Facsimile: 770.339.2415

Subject: Tangierwood Park Apartments
 5355 Sugarloaf Parkway
 Lawrenceville, Georgia 30043
 Tax Parcel # 7043 010

To Whom It May Concern:

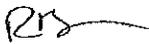
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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecgc.com.

In the event you have information to send, please do so via electronic mail (robert@onecgc.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.


 Robert Brawner
 Project Manager

May. 1. 2012 8:26AM

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

City of Lawrenceville Police Dept.
300 Jackson Street
Lawrenceville, GA 30046

E-mail:
Phone: 770.962.4173
Facsimile: 770.339.2415

Subject: Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

→ Not our jurisdiction
Please contact
Gwinnett County P.D.
Thank You.

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or ~~facsimile (404.815.8002).~~

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Police Dept.
684 Winder Highway
Lawrenceville, GA 30045

E-mail: policeopenrecords@gwinnettcounty.com
Phone: 770.513.5250
Facsimile: 770.513.5006

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Penny Skamalos:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
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In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (May. 1. 2012 8:28AM) * * *

1)
2)

Date/Time: May. 1. 2012 8:25AM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
8337 Memory TX	7705135006	P. 1	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Police Dept. E-mail: policeopenrecords@gwinnettcoumly.com
 684 Winder Highway Phone: 770.513.5250
 Lawrenceville, GA 30045 Facsimile: 770.513.5006

Subject: Tanglewood Park Apartments
 5355 Sugarloaf Parkway
 Lawrenceville, Georgia 30043
 Tax Parcel # 7043 010

Penny Skamalos:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
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- Fire records including permits, records of historic fires, and code violations
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecengine.com.

In the event you have information to send, please do so via electronic mail (robert@onecengine.com) or facsimile (404.815.5002).

Sincerely,
 One Consulting Group, Inc.



Robert Brawner
 Project Manager



P.O. Box 54362 | Atlanta, GA 30309
 phone 404.815.8005 | fax 404.815.8002

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Police Dept.
684 Winder Highway
Lawrenceville, GA 30045

E-mail: policeopenrecords@gwinnettcounty.com
Phone: 770.513.5250
Facsimile: 770.513.5006

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Penny Skamalos:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

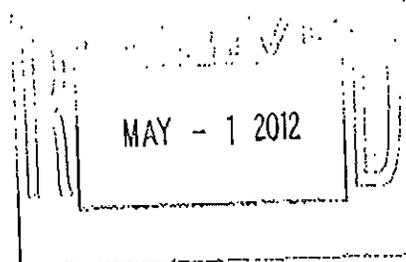
If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager





gwinnettcounty Police Department



770 Hi-Hope Road • Lawrenceville, GA 30043-4540
P.O. Box 602 • Lawrenceville, GA 30046-0602
770.513.5000 • www.gwinnettcounty.com

FAX TRANSMISSION DATA

TO: Dickel Brawner

COMPANY/AGENCY: _____ Fax #: _____

FROM: Penny B Skamalos Fax #: 770-513-5006
policeopenrecords@gwinnettcounty.com
Phone #: 770-513-5250

SUBJECT: OPEN RECORDS

SECTION: GWINNETT COUNTY POLICE DEPARTMENT

DATE: 5.1.12

PAGES TRANSMITTED: 4 (INCLUDING COVER SHEET)

INFORMATION: This is all that we have on file.

NOTICE

The pages comprising this facsimile transmission may contain confidential and/or privileged information from the Gwinnett County Police Department. This information is intended solely for use by the individual or entity named as the recipient. If you are not the intended recipient, be aware that any disclosure, copying, distribution, or use of the contents of this transmission is prohibited. If you have received this transmission in error, please notify this Department at 770-513-5250 immediately.

GCPD 211

**GWINNETT COUNTY
POLICE DEPARTMENT
Code Enforcement Unit**

770 Hi-Hope Road, P.O.Box 602
Lawrenceville, GA 30046
www.gwinnettcountry.com

CASE NUMBER : QOL2008-05039

PRIMARY ADDRESS: 5355 SUGARLOAF PARKWAY, Lawrenceville 30043
RECEIVED DATE: 5/2/2008
APPLICATION STATUS: Closed
DESCRIPTION: ILLEGAL DUMPING OF FURNITURE, TIRES, GARBAGE INTO DUMPSTER

OWNER NAME: WILLOWOOD PARK LIMITED PARTNERSHIP
ADDRESS: 4180 PROVIDENCE RD.
CITY/STATE/ZIP: MARIETTA, GA, 30062-6187
COMPLAINANT NAME: JOE JAMES
ADDRESS: 5375 SUGARLOAF PARKWAY
CITY/STATE/ZIP: LAWRENCEVILLE GA 30043

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Initial Inspection		5/5/2008	5/5/2008	INSP	MHT	WENT TO TANGLEWOOD APTS. COMPLEX OFFICE BUT COMPLAINANT (COURTESY OFFICER) WAS NOT AVAILABLE. MANAGER DID NOT HAVE ANY INFORMATION. LEFT MY BUSINESS CARD WITH PROPERTY MGR. SHE SAID SHE WOULD GIVE MY CONTACT INFORMATION TO COURTESY OFFICER.

Work Order	Signed	Due	Completed	Status	Inspector	Comment
Case Status Update	5/2/2008	5/2/2008	5/2/2008	UPD	MHT	HAVE MADE SEVERAL ATTEMPTS TO CONTACT COMPLAINANT BUT HAVE BEEN UNSUCCESSFUL. COMPLAINANT HAS NOT CALLED BACK.
Case Closed - Debris Removed	5/2/2008	5/2/2008	5/2/2008	CLO	MHT	
Assigned to Inspector (ASN)	5/5/2008	5/2/2008	5/5/2008	IASN	PBL	MANAGER HAS REPORTED THIS BEFORE AND HAS SOME TAG NUMBERS OF SUSPECTS
Initial Inspection	5/2/2008	5/5/2008	5/5/2008	INSP	MHT	WENT TO TANGLEWOOD APTS. COMPLEX OFFICE BUT COMPLAINANT (COURTESY OFFICER) WAS NOT AVAILABLE. MANAGER DID NOT HAVE ANY INFORMATION. LEFT MY BUSINESS CARD WITH PROPERTY MGR. SHE SAID SHE WOULD GIVE MY CONTACT INFORMATION TO COURTESY OFFICER.
Complaint Received	5/2/2008	5/2/2008	5/2/2008	Note	PBL	

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS

OFFENSE	CODE SECTION	DATE OF VIOLATION	VIOLATION NUMBER	COURT DATE
Litter Ordinance	LO 9D-31	Illegal Dumping on Residential Property		

GWINNETT COUNTY
POLICE DEPARTMENT
Code Enforcement Unit

770 Hi-Hope Road, P.O.Box 602
Lawrenceville, GA 30046
www.gwinnettcountry.com

CASE NUMBER : QOL2008-05039			
DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY
			UPLOADED ON

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Environmental Health Services
455 Grayson Highway, Suite 600
Lawrenceville, Georgia 30045

E-mail: _____
Phone: (770) 963-5132
Facsimile: (770) 339-4282

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced properties, an assemblage of two tax parcels. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (May. 1. 2012 8:24AM) * * *

1
2

Date/Time: May. 1. 2012 8:23AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
8332	Memory TX	7703394282	P. 1	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Environmental Health Services E-mail:
 455 Grayson Highway, Suite 600 Phone: (770) 963-5132
 Lawrenceville, Georgia 30045 Facsimile: (770) 339-4282

Subject: Tanglewood Park Apartments
 5355 Sugarloaf Parkway
 Lawrenceville, Georgia 30043
 Tax Parcel # 7043 010

To Whom It May Concern:

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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onacginc.com.

In the event you have information to send, please do so via electronic mail (robert@onacginc.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.



Robert Bravner
 Project Manager



P.O. Box 54382 | Atlanta, GA 30369
 phone 404.815.8005 | fax 404.815.8002

Robert Brawner

A9028.04

From: Marilyn Kelley [Marilyn.Kelley@gnrhealth.com]
Sent: Tuesday, May 01, 2012 3:00 PM
To: Robert Brawner
Subject: TANGLEWOOD PARK APTS., 5355 SUGARLOAF PKWY., LAWRENCEVILLE, GA. 30043

WE DO NOT HAVE ANY RECORDS FOR THE ABOVE ADDRESS.

Marilyn Kelley
Program Associate
Gwinnett County Environmental Health
770-963-5132
marilyn.kelley@gnrhealth.com

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Tax Commissioner
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30046

E-mail:
Phone: 770.822.7294
Facsimile: 770.822.7204

Subject: **Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010**

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (May. 1. 2012 8:25AM) * * *

1}

Date/Time: May. 1. 2012 8:24AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
8335	Memory TX	7708227204	P. 1	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Tax Commissioner
 Gwinnett Justice and Administration Center
 75 Langley Drive
 Lawrenceville, GA 30046
 E-mail:
 Phone: 770.822.7294
 Facsimile: 770.822.7204

Subject: Tanglewood Park Apartments
 4355 Sugarloaf Parkway
 Lawrenceville, Georgia 30043
 Tax Parcel # 7043 010

To Whom It May Concern:

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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

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In the event you have information to send, please do so via electronic mail (robert@onecog.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.


 Robert Brawner
 Project Manager



P.O. Box 54382 | Atlanta, GA 30308
 phone 404.815.8005 | fax 404.815.8002

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

City of Lawrenceville Planning and Zoning Dept.
P.O. Box 2200
Lawrenceville, GA 30046

E-mail: planning@lawrencevillega.org
Phone: 678.407.6583
Facsimile: 678.407.6699

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

* * * Communication Result Report (May. 1. 2012 8:26AM) * * *

1)
2)

Date/Time: May. 1. 2012 8:24AM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
8333 Memory TX	6784076699	P. 1	OK	

Reason for error

E. 1) Hang up or line fail
 E. 3) No answer
 E. 5) Exceeded max. E-mail size

E. 2) Busy
 E. 4) No facsimile connection

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

City of Lawrenceville Planning and Zoning Dept.
 P.O. Box 2200
 Lawrenceville, GA 30046

E-mail: planning@lawrencevillega.org
 Phone: 678.407.6583
 Facsimile: 678.407.6699

Subject: **Tragletwood Park Apartments**
 5355 Sugarloaf Parkway
 Lawrenceville, Georgia 30043
 Tax Parcel # 7043 010

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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- Building code certificates of occupancy and/or code violations.

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In the event you have information to send, please do so via electronic mail (robert@onecgroup.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.



Robert Bravner
 Project Manager

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Dept. of Planning and Zoning
One Justice Square
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

E-mail: pnd@gwinnettcounty.com
Phone: 678.518.6000
Facsimile: 678.518.6240

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

To Whom It May Concern:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

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Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Date/Time: May. 1. 2012 8:24AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
8336	Memory TX	6785186240	P. 1	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Gwinnett County Dept. of Planning and Zoning
 One Justice Square
 445 West Crogan Street, Suite 250
 Lawrenceville, GA 30046

E-mail: pub@gwinnettcountry.com
 Phone: 678.518.6000
 Facsimile: 678.518.6240

Subject: **Tangloood Park Apartments**
 5355 Sugarloaf Parkway
 Lawrenceville, Georgia 30043
 Tax Parcel # 7043 010

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- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecgroup.com.

In the event you have information to send, please do so via electronic mail (robert@onecgroup.com) or facsimile (404.815.8002).

Sincerely,
 One Consulting Group, Inc.



Robert Brasner
 Project Manager

Robert Brawner

A9078.04

From: Peggy.Jackson@gwinnettcountry.com
Sent: Tuesday, May 01, 2012 4:10 PM
To: Robert Brawner
Subject: Records Request
Attachments: CASE 260.pdf; CASE 260.01.pdf; CASE 260.02.pdf

Please see attached records request.

Thank you.

Peggy Jackson
Service Associate & Records Custodian
Building Permits

Phone: 678.518.6020
Fax: 678.518.6028
E-mail: peggy.jackson@gwinnettcountry.com

Gwinnett County
Department of Planning and Development
446 West Crogan St.
Suite 125
Lawrenceville, GA 30045

Online Records Search at www.gwinnettcountry.com Planning and Development/Online services.

Your feedback is appreciated.

<http://www.gwinnettcountry.com/portal/gwinnett/Departments/PlanningandDevelopment/CustomerserviceSurvey>

NOTE: Email is provided to employees for the administrative needs of the county. Email correspondence to/from a county email account is considered public information and subject to release under Georgia laws or pursuant to subpoena.

Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcounty.com

gwinnettcounty

May 1, 2012

Dear Mr. Brawner

RE: 1425 Atkinson Rd aka 5355 Sugarloaf Pkwy-Tanglewood Park Apts.

I am writing to you concerning the Certificates of Occupancy for the above listed location, which you requested.

This property has one outstanding building code violations.

BLD1999-01470 GROUND SIGN PERMIT.

Certificates of Occupancy are issued after final inspections for each permit issued on all new work, interior finish, additions and tenant name changes.

Certificates of Completion are issued after final inspections for each permit issued on all electrical, plumbing, heating and air, repairs, shell buildings, complete white boxes, incomplete white boxes and signs.

Permits that are under construction are not considered.

Tenant Name Change permits are required to have a final building inspection so that a Certificate of Occupancy can be issued. These permits are issued when a new tenant has occupied the space with no new work or an existing tenant has change the name of the business.

All Tenant Name Change permits have been required since January 1, 2001.

If a copy of a Certificate cannot be located on file in Records Management this will not cause concern for violations on project.

If you need any further information, please call our office at 678.518.6020

Thank you,

A handwritten signature in cursive script that reads "Peggy Jackson".

Peggy Jackson
Gwinnett County
Service Custodian
Building Permits



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APYS MAILBOXES BUILDING PERMIT NO.: 077888-7

BUILDING ADDRESS: 1425 ATKINSON RD., LAURENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 329 ZONING: RM13

USE CLASSIFICATION: OTHER NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 8.10

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 0 UNHEATED: 0 HEIGHT OF STRUCTURE: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Grady L. Cook

DATE: 1-9-95

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS TRASH COM BUILDING PERMIT NO.: 077889-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 329 ZONING: RM13

USE CLASSIFICATION: OTHER NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 0 HEIGHT OF STRUCTURE: 0

UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Grady L. Cook

DATE: 1-9-95

POST IN A CONSPICUOUS PLACE ON THE PREMISES

94



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS OFF/BLDG BUILDING PERMIT NO.: 077802-7

BUILDING ADDRESS: 1426 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 329 ZONING: RM19

USE CLASSIFICATION: OTHER NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 1,873 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: *Gladys L. Cook*
DATE: 9-9-95

POST IN A CONSPICUOUS PLACE ON THE PREMISES

V 94



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

The Norsouth Corporation

077893-7

TYPE OF STRUCTURE: _____ BUILDING PERMIT NO.: _____

BUILDING ADDRESS: 1425 Atkinson Rd, (Tanglewood Apts Bldg #1)

OCCUPANCY GROUP: _____ TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: Apartment 10 Units NUMBER OF STORIES: _____

MAXIMUM LIVE LOADS PER FLOOR: _____ MAXIMUM OCCUPANT LOAD PER FLOOR: _____

TOTAL AREA OF STRUCTURE OR SPACE: _____ HEIGHT OF STRUCTURE: _____

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Grady L. Crook

DATE: 08-15-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

The Norsouth Corporation

077894-7

TYPE OF STRUCTURE: _____ BUILDING PERMIT NO.: _____

BUILDING ADDRESS: 1425 Atkinson Rd. (Tanigewood Apartment Bldg #2)

OCCUPANCY GROUP: _____ TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: Apartment (8 Units) NUMBER OF STORIES: _____

MAXIMUM LIVE LOADS PER FLOOR: _____ MAXIMUM OCCUPANT LOAD PER FLOOR: _____

TOTAL AREA OF STRUCTURE OR SPACE: _____ HEIGHT OF STRUCTURE: _____

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Gladys S. Crook

DATE: 8-15-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



GWINNETT COUNTY CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: BLD1994077895



BUILDING ADDRESS: 1425 ATKINSON ROAD
CITY: Lawrenceville
ZIP CODE: 30043
PARCEL NUMBER: 7043 010

BUILDING NUMBER: SUITE NUMBER:
BUILDING/TENANT AREA: 11880
TYPE OF WORK: New Construction
TENANT NAME: TANGLEWOOD PARK APTS BLDG 3

DEPARTMENT OF PLANNING AND DEVELOPMENT Building Construction Section

ICC OCCUPANCY CLASSIFICATION:

ICC TYPE OF CONSTRUCTION:

NUMBER OF STORIES: 0

MAXIMUM LIVE LOAD PER FLOOR: 40

ZONING: RM-13 Multifamily Residence District

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: GRADY CROOK
DATE ISSUED: 09/07/1994

TITLE: Inspector
SIGNATURE: *GRADY CROOK*

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
 PHONE: 678-518-6000 www.gwinnettcounty.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 4 BUILDING PERMIT NO.: 077896-7

BUILDING ADDRESS: 1426 ATKINSON RD, LAWRENCEVILLE, GA,

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 12,988 UNHEATED: 0
HEIGHT OF STRUCTURE: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Shady L. Cook
DATE: 9-26-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 5 BUILDING PERMIT NO.: 077897-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 19,830 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS:

The inspection or permitting of any building, structure or plan, under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Grady L. Cook

DATE: 11-18-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 6 BUILDING PERMIT NO.: 077900-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 11,880 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: D.W. Carwell

DATE: 10-7-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 7 BUILDING PERMIT NO.: 077904-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM10

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40810 MAXIMUM OCCUPANT LOAD PER FLOOR: 0

TOTAL AREA OF STRUCTURE OR SPACE HEATED: 11,225 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Gladys L. Crook

DATE: 11-18-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES

94



CERTIFICATE OF OCCUPANCY
DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 8 BUILDING PERMIT NO.: 077905-7

BUILDING ADDRESS: 1428 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 11,221 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: *Gregory S. Cook*

DATE: 11-2-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 9 BUILDING PERMIT NO.: 077907-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

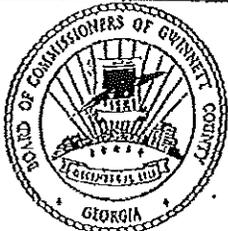
TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 11,225 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Grady J. Cook
DATE: 10-20-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

92P

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TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 10 BUILDING PERMIT NO.: 077908-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 11,880 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Leady L. Cook

DATE: 11-22-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 11 BUILDING PERMIT NO.: 077909-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 105 ZONING: RM13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 13,749 UNHEATED: 0
HEIGHT OF STRUCTURE: 0

CONDITIONS:

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Grady J. Crook

DATE: 12-1-94

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 12 BUILDING PERMIT NO: 077912-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 10B ZONING: RM19

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 13,749 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS:

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: *Shady L. Crook*

DATE: 1-4-95

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEWOOD PARK APTS BLDG 13 BUILDING PERMIT NO.: 077913-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: R2 TYPE OF CONSTRUCTION: 10B ZONING: RH13

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 810

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 19,748 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

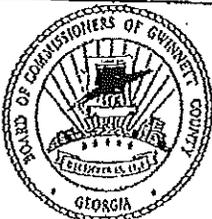
CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Linda S. Crook

DATE: 1-4-95

POST IN A CONSPICUOUS PLACE ON THE PREMISES



CERTIFICATE OF OCCUPANCY
DEPARTMENT OF PLANNING & DEVELOPMENT
GWINNETT COUNTY, GEORGIA

TYPE OF STRUCTURE: TANGLEHOOD PARK APTS BLDG 14 BUILDING PERMIT NO.: 077914-7

BUILDING ADDRESS: 1425 ATKINSON RD, LAWRENCEVILLE, GA.

OCCUPANCY GROUP: B2 TYPE OF CONSTRUCTION: 105 ZONING: RM19

USE CLASSIFICATION: APT NUMBER OF STORIES: 0

MAXIMUM LIVE LOADS PER FLOOR: 40 MAXIMUM OCCUPANT LOAD PER FLOOR: 8.10

TOTAL AREA OF STRUCTURE OR SPACE: HEATED: 11,226 HEIGHT OF STRUCTURE: 0
UNHEATED: 0

CONDITIONS: _____

The inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting.

BY: Lady S. Cook
DATE: 1-4-95

POST IN A CONSPICUOUS PLACE ON THE PREMISES



GWINNETT COUNTY

CERTIFICATE OF COMPLETION

PERMIT NUMBER: BLD1994077915



BUILDING ADDRESS: 1425 ATKINSON ROAD
 CITY: Lawrenceville
 ZIP CODE: 30043
 PARCEL NUMBER: 7043 010

BUILDING NUMBER: SUITE NUMBER:
 BUILDING/TENANT AREA:
 TYPE OF WORK: New Construction
 TENANT NAME: TANGLEWOOD PARK APTS

DEPARTMENT OF PLANNING AND DEVELOPMENT

Building Construction Section

ICC OCCUPANCY CLASSIFICATION:

ICC TYPE OF CONSTRUCTION:

NUMBER OF STORIES: 0

MAXIMUM LIVE LOAD PER FLOOR: 0

ZONING: RM-13 Multifamily Residence District

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

NOTICE: This certificate is valid only for the time specified and is subject to the conditions as listed. This certificate is void if altered in any manner.

ISSUED BY: GRADY CROOK

DATE ISSUED: 08/15/1994

TITLE: Inspector

SIGNATURE: *GRADY CROOK*

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
 PHONE: 678-518-6000 www.gwinnetcounty.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



GWINNETT COUNTY

CERTIFICATE OF COMPLETION

PERMIT NUMBER: BLD1994078512



BUILDING ADDRESS: 1425 ATKINSON ROAD
 CITY: Lawrenceville
 ZIP CODE: 30043
 PARCEL NUMBER: 7043 007

BUILDING NUMBER: [blank]
 BUILDING/TENANT AREA: [blank]
 TYPE OF WORK: New Construction
 TENANT NAME: TANGLEWOOD PARK RETAINING WALL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Building Construction Section

ICC OCCUPANCY CLASSIFICATION: [blank]
 ICC TYPE OF CONSTRUCTION: [blank]
 NUMBER OF STORIES: 0
 MAXIMUM LIVE LOAD PER FLOOR: 0
 ZONING: RM-13 Multifamily Residence District

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

NOTICE: This certificate is valid only for the time specified and is subject to the conditions as listed. This certificate is void if altered in any manner.

ISSUED BY: GRADY CROOK
 DATE ISSUED: 01/09/1995
 TITLE: Inspector
 SIGNATURE: *GRADY CROOK*

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
 PHONE: 678-518-6000 www.gwinnettcountry.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



GWINNETT COUNTY CERTIFICATE OF OCCUPANCY



PERMIT NUMBER: BLD2011-025339

BUILDING ADDRESS: 5255 SUGARLOAF PKWY
CITY: LAWRENCEVILLE
ZIP CODE: 30043
PARCEL NUMBER: 7043 010

BUILDING NUMBER: SUITE NUMBER:
BUILDING/TENANT AREA: 40
TYPE OF WORK: Repair
TENANT NAME:

DEPARTMENT OF PLANNING AND DEVELOPMENT Building Construction Section

ICC OCCUPANCY CLASSIFICATION: R-1 (IBC) Residential
ICC TYPE OF CONSTRUCTION:
NUMBER OF STORIES:
MAXIMUM LIVE LOAD PER FLOOR:
ZONING: RM13

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: CHARLES HOFFMEYER
DATE ISSUED: 1/3/2012
TITLE: Inspector
SIGNATURE: CHARLES HOFFMEYER

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
 PHONE: 678-518-5000 www.gwinnettcountry.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



GWINNETT COUNTY

CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: BLD2011-06841



BUILDING ADDRESS: 5355 SUGARLOAF PKWY
CITY LAWRENCEVILLE
ZIP CODE: 30043
PARCEL NUMBER: 7043 010

BUILDING NUMBER:
BUILDING/TENANT AREA: 100
TYPE OF WORK: Repair
TENANT NAME:

SUITE NUMBER:

DEPARTMENT OF PLANNING AND DEVELOPMENT Building Construction Section

ICC OCCUPANCY CLASSIFICATION: R-1 (IBC) Residential
ICC TYPE OF CONSTRUCTION:
NUMBER OF STORIES:
MAXIMUM LIVE LOAD PER FLOOR:
ZONING: RM13

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: C HOFFMEYER
DATE ISSUED: 12/30/2011

TITLE: Inspector
SIGNATURE: C HOFFMEYER

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga. 30046-2475
PHONE: 678-518-6000 www.gwinnettcountry.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



GWINNETT COUNTY

CERTIFICATE OF COMPLETION

PERMIT NUMBER: BLD2012-01250



BUILDING ADDRESS: 5355 SUGARLOAF PKWY 5 - 501 SUITE NUMBER: 501
 CITY LAWRENCEVILLE BUILDING/TENANT AREA: 100
 ZIP CODE: 30043 TYPE OF WORK: Repair
 PARCEL NUMBER: 7043 010 TENANT NAME:

DEPARTMENT OF PLANNING AND DEVELOPMENT

Building Construction Section

ICC OCCUPANCY CLASSIFICATION: R-2 (IBC) Residential
 ICC TYPE OF CONSTRUCTION: (IBC) TYPE VS UNSPRINKLERED
 NUMBER OF STORIES:
 MAXIMUM LIVE LOAD PER FLOOR:
 ZONING: RM13

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

NOTICE: This certificate is valid only for the time specified and is subject to the conditions as listed. This certificate is void if altered in any manner.

ISSUED BY: B SCHARFNORTH TITLE: Inspector
 DATE ISSUED: 4/4/2012 SIGNATURE: *B SCHARFNORTH*

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
 PHONE: 678-518-6000 www.gwinnettcountry.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



GWINNETT COUNTY

CERTIFICATE OF COMPLETION

PERMIT NUMBER: BLD2012-01251



BUILDING ADDRESS: 5355 SUGARLOAF PKWY 11 - 1101
CITY: LAWRENCEVILLE
ZIP CODE: 30043
PARCEL NUMBER: 7043 010

BUILDING NUMBER: 11
BUILDING/TENANT AREA: 100
TYPE OF WORK: Repair
TENANT NAME:
SUITE NUMBER: 1101

DEPARTMENT OF PLANNING AND DEVELOPMENT Building Construction Section

ICC OCCUPANCY CLASSIFICATION: R-2 (IBC) Residential
ICC TYPE OF CONSTRUCTION: (IBC) TYPE VB UNSPRINKLERED
NUMBER OF STORIES:
MAXIMUM LIVE LOAD PER FLOOR:
ZONING: RM13

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

NOTICE: This certificate is valid only for the time specified and is subject to the conditions as listed. This certificate is void if altered in any manner.

ISSUED BY: B SCHARFNORTH
DATE ISSUED: 4/4/2012

TITLE: Inspector
SIGNATURE: B SCHARFNORTH

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
PHONE: 678-518-6000 www.gwinnettcountry.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES

1 May 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Ga DNR EPD Hazardous Waste Branch
Attention: Madeleine Kellam
Floyd Towers East, Suite 1162
2 Martin Luther King, Jr. Drive SE
Atlanta, Georgia 30308

E-mail: madeleine_kellam@dnr.state.ga.us
Phone: (404) 656-7802
Facsimile: (404) 651-9425

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Verona:

One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced properties. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Brownfield designation;
- Engineering controls;
- Environmental liens;
- Land use restrictions;

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

30 April 2012

FREEDOM OF INFORMATION REQUEST FACSIMILE

Georgia Department of Natural Resources
Environmental Protection Division
Floyd Towers East
2 Martin Luther King, Jr. Drive SE
Atlanta, Georgia 30334

E-mail: Stephanie_helmig@dnr.state.ga.us
Phone: (404) 463-7600
Facsimile: (706) 369-6398 (Program Coordination)

Attention: Stephanie Helmig (Program Coordination)

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

To Whom It May Concern:

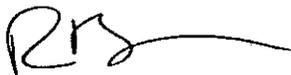
One Consulting Group, Inc. (One Group) is conducting a Phase I Environmental Site Assessment on the above-referenced property. We submit this freedom of information request for information regarding any issues of environmental concern you may have on file with regards to the subject property. Potential issues can include, but are not limited to, the following:

- Hazardous material use, storage, spillage or disposal;
- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires, and code violations
- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Building code certificates of occupancy and/or code violations.

If you have any questions please contact me at either 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com) or facsimile (404.815.8002).

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Robert Brawner

From: Kim Feagler [Kim.Feagler@dnr.state.ga.us]
Sent: Thursday, May 31, 2012 3:06 PM
To: Robert Brawner
Subject: Open Records Request - NRC Snapfinger

Mr. Brawner,

This is in response to your recent request made under the Georgia Open Records Act (GORA) regarding information from our files on the referenced facility.

A review of the Land Protection Branch files indicate that we have no information concerning the referenced facility as listed in your request. The Land Protection Branch consists of the Hazardous Waste Management Program, Underground Storage Tank Program, Solid Waste Management Program, Surface Mining Management Program, Scrap Tire Management Program, and the Lead-Based Paint & Asbestos Program.

Please let me know if you have any questions or need further assistance.

Thank you

Kim Feagler
Environmental Protection Division
Georgia Department of Natural Resources
4244 International Parkway, Suite 104
Atlanta, GA 30354

Georgia Department of Natural Resources

Environmental Protection Division, Watershed Protection Branch

4220 International Parkway, Suite 101

Atlanta, Georgia 30354

FAX: 404/675-2506

May 5, 2012

Robert Brawner
One Consulting Group
P.O. Box 54382
Atlanta, Georgia 30308

RE: Open Records Request:
Tanglewood Park Apartments
5355 Sugarloaf Parkway
Proposed Etowah Village Residences
310 South Broad Street

Dear Mr. Brawner

This is in response to your recent request, made under the Georgia Open Records Act (GORA) regarding information from our files on the above referenced properties.

A review of Watershed Protection Branch files indicates that we have no information concerning the above referenced properties as listed in your request.

For further assistance, please contact Renee Walker at (404) 675-1743 or by email at renee_walker@dnr.state.ga.us.

Sincerely,

Renee Walker
GORA Secretary

Rlw

30 April 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
State Parks and Historic Sites
2 MLK Jr. Dr., Suite 1352 East, Atlanta, Georgia 30334

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Query: **State Parks and Recreational Areas**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

30 April 2012

SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

Subject: **Tanglewood Park Apartments**
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Query: **Fisheries and Wildlife Management Areas**
Rare Species and Species of Concern
Threatened and Endangered Species

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

RECEIVED

30 April 2012 MAY 14 2012

ATHENS, GA SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services: Georgia Ecological Services Field Office 105 Westpark Drive, Suite D, Athens, Georgia 30606

Subject: Tanglewood Park Apartments 5355 Sugarloaf Parkway Lawrenceville, Georgia 30043 Tax Parcel # 7043 010

Query: Fisheries and Wildlife Management Areas Rare Species and Species of Concern Threatened and Endangered Species

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely, One Consulting Group, Inc.

[Handwritten signature]

Robert Brawner Project Manager

Attachments



U. S. Fish and Wildlife Service 105 West Park Drive, Suite D, Athens, GA 30605 Phone: 706-613-9493 Fax 706-613-6059

FWS Log No. DG-12-171-GWEN

Based upon available information, federally listed species are not likely to occur on the project site.

[Handwritten signature] Sandra S. Tucker, Field Supervisor

5/22/12 Date

106-12-171-GWEN

30 April 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
Nongame Conservation Section
2070 65 Highway 278 SE, Social Circle, Georgia 30025-4743

**Subject: Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities.

We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308). Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments

April 30, 2012

National Park Service
Rivers, Trails, and Conservation Assistance
535 Chestnut Street, Suite 207
Chattanooga, Tennessee 37402

Attn: **Alison Bullock**

Subject: **Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010**

Query: **Wild Scenic Rivers**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities, and the Chattooga River.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

30 April 2012

National Park Service
Southeast Regional Office
Planning and Environmental Compliance Programs
Atlanta Federal Center
1924 Building
100 Alabama Street SW
Atlanta, Georgia 30303

Attn: **John Barrett**

Subject: **Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010**

Query: **Wild Scenic Rivers, National Landmarks**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



Robert Brawner
Project Manager

Attachments

Robert Brawner

From: Eric VanDeGenachte [Eric.VanDeGenachte@dnr.state.ga.us]
Sent: Tuesday, May 15, 2012 10:08 AM
To: Robert Brawner
Subject: FONSI #7043010

Robert,

Georgia State Parks, Recreation and Historic Sites Division does not anticipate any significant impacts to interests resulting from the development of property you reference as tax parcel #7043 010 located at Tanglewood Park Apartments, 5355 Sugarloaf Parkway, Lawrenceville, GA.

Thank you,
Eric

Eric VanDeGenachte

Special Projects Manager
C: 404.323.7333(w); 706.255.6613(h)
O: 404.651.5870; F: 404.651.5871
E: eric_vandegenachte@dnr.state.ga.us
DNR Parks, Recreation and Historic Sites Division
2 MLK Jr Dr, Ste 1352; Atlanta, GA 30334

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

May 11, 2012

Jennifer Lynch
Prestwick Development
3715 Northside Parkway
Building 200, Suite 175
Atlanta, GA 30327

RE: Zoning Certification of Property Located in Land Lots 043 and 044 of the Seventh District of Gwinnett County, Georgia

Dear Madam:

This letter is to certify that the property located in Land Lots 043 and 044 of the Seventh District of Gwinnett County, Georgia as shown on a survey for Willowood Park Limited Partnership, d/b/a Tanglewood Park Apartments and Ticor Title Insurance Company with a revised date of November 7, 1995 is zoned RM-13 (Multi-Family Residence District). The property was rezoned to RM-13 pursuant to RZ-69-87 on March 24, 1987.

Attached are the portion of the Gwinnett County 1985 Zoning Resolution governing permitted uses within the RM-13 zoning district and the resolution RZ-69-87 that amended the official zoning map. If you have any questions, please contact me at 678.518.6202.

Sincerely,

Andy Mendzef, Planner III
Current Planning Section

Attachment

C: zonecert 057.2012.7043.apm

RM-13 Multi-Family Residence District (Maximum Density 13 Units Per Acre.

This zoning district is intended primarily for two-family and multi-family dwellings. This zoning district includes all old RM districts which have no density designated. Within the RM-13 Multi-Family Residence District (maximum density 13 units per acre), the following uses are permitted:

1. All uses permitted within the RM-10 Multi-Family Residence District.
2. Boarding and rooming houses.
3. Fraternal organizations and clubs not operated for profit.
4. Retirement communities, which may include a nursing home, cafeteria and care facilities and accessory uses.
5. Residential and community shelters subject to the provisions of Rules for Shelters in Gwinnett County. If previously developed as a single-family residence detached development, a Special Use Permit shall be required.

Within the RM-13 Multi-Family Residence District, the following uses may be permitted provided that the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and the Planning Commission and after a public hearing:

1. Day Care Facilities

HRR - High-Rise Residential District

This district may only be permitted within a Major Activity Center as designated in the Gwinnett County Comprehensive Plan, on tracts of land or assemblages of land located adjacent to or having immediate access to major thoroughfares where infrastructure is available to support the intensity of such a use, and with immediate access to major shopping, office or transit connections.

Applications for rezoning not located within a Major Activity Center shall not be accepted for processing by the Department of Planning and Development.

This zoning district is intended to allow for high-rise residential development and associated uses in a mixed-use environment. Therefore, within an approved HRR district, non-residential

CASE NUMBER RZ-69-87

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners held in the Berkmar High School Cafeteria, 405 Pleasant Hill Road, Lilburn, Georgia.

Present

VOTE

Lillian Webb, Chairman	<u>AYE</u>
Ken Suffridge, District 1	<u>AYE</u>
Scott Ferguson, District 2	<u>AYE</u>
Mike Berg, District 3	<u>AYE</u>
Don Loggins, District 4	<u>AYE</u>

On motion of COMM. SUFFRIDGE, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RM-13 to RM-13

CASE NUMBER RZ-69-87by RE DEVELOPMENT, INC.

for the proposed use of CONDOMINIUM UNITS (WITH A CHANGE IN CONDITIONS) THREE-TWO SPLIT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY NEWS, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 24, 1987 and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of MARCH, 1987 that the aforesaid application to amend the Official Zoning Map from RM-13 to RM-13 is hereby APPROVED subject to the following list of conditions.

Approval as RM-13 (Change in Conditions) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A) A multi-family condominium complex, to be developed in accordance with the conceptual site plan submitted January 9, 1987.

- B) No more than 150 total dwelling units at a maximum density of 11.57 dwelling units per acre based on the total acreage zoned.
 - C) Limit the height of the buildings to no more than a 3-2 split.
2. To satisfy the following site development considerations:
- A) Provide a 50-foot natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated adjacent to properties zoned R-100.
 - B) Provide a 10-foot wide landscaped buffer adjacent to non-residentially zoned property.
 - C) Provide a 10-foot wide landscape strip outside the new dedicated right-of-way of Atkinson Road.
 - D) No more than one exit/entrance on Atkinson Road, location subject to approval of the Engineering Department.
 - E) Provide a playground area as shown on the site plan submitted.
 - F) Sign regulations as required by the 1985 Zoning Resolution shall be met as minimum standards for this development.
3. To abide by the following requirements, dedications and improvements:
- A) Prior to the issuance of an occupancy permit dedicate at no cost to Gwinnett County 50 feet of right-of-way from the centerline of Atkinson Road.
 - B) Improve Atkinson Road along the entire property frontage 33 feet from centerline to back of curb.
 - C) Design required on-site storm water detention facilities such that they are not located within any required buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

ATTEST:

Charlotte J. Nash
Clerk

RECORDED: 4-21-87

0720

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 and 44,
7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AS PER SURVEY FOR GALEN KILBURN, JR.,
BY THOMAS M. LOWE, JR. & ASSOCIATES, INC., DATED NOVEMBER 28, 1972, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING begin at a rock found at the northwesterly
corner of said Land Lot 44 (and which corner is further the corner formed by
and common to Land Lots 43, 44, 73 and 74, 7th District, Gwinnett County,
Georgia); thence North 65 degrees 06 minutes 53 seconds East, 1,228.66 feet
along the said northerly line of said Land Lot 44, to an iron pin; thence
South 22 Degrees 35 minutes 42 Seconds East, 936.80 feet to an iron pin; thence
South 61 degrees 58 minutes 34 seconds West 582.18 feet to a point and which
point marks THE TRUE POINT OF BEGINNING; thence continuing South 61 degrees 58
minutes 34 seconds West 588.28 feet to an iron pin; thence North 38 degrees
27 minutes 55 seconds West 179.39 feet to an iron pin; thence South 26 degrees
52 minutes 39 seconds West 550.44 feet to an iron pin on the northeasterly
right of way of Atkinson Road (which right of way is 50-feet in width at
this point; thence North 48 degrees 28 minutes 29 seconds West 121.31 feet along
said Northeasterly right of way of said Atkinson Road to a point; thence North
26 degrees 52 minutes 39 seconds East 700.0 feet to a point; thence north 61
degrees 58 minutes 34 seconds east 588.28 feet to a point; thence South 20
degrees 49 minutes 49 seconds East 179.06 feet to the point of beginning and
being designated as containing 7.00 Acres and marked "Release Area" as per the
aforementioned survey.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
43 and 44 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS
PER SURVEY FOR GALEN KILBURN, JR., BY THOMAS M. LOWE, JR. &
ASSOCIATES, INC., DATED NOVEMBER 28, 1972, and REPRINTED ON
OCTOBER 7, 1974, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING BEGIN AT A ROCK FOUND AT THE
NORTHWESTERLY CORNER OF SAID LAND LOT 44 (AND WHICH CORNER IS
FURTHER THE CORNER FORMED BY AND COMMON TO LAND LOTS 43, 44,
73, and 74, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA); THENCE NORTH
65 DEGREES 06 MINUTES 53 SECONDS EAST 1,228.66 FEET ALONG SAID
NORTHERLY LINE OF SAID LAND LOT 44 TO AN IRON PIN; THENCE
SOUTH 22 DEGREES 35 MINUTES 42 SECONDS EAST 936.80 FEET TO AN
IRON PIN; THENCE SOUTH 61 DEGREES 58 MINUTES 34 SECONDS WEST
582.18 FEET TO A POINT AND WHICH POINT MARKS THE TRUE POINT
OF BEGINNING THENCE CONTINUING SOUTH 61 DEGREES 58 MINUTES
34 SECONDS WEST 588.28 FEET TO AN IRON PIN; THENCE NORTH 38
DEGREES 27 MINUTES 55 SECONDS WEST 179.39 FEET TO AN IRON PIN;
THENCE SOUTH 26 DEGREES 52 MINUTES 39 SECONDS WEST 550.44 FEET
TO AN IRON PIN ON THE NORTHEASTERLY RIGHT OF WAY OF ATKINSON
ROAD (WHICH RIGHT OF WAY IS 50 FEET IN WIDTH AT THIS POINT);
THENCE NORTH 48 DEGREES 28 MINUTES 29 SECONDS WEST 238.31 FEET;
THENCE NORTH 19 DEGREES 33 MINUTES 53 SECONDS EAST 780.20 FEET
TO A POINT ON THE WEST LINE OF LAND LOT 44; THENCE NORTH 61
DEGREES 58 MINUTES 34 SECONDS EAST 655.28 FEET TO A POINT ;
THENCE SOUTH 20 DEGREES 49 MINUTES 49 SECONDS EAST 614.25 FEET
TO A POINT AND THE TRUE POINT OF BEGINNING AND ENCOMPASSING THE
SECOND RELEASE AREA OF 6.01 ACRES TOGETHER WITH THE INITIAL
RELEASE AREA OF 7 ACRES AS PER THE AFOREMENTIONED SURVEY.

Department of Water Resources



684 Winder Highway • Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcountry.com

EXISTING DEVELOPMENT UTILITY LETTER

May 16, 20 12

Attn: Tanglewood Heights, L.P.
3715 Northside Pkwy, Bldg 200, Suite 175
Atlanta, GA 30327

Fax #: 404-949-3880 # Pages: 1

Development Name: Tanglewood Heights Apts

Location: 5355 Sugarloaf Pkwy
Lawrenceville, GA

District: 7 LL: 043 Parcel: 010 Lot/Block: _____

Water Availability:

Available for use in accordance with the Gwinnett County Department of Public Utilities' policies.

Not available from the Gwinnett County Department of Public Utilities in this location.

Sewer Availability:

Available for use in accordance with the Gwinnett County Department of Public Utilities' policies.

Not available from the Gwinnett County Department of Public Utilities in this location.

Where water and sanitary sewer service has been installed, inspected, and accepted for maintenance by the Gwinnett County Department of Public Utilities, those services are available under the applicable rate schedules for connection.

Respectfully,

Lauren Deaton
GIS Associate II
Gwinnett County
Department of Water Resources
Asset Management and Infrastructure Support
678-376-7139

gwinnettcountry

Department of Water Resources



684 Winder Highway • Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcountry.com

gwinnettcountry

PROPOSED DEVELOPMENT UTILITY LETTER

May 16, 20 12

Attention: Tanglewood Heights, L.P.
3715 Northside Pkwy, Bldg 200 Suite 175
Atlanta, GA 30327

Fax #: 404-949-3880 # Pages 2

Development Name: Tanglewood Heights Apts

Location: 5355 Sugarloaf Pkwy
Lawrenceville, GA

DISTRICT: 7 LANDLOT: 043 PARCEL: 010

WATER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 12 inch water main located on the S right-of-way of Sugarloaf Pkwy

Due to the uncontrollable variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

SANITARY SEWER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 8 inch sanitary sewer main located on property

**Proposed Development Utility Letter
Sewer Availability continued**

The subject development is located within the Beaver Ruin Service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come-first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DPU during plan review.

NOTES:

As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances. Proceeding design, construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

Respectfully,



Lauren Deaton
GIS Associate II
Gwinnett County
Department of Water Resources
Asset Management and Infrastructure Support
678-376-7139

APPENDIX I

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

RESUME

ROBERT BRAWNER, CHMM

President

BACKGROUND

Prior to founding One Consulting Group, Inc., Robert Brawner worked extensively in the construction and environmental arena on a wide array of projects. Leveraging his broad knowledge base, ranging from asbestos to hazardous waste management to Underground Storage Tanks, Mr. Brawner is able to holistically manage the myriad of environmental concerns that confront clients on a daily basis. He has supervised over 3,000 Phase I Environmental Site Assessments, has resolved to closure over 400 subsurface investigations involving numerous contaminants of concern and has personally inspected over ten million square feet of commercial property for Indoor Air Quality concerns.

PREVIOUS WORK EXPERIENCE

***PRINCIPAL / PARTNER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2003-2006***

Mr. Brawner headed the environmental division and was directly responsible for the development of new employees and financial systems for the division. He was a senior member of management group responsible for growing the firm from fifteen to fifty-five employees while developing geotechnical and commercial lending services divisions. Representative projects included, but were not limited to:

- *Murphy Avenue, Atlanta, Georgia:* Designed and supervised the remedial action for hazardous material site contaminated with cadmium and industrial solvents.
- *Dynamic Metals Loft, Atlanta, Georgia:* Member of principal team that successfully remediated and obtained a certificate of limited liability for the first state Brownfield site.
- *STAR Committee, Georgia:* Acted as liaison to the Georgia Environmental Protection Division as aid in preparing current asbestos and lead-based paint guidelines utilized by the state of Georgia.

CLIENT MANAGER, EPIC CONSULTING, INC, 2000-2002

During his tenure as client manager, Mr. Brawner supervised environmental consulting and general contracting services as well as developed new business opportunities for the firm. He was directly responsible, with the primary owner, for growing the firm from seven to fifteen employees.

PROJECT MANAGER, EPIC CONSULTING, INC., 1997-1999

While a project manager with the firm, Mr. Brawner performed subsurface investigations and remedial activities on UST sites and performed consultant/contracting services for various UST clients.

***FOREMAN, B & A ENVIRONMENTAL SERVICES, INC.,
CONYERS, GEORGIA 1997***

Mr. Brawner supervised an environmental contracting crew of five members performing heavy equipment operation, industrial and mechanical contracting, remediation system installation and hazardous material disposal activities.

PROFESSIONAL CERTIFICATIONS

Certified Hazardous Materials Manager #13495
International Fire Code Institute – UST Install, Soil Matrix Cleanup
DOT 49 CFR Hazardous Waste Handling Cert #77970
OSHA 40-Hour HAZWOPER
Asbestos Inspector #2879 / Abatement Designer #6015
Mold Remediation and Inspection Cert #1684

EDUCATION

Bachelor of Science, Biology, University of Georgia
Bachelor of Arts, Anthropology, University of Georgia

RESUME

ROBERT A. WHITE, MS, CPG, PG
Professional Geologist

BACKGROUND

Mr. White has performed hundreds of Phase I Environmental Site Assessments and Engineering Property Condition Assessments throughout the U.S. for commercial lenders. He has worked in the environmental arena since 1993 when he entered the field as a technician.

Since that time, he has performed and overseen Phase II soil and groundwater assessments under Georgia Hazardous Site Response Act (HSRA) guidelines; Underground Storage Tank investigations under Georgia Underground Storage Tank (GUST) laws; building inspections and property assessments falling under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA) guidelines; Level III Soil Surveys for septic tank placement mandated by the Georgia Department of Human Resources; and asbestos and lead-based paint inspections of occupied buildings and demolition projects in accordance with the Asbestos Hazard Emergency Response Act (AHERA), Occupational Safety and Health Administration (OSHA), and Lead-Based Paint Poisoning Prevention Act (LBPPA) guidelines.

Mr. White continues to use his education, experience, and common sense to provide efficient and cost-effective results that bring Client projects to completion.

PREVIOUS WORK EXPERIENCE

SENIOR PROJECT MANAGER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2000-2004

Mr. White was initially responsible for managing all aspects of environmental projects including fieldwork, project management, training employees, and developing new business. During his four years at Epic, Mr. White went on to carry out, manage, review, and consult on all phases of environmental and engineering projects. As Senior Geologist, he reviewed all types of correspondence for submission to clients and regulators, during development and in final form.

REGIONAL MANAGER, AQUATERRA ASSESSMENT SERVICES, 1999-2000

Acting as the Southeast Regional Manager for the Due Diligence firm headquartered in Texas, with a central office in New York's Financial District, Mr. White was hired to perform Phase I Environmental Site Assessments, Engineering Property Condition Assessments, and ADA Compliance Surveys for national commercial lenders. Additionally, Mr. White was responsible for proposal writing, client management, and marketing potential clients formerly served by RERC Environmental, Inc., after closure of their Atlanta office.

PROJECT MANAGER, RERC ENVIRONMENTAL, INC., 1998-1999

Because of his remediation consulting experience, Mr. White was hired to conduct Due Diligence Environmental and Engineering Assessments on commercial properties for national lenders prior to refinance or acquisition. His responsibilities also included Phase II Limited Subsurface Investigations on properties identified with Recognized Environmental Conditions.

PROJECT MANAGER, ENVIRONMENTAL CORPORATION OF AMERICA, 1996-1998

After initially being hired as field technician to perform environmental sampling, construction materials testing, and routine fieldwork, Mr. White was soon given UST and dry-cleaner remediation projects to manage and oversee as well. Recognized for his mechanical aptitude, he was asked to design, install, trouble-shoot, upgrade, and maintain remediation systems. In addition, he successfully developed a daughter company to market and operate a Thermal Oxidizer treating offgas from high-vacuum recovery remediation on sites with subsurface hydrocarbon releases.

PROFESSIONAL CERTIFICATIONS

Registered Professional Geologist: ALABAMA #1078, FLORIDA #PG2242, GEORGIA #PG001601, NORTH CAROLINA #1934, TENNESSEE # TN4832
EPA-certified, Asbestos (AHERA) Inspector
OSHA 40-hour HAZWOPER certification (1997) with annual 8-hour refresher training

EDUCATION

Bachelor of Science, Criminal Justice, Guilford College
Master of Science, Geology, Georgia State University

APPENDIX J
OWNER ENVIRONMENTAL QUESTIONNAIRE

OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

The checklist **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e., a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. Care should be taken to check the answers against whatever records are in the owner's possession. If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the checklist below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser:	<u>Tanglewood Heights Apartments, LP</u>
(Phone)	<u>404.949.3875</u>
Owner/seller:	<u>Willowood Park Limited Partnership</u>
(Phone)	<u>617.720.6200</u>
Subject property:	<u>Tanglewood Apartments</u>
(Phone)	<u>770.339.6800</u>

QUESTIONNAIRE - PART A:

1. Land use: Is the property, or any adjacent property, used for commercial, industrial or manufacturing purposes including, but not limited to, dry cleaners and gas stations? Adjacent properties include those that border the site and include properties across the street from the site.

Yes No Don't Know Please describe:

Provide the name and describe the type of business operating at the property:

Tanglewood Park Apartments – multi-family apartment homes

Name and type of business operating at the adjacent property to the **north**:

Sugarloaf Parkway Apartments – multi-family apartment homes

south:

Gwinnett Technical College

east:

Single family home

west:

Sugarloaf Parkway Apartments – multi-family apartment homes

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

Yes No Don't Know Please describe:

Owner: _____ Date(s) _____

Current Use of property:

Previous use of property:

Previous use of property to **north:**

south:

east:

west:

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?
 Yes No Don't Know (If yes, please describe)
4. Are there currently any plastics or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility, or were there in the past?
 Yes No Don't Know (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed of (and if you do not know all the specifics, provide names and present employers of people who might be able to provide additional information)?
6. Has fill dirt ever been brought onto the site?
 Yes No Don't Know (If yes, please describe)
7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site (where and what disposal took place)?
 Yes No Don't Know (If yes, please describe)
8. Is there any obviously stained soil, or other evidence of past waste disposal on the property (where)?
 Yes No Don't Know (If yes, please describe)

9. a) Are there any above or underground storage tanks located on the property now (Identify location)?

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

b) Are the existing storage tanks empty, out of service, or closed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

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

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

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

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

Previous Buyer:

The NorSouth Companies
2000 RiverEdge Parkway, Suite 950
Atlanta, Georgia 30328
770.850.8280

Lender:

Oak Grove Capital
1705 W. Northwest Highway, Suite 145
Grapevine, Texas 76051
817.310.5800

11. Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?
 Yes No Don't Know (If yes, please describe)
12. Is the property located near or in an area where conventional fuels (e.g., petroleum products) hazardous gases, (e.g. propane) or chemicals (e.g. benzene or hexane) of a flammable nature are stored?
 Yes No Don't Know (If yes, please describe)
13. Have there been any health complaints related to the indoor or outdoor air at the property or any building located on the property?
 Yes No Don't Know (If yes, please describe)
14. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?
 Yes No Don't Know (If yes, please describe)
15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?
 Yes No Don't Know (If yes, please describe)

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

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

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

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

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

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

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

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

QUESTIONNAIRE - PART B:

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

Yes No Don't Know

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

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

3.	Does the site have the potential to affect or be affected by?	Yes	No
a.	Coastal Areas Protection and Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Runway Clear Zones & Accident Potential Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Endangered Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Farmland Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Compatibility with Local Codes, Plans and Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Wetlands Designated land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Thermal & Explosive Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Toxic Chemicals & Radioactive Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Solid Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Local Zoning Plans Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(If yes, please describe.)

4. Is the site within 1000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Don't Know (If yes, the following information must be completed. Much of it can be obtained through the City/County Highway or Transportation Department)

- What is the name of the major road/highway/freeway? _____
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site _____
- What is the average speed of travel on this major road/highway/freeway? _____
- List the average number of automobiles for both directions during a 24-hour day _____
- List the average number of trucks for both directions during a 24-hour day _____

5. Is the site within 3000 feet of a railroad?

Yes No Don't Know (If yes, the following information must be completed. Much of it can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway)

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day _____
- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No

- If yes, how far from the grade crossing are the whistle posts located?

6. Is the site within 15 miles of a military airport?

Yes No Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all military airports and can be obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market values of the property if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

Sale

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes

- If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer/owner Name: Willowood Park Limited Partnership
 Relationship to Site: Seller
 Address: Pilot House, Lewis Wharf
Boston, MA 02110
 E-mail Address: aac@fac-11.com
 Phone Number: 614.720.6200
 Date: 5/10/12

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 10th day
 of May, 2012, in the
 Presence of:

[Signature]
 Witness

By: Fatih Georgia, LLC, General Partner
By: First Atlantic Capital, LLC, Managing
By: C+N manager, LLC manager member
[Signature]
 Property Owner By: Anthony A Nicholas, President

[Signature]

Notary Public Laurice L. Mulherin
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
May 30, 2014
 My commission Expires on:

(Notarial Seal)

Anthony A. Nicholas
 Name

President
 Title

APPENDIX K
PROPERTY LOG AND INFORMATION CHECKLIST

PROPERTY LOG AND INFORMATION CHECKLIST

This form **MUST** be completed by the Qualified Environmental Professional who performed the Phase I and/or Phase II. All entries must be fully documented and explained in the environmental reports. This form, together with all supporting documentation relating to the Phase I, must be submitted to DCA before any application can be accepted for processing.

PROPERTY LOG

Property Address:

Tanglewood Park Apartments, 5575 Sugarloaf Parkway (formerly 1425 Atkinson Road), Lawrenceville, Georgia, 30043

Developer's Name and Address:

**Ken Blankensip, Tanglewood Heights Apartments, LP
3715 Northside Parkway, Atlanta, Georgia 30327**

Developer's e-mail Address:

ken.blankenship@prestwickdevelopment.com

Developer's Telephone Number:

(404) 949-3873

Qualified Environmental Professional's Name:

Robert Brawner

Qualified Environmental Professional's Telephone Number and e-mail address:

(404) 815-8005 x 105, Robert@onecginc.com

Environmental Consulting Firm's Name and Address:

One Consulting Group, Inc., Post Office Box 54382, Atlanta, Georgia 30308

Date Phase I Environmental Site Assessment Completed:

June 14, 2012

Summary of Phase I Results:

Environmental Site Assessment does not document recognized environmental conditions on or near the Site, and recommends no further investigation.

INFORMATION CHECKLIST

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

1. Overall Property Description

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

2. Asbestos

- Dated Building Construction Or Rehabilitation Specifications
- X Engineer's/Consultant's Asbestos Report
- Other (Specify)

Renovation asbestos survey performed by One Consulting Group, Inc. is Attached in Appendix E.

3. Polychlorinated Biphenyls

- Utility Transformer Records
- X Site Survey of Transformers
- Site Soil and Groundwater PCB Test Results
- X Other (Specify)

Telephonic conversation with electric utility

4. Radon
- Water Utility Records
 - Gas Utility Records
 - On-Site Radon Test Results
 - Other (Specify)

Radon Testing Report performed by One Consulting Group, Inc. in accordance with the 2012 Environmental Manual is attached in Appendix E.

The Radon Map of Georgia was reviewed online at www.epa.gov/radon to determine the radon risk associated with the subject property.

5. Underground Storage Tanks
- Oil, Motor Fuel and Waste Oil Systems Reports, EPD, LUST & ERNS Records
 - CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)
 - Site Soil and Groundwater Tests
 - Site Tank Survey
 - Other (Specify)

6. Waste Sites
- CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)
 - State EPD site lists for neighborhoods (within radius of one mile)
 - Federal Facilities Docket
 - Site Soil and Groundwater Test Results
 - Other (Specify)

7. Lead Based Paint

- Lead Paint Survey
- Certification/Compliance Records
- Site Soil Test Results
- Other (Specify)

Site inspection and verification of construction date of on-Site structures using certificates of occupancy letters and construction plans.

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results
- Mold Inspection Results
- Other (Specify)

Site inspection for: urea formaldehyde foam insulation; mold and moisture intrusion concerns; metal fittings on interior plumbing; metal fittings on water supply system pipings; and verification of construction date of on-Site structures using certificate of occupancy letters and construction plans.

A copy of the annual water quality report was reviewed online and is provided in Appendix O of the Environmental Site Assessment Report.

Checklist completed by: .



Name (Type or Print): **Robert Brawner, One Consulting Group, Inc.**

Date: **June 14, 2012**

APPENDIX L
PROOF OF INSURANCE

APPENDIX M
LETTERS OF REFERENCE

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 9, 2009

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

Ladies/Gentlemen:

I declare that our Company, Cocke, Finkelstein Inc. and affiliated companies have used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys. One Consulting Group has been an invaluable consultant and advisor to our firm for many years. It has been a reasonable and rational advisor warning us of potential environmental situations while educating us that most environmental problems are more of a situation to resolve rather than a cause for alarm. We do not look at a real estate investment without consulting One Consulting Group.

Feel free to call or email me with any questions you may have regarding One Consulting Group. You may reach me at byron@cockefinkelstein.com or at 404 512 9305.

Sincerely,

Cocke, Finkelstein Inc.
Company Name

W. Byron Cocke, Principal
Name and Title

April 9, 2009
Date


Signature


COCKE FINKELSTEIN INC.

Office 404 880 4141
Fax 404 880 4144
331 Elizabeth St. Suite C
Atlanta, GA 30307

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 9, 2009

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

Ladies/Gentlemen:

I declare that our Company, Carvalho & Associates, P.C., has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

One Consulting Group, Inc. has consistently completed the requested work in a timely and cost effective manner, and provided comprehensive technical support. The reports we received were prepared in accordance with the applicable standards of care, and in a highly professional manner.

I would recommend One Consulting Group, Inc. to clients and colleagues without reservation. If you require additional information or further assistance, please do not hesitate to contact the undersigned at (678) 354-0066.

Very respectfully,

CARVALHO & ASSOCIATES, P.C.



Michael P. Carvalho, Esq.
Managing Partner



Branch Banking & Trust Co.

Commercial Real Estate Lending
525 E. Crossville Road
Roswell, GA 30075

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

May 8, 2009

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

Ladies/Gentlemen:

I declare that our Company, Branch Banking & Trust Company, has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

The quality of their work, efficient service and compliance with environmental standards has been satisfactory to Branch Banking & Trust Company.

Please call me at (678) 277-4106 if I can be of any further assistance.

Sincerely,

BRANCH BANKING & TRUST CO.

A handwritten signature in black ink, appearing to read "Neal L. Pickens", with a long horizontal flourish extending to the right.

Neal L. Pickens
Vice President
Commercial Real Estate Lending



**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 13, 2009

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

Ladies/Gentlemen:

I declare that our Company, Stout Walling Atwood, LLC has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

I have worked with Robert Brawner, the principal of the One Consulting Group, Inc. for a number of years. Robert is one of the few environmental consultants that not only identifies the problem but can suggest ways of resolving the problem.

I recommend One Consulting Group, Inc. without reservation.

Stout Walling Atwood, LLC

By: 
Carter L. Stout, Member

**ENVIRONMENTAL CONSULTANT
LETTER OF REFERENCE**

April 9, 2009

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

Ladies/Gentlemen:

I declare that our Company, Darby Bank & Trust has used the services of One Consulting Group, Inc. to perform Environmental Site Assessments, Soil and Groundwater Testing, and Building Material Surveys.

I have used One Consulting Group on a number of projects. They are very precise, informative and easy to work with. They are my one go to source.

Sincerely

Company Name

Darby Bank & Trust Co

Name and Title

Carter Mobley Vice-President Commercial Lender

Date

04/09/09

Signature

A handwritten signature in cursive script, appearing to read "Carter Mobley", with a long horizontal flourish extending to the right.

APPENDIX N
ENVIRONMENTAL CERTIFICATION

ENVIRONMENTAL CERTIFICATION

Project Name: **Tanglewood Park Apartments, One Group Project #A9028**

Project Location: **5535 Sugarloaf Parkway, Lawrenceville, Georgia**

The undersigned being first duly sworn on oath do certify to the Georgia Department of Community Affairs (DCA)/Georgia Housing and Finance Authority (GHFA) that the statements contained in this certification are true and correct. The undersigned also acknowledge that deviations from the requirements contained in the certification and checklist could result in scoring deductions (Page, Section and/or Appendix numbers must be included for each item).

1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format.

ESA cover, section
2.1-page 4

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.

ESA cover,
Appendix H

3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project.

ESA Section 2.7,
page 7

4. The Phase I Report and/or update was prepared less than 180 days prior to Application submission and within 30 days of the site reconnaissance. In addition, the date of the Report appears of the cover page of the Report.

ESA cover, ESA
section 5.1-page 18

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).

ESA section 2.6-
page 7

6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards.

ESA cover, section
2.1-page 4

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.

ESA cover,
Appendix H

8. The Environmental Professional has included a comprehensive historical review of the subject property back to 1940 or the property's first developed use, whichever is earlier.

section 2.2-page 5,
section 5.5- page 24

9. The Phase I includes the professional opinion of the Environmental Professional as to any potential environmental risks and as to any recognized environmental conditions identified during the comprehensive historical review.

section 1.2-page 2,
section 7.0-page 28,
section 8.0-page 29

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*

Appendix N

* Professional Errors and Omissions Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate with coverage extended to include third party liability for death, bodily injury, diminution of value of property and property damage.

Appendix N

* Pollution Liability Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate.

Appendix N

11. The Georgia Housing and Finance Authority and DCA have been named as 1) additional insureds and 2) certificate holders on the Accord 25 form (the required insurance certificate) for the commercial liability insurance policy.

Appendix N

12. A 30 day cancellation period is included on the insurance certificate.

Appendix N

13. The Owner Environmental Questionnaire & Disclosure Statement has been completed by the current Owner of the property and included in the Phase I Report.

Appendix L

14. The completed Phase I Documentation: DCA Property Log and Information Checklist has been completed by the Environmental Professional and included in the Phase I Report.

Appendix M

15. If required, the HOME and HUD Environmental Questionnaire is completed and included in the Phase I (includes projects applying for HOME funds and projects with other HUD funding sources listed, including PBRA).

Not applicable

16. If, in accordance with Section II.B.5.b. of the DCA standards, a noise assessment is required, the Report includes a noise assessment which was completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are include in the financial structure).

Section 5.4.22-page
23, Appendix J

17. In cases of elevated noise levels, the Report includes a noise attenuation plan completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are include in the financial structure).

Section 5.4.22-page
23, Appendix J

18. The Environmental Consultant Signature page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature page is included in the Phase I and/or Phase II Report.

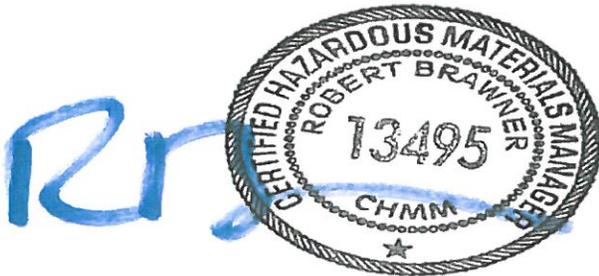
ESA cover,
Appendix H



Applicant Signature

14-Jun-12

Date



Environmental Professional Signature & Stamp

14-Jun-12

Date

APPENDIX O
CONSUMER CONFIDENCE REPORT ON WATER
QUALITY

A Water Quality Report Presented to the Citizens of Gwinnett County

Este informe contiene información muy importante. Tradúscala o hable con alguien que lo pueda entender.

gwinnett gwinnettcounty waterwords

April 2012



Lake Lanier provides excellent water

Gwinnett County receives its surface water supply from Lake Sidney Lanier located just north of Buford. Our water intakes, located in coves three miles from Buford Dam, provide a uniform raw water supply that is low in suspended materials, bacteria, dissolved organics, and metals.

Lake Lanier, formed by Buford Dam holding the Chattahoochee and Chestatee Rivers, is a major recreation area in north Georgia. In fact, it is one of the most-visited U.S. Army Corps of Engineers projects in the country and offers opportunities for boating, fishing, and other water pastimes. People throughout the region enjoy Lanier and its plentiful recreation opportunities. Lake Lanier is key in providing water to Georgia, since more than 60 percent of Georgia's population receives drinking water from the Chattahoochee system. The Lake Lanier watershed comprises more than 1,000 square miles in 10 Georgia counties.

The watershed contains heavily forested areas and smaller cities. Additionally, agriculture is the primary activity in the watershed.



Gwinnett focuses on water conservation

Gwinnett County's Water Conservation Plan includes programs and initiatives designed to educate our customers and the community about water efficient behaviors and to safeguard our future water supply. Our efforts include public outreach activities, rebates, and incentives for replacing older fixtures and efficient water management practices throughout the County. In 2011, average single-family household water use in Gwinnett County dropped to 176 gallons per day, down from 179 gallons in 2010. DWR plans to continue working with our customers to reduce this number even further in 2012.

Public outreach

The Department of Water Resources (DWR) developed **Homeowner H2O** to educate Gwinnett County residents about water conservation. The presentations focus on leak detection and repair, installing water-efficient fixtures, and increasing water-saving behaviors inside and outside the home. Department representatives are available to speak to homeowners associations, civic clubs, and other community groups. *Homeowner H2O* conservation workshops are also offered to the public several times a year to help all our customers learn how to reduce their water bills.

In May 2011, DWR launched a school outreach program called **Water on Wheels** to target primary education. These classroom-based programs are available to travel to schools throughout Gwinnett County. Students participate in engaging hands-on lessons that teach the importance of water conservation and foster attitudes that inspire lifelong water efficient behaviors. All *Water on Wheels* lessons support Academic Knowledge and Skills standards for science. Programs are also available to Gwinnett County scouts, summer camps, libraries, and recreation centers. To date, more than 3,600 students have received hands-on water conservation education through the *Water on Wheels* program.

To schedule an educational program for your group, contact Heather Moody at dwrconserve@gwinnettcounty.com or 678.376.6722. All public outreach programs are offered **free of charge** to Gwinnett County residents, schools, and businesses.

...continued page 3

2011 Detected Contaminants

PRIMARY INORGANIC SUBSTANCES							
Substance	Units	MCL	MCLG	Highest Level Detected	# of sample sites found above the Action Level	Violation (yes/no)	Source of Substance
Copper	ppm	AL=1.3	1.3	0.164	0	No	Corrosion of household plumbing systems, erosion of natural deposits; leaching from wood preservatives
Lead	ppb	AL=15	0	2.0	0	No	Corrosion of household plumbing systems, erosion of natural deposits

UNREGULATED VOLATILE ORGANIC SUBSTANCES							
Substance	Units	MCL	MCLG	Water System Results	Violation (yes/no)	Source of Substance	
Bromodichloromethane	ppb	None Established	None Established	2.5	No	By-product of drinking water chlorination	
Chloroform	ppb	None Established	None Established	5.5	No	By-product of drinking water chlorination	

PRIMARY INORGANIC SUBSTANCES							
Substance	Units	MCL	MCLG	Water System Results	Violation (yes/no)	Range of Detections	Source of Substance
Fluoride	ppm	4.0	4.0	0.78	No	0.70 – 0.80	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate/Nitrite	ppm	10.0	10.0	0.51	No	<0.2 – 0.51	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

DISINFECTION BY-PRODUCTS							
Substance	Units	MCL	MCLG	Average	Violation (yes/no)	Range of Detections	Source of Substance
Total Trihalomethanes	ppb	80	0	22.3	No	9.2 – 25.5	By-product of drinking water chlorination
Total Haloacetic Acids	ppb	60	0	18.3	No	11.0 – 13.3	By-product of drinking water chlorination
Bromate	ppm	0.01	0	<0.005	No	<0.005 – 0.0051	By-product of drinking water chlorination

TURBIDITY							
Substance	Units	MCL	MCLG	Highest Level Detected	Lowest % of Samples Meeting Limits	Violation (yes/no)	Source of Substance
Turbidity	NTU	TT	N/A	0.290	100	No	Soil Runoff

MICROBIOLOGICAL				
Substance	MCL	MCLG	Highest Monthly % of Positive Samples	Major Sources in Drinking Water
Total Coliform bacteria	No more than 5% of monthly samples can test positive for Coliforms	0.0	0.8	Naturally present in the environment

Water conservation ...continued from page 1

Rebates and incentives

Gwinnett County will continue participation in the Metro Water District's **Toilet Rebate Program** for single-family homes in 2012. The program provides rebates to qualified homeowners for replacing old, inefficient toilets. In March 2012, DWR rebated our 10,000th toilet through this program! Details about the single family toilet rebate program are available by calling 404.463.8645 or at www.northgeorgiawater.org/html/392.htm.

As of January 2012, Water Resources extended its successful high-efficiency toilet rebate program to multifamily residences. Apartment, condominium, and townhome communities that are Gwinnett County water customers may now qualify for a \$100 rebate for every old toilet replaced with a WaterSense certified toilet using 1.28 gallons per flush or less. For details about the new multifamily toilet rebate program, e-mail dwrconserve@gwinnettcountry.com or call 678.376.6722.

Toilet Recycling is now available at the Water Resources Central Facility. Residents in Gwinnett County who replace their old toilets through the Metro Water District's toilet rebate program can drop them off to be recycled for free. The porcelain is recycled by breaking it up, mixing it into stone aggregate, and using the mixed material as road base and for pipe beds. Since the program began in February 2011, the County has collected an average of four tons of porcelain every month. As of March 2012, the program has kept more than 100,000 pounds of waste out of the landfills! In addition, building owners are required to recycle their old toilets in order to qualify for the new Multifamily Toilet Rebate Program.

Is your house as water-efficient as it can be? **Do it Yourself Household Water Audit** brochures are available to assist water customers in reducing their water bills. This simple step-by-step guide will help residents understand how much water they use, identify leaks, and use less water around the home.

Free low-flow home retrofit kits and toilet leak detection kits are also available at the billing counter at DWR's Central Facility on Winder Highway.

Efficient water management

Through best management practices such as an aggressive leak-detection program, a pricing structure that encourages water conservation, and a range of progressive County ordinances, the Department of Water Resources strives to maximize water efficiency and serve as a water conservation leader in the region. Gwinnett has also made a concerted effort to reduce water usage in County-owned facilities. All departments have taken positive steps to conserve water, such as discontinuing irrigation and car washing and installing water-efficient fixtures.

Since the program began in 2003, Gwinnett County has been a pioneer of reclaimed water use for the state of Georgia. At the state-of-the-art **F. Wayne Hill Water Resources Center**, wastewater undergoes a stringent treatment process that cleans it to an almost pristine state before discharge to the Chattahoochee River or Lake Lanier. Reclaimed water also is available to commercial customers for landscape irrigation and other nonpotable uses. In 2011, 180 million gallons of reclaimed water was distributed to customers and over nine billions gallons of highly quality effluent was returned to Lake Lanier.

To learn more about water conservation in Gwinnett County, please visit www.gwinnetth2o.com or send an e-mail to dwrconserve@gwinnettcountry.com.

Public Input Opportunities

The Gwinnett County Water and Sewerage Authority, which owns the Water Resources water and wastewater system, acts as an advisory agency to the Gwinnett County Board of Commissioners. The Authority meets monthly at the DWR Central Facility. For a schedule of meetings, visit the County's website at www.gwinnettcountry.com.

Action Level (AL)

The concentration of a contaminant, which, if exceeded, triggers a treatment or other requirement that a water system must follow.

Nephelometric Turbidity Unit (NTU)

A measure of suspended material in water. Turbidity is measured by shining a beam of light through water and measuring the angle at which the light is scattered by the suspended material. An instrument called a *Turbidimeter* is used for this purpose.

Treatment Technique (TT)

A required process intended to reduce the level of a contaminant in drinking water.



Glossary

PPM and PPB

Simply put, "ppm" means "parts per million" and "ppb" means "parts per billion." PPM corresponds to one penny in \$10,000 or one minute in two years. PPB corresponds to one penny in \$10,000,000 or one minute in 2,000 years.

Maximum Contaminant Level Goal (MCLG)

The level of a known contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Contaminant Level (MCL)

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.

Notes About Contaminants

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of land or through the ground, it dissolves naturally occurring minerals and, in some cases, can pick up substances resulting from the presence of animal or human activity. Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from septic systems, agriculture, livestock operations, wildlife, and sewage treatment plants
- **Pesticides and herbicides** that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems
- **Inorganic contaminants**, such as salts and metals, which can be naturally occurring or result from urban storm runoff, industrial or domestic wastewater discharges, oil or gas production, mining, or farming
- **Radioactive contaminants**, like radon, can be naturally occurring or be the result of oil and gas production and mining activities

In order to ensure that tap water is safe to drink, the EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water, which provide the same protection for public health.

A note about lead

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 Gwinnett Department of Water Resources is responsible for providing high quality drinking water, but it 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**, 800.426.4791, or at www.epa.gov/safewater/lead.

Looking for the Gwinnett County Connection?

The *Gwinnett County Connection* will be in your water bills in May. You can still receive a copy of the April Connection and other weekly e-mail newsletters through our e-mail distribution. Sign up to receive the newsletters at www.gwinnettcountry.com.

Contaminants and health risks

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

More information about contaminants and potential health effects can be obtained by calling the EPA's **Safe Drinking Water Hotline**, 800.426.4791.

Important health information

Some people may be more vulnerable to contaminants in drinking water than the general population.

Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, and some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their healthcare 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**, 800.426.4791.

For more information

For additional information or questions about this report, contact the Gwinnett County Department of Water Resources Environmental Laboratory at 770.614.2080. Director of Water Production Alan Berg may be reached at 770.904.3200.

Tours of the water plants are available for school groups and individuals by calling 770.904.3200.



What is Cryptosporidium?

Cryptosporidium (Crypto) is a one-celled parasitic protozoan often found in water sources that receive runoff from animal waste. Crypto can infect humans and have severe impacts on certain people, including organ transplant recipients, immunocompromised persons, young children, and persons undergoing cancer treatment. Water Resources has a monthly sampling and analysis program for Crypto and Giardia, another protozoan often found in water. Samples of both lake water and finished drinking water are analyzed each month. Crypto and Giardia both form cysts when the environment is unfavorable for their survival. During 2011, all Giardia and Crypto sample results were <0.980 cysts/100 liters and <0.980 oocysts/100 liters, respectively. This test program is ongoing.

APPENDIX P
ENDANGERED SPECIES DOCUMENTATION

30 April 2012

SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

Subject: **Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010**

Query: **Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

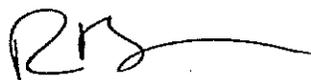
The proposed project consists of the demolition of existing structures and redevelopment of the site as a multi-family apartment complex. Information is attached that depicts the proposed development's area of potential effect associated with construction activities. We have reviewed available information on the Georgia Nongame Conservation Section Website as well as performed an initial Site review for endangered species and their critical habitats. At this time, we have not discovered endangered species or critical habitat concerns associated with the Site.

We request that you advise us of any comments that you may have regarding this project within 30 days, so our client can proceed with completion of the environmental assessment. If you have any questions concerning this proposed project or if you need any further information, please contact me at 404.815.8005 or robert@onecginc.com.

In the event you have information to send, please do so via electronic mail (robert@onecginc.com), facsimile (404.815.8002), or United States Postage Service (POB 54382, Atlanta, Georgia, 30308).

Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments

RECEIVED

30 April 2012 MAY 14 2012

ATHENS, GA SITE REVIEW AND TECHNICAL ASSISTANCE REQUEST

United States Fish and Wildlife Services
Georgia Ecological Services Field Office
105 Westpark Drive, Suite D, Athens, Georgia 30606

Subject: Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010

Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species

To whom it may concern:

Our client is planning the development of the above-referenced property (Site) under the supervision of the Georgia Department of Community Affairs. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this Site pursuant to the National Environmental Policy Act.

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Thank you in advance for your prompt attention to this matter.

Sincerely,
One Consulting Group, Inc.

Robert Brawner
Project Manager

Attachments



U. S. Fish and Wildlife Service
105 West Park Drive, Suite D, Athens, GA 30605
Phone: 706-613-9493 Fax 706-613-6059

FWS Log No. NG-12-171-GWIN

Based upon available information, federally listed species are not likely to occur on the project site.

Sandra S. Tucker, Field Supervisor

5/22/12
Date

NG-12-171-GWIN

30 April 2012

FREEDOM OF INFORMATION REQUEST

Georgia Department of Natural Resources
Nongame Conservation Section
2070 65 Highway 278 SE, Social Circle, Georgia 30025-4743

**Subject: Tanglewood Park Apartments
5355 Sugarloaf Parkway
Lawrenceville, Georgia 30043
Tax Parcel # 7043 010**

**Query: Fisheries and Wildlife Management Areas
Rare Species and Species of Concern
Threatened and Endangered Species**

To whom it may concern:

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Sincerely,
One Consulting Group, Inc.



**Robert Brawner
Project Manager**

Attachments



WILDLIFE RESOURCES DIVISION

CHRIS CLARK
COMMISSIONER

DAN FORSTER
DIRECTOR

March 22, 2010

Robert Brawner
Project Manager
One Consulting Group
P.O. Box 54382
Atlanta, GA 30308

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near GA Dept of Community Affairs Development Projects, Georgia

Dear Mr. Brawner:

This is in response to your request of February 10, 2010. According to our records, within a three-mile radius of the project areas there are the following Natural Heritage Database occurrences:

Maplewood Park (-84.53276, 33.58168; NAD27):

- GA *Schisandra glabra* (Bay Star-vine) approx. 2.5 mi. W of site
- Greenspace [Fulton County] approx. 3.0 mi. SW of site
- Whitewater Creek [High Priority Stream] approx. 1.5 mi. W of site

Tanglewood Park Apartments (-84.06456, 33.96718; NAD27):

- Panax quinquefolius* (American Ginseng) approx. 2.5 mi. N of site

Baywood Park (-84.30870, 33.57362; NAD27):

No occurrences

Ivywood Park (-84.48314, 33.84501; NAD27):

- GA *Cambarus howardi* (Chattahoochee Crayfish) approx. 2.5 mi. NE of site in the Chattahoochee River
- GA *Cambarus howardi* (Chattahoochee Crayfish) [HISTORIC?] approx. 2.0 mi. SW of site in Nickajack Creek
- GA *Cambarus howardi* (Chattahoochee Crayfish) [HISTORIC?] approx. 3.0 mi. W of site in Nickajack Creek
- GA *Elliptio arctata* (Delicate Spike) [HISTORIC] approx. 1.5 mi. E of site in the Chattahoochee River
- Elliptio fraterna* (Brother Spike) approx. 3.0 mi. NE of site in the Chattahoochee River

NONGAME CONSERVATION SECTION

2065 U.S. HIGHWAY 278 S.E. | SOCIAL CIRCLE, GEORGIA 30025-4743
770.918.6411 or 706.557.3032 | FAX 706.557.3033 | WWW.GEORGIAWILDLIFE.COM

GA *Fothergilla major* (Mountain Witch-alder) [HISTORIC] approx. 2.5 mi. NE of site
 Melanthium latifolium (Broadleaf Bunchflower) approx. 2.0 mi. NE of site
GA *Nestronia umbellula* (Indian Olive) [HISTORIC] approx. 2.0 mi. NE of site
GA *Schisandra glabra* (Bay Star-vine) approx. 2.5 mi. NE of site
GA *Schisandra glabra* (Bay Star-vine) approx. 2.5 mi. SE of site
 Chattahoochee River National Recreation Area [National Park Service] approx. 1.5 mi. E
 of site
 Greenspace [Cobb County] approx. 1.5 mi. NW of site

* Entries above preceded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of high priority species or habitats within the project areas. Since these projects are mostly in urban/suburban settings, they are not likely to negatively impact rare species or habitats. In order to protect aquatic habitats and water quality, we recommend that all machinery be kept out of creeks during construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

Please also be aware that this project occurs near Whitewater Creek, a high priority stream. As part of an effort to develop a comprehensive wildlife conservation strategy for the state of Georgia, the Wildlife Resources division has developed and mapped a list of streams that are important to the protection or restoration of rare aquatic species and aquatic communities. High priority waters and their surrounding watersheds are a high priority for a broad array of conservation activities, but do not receive any additional legal protections. We now have GIS ESRI shapefiles of GA high priority waters available on our website (<http://www.georgiawildlife.com/content/displaycontent.asp?txtDocument=89&txtPage=13>). Please contact the Georgia Natural Heritage Program if you would like additional information on high priority waters.

Data Available on the Nongame Conservation Section Website

By visiting the Nongame Conservation Section Website you can view the highest priority species and natural community information by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://georgiawildlife.dnr.state.ga.us/content/displaycontent.asp?txtDocument=89>

An ESRI shape file of our highest priority species and natural community data by quarter quad and county is also available. It can be downloaded from: <http://georgiawildlife.dnr.state.ga.us/assets/documents/gnhp/gnhpds.zip>

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Katrina Morris".

Katrina Morris
Environmental Review Coordinator

APPENDIX Q
SHPO REVIEW DOCUMENTATION

From: [Erin Parr](#)
To: [Robert Brawner](#)
Subject: Rehab Tanglewood Park Apartments, 5355 Sugarloaf Parkway, Lawrenceville, Gwinnett County, HP-100222-007
Date: Wednesday, May 30, 2012 2:48:50 PM
Attachments: [Erin Parr.vcf](#)

Mr. Brawner-

HPD received information on the above referenced project. It appears we reviewed this project in March 2010 and June 2011. As it does not appear that significant changes have been made to the scope of work or that the project's location has changed, we will not be issuing a new letter for this project. Our letters do not "expire" and projects that have been previously reviewed should only be sent in for additional review when significant changes have been made on the project or we have not reviewed the project in more than 5 years.

Thanks,
Erin

Erin Parr

Environmental Review Specialist
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, SW
Ground Level
Atlanta, Georgia 30334
P 404.651.6546

Visit our website:
www.georgiashpo.org

Subscribe to our newsletters:
<http://bit.ly/9ZqK4f>

Join us on Facebook:
www.facebook.com/georgiashpo

**ENVIRONMENTAL CONSULTANT
PROFESSIONAL OPINION REGARDING HISTORIC
PRESERVATION**

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

Ladies/Gentlemen:

It is my professional opinion that the proposed project will not have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places (hereinafter "National Register") pursuant to Section 800.13 of the historic preservation regulations, 36 CFR Part 800. 36 CFR Part 800 also implements Section 106 of the National Historic Preservation Act, 16 U.S.C. 470f (hereinafter Section 106").



May 5, 2012

Date

Environmental Professional

Georgia Historic Preservation Division

Environmental Review Form

At a minimum, the Historic Preservation Division (HPD), Georgia State Historic Preservation Office (SHPO), may require the following information in order to review projects in accordance with applicable federal or state laws (Section 106 of the National Historic Preservation Act or the Georgia Environmental Policy Act, etc). Please note that responsibility for preparing documentation, including the identification of historic resources and the assessment of potential effects resulting from an undertaking, rests with the federal or state agency or its designated applicant. If insufficient information is provided, we may request additional materials. The role of the SHPO is to review, comment, and consult with federal/state agencies, applicants, and consultants. *Please note that the US Corps of Engineers (USACE) does not delegate compliance to applicants and all information prepared for permits through this agency should be coordinated directly with USACE. Also, if you are submitting a cell tower project do not use this form. Please submit all cellular projects on either the Form 620 or 621.*

I. General Information

A. **Project Name:** Tanglewood Park Apartments
Project Address: 5355 Sugarloaf Parkway
City: Lawrenceville
County: Georgia
State, Zip Code: Georgia, 30043
U. S. Congressional District - see http://www.census.gov/qeo/www/cd108th/GA/plc_c8_13.pdf : **7, 10, 11**

B. **Federal Agency:** (1) United States Department of Housing and Urban Development, Home Investment Partnership Program
(2) United States Department of Housing and Urban Development, Federal Housing Administration

State Agency: Georgia Department of Community Affairs

C. Agency's Involvement:

Funding Unknown
 License/Permit Other, please explain:
 Direct/Is performing the action _____

D. Project Type:

Road/Highway Construction or Relicensing
Improvements Utilities/Infrastructure
 Demolition Unknown
 Rehabilitation Other: _____
 Addition to Existing Building/Structure

E. Level of Review:

Section 106 of the National Historic Preservation Act (Federal)
 Section 110 of the National Historic Preservation Act
 Georgia Environmental Policy Act (State)
 State Agency Historic Property Stewardship Program (State Stewardship)
 Technical Assistance
 Unknown

F. **Project Description and Plans** (Please include details as to what will be constructed, what will be altered and how and what will be demolished, as applicable. Attach additional pages if necessary):

Currently, the Site is a multi-family apartment complex. Renovation will be limited to the interior, windows, and roofs of the onsite structures, construction of a small, community amenities, and landscaping of the Site grounds.

G. Contact Information:

Applicant Consultant

Robert Brawner, Project Manager
One Consulting Group, Inc.
Post Office Box 54382, Atlanta, Georgia 30308
Telephone: (404) 815-8005
Facsimile: (404) 815-8002
Electronic Mail: robert@onecginc.com

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

Cassandra Knight
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, Georgia 30329
Telephone: (404) 679-4940
Facsimile: (404) 679-0667
Electronic Mail: cknight@dca.state.ga.us

H. Attach a **map** indicating the precise location of the project, preferably a clear color copy of a USGS topographic quadrangle map (7.5 minute). For projects in urban areas, please also include a city map that shows more detail. For additional help and information you may want to refer to the following websites: <http://terraserver.microsoft.com/>, <http://topomaps.usgs.gov>¹.

I. Has this identical project or a related project been previously submitted for review? **Yes. The Site has been reviewed by SHPO in 2011 and 2010. SHPO's "Finding of 'No Historic Properties Affected'" letters are attached.**

II. Information Defining the Area of Potential Effect (APE)

A. The APE varies with project types, and can be direct or indirect (**physical or visual**). The APE is defined as “the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist.” Factors considered when determining the APE include topography, vegetation, existing development, orientation of an existing resource to the project, physical siting of a resource, and existing and planned future development. For example:

1. Rehabilitation, renovation, and/or demolition of an historic building or structure, or new construction: the APE might include the building itself and the adjacent setting.
2. Streetscapes: the APE might include the viewshed from the street.
3. Pedestrian/bicycle facilities: the APE might extend the length of the corridor and for some distance on both sides of the corridor.
4. Underground utilities: the APE would usually be limited to the area of ground disturbance.

Based on this information, **describe the Area of Potential Effect** for your project: **It will be the proposed footprint and top of roof elevation for the proposed renovation.**

B. **Attach a map or site plan and project plans (as applicable)**, which indicate the boundaries of the APE and provide information about project scope of work (this may be the same map used above to show project location), please see the examples on our website.

C. **Provide high-resolution color photographs**, which illustrate the project area and the entire APE as defined above. Photography should document not only the project area, but also any adjacent properties that are within the APE. If the APE includes buildings or structures, please include clear views of each. All photography should be keyed to a site map and project plans (as applicable), please see our examples. Photographs should be individually numbered, and corresponding numbers should be placed on the map or site plan, showing location and direction of view. Should your project entail the alteration of existing historic structures, please provide photographs of existing conditions of sites, buildings and interior areas to be impacted.

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

III. Site Information

A. To your knowledge, has a cultural resources assessment or a historic resources survey been conducted in the project area? **Yes. The Site has been reviewed by SHPO in 2011 and 2010. SHPO’s “Finding of ‘No Historic Properties Affected’” letters are attached.**

B. Attach any available information concerning known or suspected archaeological resources in the area of potential effect. (Note: Research at the Georgia Archaeological Site File in Athens may be undertaken only by a qualified archaeologist or site file staff. For questions, please call 706-542-8737.) **Please note that as part of the review process, HPD may request an archaeological survey.**

C. In the past has this property been used for:

- 1. Farming **YES**
- 2. Pasture **NO**
- 3. Mining **NO**
- 4. Timbering **NO**
- 5. Road construction **NO**
- 6. Housing **NO**
- 7. Landfill **NO**
- 8. Commercial **YES**
- 9. Industrial **NO**
- 10. Other (explain): **Not applicable**

D. Describe what is on the property today (i.e. buildings, parking lot, house, barn, outbuildings, woods, grass, garden, etc.): **Eleven two-story multi-family apartment buildings, parking, community amenities. Site surveys are attached.**

E. Does the project include any land disturbing activities? (haul roads, cut or fill areas, excavations, landscaping activities, ditching, utility burial, grading, water tower construction etc.) **YES.** If yes, please describe the nature of the work and the approximate three dimensional extent of work: **Site improvement will include surface parking, lighting repair. Trees, landscaping, and ground cover will be planted also. Minimal grading, excavation, and utility installation will be performed for the new community amenities.**

F. If not provided in response to previous sections, please include a project specific map and/or preliminary site plan that fully describe the project boundaries and areas of land disturbing work. Note in detail all changes and additions proposed to be made to the existing site.

Building renovation, minimal light construction, and landscaping only.

IV. Building and Structure Information

A. Is the project located within or adjacent to a National Register of Historic Places (NRHP) listed or eligible historic district? **No.**

B. Within the project APE, are there any other buildings or structures that are 50 years old or older? **No. Aerial photo from 1993 attached that documents Site’s undeveloped state at this time.**

C. Are any of the buildings or structures identified above listed or eligible for listing in the NRHP? **None have been identified on the National Register of Historic Places website.**

D. Does the project involve the rehabilitation, renovation, relocation, demolition or addition to any building or structure that is 50 years old or older? **No.**

(Note: Background research for previously identified properties within an APE may be undertaken at HPD, including the National Register of Historic Places files, county architectural surveys, and identified sites files. To make a research appointment, please call 404-651-5911. Some information may also be available on the web.)

V. Additional Information for Effects Determination

An effect occurs when an action alters the characteristics of a property that may qualify it for the National Register or alters the features of a property's location, setting or use that contribute to its significance. How is the project going to affect any of the properties identified in the previous section?

- A. Will the project take away or change anything within the apparent or existing boundary of any of these historic properties? **Not applicable.**
- B. Will the project change the view from or the view of any of these properties? **Not applicable.**
- C. Will the project introduce any audible or atmospheric elements to the setting of any of these historic properties? **Not applicable.**
- D. Will the project result in the transfer, lease or sale of any of these historic properties? **Not applicable.**

Please note: *HPD's ability to complete a timely project review largely depends on the quality of the material submitted. For complex projects, some applicants may find it advantageous to hire a historic preservation professional with expertise in history, architectural history and/or archaeology.*

We are unable to accept project submittals via facsimile or e-mail. *There is a 30-day review and comment period. For questions regarding this form or the review process, please contact HPD's Environmental Review Specialist at 404-651-6546.*

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

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



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

MEMORANDUM

TO: Robert Brawner
One Consulting Group, Inc.
P. O. Box 54382
Atlanta, Georgia 30308

FROM: Elizabeth Shirk *ES*
Environmental Review Coordinator
Historic Preservation Division

RE: Finding of "No Historic Properties Affected"

PROJECT: **Rehabilitate Tanglewood Park Apartments, 5355 Sugarloaf
Parkway, Lawrenceville
Federal Agency: HUD
HP-100222-007**

COUNTY: Gwinnett

DATE: June 8, 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
Tracey Edwards, DCA



HISTORIC PRESERVATION DIVISION

CHRIS CLARK
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

MEMORANDUM

TO: Robert Brawner
Project Manager
One Consulting Group, Inc.
P.O. Box 54382
Atlanta, Georgia 30308

FROM: Elizabeth Shirk *ES*
Environmental Review Coordinator
Historic Preservation Division

RE: Finding of "No Historic Properties Affected"

PROJECT: **Rehabilitate Tanglewood Park Apartments, 5355 Sugarloaf
Parkway, Lawrenceville
Federal Agency: HUD
HP-100222-007**

COUNTY: Gwinnett

DATE: March 4, 2010

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 Elizabeth Shirk, Environmental Review Coordinator, at (404) 651-6624, or Michelle Volkema, 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: Beth Hawes, Atlanta Regional Commission
Cassandra Knight, DCA

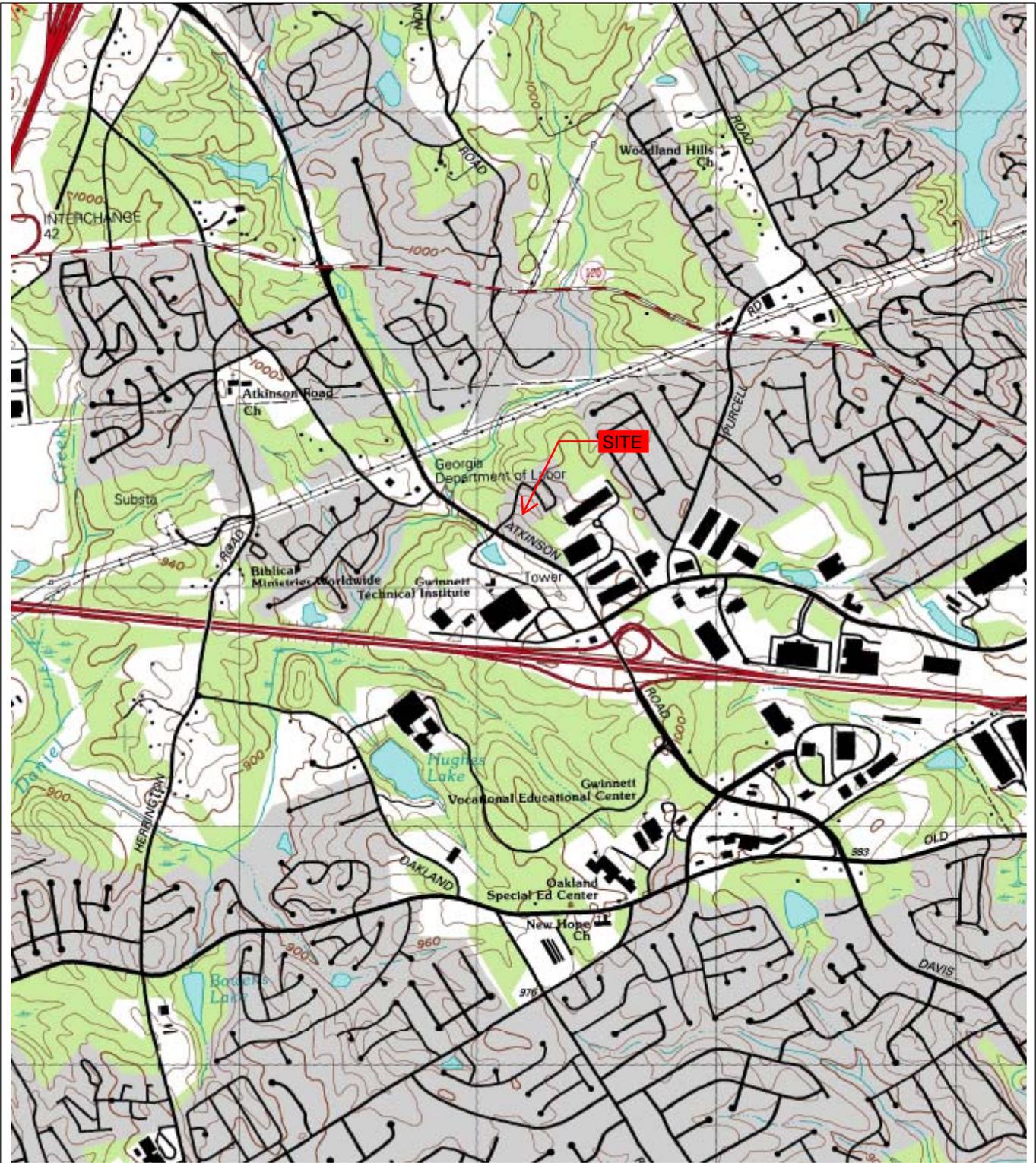
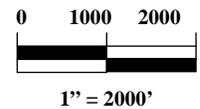


Figure 4 – Topographic Map

Map Date: 1999

Tanglewood Park
1425 Atkinson Road
Lawrenceville, Gwinnett County, Georgia

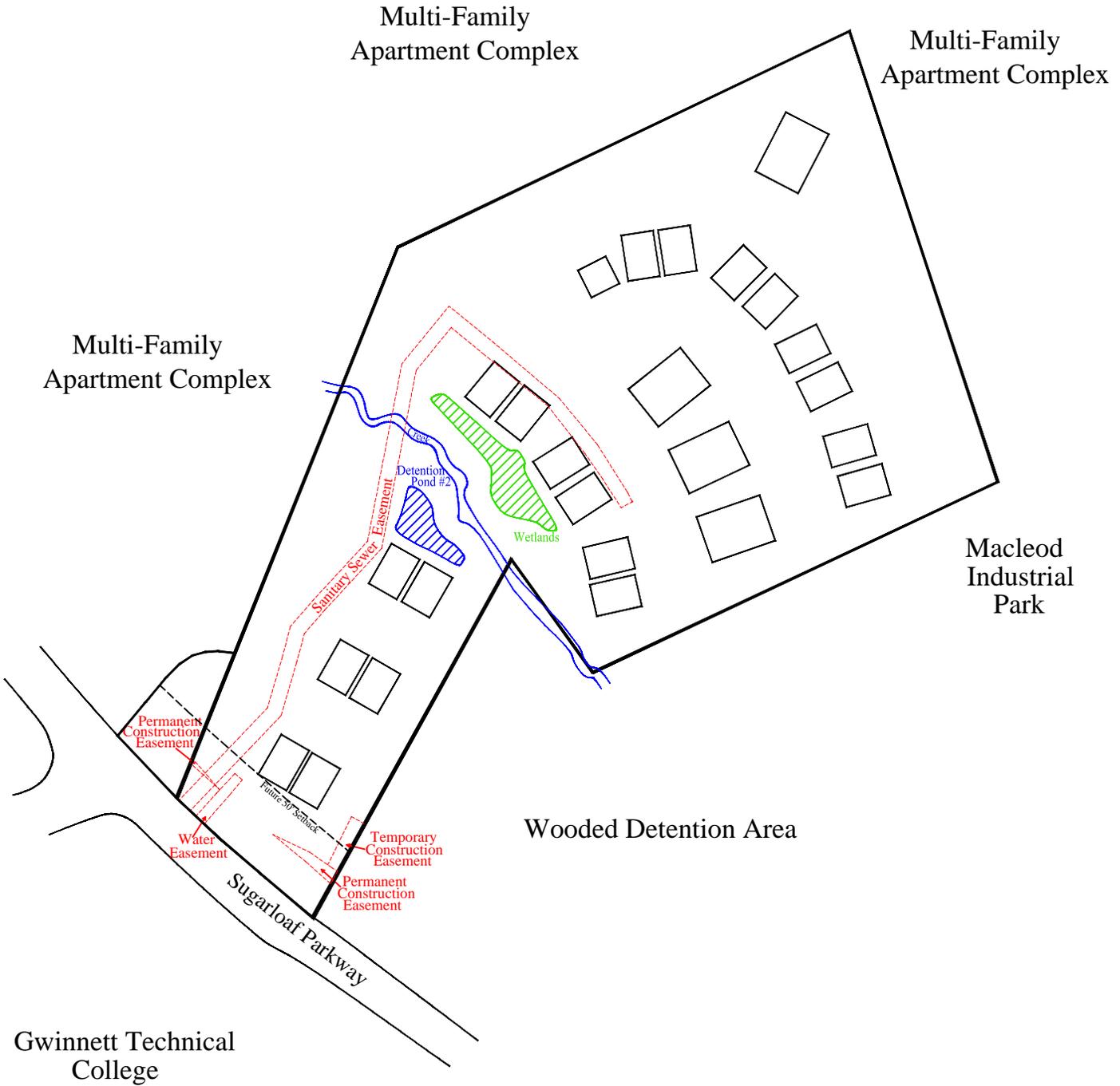
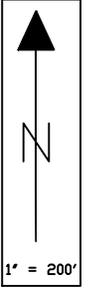


One Group Project #: A9028

Source: USGS Luxomni Quad, 7.5-Minute, Topo

Figure 3
Site Map

Tanglewood Park
5535 Sugarloaf Parkway (Former 1424 Atkinson Road)
Lawrenceville, Gwinnett County, Georgia
Project #A9028
Source: Survey (2009)



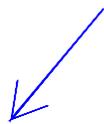
Legend



Buildings on Subject Property



Limits of Easement



Presumed Groundwater
Flow Direction



Photo #1 – June 7, 2011

Adjacent multi-family development to the north and east, communal amenities visible

West to east view



Photo #2 – June 7, 2011

Adjacent multi-family development to the north and east

South to north view



Photo #3 – June 7, 2011

Adjacent Sugarloaf Parkway to the west followed by a medical center



Photo #4 – June 7, 2011

Adjacent single-family residence to the south

West to east view



Photo #5 – June 7, 2011

Nearby, vacant single-family residence to the south

West to east view



Photo #6 – June 7, 2011

Southern and eastern, adjacent industrial complex

South to north view



Photo #7 – June 7, 2011

Southern and eastern, adjacent industrial complex rear parking area

East to west view



Photo #8 – June 7, 2011

Former location of southern and eastern adjacent aboveground storage tanks

East to west view



Photo #9 – June 7, 2011

Site entrance

North to south view



Photo #10 – June 7, 2011

Site mail center and typical grounds

South to north view



Photo #11 – June 7, 2011

Center of Site

Typical 2/3 split buildings



Photo #12 – June 7, 2011

Rear of buildings on slope with typical finishes: vinyl siding, brick facade, and asphalt pitched roofs.

North to south view



Photo #13 – June 7, 2011

Detention area on eastern side of on-Site creek

East to west view



Photo #14 – June 7, 2011

Detention area on eastern side of on-Site creek, creek channel buffers visible beyond

West to east view



Photo #15

Scrub-shrub wetland in detention area on western side of on-Site creek

North to south view

MEETING MINUTES

**PUBLIC MEETING TO DISCUSS PROPOSED REHABILITATION OF THE TANLEWOOD PARK APARTMENTS
LOCATED AT 5355 SUGARLOAF PKWY, LAWRENCEVILLE, GA**

MAY 30, 2012, 12:00 NOON

The public meeting commenced at 12 noon on Wednesday May 30, 2012 at the Clubhouse/leasing office of the Tanglewood Park Apartments pursuant to the public notices placed in the Gwinnett Daily Post print and internet editions.

Six (6) interested persons attended the meeting in which the scope of work for the proposed rehabilitation was presented and discussed. The timeline and tenant relocation issues were also presented and discussed. All persons in attendance were very supportive of the proposed rehabilitation.

After all questions were answered, the meeting was adjourned at approximately 12:45 pm.



C. Breck Kean
Prestwick Development Company

5-30-12

Date

PUBLIC MEETING TO DISCUSS PROPOSED ACQUISITION/REHABILITATION OF THE TANGLEWOOD PARK
APARTMENTS, 5355 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA

MAY 30, 2012, 12:00 NOON

	<u>Name</u>	<u>Address</u>	<u>Phone #</u>
1.	Keshia Howard	#703	(770) 334-1550
2.	Mato Tucakovic		
3.	^{TUCAKOVIC} Greg Hayes.		
4.	Trantogus Allen	#501	(706) 351-2018
5.	Leonid Bob		878 643 0534
6.	Kudoh Killianp	— 1304	
7.			
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19.			
20.			

of this state...
Deputy Clerk, S...
For: Richard...
PO Clerk...
Lawrenceville, G...
930-55744, 5/1...
IN THE STATE COURT OF GEORGIA
Civil Action No. 12-C-01736-S4
HO SANG LEE I JANG PLAINTIFF
vs.
To: BERNADETT DEFENDANT
NOTICE OF PUBLICATION
By order for publication dated 2012, you are notified that on 12/20/2012, HO SANG LEE I JANG filed you for TORT...
You are required to appear before the Clerk of the Superior Court on May 23, 2012, at 10:00 AM, at the Courtroom 3004, 75 Langley Drive, Lawrenceville, Georgia 30046, for the hearing of the above styled action. Witness the Honorable Pamela D. South, Judge of this State Court.
-s- Laura Waters
Deputy Clerk
State Court
For: Richard T. Alexander, Jr. Clerk
PO Box 880
Lawrenceville, GA 30046
930-51836/5/3,10,17,24@

PROBATE CLERK/DEPUTY CLERK
75 LANGLEY DRIVE
LAWRENCEVILLE, GA 30046
770-822-8350
927-56879, 5/24

PUBLIC HEARINGS

PUBLIC NOTICE
The Gwinnett County Alternative Dispute Resolution (ADR) Board will hold a public hearing on Wednesday, May 30, 2012 at Noon in the Gwinnett Justice and Administration Center, Office of Court Administration located at 75 Langley Drive, Lawrenceville, GA. The public is invited to attend. For additional information, please contact Pam Baxter, Deputy Court Administrator, Gwinnett Judicial Circuit at 770-822-8564.
Gwinnett County Government will assist citizens with special needs given priority (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County Government should be directed to Michael Pionowski, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770-822-8015.
928-54776, 5/24

ABANDONED VEHICLE
In accordance with the OCGA 40-11-2 the following vehicle(s) are deemed abandoned and shall be disposed of if not redeemed.
1992 OAKWOOD MH HO38301ACK3302207
These vehicle(s) was left at ARC DEALERSHIP LLC 713 VALLEY VIEW DR STONE MTN GA 30087 AR2500
928-56508, 5/24, 31

MOORIS AMERICAN NAME DECLARATION
I, Wilfred Lee Johnson, the natural person, and WILFRED LEE JOHNSON, the artificial person, hereby proclaim, declare and renounce for the public record:
I am not a 14th Amendment United States citizen, 3/5 of a human nor chattel property previously claimed by the U.S.A. de facto government and Corporate Entities. My Free National and Corrected style is WILFRED LEE BEY, and shall be this from this day forward. See Public Record, Superior Court, Gwinnett County Georgia, Miscellaneous Docket Number BK 14 Pgs 124-, filed 21 day of May 2012, by Clerk, Richard Alexander, at:
928-57158, 5/24, 6/7, 14, 21@

PUBLIC NOTICE
Pursuant to the City of Buford Alcoholic Beverage Ordinance of 1995, please be advised that Karim M. Virani has applied for a license to sell beer and wine by the package at Buford Express, located at 3798 A Buford Drive, Buford, GA 30519.
The City of Buford shall take public comments on such application until May 24, 2012, at which time the City Manager will determine whether to issue the requested license.
This 17th day of May 2012.
City of Buford, Ga
A Ga. Municipal Corp.
928-55864, 5/17, 24

2928-56971, 5/24, 31

PUBLIC NOTICE
The Mayor and Council of the City of Lilburn will hold a Public Hearing on June 11, 2012 at 7:30 PM at the Calvin Fitchett Municipal Complex to consider the application of Dos de Oro Bar & Restaurant, Inc. for on-premises consumption of distilled spirits at 475 Pleasant Hill Road, Suite 115 A & B, Lilburn, GA. 928-56771, 5/24, 31

PUBLIC NOTICE
The Mayor and Council of the City of Lilburn will hold a Public Hearing on June 11, 2012 at 7:30 PM at the Calvin Fitchett Municipal Complex to consider the application of Lisa Reeves Dinh d/b/a Lilburn Liquor to sell packaged distilled spirits at 3870 Lawrenceville Road, GA. 928-56771, 5/24, 31

NOTICE OF PUBLIC HEARING
A public comment meeting will be held on Wednesday, May 30, 2012 at 12 noon at the Tanglewood Park Apartments clubhouse/leasing center located at 5355 Sugarloaf Parkway, Lawrenceville, GA 30043. The proposed rehabilitation of the Tanglewood Park Apartments will be presented and discussed. All interested parties are invited to attend.
928-55893, 5/17, 24

LEGAL NOTICE
Notice is hereby given that this office received an application for a license from MISARI, located at 3525 MALL BLVD., SUITE 6 B, DULUTH GA 30096. Said establishment is owner MISARI CHOICE INC. Please submit in writing any information affecting the issuance of a license at said establishment to this office by JUNE 6, 2012.
David O'Kelley
Licensing & Revenue Manager
Gwinnett County Department of Planning & Development
446 WEST CROGAN STREET SUITE 125
LAWRENCEVILLE GA 30046
928-56452, 5/24, 31

ALCOHOL LICENSE
I, Anil Bhandari, representing Shell Food Mart located at 6367 Jimmy Carter Blvd, Norcross, GA 30071, Norcross GA 30071 have made application to the City of Norcross, Georgia for a Retail Package License for the Sale of Beer and Mail Beverages, with Sunday Sales. Inquiries should be directed to the Office of the General Government Administration Department, City of Norcross, Georgia, 65 Lawrenceville Street, Norcross, Georgia, no later than ten days from the date of this Notice.
928-54773, 5/9, 10, 11, 12, 16, 17, 18, 19, 23, 24@

NOTICE OF LOCATION AND DESIGN APPROVAL BY THE CITY OF SNELVILLE, GEORGIA OF PUBLIC ROAD IMPROVEMENTS PROJECT NUMBER STP-006-00(993)
Pursuant to Georgia Code 32-3-5, the Mayor and City Council of the City of Snellville, Georgia officially approved the Right of Way and construction of Proposed Town Center LCI Transportation Improvements crossing certain parcels of land inside the City of Snellville, Gwinnett County, Georgia

deemed abandoned and will be sold at a public sale on 6-5-12 @ 11:00 AM
Said Vehicles are located at: 278 HURRICAN SHOALS RD. LAWRENCEVILLE, GA 30045

2001 BMW 740IL VIN# WBAGH83451DP31146

07 FORD TAURUS VIN# 1FAPP56U17A20404622
Sale will be held at 1:00 on 6-5-12.
Location: 3030 SATELLITE BLVD DULUTH, GA 30096
929-57142, 5/24, 31

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY GEORGIA SELF STORAGE ACT (210-215) METRO SELF STORAGE
Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in its entirety to the highest bidder on or after June 15, 2012. To satisfy the lien of the Lessor, Metro LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored at the following address: Metro Self Storage: 98 Hurricane Shoals Road, Lawrenceville, GA 30045

0341 Lowell T Shelton Jr
0341 Lowell Shelton
0422 Judi Adams
0504 Ashley A Ramsey
0504 Ashley Ramsey
0714 Eric Baldo
0714 Eric Baldo
1038 Chris W Weaver
CC046 Stephanie Wright

Metro Self Storage: 5094 Singleton Road, NW, Norcross, GA 30093

177 Jacqueline Rose Flowers
277-E Andrena M. Hicks
277-E Andrena Hicks
277-E Andrena Michelle Hicks
283-D Traci Odion
292 Rhonda Idowu
292 Rhonda Yvonne Idowu
321-D Christina Jones
321-D Christina Elaine Jones
337-Y Moriah Lynn Hawk
339-B Latasha Tate
339-B Latasha Michelle Tate
352 Terrence Chatman
352 Terrence Lamond Chatman
373-Y Renetta Jones
373-Y Renetta Renee Jones
B-4 Nicole Boles
B-38 Trudi Nicole Boles
B-38 Robert Patrick Craig
B-45 Gloria Ann Herald
B-69 Christopher Thompson
B-69 Chris Thompson
B-69 Christopher Ladell Thompson

The contents consist of general household goods, furniture, boxes, mattresses and miscellaneous items. The terms of the sale will be cash only and must be paid for at

order for publication.
This the 18 day May, 2012.
WITNESS, the Honorable JOSEPH C. IANNAZZONE, Judge of this State Court.

Deputy Clerk, State Court
For: Richard T. Alexander, Jr. Clerk
PO Box 880
Lawrenceville, GA 30046
930-56897, 5/24, 31, 6/7, 14

IN THE SUPERIOR COURT OF GWINNETT COUNTY STATE OF GEORGIA
Civil Action File No. 12-A-01044-2
Robert Leslie Ashe, Plaintiff,
vs.
Shannon Joy Harvey, Ann Harvey, and Donald Harvey Defendants.

NOTICE FOR SERVICE BY PUBLICATION
Petition for Change of Child Custody Filed on: February 3, 2012
Service by Publication Ordered on: April 17, 2012
TO: SHANNON J. HARVEY
By order for service by publication dated April 17, 2012, you are hereby notified that on the 3rd day of February, 2012, Robert Ashe filed suit against you for Change of Child Custody.
You are required to file with the Clerk of the Superior Court, and serve upon plaintiff's attorney, Beau Kaye & Associates, an answer in writing within sixty (60) days of the date of the order of publication.
Further, you are ordered to appear and show cause, if any you can, on the 14th day of August, 2012 at 8:30 am before the Honorable Judge Debra Turner at the Gwinnett County Superior Court, Lawrenceville, Georgia, as to why the demands stated in the Complaint should not be granted.
WITNESS the Honorable Debra Turner, Judge of the Superior Court of Gwinnett County, Georgia.
This 25 day of April, 2012.
-s- T Tharp
D/Clerk
Superior Court of Gwinnett County, Georgia
930-51847, 5/3, 10, 17, 24@

IN THE SUPERIOR COURT OF GWINNETT COUNTY STATE OF GEORGIA
Civil Action Number 11A-11735A
BANK OF AMERICA, NA, Successor by Merger to BAC HOME LOANS SERVICING, LP formerly known as COUNTRYWIDE HOME LOANS SERVICING LP,
Petitioner,
vs.
JASON MILLER; STEPHANIE MILLER; ROME FINANCE CO. INC.; MERCHANTS ACCEPTANCE INC. as Assignee of RODMAN & ASSOCIATES; CHATTAHOOCHEE FINANCIAL SERVICES d/b/a FIRST FINANCIAL SERVICES OF LAWRENCEVILLE;
Respondents.

TO: a. Chattahoochee Financial Services, Inc. n/k/a Georgia Financial Services, Inc; Rome Finance Company, Inc.; and Unknown parties with any interest in the Subject Property.
You are hereby notified that the above styled action seeking deed reformation for property located at

Lien and Damages
You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney whose name and address is:
Mark A. Moore, Esq., Lazega & Johanson LLC 3520 Piedmont Road, NE, Suite 415
Atlanta, Georgia 30305 (404) 350-1192
Answer in writing within sixty (60) days of
Witness the Honorable Pamela D. Batchelor, Judge of the Gwinnett Superior Court.
This the 26 day of April, 2012.
-s- Cassie Gaubert
Deputy Clerk of Superior Court
930-51864, 5/3, 10, 17, 24@

IN THE MAGISTRATE COURT OF GWINNETT COUNTY STATE OF GEORGIA
CIVIL ACTION FILE NO. 12-M-08483
CHECK FACILITY, INC., Plaintiff,
vs.
SUZANNA M. WHITLEY, Defendant.
NOTICE OF SUMMONS TO: SUZANNA M. WHITLEY:
YOU ARE HEREBY NOTIFIED that the above styled action seeking damages for based on a Complaint for Breach of Contract was filed against you in said court on February 27, 2012, and that by reason of an order for service of summons by publication entered by the Court on 5/10/12, you are hereby commanded and required to file with the Clerk of said Court and serve upon Plaintiff's Attorney, Wes Dunlap, whose address is 3009 Chapel Hill Road, Suite B, Douglasville, GA 30135, an Answer to the complaint within sixty (60) days of the date of the order for service by publication.
Witness the Honorable Emily P. Powell, Judge of said Court.
Clerk of Court
This the 10 day of May, 2012.
-s- Brenda Jenkins
Deputy Clerk
Gwinnett Co. Magistrate Court
930-55730, 5/17, 24, 31, 6/7

IN THE MAGISTRATE COURT OF GWINNETT COUNTY STATE OF GEORGIA
CIVIL ACTION FILE NO. 12-M-08482
CHECK FACILITY, INC., Plaintiff,
vs.
DEBORAH M. TACHE, Defendants.
NOTICE OF SUMMONS TO: DEBORAH M. TACHE:
YOU ARE HEREBY NOTIFIED that the above styled action seeking damages for based on a Complaint for Breach of Contract was filed against you in said court on February 27, 2012, and that by reason of an order for service of summons by publication entered by the Court on 5/10/12, you are hereby commanded and required to file with the Clerk of said Court and serve upon Plaintiff's Attorney, Wes Dunlap, whose address is 3009 Chapel Hill Road, Suite B, Douglasville, GA 30135, an Answer to the complaint within sixty (60) days of the date of the order for service by publication.
Witness the Honorable Em-

on February 23, 2012, Roger Coles filed suit against you for damages.
You are required to file with the Clerk of State Court, and serve upon plaintiff's attorney, Kenneth M. Sissel, 746 Pleasant Hill Road, Lilburn, GA 30047, an answer in writing within sixty (60) days of the date of the order of publication.
This the 25th day of April, 2012.
WITNESS the Honorable Pamela D. South, Judge of this State Court.
-s- Laura Waters
Deputy Clerk
State Court
For: Richard T. Alexander, Jr. Clerk
PO Box 880
Lawrenceville, GA 30046
930-51836/5/3, 10, 17, 24@

IN THE SUPERIOR COURT OF GWINNETT COUNTY STATE OF GEORGIA
CIVIL ACTION FILE NO.: 12A01976-2
COMMUNITY & SOUTHERN BANK, Petitioner,
vs.
LN 4475 RIVERGREEN, LLC and LEE NAJJAR, Respondents.
NOTICE OF PUBLICATION FOR LEE NAJJAR
By Order for service by publication dated the day of 2012, you are hereby notified that on March 5, 2012, C&S filed a Report of Sale and Application for Confirmation and Approval of Foreclosure Sale against Respondents LN 4475 Rivergreen, LLC and Lee Najjar. The Respondent defaulted in the payments due under a promissory note.
You are required to file with the Clerk of the Superior Court of Cobb County, Georgia, and to serve upon petitioner's attorney, Jason Godwin, Busch, Slipkoff & Schuh, LLP, 3350 Riverwood Parkway, Suite 1550, Atlanta, GA 30339, an Answer in writing within sixty (60) days of the date of this order for publication.
The Petitioner in the above styled action having requested a Confirmation Hearing be set, let the same be scheduled, and let the Respondents show cause before the Superior Court of Gwinnett County, located in the Gwinnett County Courthouse, 75 Langley Drive, Lawrenceville, Georgia 30046, Courtroom 3004, on the 13th day of August, 2012, at 9:00 a.m., as to why Petitioner's request should not be granted.
WITNESS, the Honorable Debra Turner, Judge of this Superior Court.
This the 8 day of May, 2012.
-s- Deputy Clerk, Superior Court
FOR: Clerk
930-55745, 5/17, 24, 31, 6/7

IN THE STATE COURT OF GWINNETT COUNTY STATE OF GEORGIA
CIVIL ACTION NO. 12-A-02232-10
IN RE: **NAYIB CONTRERAS-HURTADO**
Petitioner,
LEONARD ANTHONY GALLE V
Minor Child,
LEONARD ANTHONY GALLE IV
Respondent.
AMENDED NOTICE OF PUBLICATION

IN THE STATE COURT OF GEORGIA
Civil Action No. 11C09120S1
MANCHESTER WA MUNIITY ASSOCIAT PLAINTIFF
vs.
KELLIE WHITAKEI DEFENDANT
TO: **KELLIE WHITAKEI**
122 LEDGEWOOD WAY, LAWRENCEVILLE, GA 30045 (LAST KNOWN ADDRESS)
NOTICE OF PUBLICATION
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	<p>Notice of Public Hearing <small>»Enhanced from Gwinnett Daily Post/Rockdale Newton Citizens</small> A public comment meeting will be held on Wednesday, May 30, 2012 at 12 noon at the Tanglewood Park Apartments clubhouse/leasing center located at 5355 Sugarloaf Parkway, Lawrenceville, GA 30043. The proposed rehabilitation of the Tanglewood Park Apartments will be presented and discussed. All interested parties are invited to attend.</p>	<p>Ad placed on 5/15/2012 Ad ends on 6/12/2012</p>
	More Info	
	<p><small>»Printed in Gwinnett Daily Post»</small> Notice of Public Hearing A public comment meeting will be held on Wednesday, May 30, 2012 at 12 noon at the Tanglewood Park Apartments clubhouse/leasing center located at 5355 Sugarloaf Parkway, Lawrenceville, GA 30043. The proposed rehabilitation of the Tanglewood Park Apartments will be presented and discussed. All interested parties are invited to attend. 928-55893,5/17,24</p>	
	<p><small>»Printed in Gwinnett Daily Post»</small> NOTICE OF SALE UNDER POWER. GEORGIA, GWINNETT COUNTY THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Wayne Zimmerman and Natalie Zimmerman to Mortgage Electronic Registration Systems, Inc., dated June 25, 2008, recorded in Deed Bo...</p>	

Breck Kean

From: Gwinnett Daily Post <gwinnettdailypost@clicknbuy.com>
Sent: Tuesday, May 15, 2012 10:10 AM
To: Breck Kean
Subject: Georgia Buy and Sell Online Ad Order Confirmation

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You can change your online ad any time by logging in to your Georgia Buy and Sell Classifieds account. If you wish to make modifications to your print ad, please call us at 770-962-7355.

Please note that there will be no refund upon early cancellation of your ad.

Order Number: 2727049
Placed: 5/15/2012 8:10:28 AM
Bill To:

Ad ID: GDP8484414

Online Title: Notice of Public Hearing

Online Text: A public comment meeting will be held on Wednesday, May 30, 2012 at 12 noon at the Tanglewood Park Apartments clubhouse/leasing center located at 5355 Sugarloaf Parkway, Lawrenceville, GA 30043. The proposed rehabilitation of the Tanglewood Park Apartments will be presented and discussed. All interested parties are invited to attend.

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Package: **Legals Package - starting at \$40**

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Online End Date: 6/12/2012

Category: Public Hearings

Parent Category: LEGAL

Price:	Base Price:	\$40.00
	Total:	\$40.00

Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
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Charlotte J. Nash, Chairman
Shirley Fanning Lasseter, District 1
Lynette Howard, District 2
Mike Beaudreau, District 3
John Heard, District 4



gwinnettcountry

Work Session Agenda Tuesday, June 7, 2011 - 10:00 AM

I. Call To Order

II. New Business

I. Commissioners

2011-0446 Approval to fill the unexpired term of Derek Hart from the Recreation Authority. Term Expires December 31, 2012.
District 1/Lasseter

2. Community Services/Phil Hoskins

2011-0448 Approval/authorization for Chairman to execute the Georgia Power Easement, Underground Distribution Construction Agreement, and Overhead Distribution Construction Agreement, with Georgia Power Company for providing power services to Bryson Park. Commission District 2/Howard (Staff Recommendation: Approval)

2011-0450 Approval/authorization for Chairman to sign Intergovernmental Agreement with City of Lawrenceville for the County's 50% share of the construction costs for rebuilding Henson Street in Rhodes Jordan Park, subject to approval by the Law Department. Amount of County share is \$46,000. Commission 4/Heard (Staff Recommendation: Approval)

2011-0482 Approval/authorization for Chairman to execute agreement between Gwinnett County and GRN Community Service Board in the reinstated total amount of \$768,297 to be included in the 2011 budget. (Staff Recommendation: Approval)

2011-0449 Ratification of work task authorizations No. 2011-09 through 2011-16 for Jacobs Project Management Company for program management services associated with the Parks and Recreation 2005 and 2009 SPLOST capital programs, in the amount of \$344,500. (Staff Recommendation: Approval)

Work Session Agenda
Tuesday, June 7, 2011 - 10:00 AM
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II. New Business

3. Financial Services/Maria Woods

2011-0475 Approval to renew BL039-09, purchase of office supplies on an annual contract, (June 19, 2011 through June 18, 2012), Department of Financial Services, with Office Depot, Inc., base amount \$390,000.00 (negotiated cost savings of approximately \$6,000.00). (Staff Recommendation: Approval)

2011-0486 Approval of tax digest corrections, including changes to the digest, in-additions, deletions and errors discovered during the billing and collection process of the Tax Assessors and Tax Commissioner's Offices. Total adjustments amount to \$1.2 million of assessed value for tax years 2002 thru 2010. (Staff Recommendation: Approval)

4. Fire Services/Bill Myers

2011-0484 Award RP035-10, purchase of type I-ad, class I ambulances on an annual contract, (June 07, 2011 through June 06, 2012), Department of Fire and Emergency Services, to the highest scoring firm, Life Line Emergency Vehicles, amount not to exceed \$2,010,260.79. This project is funded by the 2005 and 2009 SPLOST. (Staff Recommendation: Award)

2011-0485 Award OS088, purchase of LifePak 15 defibrillators, Department of Fire and Emergency Services, to Physio-Control, Inc., amount not to exceed \$269,962.70. This purchase is funded by 80 percent Federal Emergency Management Agency (FEMA) and Department of Homeland Security (DHS) Grant (\$215,970.16) and 20 percent SPLOST (\$53,992.54). (Staff Recommendation: Award)

2011-0468 Approval to accept a donation from Atlanta Supply Co. for 41 smoke detectors, valued at \$1,135.84. These smoke detectors will be issued to citizens of Gwinnett County, based on a needs assessment survey conducted by the Community Risk Reduction-Education section. (Staff Recommendation: Approval)

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II. New Business

4. Fire Services/Bill Myers

2011-0474 Approval of change order number two to extend RP027-07, emergency medical patient billing services on an annual contract for six (6) months, (June 10, 2011 through December 7, 2011), Department of Fire and Emergency Services, with Advanced Data Processing, Inc., dba Intermedix Technologies, Inc., base amount \$436,445.00. Authorization for Chairman to execute change order subject to approval by the Law Department. Change order to follow award. (Staff Recommendation: Approval)

5. Information Technology Services/John Matelski

2011-0472 Award OS005, ESRI GIS software license and maintenance on a multi-year contract, (June 05, 2011 through December 31, 2014), Department of Information Technology Services, with Environmental Systems Research Institute, Inc. The initial term of this contract shall be June 05, 2011 through December 31, 2011, base amount \$131,250.00. This contract shall terminate absolutely and without further obligation on the part of the County on December 31, 2011 and at the close of each succeeding calendar year for which it may be renewed. This contract may be automatically renewed on an annual basis for three additional twelve-month terms, for a total lifetime contract term of four years, total base amount \$806,250.00 (cost savings of approximately \$652,520.00), upon the same terms and conditions as provided for in this agreement, unless previously terminated. Authorization for the Chairman to execute contract subject to approval by the Law Department. Contracts for follow award. (Staff Recommendation: Award)

II. New Business

5. Information Technology Services/John Matelski

2011-0358 Approval to extend OS039, Microsoft Enterprise agreement and true-up on an annual contract, (June 07, 2011 through December 31, 2011), Department of Information Technology Services, with Dell, Inc., amount not to exceed \$659,531.82 (negotiated cost savings of approximately \$60,196.40); and the ratification of contract (May 01, 2011 through June 06, 2011). Using the State of Georgia negotiated agreement, the County will have the advantage of the State of Georgia purchasing volume. Dell, Inc. is the channel partner that manages this agreement for the State of Georgia. Authorization for Chairman to execute contracts subject to approval by the Law Department. Contracts to follow award. (Staff Recommendation: Approval)

2011-0473 Approval to renew BL067-09, purchase of Cisco hardware on an annual contract, (June 17, 2011 through June 16, 2012), Department of Information Technology Services, with Presidio Networked Solutions, Inc., base bid \$900,000.00. (Staff Recommendation: Approval)

6. Planning & Development/Bryan Lackey

2011-0466 Approval/authorization of a resolution of support for an application by Tanglewood FAC Limited Partnership and First Atlantic Capital, LLC, to the Georgia Department of Community Affairs (DCA) for a Low Income Housing Tax Credit and authorization for the Chairman to sign a Letter of Support to DCA.

7. Sheriff/R. L. Conway

2011-0464 Award BL034-11, purchase of a whole body imager, Sheriff's Department, to low responsive bidder, L-3 Communications Security and Detection Systems, \$174,468.00. This purchase is funded by the Sheriff Special Operations fund. (Staff Recommendation: Award)

II. New Business

8. Support Services/Steve North

2011-0463 Award BL043-11, renovation of police headquarters, Department of Support Services, to lowest qualified bidder, Cooper and Company General Contractors, Inc., amount not to exceed \$3,492,000.00. Authorization to dispose of assets associated with police headquarters project and for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. This project is funded by the 2005 and 2009 SPLOST. Commission District 4/Heard (Staff Recommendation: Award)

2011-0467 Approval to renew RP003-10, provide a turnkey on-site vehicle and equipment maintenance parts operation on an annual contract, (June 07, 2011 through March 31, 2012), Department of Support Services, to Genuine Parts Company, base amount \$2,650,000.00; and the ratification of contract (April 01, 2011 through June 06, 2011), base amount \$550,000.00 (negotiated cost savings of approximately \$16,000.00). (Staff Recommendation: Approval)

2011-0489 Approval to dispose of fixed assets associated with the old DOT paint shop at 612 Swanson Drive in front of the Fleet Management building. District 4/Heard (Staff Recommendation: Approval)

2011-0476 Approval/authorization to declare as surplus +/- 1.873 acres of land and associated improvements (Tax Parcel 5-245-030) and dispose of in accordance with O.C.G.A. 32-7-4; Authorization for the Chairman to execute any and all documents to effectuate said transaction. District 3/Beaudreau (Staff Recommendation: Approval)

9. Tax Commissioner/Richard Steele

2011-0461 Approval Record in the County's minutes the appointment of J. Michael Sweigart to Chief Deputy of Tax Commissioner by Tax Commissioner, pursuant to OCGA 48-5-128.1

II. New Business

10. Transportation/Brian Allen

2011-0469 Award BL048-11, Rockbridge Road (Lilburn Stone Mountain Road-Five Forks Trickum Road) pedestrian safety and Rockbridge Road (at Summer Cove Drive) road safety and alignment projects, Department of Transportation, to low bidder, E. R. Snell Contractor, Inc., amount not to exceed \$959,512.90. Authorization for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. This project is funded by the 2009 Sales Tax and Stormwater Renewal and Extension funds. Commission District 2/Howard and Commission District 3/Beaudreau (Staff Recommendation: Award)

2011-0470 Award BL062-11, Old Suwanee Road (Lanier High School) school safety project, Department of Transportation, to low bidder, CMES, Inc., amount not to exceed \$203,328.00. Authorization for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. This project is funded by the 2009 sales tax program. Commission District 4/Heard (Staff Recommendation: Award)

2011-0477 Approval/authorization to accept revenue from City of Duluth for the Western Gwinnett Bikeway (Pleasant Hill Road - Rogers Bridge Road), F-0341-02 and increase the appropriation, total revenue \$34,567.00, 2005 Sales Tax Program, Commission District 1/Lasseter (Staff Recommendation: Approval)

2011-0479 Approval/authorization for Chairman to execute Supplemental Agreement No.1 with Evermore CID for the US 78 at Yellow River Pedestrian Bridge, F-0558-02, total increase \$64,000.00, revised contract amount \$354,744.55, 2005 and 2009 Sales Tax Programs, Commission District 3/Beaudreau (Staff Recommendation: Approval)

2011-0481 Approval/authorization for Chairman to execute Agreement with Gwinnett Village Community Improvement District for the Buford Highway (Amwiler Road to Jimmy Carter Boulevard) streetscaping, no cost to County, Commission District 2/Howard (Staff Recommendation: Approval)

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II. New Business

11. Water Resources/Lynn Smarr

2011-0471 Award BL049-11, Lanier Filter Plant site drainage improvements project, Department of Water Resources, to low bidder, The Dickerson Group, Inc., amount not to exceed \$318,577.00. Authorization for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. Commission District 4/Heard (Staff Recommendation: Award)

2011-0462 Approval to renew BL029-10, repair and replacement of water service lines and installation/replacement of new and existing water meters on an annual contract, (July 04, 2011 through July 03, 2012), Department of Water Resources, to the low bidders as follows: Section A with The Dickerson Group, Inc., \$1,293,525.57, and Section B with Metals and Materials Engineers, LLC, \$543,947.00, base bid \$1,837,472.57 (negotiated cost savings of approximately \$21,648.45). (Staff Recommendation: Approval)

2011-0455 Approval/authorization for the Chairman to execute the agreement between Gwinnett County, Forsyth County, City of Gainesville and Hall County, Georgia for the Upper Chattahoochee Basin Group Lake Quality Monitoring. The cost is \$10,500 per year for six years totaling \$63,000.00. All Commission Districts (Staff Recommendation: Approval)

2011-0458 Approval/authorization for the Chairman to execute change order #1-final to the contract with John D. Stephens, Inc., in the amount of (\$111,426.40) for work associated with the Fox Hill Petition Sewer and East Jones Bridge Road Water Main Replacement projects. The contract amount is adjusted from \$1,800,915.00 to \$1,689,488.60. District 2/Howard (Staff Recommendation: Approval)

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III. Old Business

I. Commissioners

2011-0367 Approval of appointment to the Water & Sewerage Authority - Terms Expires December 31, 2011. Chairman's Appointment (Tabled on 05/17/2011)

2011-0397 Approval of appointment to the Housing Authority. Term Expires April 22, 2016. District 4/Heard (Tabled on 05/17/2011)

IV. Adjournment

APPENDIX R
ADDITIONAL HOME REQUIREMENTS

NOT APPLICABLE

APPENDIX S
OPERATION AND MAINTENANCE MANUAL

NOT APPLICABLE

APPENDIX T
PREVIOUS REPORTS
(PRIOR PHASE I AND PHASE II)

**ENVIRONMENTAL SITE ASSESSMENT
(PHASE I)**

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
(FORMERLY 1425 ATKINSON ROAD)
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA**

ONE GROUP PROJECT #A9028
JUNE 23, 2011

PREPARED FOR:

FIRST ATLANTIC CAPITAL, LLC & TANGLEWOOD PARK LIMITED PARTNERSHIP & TANGLEWOOD
FAC LIMITED PARTNERSHIP
PILOT HOUSE, LEWIS WHARF
2 ATLANTIC AVENUE
BOSTON MASSACHUSETTS 02110

&

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

**ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR
PHASE I REPORTS**

June 23, 2011

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

Ladies/Gentlemen:

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

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



June 23, 2011

Date

Environmental Professional

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E1527-05 of Tanglewood Park Apartments at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043, the Site. Any exceptions or deletions from this practice are described in Section 2.6 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. §312.10(b).



June 23, 2011

Date

Principal of Consultant

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APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 LOCATION AND LEGAL DESCRIPTION OF THE PROPERTY

The subject property, herein referred to as the “Site”, is a 12.694-acre parcel located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043.

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments across fourteen buildings and an office/recreation center. With the exception of the office/recreation center, onsite structures are split-story, two/three story wood-framed buildings housing rental tenants.

The Site was first developed from vacant woodland in 1993.

Legal Description of the Site follows:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence from a point located at the northwesterly corner of Land Lot 44, said point also being the common corner of Land Lots 43, 73 & 74; thence running along the northwesterly line of said Land Lot 44 North 65 degrees, 20 minutes and 59 seconds East for a distance of 1228.66 feet to a point; thence leaving the northwesterly line of last said land lot and running South 22 degrees, 21 minutes and 41 seconds East for a distance of 936.80 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 582.14 feet to an iron pin found located at the POINT OF BEGINNING. From the POINT OF BEGINNING as thus established thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 587.77 feet to an iron pin set; thence North 38 degrees, 26 minutes and 29 seconds West for a distance of 179.32 feet to an iron pin found; thence South 26 degrees, 52 minutes and 39 seconds West for a distance of 483.51 feet to an iron pin set located on the northeasterly right of way line of Atkinson Road (53' from Center Line of Atkinson Road relocation); thence running along the northeasterly right of way line of Atkinson Road 241.35 feet along an arc of a curve to the right having a radius of 7499.85 feet, which arc is subtended by a chord bearing and distance of North 52 degrees, 22 minutes and 09 seconds West 241.34 feet to an iron pin set; thence leaving the northeasterly right of way line of Atkinson road and running North 19 degrees, 30 minutes and 06 seconds East for a distance of 727.71 feet to an iron pin found located on the northeasterly line of Land Lot 43 (also being the southwesterly line of Land Lot 44); thence leaving said land lot line and running North 61 degrees, 54 minutes and 47 seconds East for a distance of 654.81 feet to an iron pin found; thence South 20 degrees, 53 minutes and 19 seconds East for a distance of 614.08 feet to the iron pin found located at the POINT OF BEGINNING, containing 552,938 square feet or 12.694 acres of land. Said property being more particularly described on that certain plat of survey prepared by Loo-Turley & Associates, P.C. for Willowood Park Limited Partnership dated June 30, 1993, and last

revised November 16, 1993. And revised by Construction Engineering Associates December 28, 1997.

LESS AND EXCEPTING THEREFROM all of the property conveyed by the following instruments:

1) Limited Warranty Deed from Willowood Park Limited Partnership to Gwinnett County, Georgia dated February 9, 1998 and recorded in Deed Book 15778, Page 11, Gwinnett County records.

2) Quit-Claim Deed from Willowood Park Limited Partnership to Gwinnett County dated February 9, 1998 and recorded in Deed Book 15756, Page 98, Gwinnett County records.

EASEMENT TRACT

Together with an easement for ingress and egress to the above-captioned property over and across the following property:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence at the intersection of Land Lots 43, 44, 73 and 74; thence North 65 degrees, 20 minutes and 59 seconds East a distance of 1228.66 feet to a point; thence South 22 degrees 21 minutes and 41 seconds East a distance of 936.80 feet to a point; thence South 61 degrees 52 minutes and 35 seconds West a distance of 582.14 feet to a point; thence North 20 degrees, 53 minutes and 19 seconds West a distance of 614.08 feet to a point; thence South 61 degrees, 54 minutes and 47 seconds West a distance of 654.81 feet to a point; thence South 19 degrees 30 minutes and 06 seconds West a distance of 575.24 feet to a point, said point being the POINT OF BEGINNING; thence South 19 degrees 30 minutes and 06 seconds West a distance of 202.00 feet to a point, said point being on the northerly right-of-way of Atkinson Road; thence along the right-of-way of Atkinson Road North 47 degrees, 13 minutes and 54 seconds West a distance of 110.00 feet to a point; thence North 36 degrees, 55 minutes and 44 seconds East a distance of 106.00 feet to a point; thence along a curve to the right a distance of 95.15 feet to a point, said curve having a radius of 82.77 feet, a chord of 90.00 feet and a chord bearing of North 69 degrees, 51 minutes and 48 seconds East to a point, said point being the POINT OF BEGINNING.

Said Property containing 0.3125 acres.”

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

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

1.2.1 On-Site

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

Minimal mold growth, less than ten square feet, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevated moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

1.2.2 Off-Site

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

1.3 RECOMMENDATIONS

1.3.1 On-Site

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published USEPA Guidance Document "Mold Remediation in Schools and Commercial Buildings" dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 BACKGROUND (INCLUDING PURPOSE OF THE PHASE I)

First Atlantic Capital, LLC and Tanglewood FAC Limited Partnership (client) retained One Consulting Group, Inc. (One Group) for the purposes of conducting a Phase I Environmental Site Assessment (ESA) at Tanglewood Park Apartments (Site) located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia. The Site plan and location is presented on Figures 3 and 4 of Appendix A, respectively. Copies of available Site surveys are provided in Appendix A.

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

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

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

2.2 PROCEDURES (INCLUDING A DETAILED SCOPE OF SERVICES)

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

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

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

- Inspected the Site through a walking tour to identify direct evidence (USTs, hazardous waste generation, stained soils, drums, unauthorized dumping, etc.) and indirect evidence (distressed vegetation, barren areas, foul odors, etc.) of environmental issues or concerns.
- Interviewed the Site owner, as well as available tenants, site representatives, neighbors, and local officials, to establish a prior-use history of the subject, adjacent, and adjoining properties.
- Reviewed available maps, photographs, and historic records to establish a prior-use history of the subject, adjacent and adjoining properties.
- Determined the presence and ownership of electrical transformers or other electrical equipment on the Site that could contain PCBs.
- Identified aboveground, underground and/or leaking storage tanks on, adjacent to, and/or within applicable radii of the Site. These efforts included site reconnaissance and reviews of state and local records, described below.

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

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

2.3 SIGNIFICANT ASSUMPTIONS

The following assumptions were made in preparation of this report:

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

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

One Group provides environmental consulting services to the real estate, development, legal, lending, and manufacturing industries. Among the firm’s staff and associate professionals are Registered Professional Engineers and Geologists, Certified Hazardous Material Managers, Environmental Scientists, and Construction Specialists. Copies of client letters of reference are provided in Appendix O.

Mr. Robert Brawner, One Group Principal performed this ESA assisted by Mrs. Chelsea Curl. Copies of their resumes are provided in Appendix H.

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

No user interviewed during this ESA had any specialized knowledge or experience regarding any recognized environmental conditions in connection with the Site.

2.6 LIMITATIONS AND EXCEPTIONS

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

First Atlantic Capital, LLC and Tanglewood FAC Limited Partnership, The Georgia Department of Community Affairs, and the Georgia Housing and Finance Authority may rely on this report.

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS

No special or additional conditions or contract terms were applicable to the completion of this ESA.

One Group, its employees, assigns, and/or subcontractors, are not affiliated with the owner/developer of this project.

3.0. SITE SETTING

3.1. GENERAL DESCRIPTION OF THE SITE AND VICINITY

The Site is a 12.694 acre, irregular-shaped parcel located between Georgia State Highways 316 and 120. A copy of the Site survey is provided in Appendix A that depicts the Site as Tanglewood Park. It is identified by the Gwinnett County Tax Assessor's office by Map Code 7043 010 and tax ID#58-1914571. A copy of available tax information is provided in Appendix D.

The Site was first developed from vacant, wooded land in 1993. The topography can best be described as moderately sloping to the northeast across the rising topography of a hill.

The Site is at 5535 Sugarloaf Parkway, Lawrenceville, and Gwinnett County, Georgia. It is on the north side of Sugarloaf Parkway, approximately 800 feet east of the US Interstate 85 merger with Georgia Highway 316. The Site is located 4.66 miles west of downtown Lawrenceville and downtown Atlanta is approximately 24 miles to southwest.

3.1.1. Current Site Use and Description

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments within fifteen buildings and an office/recreation center. With the exception of the single-story office/recreation center, on-Site structures are split-story, two/three story wood-framed buildings housing rental tenants.

3.1.2. Current Uses of Adjoining Properties

The Site is bordered to the north and west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments. The Site is bordered to the east by a single family residence, a wooded storm water detention area, and Macleod Industrial Park. Sugarloaf Parkway and followed by Gwinnett Technical College border the site to south.

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

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

Fourteen Site structures are either split-level, two/three story (nine) or two story apartment (six) buildings. Depending on topography, each rest on cast concrete slabs or wood joists supported by CMU block posts resting on concrete foundations in dirt-floor crawlspaces. They are wood-framed with pitched, asphalt-shingled, gable roofs. Exterior finishes consist of masonry, red-brick facades and vinyl siding, finished with aluminum windows and shutters. Exterior stairwells, landings, patios, and breezeways are surfaced with cast concrete, and above-grade assemblies are supported by structural

steel. The office/recreation center and veranda are single-story, wood-framed structures with asphalt-shingled, pitched roofs.

The buildings comprise approximately 140,000 square foot (sf) of occupied space and are broken down into individual two and three bedroom apartment units. Interior finishes consist of: gypsum board walls with textured ceilings; carpet on wood sub-floors in bedrooms, hallways and living areas; linoleum sheet flooring on wood sub-floors in kitchens and bathrooms; and wood trim. Exterior doors access the individual units from the breezeways and patios, providing two points of egress and ingress. Each unit has: wood kitchen cabinets; electric kitchen stoves with vent; refrigerator; shower, sink, and toilets with vent fan; closeted washer/dryer hook-ups; and HVAC system.

An electric heat pump and exterior, pad-mounted condenser provide heating and cooling sources to the individual units, respectively. Air handlers, located in mechanical closets, distribute ventilation via fiberglass insulated, metal ducting installed behind the wall system. Individual units are fire sprinkled with fire department connections visible on building exteriors.

The Site is modestly landscaped with cast concrete sidewalks accessing buildings from parking areas. Wood railroad tie retaining walls have been constructed along the northern Site boundary. A masonry retaining wall has been constructed along the western Site boundary, and two small storm water detention areas are located on the north and south sides of the onsite surface water body. A trash compactor is surrounded by wood fencing and is located just inside the entry. Several recreation areas were observed throughout the Site with volleyball pits, basketball courts, and picnic tables.

The Site is accessed from Sugarloaf Parkway via paved roads throughout the Site. Access roads and parking areas are surfaced with asphalt, lined by concrete curb and gutters that direct storm water overland to concrete storm water drop inlets. A large, concrete culvert supports the rear access road where it crosses the onsite surface water feature.

3.2. HYDROGEOLOGY

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

3.2.1. Geologic Setting

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

Underlying bedrock on the Site is classified as amphibolite (mm1) according to the Geology of the Greater Atlanta Region map (Bulletin 96, 1993). Depth to bedrock on the

Site is not known; however, bedrock in this section of the Piedmont is usually less than fifty feet below ground surface (bgs).

3.2.2. Surface Drainage

According to the U.S. Geological Survey Topographic map, 7.5-Minute, Luxomini, Georgia Quadrangle, dated 1997; the elevation of the Site ranges from approximately 905 to 940 feet above mean sea level, based on the National Geodetic Vertical Datum of 1929. The Topographic Map is presented as Figure 4 of Appendix A.

The Site has a moderate, downward gradient to the south towards Sugarloaf Parkway. Storm water is generally directed via overland flow to storm water drop inlets installed along curb and gutters. Concrete pipes discharge collected storm waters into the on-Site surface water body that flows southeast to northwest across the center of the Site.

3.2.3. Groundwater

Based on historic groundwater data reviewed at the Georgia Environmental Protection Division, groundwater depth at the Site is estimated at thirty to forty feet below ground surface (bgs.) Surficial, unconfined groundwater is usually less than fifty feet bgs in this area of the Piedmont.

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

3.3. WETLANDS

A Wetland and Stream Investigation Report prepared by One Group dated June 15, 2011 is provided in Appendix E. This report concludes wetlands are present in the central detention pond and provides detailed conclusions regarding this concern.

3.4. FLOODPLAIN/FLOODWAY

Floodplains were not observed on the Site.

Flood Zone information for the Site was reviewed online at the Federal Emergency Management Agency (FEMA) website: <http://store.msc.fema.gov/>. The FEMA Flood Insurance Rate Map for Gwinnett County, Georgia (Community Panel Number 13135C0071F, dated September 29, 2006) depicts the Site in un-shaded Zone X, areas outside both the 100 and 500 year floods. The FEMA maps do not reflect potential local drainage problems or the ability of the local storm water management system to convey the surface water runoff created by storms or other occurrences.

There were no areas of significant ponding or erosion. Site drainage appears adequate in its current developed state.

3.5. STATE WATERS

State waters were observed on the Site. A small unnamed tributary crosses the center of the Site. A Wetland and Stream Investigation Report prepared by One Group dated June 15, 2011, is provided in Appendix E. This report confirms the above determination, and provides a more detailed description of this concern.

3.6. ENDANGERED SPECIES

Both the US Fish and Wildlife list of protected species and the Georgia Natural Heritage Inventory Program occurrence lists were reviewed prior to the Site inspection. No on-Site habitats were encountered during this assessment, and due to the urbanized nature of the Site and surrounding area it is unlikely that endangered species would be encountered at the Site. Available regulatory information is provided in Appendix R.

4.0 REGULATORY INFORMATION

4.1 DATA REVIEW

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

4.1.1 Standard Environmental Record Sources

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

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

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

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

MacLeod Industrial Park, the adjacent property to the east, is an industrial office park with a tenant space listed as a State Hazardous Waste Site and a generator of hazardous waste. Danfoss Maneurop, Ltd at 1775-D MacLeod Drive is listed on the Georgia Hazardous Site Inventory under ID#10756 for a release of chlorinated solvents to the soil

and groundwater. This historic release is not ongoing, and appears to have originated from a former vapor degreaser operated in this adjacent air compressor manufacturing facility. Soil and groundwater laboratory analytical data document no impact to the Site soil and/or groundwater from this facility. Groundwater flow is to the south across this facility, cross-gradient from the Site. Based on the groundwater data reviewed to date, this adjacent facility is discounted as a recognized environmental condition to the Site. A copy of the Georgia Environmental Protection Division file for this facility is attached in Appendix F.

The remaining listed facilities are not recognized environmental conditions based on their distance (>2000 feet) from the Site, regulatory status, and/or topographically downgradient location. Field reconnaissance verified this radius and inclusion of the remaining listed sites would be unduly burdensome and would not change the determinations made during this inquiry.

4.1.1.2 Orphan/Unmappable Sites

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

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (for activity and use limitations)

According to the Gwinnett County Planning and Zoning Department, the Site is currently zoned for multi-family residence district (RM-13). No record of environmental hazards or land use restrictions was discovered during this inquiry.

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

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

4.1.2.8 Planning Department Records

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

4.1.2.9 Local/Regional Pollution Control Agency Records

Not applicable.

4.1.2.10 Local/Regional Water Quality Agency Records

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

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

Mr. Rick Finch, Georgia Power Agent, indicated via telephonic interview the pad-mounted electric transformers observed throughout the Site are owned by Georgia Power. He indicated these transformers were non-PCB containing based on their construction type and date of installation.

4.1.2.12 Other

Not applicable.

4.2 AGENCY CONTACTS/RECORDS

4.2.1 Local Fire Department Official

The Gwinnett County Office of the Fire Marshall was contacted for recorded information regarding underground storage tank installation/removal, chemical hazards, leaks, or spills on or near the Site. According to Jim Egan, Fire Planner, there have been no reported environmental hazards on or near the Site.

4.2.2 State, Local, or Regional Health or Environmental Agency

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

4.2.3 Local Building Permit Agency Official

According to information provided by Gwinnett County Planning and Zoning Department, there are currently no records of code violations at the Site. No documentation of environmental hazards associated with the Site was discovered during this inquiry.

4.2.4 Local Groundwater Use Permit Agency Official

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

4.3 INTERVIEWS

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

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

A DCA Owner Environmental Questionnaire was completed by Mr. Anthony Nickas, representative of the Site ownership entities. Mr. Nickas indicated that he was not aware of any issue of environmental concern associated with the Site. Mr. Nickas was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern. He only indicated the land use was limited by local and county zoning and building codes.

4.3.2 Current Owners or Occupants of Neighboring Properties

Neighboring property owners were not available for interview during this ESA

4.3.3 past Owners, Occupants, or Operators of the Property

Mr. Dave Dixon, agent for the former Site owner the Norsouth Companies, Inc., was interviewed via telephone during this inquiry. Mr. Dixon indicated that an affiliate of First Atlantic Capital, LLC, assumed the Site's general partner interest in 2007 from The Norsouth Companies, Inc., and that the Site was originally developed from vacant, wooded land in 1993 as a Georgia Department of Community Affairs approved project.

Mr. Dixon was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern.

4.3.4 User(s)

Anthony Nickas, agent for Tanglewood FAC Limited Partnership, filled out a property questionnaire to facilitate the completion of this sub-section. This questionnaire is attached in Appendix G.

4.3.4.1 Title Records

Hunter MacLean of Savannah, Georgia performed a title search and commitment for the Site. These documents are discussed in detail in Section 5.5.

4.3.4.2 Environmental Liens

Tanglewood FAC Limited Partnership is not aware of any environmental liens or land use restrictions associated with the Site.

4.3.4.3 Specialized Knowledge of the User

Tanglewood FAC Limited Partnership has no specialized knowledge of the Site.

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

Tanglewood FAC Limited Partnership does not have any further knowledge or experience related to the Site or nearby properties.

4.3.4.5 Reason for Performing the Phase I

This assessment was performed for First Atlantic Capital, LLC and Tanglewood FAC Limited Partnership in order to receive a new allocation of the Site's 9% tax credits from the Office of Affordable Housing 2011 Funding Round and as a requirement to obtain financing for planned Site rehabilitation.

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

4.3.4.6.1 Purchase Price

This application is submitted for tax credit renewal and as a requirement to obtain funding for planned Site rehabilitation. Upon award, title for the Site will transfer to a new Limited Partnership. No evidence of a discount to the fair market value of the Site due to environmental concerns was discovered during this inquiry.

4.3.4.6.2 Differential between Purchase Price and Market Value

Not applicable.

4.3.4.6.3 Reasons for Any Differential

Not applicable.

5.0 SITE INFORMATION AND USE

5.1 SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS

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

Robert Brawner of One Group visited the Site on April 14, and April 21, 2009, February 18, 2010, and June 7, 2011, and was accompanied by maintenance personnel during the inspection. The weather during the Site visits did not impede the observations.

5.2 GENERAL SITE SETTING

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

5.3 ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION

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

5.4 CURRENT SITE USE

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

5.4.1 Storage Tanks

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

5.4.2 Hazardous and Petroleum Products Containers/Drums

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

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

5.4.3 Heating and Cooling

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

5.4.4 Solid Waste

Solid Waste is collected in a covered, fenced trash compactor and removed for offsite disposal by Waste Management, Inc.

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

5.4.5 Sewage Disposal/Septic Tanks

The Gwinnett County Department of Water Resources has provided written documentation of sanitary sewer availability to the Site. These documents are provided in Appendix G.

No septic tanks were observed during the inspection.

5.4.6 Hydraulic Equipment

Hydraulic equipment was not observed during the inspection. The on-Site trash compactor is powered by a mechanical motor.

5.4.7 Contracted Maintenance Services

Pest control and landscaping are provided by Atlanta Pest Control and PCI, respectively. Recognized environmental conditions were not identified involving chemicals, pesticides, and/or petroleum products associated with these maintenance service companies.

5.4.8 Electrical Equipment/PCBs

Polychlorinated Biphenyl (PCB) is the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. Pad-mounted transformers were observed throughout the Site. The transformers are owned and maintained by the Georgia Power Company and are identified by visual markings. The transformers were not labeled as PCB containing.

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

5.4.9 Water Supply and Wells

The Site operates a well that supplies an on-Site irrigation system. This well is not used as a drinking water supply for the residents on the Site. The Gwinnett County Health Department had no record of violations associated with the irrigation well. The Georgia EPD was contacted for compliance information and indicated the Site could lawfully withdraw up to 100,000 gallons of water a day from this well.

The Site receives its water supply from the Gwinnett County Department of Water Resources who has provided written documentation of this fact in Appendix G.

5.4.10 Drains and Sumps

Storm water drop inlets are located intermittently in low areas of the curb gutters receiving overland flow, and subsequently discharging to the on-Site surface water body.

No sumps were observed during the site inspection.

5.4.11 Pits, Ponds, Lagoons, and Surface Waters

A small unnamed tributary was observed on the Site.

No pits, ponds, lagoons were observed on the Site during the inspection.

5.4.12 Stressed Vegetation

Stressed or stained vegetation was not observed during inspection.

5.4.13 Stained Soil or Pavement

Stained soil and pavement was not observed during the inspection.

5.4.14 Odors

Odors were not observed during the inspection.

5.4.15 Utilities/Roadway Easements

The Site receives utility services from the following sources:

Electricity:	–	Georgia Power
Natural Gas:	–	Atlanta Gas Light
Water/Sewer:	–	Gwinnett County Water System
Solid Waste:	–	Waste Management

Roadway easements appear to be approximately twenty-five feet across.

Evidence of a septic field was not identified onsite during the inspection.

5.4.16 Chemical Use

Cleaning supplies, chemicals, pesticides, herbicides, fuels, or other hazardous or waste materials were not observed on the Site. The Site does not involve the use of hazardous substances. No evidence of hazardous substance use, transportation, generation and/or storage was observed during our inspection of the Site.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

Rehabilitation is planned for the Site structures including but not limited to: roof replacement; window replacement, site surface drainage and civil improvements; interior finish replacement in all units; and exterior finish repairs. Although Site improvements with the potential for impact from water leaks, mold, fungi, and microbial growth will be replaced during rehabilitation, as a conservative measure the Site was inspected for the afore-mentioned concerns.

Each of the buildings on the Site was examined for water leaks and mold; with a visual inspection performed in individual units targeted for asbestos and radon sampling. Areas behind walls, under floors and above ceilings were minimally accessible due to the high-occupancy of the Site's individual units. Examination criteria were based on a visual inspection and assessment performed by One Group personnel. The visual assessment consisted of conducting a "white-glove" test on surfaces suspected of mold impact. The visual surface test of occupied spaces should not contain staining or discoloration that is characteristic of active mold growth.

Minimal mold growth, less than ten sf, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevation moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

No further systemic water leaks, mold, fungi, and microbial growth issues were observed during the Site inspection.

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document "Mold Remediation in Schools and Commercial Buildings" dated March 2001.

5.4.18 Asbestos

A renovation asbestos survey was performed by One Group at the Site on May 11, 2009, in accordance with local, state and federal law and current EPA guidelines, including, but not limited to, Guidance for Controlling Asbestos Containing Materials in Buildings,

June 1985, EPA 560/5-85. The survey was performed to satisfy the requirements of a “thorough inspection” as per Georgia Environmental Protection Division published guidelines.

Bulk samples of wallboard joint compound, textured ceiling, and linoleum sheet flooring were obtained from the Site. In total, ninety-six bulk samples of suspect asbestos containing materials were collected from the Site, in accordance with 40 Code of Federal Regulations Part 763 dated April 1987, and using the U.S. EPA Asbestos Hazard Emergency Response Act (AHERA) as a guide.

130 individual samples or layers were analyzed from the ninety-six bulk samples submitted. The samples were analyzed for detectable concentrations of asbestos (greater than one percent) utilizing Polarized Light Microscopy and dispersion staining techniques using EPA method 600/R-93/116. Analysis was performed by Analytical Environmental Services, Inc. at their Marietta, Georgia laboratory. Analytical Environmental Services, Inc. is certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP), certificate number 102082-0.

None of the bulk samples analyzed contained asbestos above the regulatory threshold of 1%. Based on the age of the Site structures and the survey results, the potential that latent asbestos containing materials are present is discounted as a non-scope issue. A copy of the renovation asbestos survey is provided in Appendix E.

A project notification should be submitted by the Site owner to the Georgia Environmental Protection Division ten days prior to initiating any demolition and/or renovation activities.

5.4.19 Lead-Based Paint

The Site structures were constructed in 1993; this section is not applicable.

5.4.20 Lead in Drinking Water

Site maintenance personnel were interviewed to determine the piping material of the below-grade and interior water supply systems. Water supply systems in crawl spaces, interior water faucet and shower connections, and readily accessible civil “stub-ups” were observed and determined to be constructed of PVC materials. The Site receives its water supply from the Gwinnett County Department of Watershed Management. Documentation of its compliance with USEPA and EPD requirements is provided in Appendix Q. Based on information gathered during this inquiry, lead in drinking water is discounted as a non-scope issue.

5.4.21 Radon

Radon testing was performed on the Site structures in accordance with the 2011 Environmental Manual. One test was performed in each ground floor individual unit and one test was performed in each building covering 10% of the units on all floors above the ground floor. One test was performed in the office/recreation area.

A total of seventy radon tests were performed across the Site, for a period of 48 hours, in accordance with the National Radon Safety Board guidance. RAdData, Inc. of Flanders, New Jersey performed the laboratory analysis. RAdData, Inc. is certified to perform EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial analyses by the National Environmental Health Association's Program (NEHA), certificate number 101196 AL.

No unit tested exceeded the EPA recommended radon exposure limit of 4 pCi/L. However, any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

5.4.22 Noise

Noise sources were evaluated as per the 2011 Environmental Manual and included rail, road vehicle noise, and air traffic sources. It was determined if the Site (or any part thereof as measured from the property line) was within radius of the following facility types. Available information follows each facility type.

- (i) five (5) miles of a civil airport
 - Not applicable
- (ii) fifteen (15) miles of a military airfield
 - Not applicable
- (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count
 - The Site has direct exposure to Sugarloaf Parkway adjacent to the south. Traffic data for these roads was obtained from the Georgia DOT's State Transportation and Statistics Reporting site (STARs).
- (iv) 3000 feet of a railroad or rail line
 - Not applicable

Available aerial photographs, online search engines, and online mapping software were used to determine distances to the above-referenced facilities. The Site fell within applicable radii of facilities identified as noise sources. Subsequently, a Noise Assessment Level Study was prepared by Environmental Assessments, Inc, concluding that a noise mitigation plan is needed for the Site rehabilitation. The noise mitigation plan provides detailed construction recommendations for the rehabilitation architect in order for the Site to achieve an acceptable noise rating.

The Site Noise Assessment Plan and Noise Mitigation Plan is provided in Appendix J.

5.4.23 Vapor Encroachment Screening

No active and/or current recognized environmental conditions were identified on the Site. Historic, suspect or known contaminated sites were identified surrounding the Target

Property within the *approximate minimum search distances*, as per Standard Practice Section 8.3.2. However, the volatile organic compound impact documented within applicable radii of the Site are at levels that do not appear to constitute a significant contaminant threat that would lead to a potential Vapor Encroachment Condition. A copy of the vapor encroachment screen is provided in Appendix E.

5.4.24 Other Site Reconnaissance Issues

The Site structures were constructed in 1993, over five years after the Department of Housing and Urban Development’s concerted efforts to regulate formaldehyde. Spray applied urea-formaldehyde foam was not observed as an insulation material during the Site inspection. Blue one-inch foam board with foil cover, manufactured by AMP dated August 1993, was observed behind exterior vinyl siding. Based on this materials age of construction (older than ten years), it is not considered a significant source of formaldehyde. Based on the afore-mentioned reasons, urea-formaldehyde foam is discounted as a non-scope concern.

No further Site reconnaissance issues were observed.

5.5 PAST SITE USE

5.5.1 Recorded Land Title Records

A chain of title search for the Site was prepared by Hunter MacLean of Savannah, Georgia. No information obtained during the title search indicated the presence of hazardous substances stored or generated at the Site. The chain of title documents the Site’s history as a multi-family residential facility developed from vacant land.

5.5.2 Environmental Liens

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

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

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

5.5.4 Aerial Photographs and Topographic Maps

Aerial photographs for the years 1939, 1955, 1960, 1966, 1972, 1978, 1986, 1989, and 2007 were reviewed to identify potential environmental concerns on or near the Site.

Aerial Photograph Review

Year	Site	Adjacent, Adjoining, and/or Nearby Properties
------	------	---

Year	Site	Adjacent, Adjoining, and/or Nearby Properties
1939	The Site is shown as agricultural farmland	Residences are visible adjacent to the west and east of the Site, and Atkinson Road is present adjacent south.
1955	No significant changes from 1939.	No significant change from 1939.
1960	No significant changes from 1955.	No significant change from 1955.
1966	No significant changes from 1960.	Power line easement appears to the north.
1972	No significant changes from 1966.	A residential subdivision appears nearby to the south. The development of Lawrenceville appears to the east.
1986	No significant changes from 1972.	Significant commercial development has occurred to the east and west.
1989	No significant changes from 1986.	No significant change from 1986.
2007	The Site appears partially developed with lots and civil improvements.	The surrounding Madison Retail – Towne Lake Center appears partially developed. Commercial development has been constructed to the west, and a large medical complex is present to the southeast.

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

5.5.5 Sanborn Fire Insurance Maps

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

5.5.6 City Directories

Polk Historical City Directories were reviewed for indications of previous hazardous material use on the Site at the Atlanta Historical Center. Polk directories were available dating back to 1955 for Suburban Atlanta. The Site and surrounding area could not be found in the directories reviewed. Atlanta History Center did not have specific historic city directories for the City of Lawrenceville.

Historic city directories for Lawrenceville and/or suburban Atlanta were not available for review at the Gwinnett County Library.

5.5.7 Previous Environmental Studies

One Group has performed two prior ESAs at the Site. These ESAs did not find evidence of recognized environmental conditions in association with the Site. Copies of these reports are provided in Appendix I.

5.5.8 Other

Not applicable.

5.6 CURRENT SURROUNDING LAND USE

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

5.6.1 North

The Site is bordered to the north by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments.

5.6.2 East

The Site is bordered to the east by a single family residence and then a cell tower, a wooded detention area, and Macleod Industrial Park.

5.6.3 South

Sugarloaf Parkway and then Gwinnett Technical College border the site to south.

5.6.4 West

The Site is bordered to the west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments.

5.7 PAST SURROUNDING LAND USE

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

5.7.1 North

Prior to current development, parcel to the north were historic agricultural cropland and vacant woodland.

5.7.2 East

Prior to current development, parcel to the east were residences, historic agricultural cropland, and vacant woodland.

5.7.3 South

Atkinson Road dates back to at least 1938 as the southern boundary and access point for the Site. Prior to current development, historic agricultural cropland and vacant woodland were prevalent to the south.

5.7.4 West

Prior to current development, parcel to the west were residences, historic agricultural cropland, and vacant woodland.

5.8 HISTORIC PRESERVATION

There are no structures on the Site more than fifty years old; it is currently vacant. The Site is not listed on or eligible for listing on the National Register of Historic Places. The Site's area of potential effect does not include an historic district or property, and it is not within or directly adjacent to an historic district or property.

The proposed project will not have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places (hereinafter "National Register") pursuant to Section 800.13 of the historic preservation regulations, 36 CFR Part 800. 36 CFR Part 800 also implements Section 106 of the National Historic Preservation Act, 16 U.S.C. 470f.

6.0 DATA GAPS

6.1 IDENTIFICATION OF DATA GAPS

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

Although there were no City directory listings for the Site or extensive chain-of-title documentation dating back to 1940, this lack of information along with aerial photographs documents the Site's and the surrounding area's general lack of development prior to the early 1990s. This absence of information does not represent a data gap when reviewed with all the historic information available.

No data gaps were not encountered during this assessment.

6.2 SOURCES OF INFORMATION CONSULTED TO ADDRESS DATA GAPS

Not applicable.

6.3 SIGNIFICANCE OF DATA GAPS

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

7.0 ENVIRONMENTAL CONCERNS

7.1 ON-SITE

No recognized environmental conditions were discovered associated with on-site sources.

Minimal mold growth, less than ten square feet, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevated moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

7.2 OFF-SITE

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

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 ON-SITE

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

8.2 OFF-SITE

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

9.0 DATA REFERENCES

Standard Practice

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

Georgia Department of Community Affairs
“Environmental Manual” dated 2011

Georgia Department of Community Affairs
“Quality Assurance Program” dated 2011

Site overview

Martin Riley Associates
Master Site survey dated November 5, 1995

Gwinnett County Tax Assessors Office online (www.Gwinnettassessor.com)
Tax parcel information

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

MapQuest (www.mapquest.com)
General property location

Municipal Government Information

Gwinnett County Tax Assessors Office
Telephonic interview/facsimile/electronic mail on May 3, 2011
FOIA request: tax parcel information; zoning; land use restrictions; environmental liens

Gwinnett County Planning and Development Department
Telephonic interview/facsimile/electronic mail on May 3, 2011
FOIA request: outstanding code violations; zoning; land use restrictions; environmental hazards

Gwinnett County Fire Department
Telephonic interview/facsimile/electronic mail on May 3, 2011
FOIA request: petroleum hydrocarbon and /or hazardous materials; spills or releases; onsite and nearby fire events; and environmental hazards

Gwinnett County Environmental and/or Health Department
Telephonic interview/facsimile/electronic mail on May 3, 2011
FOIA request: septic system, water wells, and environmental hazards

Physical Setting Review

Environmental Data Resources, Inc
EDR Geospatial Report dated June 16, 2011

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

Surface Water Definitions

- Federal Emergency Management Agency (www.fema.gov)
Flood Insurance Rate Map for Gwinnett County, spstate
Community Panel Number 13135C0071F, dated September 29, 2006
- Georgia Geologic Survey
Geologic Map of Georgia, 1976 reprinted 1997
- Georgia Natural Heritage Inventory Program (<http://www.gadnr.org/>)
Endangered Species List and Habitat Search
- National Register of Historic Places (www.nps.gov)
Historic Preservation Documentation
- Trent, Victoria B., Groundwater Pollution Susceptibility Map of Georgia, Hydrogeologic
Atlas No. 20, 1992
- United States Environmental Protection Agency, (www.epa.gov)
Current Georgia Radon Zone Map
- United States Fish and Wildlife Service (www.fws.gov)
Endangered Species List
National Wetlands Inventory
- United States Geologic Survey
Topographic map, 7.5-Minute, Luxomini, Georgia Quadrangle, dated 1993

User Information and Interviews

- Anthony Nickas (Site Manager), First Atlantic Capital, LLC
User Property Questionnaire completed on June 1, 2011
General Property Questionnaire completed on June 1, 2011
DCA Property Questionnaire completed on June 1, 2011
- Rick Finch, Southern Company
Telephonic interview on June 8, 2011, (404.506.6526)
PCB Transformer inquiry

Historical research

- Atlanta History Center
Historic city directory search performed on June 7, 2011
- Gwinnett County Public Library
Historic city directory search performed on June 7, 2011
- Environmental Data Resources, Inc. (www.edrnet.com)
Aerial photograph decade package dated June 16, 2011
- Environmental Data Resources, Inc. (www.edrnet.com)
Sanborn fire insurance map package dated June 16, 2011

Environmental Database Review

Environmental Data Resources, Inc
EDR Radius Map™ Report dated June 16, 2011

EPD, Underground Storage Tank Management Program
Office visit on June 8, 2011
File review: owner registration; compliance files; corrective action files

EPD, Hazardous Waste Branch
Office visit on June 8, 2011
File review: owner registration; compliance files; corrective action files

Shannon Ridley, Georgia Environmental Protection Division,
Telephonic interview on June 8, 2011, (404.656.7802)
Engineering and Institutional Control Inquiry

10.0 VALUATION REDUCTION (UNLESS THE SPECIFIC INFORMATION IS PREVIOUSLY PROVIDED BY USER IN THE USER INTERVIEW)

10.1 PURCHASE PRICE

As per Site questionnaires provided in Appendix G, this inquiry is not applicable.

10.2 INTERVIEW OF BROKER REGARDING MARKET VALUE

As per Site questionnaires provided in Appendix G, this inquiry is not applicable.

10.3 DIFFERENTIAL BETWEEN PURCHASE PRICE AND MARKET VALUE

This application is submitted for tax credit renewal and as a requirement to obtain funding for planned Site rehabilitation. Upon award, title for the Site will transfer to a new Limited Partnership. No evidence of a discount to the fair market value of the Site due to environmental concerns was discovered during this inquiry.

As per Site questionnaires provided in Appendix G, this inquiry is not applicable.

10.4 ENVIRONMENTAL REASONS FOR ANY DIFFERENTIAL

As per Site questionnaires provided in Appendix G, this inquiry is not applicable.

Type of Transaction:

- Purchase Finance Sale Non-transaction Inquiry
- Other, please explain: _____

Do you have any Knowledge or Experience with the Property that may be Pertinent (i.e., copies of prior ESA or environmental reports, documents, correspondence, etc., concerning the Property and its environmental condition)?

No

LANDOWNER LIABILITY PROTECTIONS

ASTM E 1527-05 states: "In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete." Please complete the following questions:

- (1) **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).** Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? Yes No
- (2) **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No
- (3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.29).** As the user of this ESA do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No

- (4) **Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid reasonably reflect the fair market value of the subject property? Yes No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property? Yes No

- (5) **Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

For example, as user:

- Do you know the specific past uses of the subject property? Yes No
- Do you know of specific chemicals that are present or once were present at the subject property? Yes No
- Do you know of spills or other chemical releases that have taken place at the subject property? Yes No
- Do you know of any environmental cleanups that have taken place at the subject property? Yes No

- (6) **The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).** As the user of this ESA, based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property? Yes No

PROCEEDINGS INVOLVING THE PROPERTY

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the subject property? Yes No

If yes, explain: _____

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the subject property?

Yes No

If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?

Yes No

If yes, explain: _____

SIGNATURE

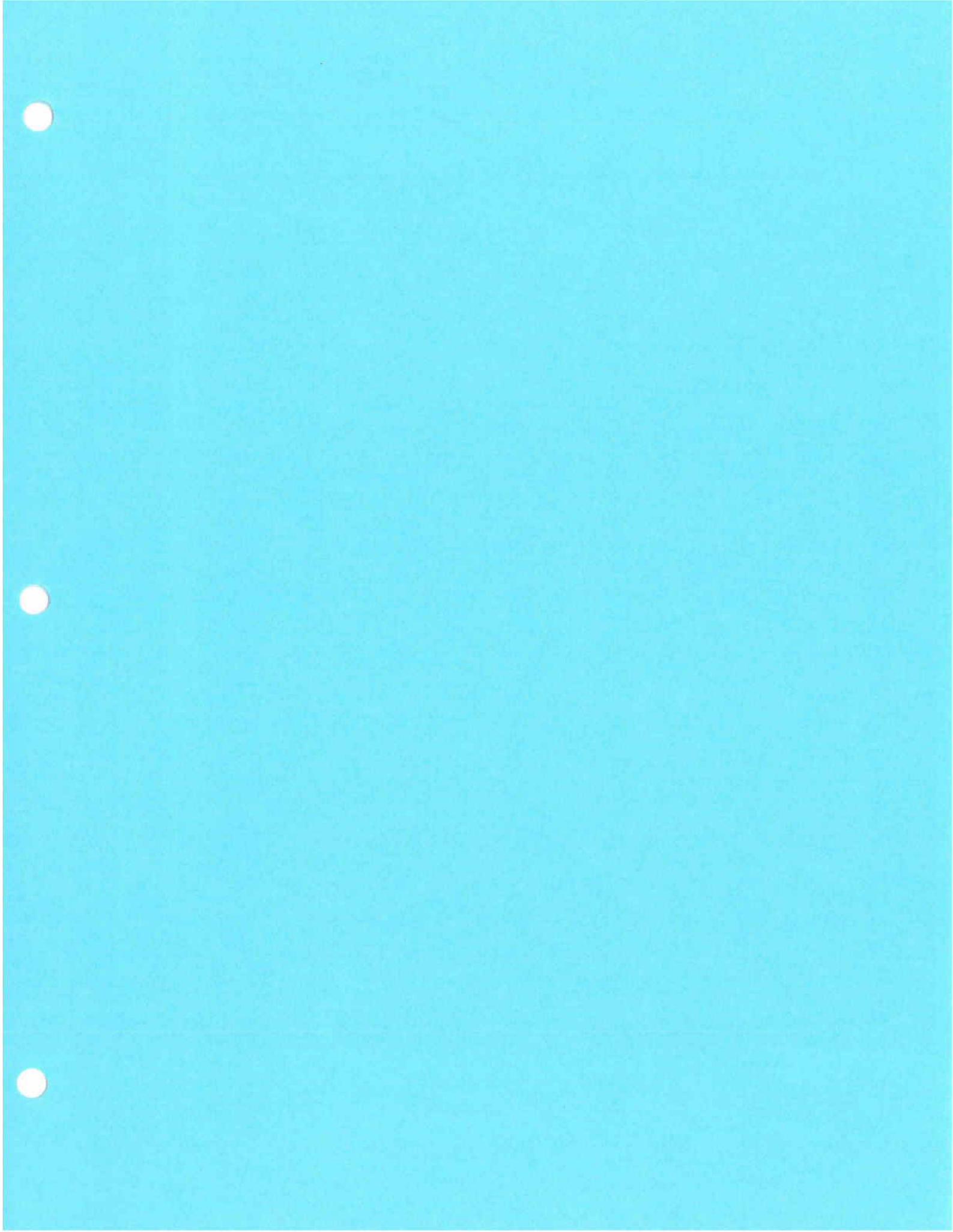
I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Company Name: First Atlantic Capital LLC

Agent Name: Peter O. Dine, SVP

Signature: *Peter O. Dine*

Date: 4/6/09



PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL PROPERTY QUESTIONNAIRE

Upon completion, please return this form (along with any attachments) to:
ONE CONSULTING GROUP, INCORPORATED
POST OFFICE BOX 54382, ATLANTA, GEORGIA 30308
FACSIMILE - (404) 815-8002

Please complete this Subject Property Questionnaire so that One Consulting Group, Inc. may ascertain whether you or your firm possess any specialized knowledge or experience which is material to any "recognized environmental condition" (as defined by ASTM E 1527-05).

COMPLETE AND CORRECT SUBJECT PROPERTY INFORMATION

Property Name: Tanglewood Park Apartments
Address: 1425 Atkinson Road
City, State, Zip: Lawrenceville, GA 30043
County, Parrish or Regional Government: Gwinnett County

If available, please provide a map or survey documenting subject property location and boundaries.

	<u>Property Owner</u>	<u>Key Site Manager</u>
Contact Name:	<u>Kevin Kelly</u>	<u>Catherine Hopper</u>
Company Name:	<u>First Atlantic Capital LLC</u>	<u>Norsouth Companies Inc</u>
Address:	<u>2 Atlantic Avenue</u>	<u>1425 Atkinson Road</u>
City, State, Zip:	<u>Boston, MA 02110</u>	<u>Lawrenceville, GA 30043</u>
Phone & Fax:	<u>617-720-6214 / 617-720-6220</u>	<u>770-339-6800 / 770-339-1958</u>
E-mail:	<u>KJK@FAC-LLC.com</u>	<u>Tanglewood@Norsouth.com</u>

Subject Property Type:

- Commercial Industrial / Manufacturing Multi-Family Residential
- Mixed - Use (Residential and Commercial)
- Vacant / Undeveloped / Raw Land / Single-Family Residential
- Other, please explain: _____

GENERAL PROPERTY INFORMATION

Size of Property (acres): 12.694 Acres

Date of Construction/First Occupied: 1998 / 1999

Renovation Date (if applicable): _____

Number of Buildings/stories: 14 apt bldg / 1 leasing office + 1 Community bldg / 213, 1, 1

Current Occupant: Families / Rental tenants Leasing Staff

For apartments/assisted living, please provide a list of apartment types indicating # of bedrooms/bathrooms, square footage, and quantity. For office/retail, please provide a rent roll with rentable square footage.

Please list the following utility service providers and their contact information for the subject property:

Electricity: Georgia Power + Light 888-660-5890 Customer Svc

Natural Gas: N/A

Solid Waste: Waste Management 404-794-6707 Customer Svc

Water: Gwinnett County Dept of Water Svs 678-376-6800

Storm Sewer: " " " "

Sanitary Sewer: " " " "

Landscaping: Treescapes 678-642-9716 Todd Bogdan

Pest Control: Atlanta Pest Control 770-591-1892 Customer Svc

LOCAL JURISDICTION INFORMATION

What is the Government Municipality or County with jurisdiction over the property?

Gwinnett County

What is the local Tax ID#, Lot and Block, or Township/Range ID#?

Land lots 43 + 44 District 7 Gwinnett County

What fire department services the property and how often are site inspections performed?

Gwinnett County F.D. - Unknown

Please list any deficiencies/violations reported by the building, fire, or health department.

REGULATORY ENVIRONMENTAL INFORMATION

Do you have any Knowledge or Experience with the Property that may be Pertinent (i.e., copies of prior Environmental Site Assessments or environmental reports, documents, correspondence, etc., concerning the subject property and its environmental condition)? Specifically:

Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? Yes No

Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

If you answered yes to any of the above questions, please explain: *Familiar with typical residential multifamily property management and the common problems/issues with maintenance products*

ENVIRONMENTAL PROCEEDINGS INVOLVING THE SUBJECT PROPERTY

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the subject property? Yes No

If yes, explain: _____

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the subject property?

Yes No

If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?

Yes No

If yes, explain: _____

SITE ENVIRONMENTAL INFORMATION

Are you aware of any **underground or above ground storage tanks, petroleum dispensers, and/or heating oil tanks** on, adjacent, and/or adjoining the subject property?

Yes No

If yes, explain: _____

Are you aware of the **current or past presence of a dry cleaning facility** at, adjacent to, and/or nearby the subject property?

Yes No

If yes, explain: _____

Is there any **known (past or present) use, storage, or disposal of hazardous materials, chemicals, or substances** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **drums of unidentified waste** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **strong, noxious or pungent odors** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **unidentified substance containers** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **poly-chlorinated biphenyls (PCBs)** or **electrical transformers** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: there are transformers but unknown whether they contain PCB's

Are you aware of any **sanitary water discharging to an onsite septic tank system** or **a water well actively withdrawing water** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: there is a well on-site used solely for irrigation

Are you aware of any **sumps, drains, floor drains, or pits** on the subject property?

Yes No

If yes, explain: several sumps in various crawl spaces used to evacuate runoff water and seepage

ADDITIONAL INFORMATION

If available, please provide the following documents or information along with this questionnaire:

- Reduced scale site and building plans
- Certificate of occupancy and/or building permit
- Copy of property tax records
- Copy of any outstanding violations
- History of recent improvements
- Previous due diligence reports
- Roof warranties or additional warranties

SIGNATURE

I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Company Name: First Atlantic Capital LLC

Agent Name: Peter O. Quinn, SVP

Signature: Peter O. Quinn, SVP

Date: 4/6/09



NORSOUTH

FAX TRANSMITTAL

To: Robert Brawner

From: **TANGLEWOOD PARK**
tanglewood@norsouth.com

Fax Number: 404-815-8002

Date: 4/15/09 Number of Pages: 8

Re: Property Questionnaire

- Urgent For review Please comment Please reply

I have completed the questionnaire to the best of my knowledge. In regards to the additional information you requested, there are no outstanding violations, recent improvements, due diligence reports, or roof warranties. Per Peter Dion, he had reduced scale site and building plans he can provide you with, as well as the certificate of occupancy. I have requested information from my home office regarding the property tax records and will fax that to you as soon as I have it.

If you have any further questions, please call me at 770-339-6800 or on my cell phone at 404-797-8211 and I will be happy to help you.

Thank you
Catherine Hopper

Environmental Site Assessment – General Property Questionnaire

GENERAL PROPERTY INFORMATION

Size of Property (acres): _____

Date of Construction/First Occupied: 8/15/94

Renovation Date (if applicable): _____

Number of Buildings/stories: 15 Buildings, 12 2 story, 9 3 story

Current Occupant: 95.38%

For apartments/assisted living, please provide a list of apartment types indicating # of bedrooms/bathrooms, square footage, and quantity. For office/retail, please provide a rent roll with rentable square footage.

Please list the following utility service providers and their contact information for the subject property:

Electricity: Georgia Power

Natural Gas: _____

Solid Waste: Waste Management

Water: Twinnett County

Storm Sewer: Twinnett County

Sanitary Sewer: Twinnett County

Landscaping: Treescapes

Pest Control: Atlanta Pest Control

LOCAL JURISDICTION INFORMATION

What is the Government Municipality or County with jurisdiction over the property?

Twinnett County

What is the local Tax ID#, Lot and Block, or Township/Range ID#?

58-1914571

What fire department services the property and how often are site inspections performed?

Twinnett County Fire Department

Environmental Site Assessment – General Property Questionnaire

Please list any deficiencies/violations reported by the building, fire, or health department.

Several buildings are yellow tagged due to painted
sprinkler heads

REGULATORY ENVIRONMENTAL INFORMATION

Do you have any Knowledge or Experience with the Property that may be Pertinent (i.e., copies of prior Environmental Site Assessments or environmental reports, documents, correspondence, etc., concerning the subject property and its environmental condition)? Specifically:

Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? Yes No

Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? Yes No

If you answered yes to any of the above questions, please explain: _____

ENVIRONMENTAL PROCEEDINGS INVOLVING THE SUBJECT PROPERTY

Are you aware of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on, or from the subject property? Yes No

If yes, explain: _____

Environmental Site Assessment – General Property Questionnaire

Page 4

Are you aware of any pending, threatened, or past administrative proceeding relevant to Hazardous Substances or Petroleum Products in, on, or from the subject property?

Yes No

If yes, explain: _____

Are you aware of any notice from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?

Yes No

If yes, explain: _____

SITE ENVIRONMENTAL INFORMATION

Are you aware of any **underground or above ground storage tanks, petroleum dispensers, and/or heating oil tanks** on, adjacent, and/or adjoining the subject property?

Yes No

If yes, explain: _____

Are you aware of the **current or past presence of a dry cleaning facility** at, adjacent to, and/or nearby the subject property?

Yes No

If yes, explain: _____

Environmental Site Assessment – General Property Questionnaire

Page 5

Is there any **known (past or present) use, storage, or disposal of hazardous materials, chemicals, or substances** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **drums of unidentified waste** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **strong, noxious or pungent odors** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any **unidentified substance containers** on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Environmental Site Assessment – General Property Questionnaire

Are you aware of any poly-chlorinated biphenyls (PCBs) or electrical transformers on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: _____

Are you aware of any sanitary water discharging to an onsite septic tank system or a water well actively withdrawing water on, adjacent to, or nearby the subject property?

Yes No

If yes, explain: We do have a well, but it is for irrigation purposes only

Are you aware of any sumps, drains, floor drains, or pits on the subject property?

Yes No

If yes, explain: _____

ADDITIONAL INFORMATION

If available, please provide the following documents or information along with this questionnaire:

- Reduced scale site and building plans
- Certificate of occupancy and/or building permit
- Copy of property tax records
- Copy of any outstanding violations - None
- History of recent improvements - None
- Previous due diligence reports - None
- Roof warranties or additional warranties - None

Environmental Site Assessment – General Property Questionnaire

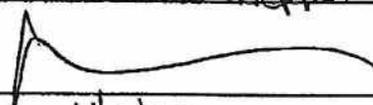
Page 7

SIGNATURE

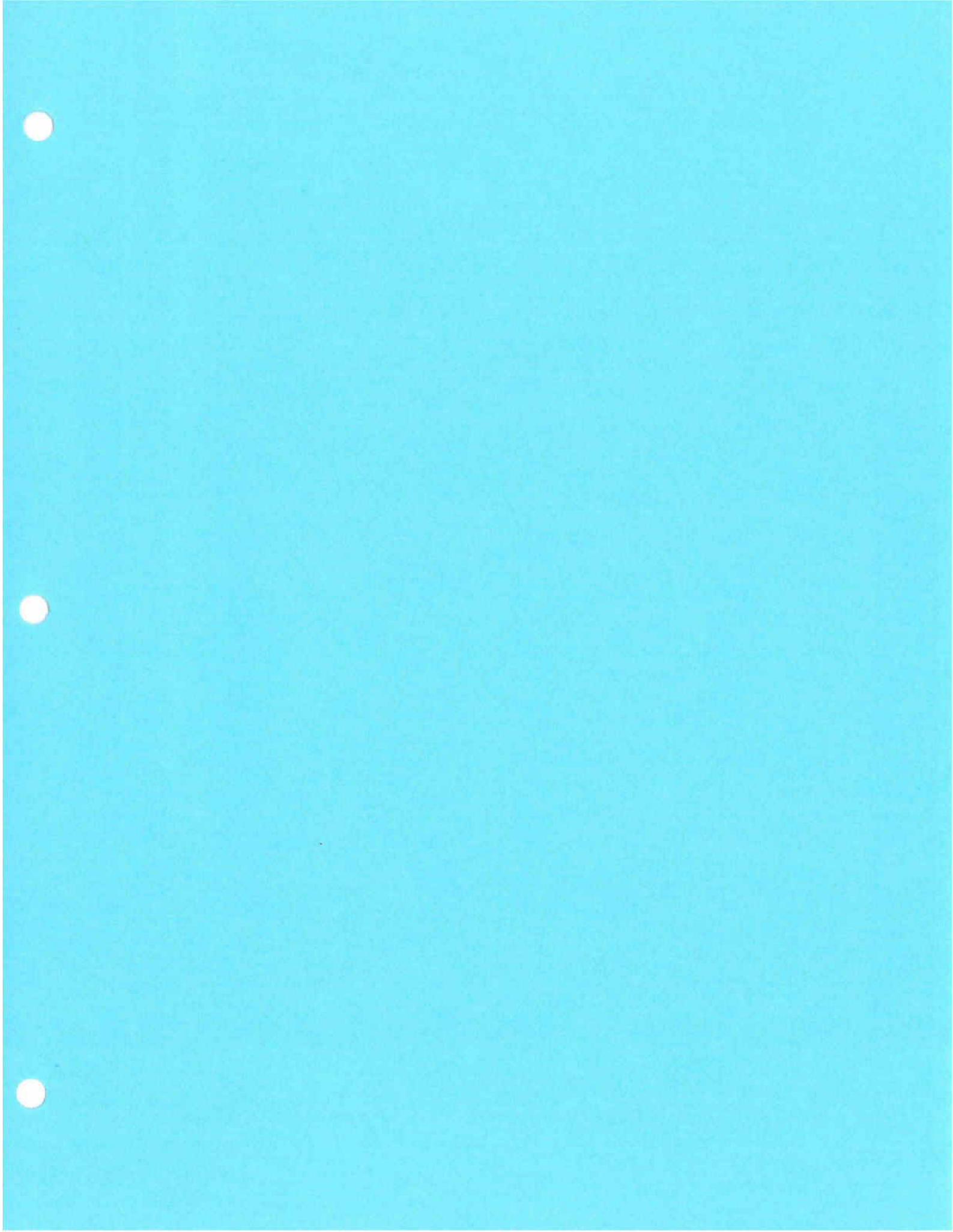
I represent that the above answers are true and correct to the best of my knowledge and that no material facts have been knowingly suppressed or misstated.

Company Name: Tanglewood Park

Agent Name: Catherine Hopper

Signature: 

Date: 4/13/09



Telephonic Record

Date: May 9, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Administrator
Organization: Gwinnett County Environmental Health Services
Tel #: 770.963.5132
File Number: A9028 – Tanglewood Park Apartments
Subject: Environmental concern inquiry

An office administrator reviewed the Site records and verbally indicated there were no records of the following on file associated with the Site:

- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;

Telephonic Record

Date: May 9, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Rebecca Peed
Organization: Gwinnett County Department of Planning and Development
Tel #: 678.518.6150
File Number: A9028 – Tanglewood Park Apartments
Subject: Environmental concern inquiry

Ms. Peed reviewed the Site records and verbally indicated there were no records of the following on file associated with the Site:

- Onsite septic system permits, inspection records, and violations;
- Onsite water well system permits, inspection records, and violations;
- Environmental liens and/or land use restrictions;
- Outstanding building code violations.

Robert Brawner

From: Reception
Sent: Thursday, May 07, 2009 2:24 PM
To: Robert Brawner
Subject: FW: RZ-69-87.PDF - Adobe Reader
Attachments: RZ-69-87.PDF

From: Rebecca.Peed@gwinnettcounty.com [mailto:Rebecca.Peed@gwinnettcounty.com]
Sent: Thu 5/7/2009 1:04 PM
To: Reception
Subject: RZ-69-87.PDF - Adobe Reader

Please find the resolution for the property located at 5355 Sugarloaf Parkway, attached. It is zoned RM-13 (Multi-Family Residence District). If you have any further questions, feel free to call or email.

Have a good day,

Rebecca Peed
Current Planning
678.518.6150

CASE NUMBER RZ-69-87

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners held in the Berkmar High School Cafeteria, 405 Pleasant Hill Road, Lilburn, Georgia.

Present

VOTE

Lillian Webb, Chairman
Ken Suffridge, District 1
Scott Ferguson, District 2
Mike Berg, District 3
Don Loggins, District 4

AYE
AYE
AYE
AYE
AYE

On motion of COMM. SUFFRIDGE, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RM-13 to RM-13

CASE NUMBER RZ-69-87by RE DEVELOPMENT, INC.

for the proposed use of CONDOMINIUM UNITS (WITH A CHANGE IN CONDITIONS) THREE-TWO SPLIT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY NEWS, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 24, 1987 and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of MARCH, 1987 that the aforesaid application to amend the Official Zoning Map from RM-13 to RM-13 is hereby APPROVED subject to the following list of conditions.

Approval as RM-13 (Change in Conditions) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A) A multi-family condominium complex, to be developed in accordance with the conceptual site plan submitted January 9, 1987.

- B) No more than 150 total dwelling units at a maximum density of 11.57 dwelling units per acre based on the total acreage zoned.
- C) Limit the height of the buildings to no more than a 3-2 split.

2. To satisfy the following site development considerations:

- A) Provide a 50-foot natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated adjacent to properties zoned R-100.
- B) Provide a 10-foot wide landscaped buffer adjacent to non-residentially zoned property.
- C) Provide a 10-foot wide landscape strip outside the new dedicated right-of-way of Atkinson Road.
- D) No more than one exit/entrance on Atkinson Road, location subject to approval of the Engineering Department.
- E) Provide a playground area as shown on the site plan submitted.
- F) Sign regulations as required by the 1985 Zoning Resolution shall be met as minimum standards for this development.

3. To abide by the following requirements, dedications and improvements:

- A) Prior to the issuance of an occupancy permit dedicate at no cost to Gwinnett County 50 feet of right-of-way from the centerline of Atkinson Road.
- B) Improve Atkinson Road along the entire property frontage 33 feet from centerline to back of curb.
- C) Design required on-site storm water detention facilities such that they are not located within any required buffers.

PLANNING BOOK

6

0723

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

ATTEST:

Charlotte J. Nash
Clerk

RECORDED: 4-21-87

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 and 44, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AS PER SURVEY FOR GALEN KILBURN, JR., BY THOMAS M. LOWE, JR. & ASSOCIATES, INC., DATED NOVEMBER 28, 1972. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: 0720

TO FIND THE POINT OF BEGINNING begin at a rock found at the northwesterly corner of said Land Lot 44 (and which corner is further the corner formed by and common to Land Lots 43, 44, 73 and 74, 7th District, Gwinnett County, Georgia); thence North 65 degrees 06 minutes 53 seconds East, 1,228.66 feet along the said northerly line of said Land Lot 44, to an iron pin; thence South 22 Degrees 35 minutes 42 Seconds East, 936.80 feet to an iron pin; thence South 61 degrees 58 minutes 34 seconds West 582.18 feet to a point and which point marks THE TRUE POINT OF BEGINNING; thence continuing South 61 degrees 58 minutes 34 seconds West 588.28 feet to an iron pin; thence North 38 degrees 27 minutes 55 seconds West 179.39 feet to an iron pin; thence South 26 degrees 52 minutes 39 seconds West 550.44 feet to an iron pin on the northeasterly right of way of Atkinson Road (which right of way is 50-feet in width at this point; thence North 48 degrees 28 minutes 29 seconds West 121.31 feet along said Northeasterly right of way of said Atkinson Road to a point; thence North 26 degrees 52 minutes 39 seconds East 700.0 feet to a point; thence north 61 degrees 58 minutes 34 seconds east 588.28 feet to a point; thence South 20 degrees 49 minutes 49 seconds East 379.06 feet to the point of beginning and being designated as containing 7.00 Acres and marked "Release Area" as per the aforementioned survey.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 and 44 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS PER SURVEY FOR GALEN KILBURN, JR., BY THOMAS M. LOWE, JR. & ASSOCIATES, INC., DATED NOVEMBER 28, 1972, and REPRINTED ON OCTOBER 7, 1974, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING BEGIN AT A ROCK FOUND AT THE NORTHWESTERLY CORNER OF SAID LAND LOT 44 (AND WHICH CORNER IS FURTHER THE CORNER FORMED BY AND COMMON TO LAND LOTS 43, 44, 73, and 74, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA); THENCE NORTH 65 DEGREES 06 MINUTES 53 SECONDS EAST 1,228.66 FEET ALONG SAID NORTHERLY LINE OF SAID LAND LOT 44 TO AN IRON PIN; THENCE SOUTH 22 DEGREES 35 MINUTES 42 SECONDS EAST 936.80 FEET TO AN IRON PIN; THENCE SOUTH 61 DEGREES 58 MINUTES 34 SECONDS WEST 582.18 FEET TO A POINT AND WHICH POINT MARKS THE TRUE POINT OF BEGINNING THENCE CONTINUING SOUTH 61 DEGREES 58 MINUTES 34 SECONDS WEST 588.28 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 27 MINUTES 55 SECONDS WEST 179.39 FEET TO AN IRON PIN; THENCE SOUTH 26 DEGREES 52 MINUTES 39 SECONDS WEST 550.44 FEET TO AN IRON PIN ON THE NORTHEASTERLY RIGHT OF WAY OF ATKINSON ROAD (WHICH RIGHT OF WAY IS 50 FEET IN WIDTH AT THIS POINT); THENCE NORTH 48 DEGREES 28 MINUTES 29 SECONDS WEST 218.31 FEET; THENCE NORTH 19 DEGREES 33 MINUTES 53 SECONDS EAST 780.20 FEET TO A POINT ON THE WEST LINE OF LAND LOT 44; THENCE NORTH 61 DEGREES 58 MINUTES 34 SECONDS EAST 655.28 FEET TO A POINT; THENCE SOUTH 20 DEGREES 49 MINUTES 49 SECONDS EAST 614.25 FEET TO A POINT AND THE TRUE POINT OF BEGINNING AND ENCOMPASSING THE SECOND RELEASE AREA OF 6.01 ACRES TOGETHER WITH THE INITIAL RELEASE AREA OF 7 ACRES AS PER THE AFOREMENTIONED SURVEY.

Telephonic Record

Date: May 9, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Jim Egan, Planner
Organization: Gwinnett County, Office of the Fire Marshall
Tel #: 678.518.6121
File Number: A9028 – Tanglewood Park Apartments
Subject: FOIA request

Mr. Egan indicated there was a minor fire sprinkler violation outstanding on the Site.

He verbally indicated there were no records of the following on file associated with the Site:

- Hazardous material use, storage, spillage or disposal;
- Bulk petroleum storage (underground and aboveground storage tanks);
- Fire records including permits, records of historic fires,

Telephonic Record

Date: Friday, April 24, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Rick Finch
Organization: Southern Company / Georgia Power
Tel #: 404.506.6526
File Number: A9028 - Tanglewood Park Apartments
Subject: Electrical Transformers

Mr. Rick Finch, representative for Georgia Power, indicated via telephonic interview the pad-mounted electric transformers observed throughout the Site are owned by Georgia Power.

Mr. Finch indicated these transformers were non-PCB containing based on their construction and recent date of installation,

Telephonic Record

Date: May 5, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Renee Alonso
Organization: Georgia Environmental Protection Division
Water Protection Branch
Tel #: 404.651.9582
File Number: A9028 – Tanglewood Park Apartments
Subject: Water well inquiry

Ms. Alonso was contacted for compliance information regarding the Site irrigation well and indicated the Site could lawfully withdraw up to 100,000 gallons of water a day, without a state permit, from this well.

She indicated there were no records of violations on file.

Telephonic Record

Date: Tuesday, May 5, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Shannon Ridley, Project Engineer
Organization: Georgia Environmental Protection Division
Brownfield Program
Tel #: 404-656-7802
File Number: A9028 - Tanglewood Park Apartments
Subject: Engineering and/or Institutional Control Inquiry

Ms. Ridley indicated that a Corrective Action Plan had not been submitted for the Site, which indicated there was no record of engineering and/or institutional controls proposed or implemented at the Site under their supervision.

Telephonic Record

Date: May 9, 2009
To: Project File
By: Robert Brawner, One Consulting Group, Inc.
With: Administrator
Organization: City of Lawrenceville Sanitation Department
Tel #: 770.963.2414
File Number: A9028 – Tanglewood Park Apartments
Subject: Landfill inquiry

Customer service representative stated that there were no available records of landfills or dumping associated with the Site.



GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
Alisha L Voutas
(678) 376-6866 • Fax (678) 376-7162

April 27, 2009

Ms. Nicole V. Ramey
First Atlantic Capital, LLC
Pilot House, Lewis Wharf
Boston, MA 02110

Dear Ms. Ramey,

RE: WATER SERVICE AT TANGLEWOOD PARK APARTMENTS LAWRENCEVILLE, GA.

This letter is to confirm that The Gwinnett County Department of Water Resources is the provider of water and sewer services at the above referenced location, 5355 Sugarloaf Parkway.

If you have any questions or need additional information, please call our commercial accounts representatives at (678) 376-6851. You may also visit our website at www.gwinnetth2o.com.

Sincerely,

Alisha Voutas
Customer Service/Billing/Collections Manager
Gwinnett County Department of Water Resources

APPENDIX H

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

RESUME

ROBERT BRAWNER, CHMM

President

BACKGROUND

Prior to founding One Consulting Group, Incorporated, Robert Brawner worked extensively in the construction and environmental arena on a wide array of projects. Leveraging his broad knowledge base, ranging from asbestos to hazardous waste management to Underground Storage Tanks, Mr. Brawner is able to holistically manage the myriad of environmental concerns that confront clients on a daily basis. He has supervised over 3,000 Phase I Environmental Site Assessments, has resolved to closure over 400 subsurface investigations involving numerous contaminants of concern and has personally inspected over ten million square feet of commercial property for Indoor Air Quality concerns.

PREVIOUS WORK EXPERIENCE

***PRINCIPAL / PARTNER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2003-2006***

Mr. Brawner headed the environmental division and was directly responsible for the development of new employees and financial systems for the division. He was a senior member of management group responsible for growing the firm from fifteen to fifty-five employees while developing geotechnical and commercial lending services divisions. Representative projects included, but were not limited to:

- *Murphy Avenue, Atlanta, Georgia:* Designed and supervised the remedial action for hazardous material site contaminated with cadmium and industrial solvents.
- *Dynamic Metals Loft, Atlanta, Georgia:* Member of principal team that successfully remediated and obtained a certificate of limited liability for the first state Brownfield site.
- *STAR Committee, Georgia:* Acted as liaison to the Georgia Environmental Protection Division as aid in preparing current asbestos and lead-based paint guidelines utilized by the state of Georgia.

CLIENT MANAGER, EPIC CONSULTING, INC, 2000-2002

During his tenure as client manager, Mr. Brawner supervised environmental consulting and general contracting services as well as developed new business opportunities for the firm. He was directly responsible, with the primary owner, for growing the firm from seven to fifteen employees.

PROJECT MANAGER, EPIC CONSULTING, INC., 1997-1999

While a project manager with the firm, Mr. Brawner performed subsurface investigations and remedial activities on UST sites and performed consultant/contracting services for various UST clients.

***FOREMAN, B & A ENVIRONMENTAL SERVICES, INC.,
CONYERS, GEORGIA 1997***

Mr. Brawner supervised an environmental contracting crew of five members performing heavy equipment operation, industrial and mechanical contracting, remediation system installation and hazardous material disposal activities.

PROFESSIONAL CERTIFICATIONS

Certified Hazardous Materials Manager #13495
DOT 49 CFR Hazardous Waste Handling Cert #77970
OSHA 40-Hour HAZWOPER
Asbestos Inspector #2879 / Abatement Designer #6015
Mold Remediation and Inspection Cert #1684

EDUCATION

Bachelor of Science, Biology, University of Georgia
Bachelor of Arts, Anthropology, University of Georgia

RESUME

CHELSEA CURL

Associate

BACKGROUND

Chelsea Curl is a field geologist with multi-disciplinary experience in the environmental industry. She has performed a wide array of environmental assessments, and strives to bring comprehensive and accurate information to our project base.

PREVIOUS WORK EXPERIENCE

***PROJECT MANAGER
PINE ENVIRONMENTAL SERVICES
ATLANTA, GEORGIA 2010***

While a project manager for a national environmental equipment company, Mrs. Curl managed environmental issues for several large clients in the Southeast. She researched and specified environmental testing equipment for Sites supervised under USEPA and state regulatory authority.

***STAFF GEOLOGIST
PACE, INC.
MCDONOUGH, GEORGIA 2008-2009***

During her tenure as staff geologist, Mrs. Curl performed environmental site assessments for local and regional development organizations. While at Pace, she conducted detailed soil surveys and wetland investigations, and acted as the company's storm water and erosion control officer.

***ENVIRONMENTAL TECHNICIAN
QORE PROPERTY SCIENCES
DULUTH, GEORGIA 2007-2008***

Mrs. Curl assisted on environmental, hydrologic, and geologic assessments for national commercial developers and lending organizations. She field supervised the excavation, transport, and disposal of significant contaminated soil volumes from the prestigious Streets of Buckhead development in Atlanta, Georgia.

PROFESSIONAL CERTIFICATIONS

OSHA 40-Hour HAZWOPER
NPDES – Level IA Certification

PROFESSIONAL ASSOCIATIONS

American Institute of Professional Geologists
Geological Society of America
Atlanta Geological Society

EDUCATION

Georgia State University, Bachelor of Science, Geology

APPENDIX I

PREVIOUS PHASE I ENVIRONMENTAL REPORTS

**ENVIRONMENTAL SITE ASSESSMENT
(PHASE I)
UPDATE**

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
(FORMERLY 1425 ATKINSON ROAD)
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA**

ONE GROUP PROJECT #A9028
FEBRUARY 22, 2010

PREPARED FOR:

FIRST ATLANTIC CAPITAL, LLC & TANGLEWOOD PARK LIMITED PARTNERSHIP &
TANGLEWOOD FAC LIMITED PARTNERSHIP
PILOT HOUSE, LEWIS WHARF
2 ATLANTIC AVENUE
BOSTON MASSACHUSETTS 02110

AND

OAK GROVE CAPITAL
1705 W. NORTHWEST HIGHWAY - SUITE 145
GRAPEVINE, TEXAS 76051

**ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR
PHASE I REPORTS**

February 22, 2010

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

Ladies/Gentlemen:

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

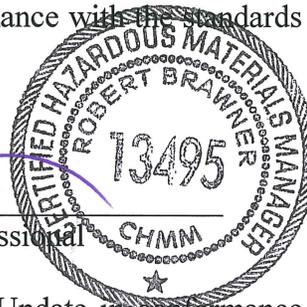
I have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

2/22/2010

Date

RB

Environmental Professional



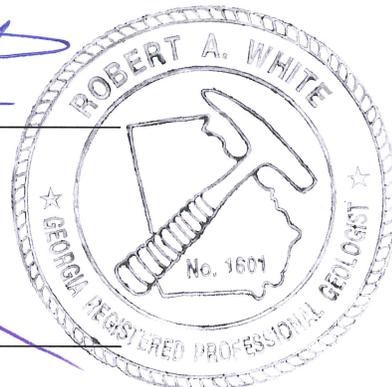
We have performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E1527-05 of Tanglewood Park Apartments at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043, the Site. Any exceptions or deletions from this practice are described in Section 2.6 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. §312.10(b).

2/22/2010

Date

Robert A. White

Professional Geologist



2/22/2010

Date

RB

Principal of Consultant

1.0 EXECUTIVE SUMMARY

1.1 LOCATION AND LEGAL DESCRIPTION OF THE PROPERTY

The subject property, herein referred to as the “Site”, is a 12.964-acre parcel located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043.

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments across fourteen buildings and an office/recreation center. With the exception of the office/recreation center, onsite structures are split-story, three/four story wood-framed buildings housing rental tenants.

The Site was first developed from vacant woodland in 1993.

Legal Description of the Site follows:

“All that tract or parcel of land situate, lying and being in Land Lots 43 and 44m of the 7th District of Gwinnett County, Georgia, containing 12.9642 acres, more or less, and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 17th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence from a point located at the northwesterly corner of Land Lot 44, said point also being the common corner of Land Lots 43, 73 & 74; thence running along the northwesterly line of said Land Lot 44 North 65 degrees, 20 minutes and 59 seconds East for a distance of 1228.66 feet to a point; thence leaving the northwesterly line of last said land lot and running South 22 degrees 21 minutes and 41 seconds East for a distance of 936.80 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 582.14 feet to an iron pin found located at the POINT OF BEGINNING. From the POINT OF BEGINNING as thus established thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 587.77 feet to an iron pin set; thence North 38 degrees 26 minutes and 29 seconds West for a distance of 179.32 feet to an iron pin found; thence South 26 degrees, 52 minutes and 39 seconds West for a distance of 534.58 feet to an iron pin set located on the northeasterly right of way line of Atkinson Road (having an 80 foot right of way width); thence running along the northeasterly right of way line of Atkinson Road 235.58 feet along an arc of a curve to the right having a radius of 2340.00 feet, which arc is subtended by a chord bearing and distance of North 51 degrees, 36 minutes and 47 seconds West 235.48 feet to an iron pin set; thence leaving the northeasterly right of way line of Atkinson road and running North 19 degrees, 30 minutes and 06 seconds East for a distance of 777.24 feet to an iron pin found located on the northeasterly line of land Lot 43 (also being the southwesterly line of Land Lot 44); thence leaving said land lot line and running North 61 degrees, 54 minutes and 47 seconds East for a distance of 654.81 feet to an iron pin found; thence South 20 degrees 53 minutes and 19 seconds East for a

distance of 614.08 feet to the iron pin found located at the POINT OF BEGINNING, containing 564,721 square feet or 12.9642 acres of land. Said property being more particularly described on that certain plat of survey prepared by Loo-Turley & Associates, P.C. for Willowood Park Limited Partnership dated June 30, 1993, and last revised November 16, 1993.

LESS AND EXCEPTING THEREFROM all of the property conveyed by the following instruments:

- 1) Limited Warranty Deed from Willowood Park Limited Partnership to Gwinnett County, Georgia dated February 9, 1998 and recorded in Deed Book 15778, Page 11, Gwinnett County records.
- 2) Quit-Claim Deed from Willowood Park Limited Partnership to Gwinnett County dated February 9, 1998 and recorded in Deed Book 15756, Page 98, Gwinnett County records.

EASEMENT TRACT

Together with an easement for ingress and egress to the above-captioned property over and across the following property:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence at the intersection of Land Lots 43, 44, 73 and 74; thence North 65 degrees, 20 minutes and 59 seconds East a distance of 1228.66 feet to a point; thence South 22 degrees 21 minutes and 41 seconds East a distance of 936.80 feet to a point; thence South 61 degrees 52 minutes and 35 seconds West a distance of 582.14 feet to a point; thence North 20 degrees, 53 minutes and 19 seconds West a distance of 614.08 feet to a point; thence South 61 degrees, 54 minutes and 47 seconds West a distance of 654.81 feet to a point; thence South 19 degrees 30 minutes and 06 seconds West a distance of 575.24 feet to a point, said point being the POINT OF BEGINNING; thence South 19 degrees 30 minutes and 06 seconds West a distance of 202.00 feet to a point, said point being on the northerly right-of-way of Atkinson Road; thence along the right-of-way of Atkinson Road North 47 degrees, 13 minutes and 54 seconds West a distance of 110.00 feet to a point; thence North 36 degrees, 55 minutes and 44 seconds East a distance of 106.00 feet to a point; thence along a curve to the right a distance of 95.15 feet to a point, said curve having a radius of 82.77 feet, a chord of 90.00 feet and a chord bearing of North 69 degrees, 51 minutes and 48 seconds East to a point, said point being the POINT OF BEGINNING.

Said Property containing 0.3125 acres.”

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

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

No environmentally significant changes to on-Site and/or off-Site conditions, documented in the environmental site assessment prepared for the Site dated May 19, 2009, were discovered during this update.

1.2.1 On-Site

No recognized environmental conditions were discovered associated with on-site sources.

Minimal mold growth, less than ten sf, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevated moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

1.2.2 Off-Site

No recognized environmental conditions were discovered associated with off-site sources during this update.

1.3 RECOMMENDATIONS

1.3.1 On-Site

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published USEPA Guidance Document "Mold Remediation in Schools and Commercial Buildings" dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Rehabilitation of all units exceeding USEPA limits will mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings. Any new construction on the Site will require compliance with USEPA. radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 BACKGROUND (INCLUDING PURPOSE OF THE PHASE I UPDATE)

Oak Grove Capital (client) retained One Consulting Group, Inc. (One Group) for the purposes of conducting a Phase I Environmental Site Assessment (ESA) Update at Tanglewood Park Apartments (Site) at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia. The Site plan and location is presented on Figures 3 and 4 of Appendix A, respectively. Copies of available Site surveys are provided in Appendix A.

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

This ESA Update was also performed in accordance with additional non-scope issues as required by the Georgia Department of Community Affairs (DCA) in the 2009 DCA Affordable Housing Environmental Manual E. These additional scope items were performed to ascertain whether the Site is environmentally suitable for construction of multi-family and/or seniors housing.

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

2.2 PROCEDURES (INCLUDING A DETAILED SCOPE OF SERVICES)

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

- SITE RECONNAISSANCE AND PHYSICAL INSPECTION
- UPDATE OF PHOTOGRAPHIC DOCUMENTATION
- UPDATE OF ENVIRONMENTAL DATABASE REVIEW INCLUDING FEDERAL, TRIBAL, STATE, AND LOCAL GOVERNMENTAL RECORDS
- UPDATED SEARCH FOR ENVIRONMENTAL LIENS
- INCLUSION OF ALL ORIGINAL AND UPDATED MATERIALS IN REPORT
- UPDATE OF ENVIRONMENTAL PROFESSIONAL OPINION
- UPDATE OF ENVIRONMENTAL CERTIFICATION

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

- Inspected the Site through a walking tour to identify direct evidence (underground storage tanks, hazardous waste generation, stained soils, drums, unauthorized dumping, etc.) and indirect evidence (distressed vegetation, barren areas, foul odors, etc.) of environmental issues or concerns.
- Interviewed the Site owner, as well as available tenants, site representatives, neighbors, and local officials, to establish a prior-use history of the subject, adjacent, and adjoining properties.
- Conducted a review of applicable and accessible environmental databases to identify potential environmental hazards on, or near, the Site. This review complied with the protocol of the standard practice.

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

2.3 SIGNIFICANT ASSUMPTIONS

The following assumptions were made in preparation of this report:

- Groundwater flow direction – the direction of groundwater flow for the Site is based on a review of the appropriate USGS topographic map and onsite surface water directional flow observed during the site inspection.

- Regulatory Records – it is assumed that information provided by the subcontracted, commercial service, Environmental Data Resources, Inc., to conduct required records searches regarding regulatory status of surrounding facilities is complete and accurate.
- Interviews – it is assumed that information from interviews is true and accurate.

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

One Group provides environmental consulting services to the real estate, development, legal, lending, and manufacturing industries. Among the firm’s staff and associate professionals are Registered Professional Engineers and Geologists, Certified Hazardous Material Managers, Environmental Scientists, and Construction Specialists.

Mr. Robert Brawner, One Group Principal performed this ESA update which was reviewed by Mr. Robert A. White, Professional Geologist. Copies of their resumes are provided in Appendix H.

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

No user interviewed during this ESA had any specialized knowledge or experience regarding any recognized environmental conditions in connection with the Site.

2.6 LIMITATIONS AND EXCEPTIONS

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

Oak Grove Capital, First Atlantic Capital, LLC, Tanglewood Park Limited Partnership, Tanglewood FAC Limited Partnership, The Georgia Department of Community Affairs, and the Georgia Housing and Finance Department may rely on this report.

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS

No special or additional conditions or contract terms were applicable to the completion of this ESA.

The environmental professional is not affiliated with the lender or owner/developer or buyer or seller of the Site.

3.0. SITE SETTING

3.1. GENERAL DESCRIPTION OF THE SITE AND VICINITY

The Site is a 12.964 acre, irregular-shaped parcel located between Georgia State Highways 316 and 120. A copy of the site survey is provided in Appendix A that depicts the Site as Tanglewood Park. It is identified by the Gwinnett County Tax Assessor's office by Map Code 7043 010 and tax ID#58-1914571. A copy of available tax information is provided in Appendix D.

The Site was first developed from vacant, wooded land in 1993. The topography can best be described as moderately sloping to the northeast across the rising topography of a hill.

The Site is at 5535 Sugarloaf Parkway, Lawrenceville, and Gwinnett County, Georgia. It is on the north side of Sugarloaf Parkway, approximately 800 feet east of the US Interstate 85 merger with Georgia Highway 316. The Site is located 4.66 miles west of downtown Lawrenceville and downtown Atlanta is approximately 24 miles to southwest.

3.1.1. Current Site Use and Description

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments within fifteen buildings and an office/recreation center. With the exception of the single-story office/recreation center, onsite structures are split-story, three/four story wood-framed buildings housing rental tenants.

3.1.2. Current Uses of Adjoining Properties

The Site is bordered to the north and west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments. The Site is bordered to the east by a single family residence, a wooded storm water detention area, and Macleod Industrial Park. Sugarloaf Parkway and followed by Gwinnett Technical College border the site to south.

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

Fourteen Site structures are either split-level, two/three story (nine) or two story apartment (six) buildings. Depending on topography, each rest on cast concrete slabs or wood joists supported by CMU block posts resting on concrete foundations in dirt-floor crawlspaces. They are wood-framed with pitched, asphalt-shingled, gable roofs. Exterior finishes consist of masonry, red-brick facades and vinyl siding, finished with aluminum windows and shutters. Exterior stairwells, landings, patios, and breezeways are surfaced with cast concrete, and above-grade assemblies are supported by structural steel. The office/recreation center and veranda are single-story, wood-framed structures with asphalt-shingled, pitched roofs.

The buildings comprise approximately 140,000 square foot (sf) of occupied space and are broken down into individual two and three bedroom apartment units. Interior finishes consist of: gypsum board walls with textured ceilings; carpet on wood sub-floors in bedrooms, hallways and living areas; linoleum sheet flooring on wood sub-floors in kitchens and bathrooms; and wood trim. Exterior doors access the individual units from the breezeways and patios, providing two points of egress and ingress. Each unit has: wood kitchen cabinets; electric kitchen stoves with vent; refrigerator; shower, sink, and toilets with vent fan; closeted washer/dryer hook-ups; and HVAC system.

An electric heat pump and exterior, pad-mounted condenser provide heating and cooling sources to the individual units, respectively. Air handlers, located in mechanical closets, distribute ventilation via fiberglass insulated, metal ducting installed behind the wall system. Individual units are fire sprinkled with fire department connections visible on building exteriors.

The Site is modestly landscaped with cast concrete sidewalks accessing buildings from parking areas. Wood railroad tie retaining walls have been constructed along the northern Site boundary. A masonry retaining wall has been constructed along the western Site boundary, and two small storm water detention areas are located on the north and south sides of the onsite surface water body. A trash compactor is surrounded by wood fencing and is located just inside the entry. Several recreation areas were observed throughout the Site with volleyball pits, basketball courts, and picnic tables.

The Site is accessed from Sugarloaf Parkway via paved roads throughout the Site. Access roads and parking areas are surfaced with asphalt, lined by concrete curb and gutters that direct storm water overland to concrete storm water drop inlets. A large, concrete culvert supports the rear access road where it crosses the onsite surface water feature.

4.0 REGULATORY INFORMATION

4.1 DATA REVIEW

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

4.1.1 Standard Environmental Record Sources

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

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

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

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

No change to the environmental database listings has occurred since the original ESA was performed.

4.2 INTERVIEWS

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

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

A DCA Owner Environmental Questionnaire was completed by Mr. Peter Dion, representative of the Site ownership entities. Mr. Dion indicated that he was not aware of any issue of environmental concern associated with the Site.

Mr. Dion was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern. He only indicated the land use was limited by local and county zoning and building codes

Karen Joseph, agent for the third-party Site Manager (Peabody Properties) completed a general property questionnaire for the Site and was interviewed during the site inspection. Mrs. Joseph was not aware of any environmental liens, land use restrictions associated with the Site. Outside of a minor fire code violation associated with painted sprinkler heads, she indicated that she was not aware of any issue of environmental concern associated with the Site. A copy of her questionnaire is included in Appendix G.

4.2.2 Current Owners or Occupants of Neighboring Properties

Neighboring property owners were not available for interview during this ESA

4.2.3 past Owners, Occupants, or Operators of the Property

Past owners were not available for review during this ESA.

4.2.4 User(s)

Oak Grove Capital, the lender for the proposed development at the Site, is a user of this report. Christopher Crump, loan officer, was interviewed regarding the Site and indicated that his knowledge was limited to the third-party reports provided by the below Site applicant.

Mr. Peter Dion, agent for the Site ownership entities, the applicant and an additional user of this ESA, filled out an owner questionnaire to facilitate the completion of this subsection. This questionnaire is attached in Appendix G.

4.2.4.1 Title Records

O&M Title Company, Inc. of Savannah, Georgia, performed a title search and commitment for the Site dated October 18, 2007.

4.2.4.2 Environmental Liens

Mr. Dion is not aware of any environmental liens or land use restrictions associated with the Site.

4.2.4.3 Specialized Knowledge of the User

Mr. Dion has no specialized knowledge regarding the Site.

4.2.4.4 Commonly Known/Reasonably Ascertainable Information

Mr. Dion does not have any knowledge or experience related to the Site or nearby properties.

4.2.4.5 Reason for Performing the Phase I

This assessment was performed for First Atlantic Capital, LLC and Tanglewood FAC Limited Partnership in order to receive a new allocation of the Site's 9% tax credits from the Office of Affordable Housing 2009 Funding Round and as a requirement to obtain financing for planned Site rehabilitation.

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

4.3.4.6.1 Purchase Price

This application is submitted for tax credit renewal and as a requirement to obtain funding for planned Site rehabilitation. There is sale or purchase of the Site for the purposes of this assessment; this section is not applicable.

4.3.4.6.2 Differential between Purchase Price and Market Value

Not applicable.

4.3.4.6.3 Reasons for Any Differential

Not applicable.

5.0 SITE INFORMATION AND USE

5.1 SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS

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

Robert Brawner of One Group visited the Site on February 18, 2010, and was unaccompanied during the inspection. The weather during the Site visit was sunny and cool (mid 40 degrees Fahrenheit), and did not impede the Site observations.

5.2 GENERAL SITE SETTING

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

5.3 ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION

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

5.4 CURRENT SITE USE

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

5.4.1 Storage Tanks

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

5.4.2 Hazardous and Petroleum Products Containers/Drums

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

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

5.4.3 Heating and Cooling

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

5.4.4 Solid Waste

Solid Waste is collected in a covered, fenced trash compactor and removed for offsite disposal by Waste Management, Inc.

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

5.4.5 Sewage Disposal/Septic Tanks

The Gwinnett County Department of Water Resources has provided written documentation of sanitary sewer availability to the Site. These documents are provided in Appendix K.

No septic tanks were observed onsite during the site inspection.

5.4.6 Hydraulic Equipment

Hydraulic equipment was not observed during the site inspection. The onsite trash compactor is powered by a mechanical motor.

5.4.7 Contracted Maintenance Services

Pest control and landscaping are provided by Atlanta Pest Control and Treescapes, respectively. Recognized environmental conditions were not identified involving chemicals, pesticides, and/or petroleum products associated with these maintenance service companies.

5.4.8 Electrical Equipment/PCBs

Polychlorinated Biphenyl (PCB) is the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. Pad-mounted transformers were observed throughout the Site. The transformers are owned and maintained by the Georgia Power Company and are identified by visual markings. The transformers were not labeled as PCB containing.

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

5.4.9 Water Supply and Wells

The Site operates a well that supplies an onsite irrigation system. This well is not used as a drinking water supply for the residents on the Site. The Gwinnett County Health Department had no record of violations associated with the irrigation well. The Georgia EPD was contacted for compliance information and indicated the Site could lawfully withdraw up to 100,000 gallons of water a day from this well.

The Site receives its water supply from the Gwinnett County Department of Water Resources who has provided written documentation of this fact in Appendix K.

5.4.10 Drains and Sumps

Storm water drop inlets are located intermittently in low areas of the curb gutters receiving overland flow, and subsequently discharging to the onsite surface water body.

No sumps were observed during the site inspection.

5.4.11 Pits, Ponds, Lagoons, and Surface Waters

A small unnamed tributary was observed on the Site.

No pits, ponds, lagoons were observed on the Site during the inspection.

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

Odors were not observed during the Site inspection.

5.4.15 Utilities/Roadway Easements

The Site receives utility services from the following sources:

Electricity:	–	Georgia Power
Natural Gas:	–	Atlanta Gas Light
Water/Sewer:	–	Gwinnett County Water System
Solid Waste:	–	Waste Management

Roadway easements appear to be approximately twenty-five feet across.

Evidence of a septic field was not identified onsite during the site inspection.

5.4.16 Chemical Use

Cleaning supplies, chemicals, pesticides, herbicides, fuels, or other hazardous or waste materials were not observed on the Site. The Site does not involve the use of hazardous substances. No evidence of hazardous substance use, transportation, generation and/or storage was observed during our inspection of the Site.

**ENVIRONMENTAL SITE ASSESSMENT
(PHASE I)**

**TANGLEWOOD PARK APARTMENTS
5535 SUGARLOAF PARKWAY
(FORMERLY 1425 ATKINSON ROAD)
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA**

ONE GROUP PROJECT #A9028
MAY 19, 2009

PREPARED FOR:

FIRST ATLANTIC CAPITAL, LLC
&
TANGLEWOOD PARK LIMITED PARTNERSHIP
&
TANGLEWOOD FAC LIMITED PARTNERSHIP

PILOT HOUSE, LEWIS WHARF
2 ATLANTIC AVENUE
BOSTON MASSACHUSETTS 02110

**ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR
PHASE I REPORTS**

May 19, 2009

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

Ladies/Gentlemen:

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

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

5/19/2009

Date



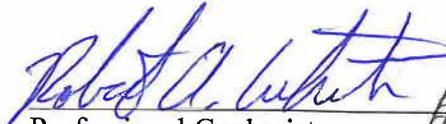
Environmental Professional



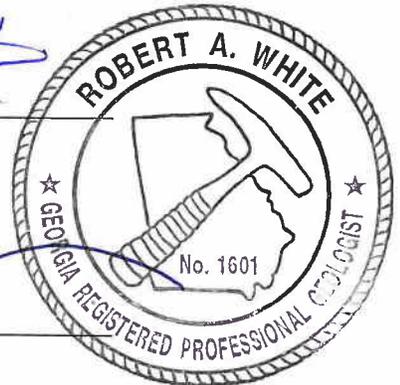
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E1527-05 of Tanglewood Park Apartments at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043, the Site. Any exceptions or deletions from this practice are described in Section 2.6 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. §312.10(b).

5/19/09

Date



Professional Geologist



5/19/2009

Date



Principal of Consultant

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APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 LOCATION AND LEGAL DESCRIPTION OF THE PROPERTY

The subject property, herein referred to as the “Site”, is a 12.694-acre parcel located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30043.

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments across fourteen buildings and an office/recreation center. With the exception of the office/recreation center, onsite structures are split-story, three/four story wood-framed buildings housing rental tenants.

The Site was first developed from vacant woodland in 1993.

Legal Description of the Site follows:

“All that tract or parcel of land situate, lying and being in Land Lots 43 and 44m of the 7th District of Gwinnett County, Georgia, containing 12.9642 acres, more or less, and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 17th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence from a point located at the northwesterly corner of Land Lot 44, said point also being the common corner of Land Lots 43, 73 & 74; thence running along the northwesterly line of said Land Lot 44 North 65 degrees, 20 minutes and 59 seconds East for a distance of 1228.66 feet to a point; thence leaving the northwesterly line of last said land lot and running South 22 degrees 21 minutes and 41 seconds East for a distance of 936.80 feet to a point; thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 582.14 feet to an iron pin found located at the POINT OF BEGINNING. From the POINT OF BEGINNING as thus established thence South 61 degrees, 52 minutes and 35 seconds West for a distance of 587.77 feet to an iron pin set; thence North 38 degrees 26 minutes and 29 seconds West for a distance of 179.32 feet to an iron pin found; thence South 26 degrees, 52 minutes and 39 seconds West for a distance of 534.58 feet to an iron pin set located on the northeasterly right of way line of Atkinson Road (having an 80 foot right of way width); thence running along the northeasterly right of way line of Atkinson Road 235.58 feet along an arc of a curve to the right having a radius of 2340.00 feet, which arc is subtended by a chord bearing and distance of North 51 degrees, 36 minutes and 47 seconds West 235.48 feet to an iron pin set; thence leaving the northeasterly right of way line of Atkinson road and running North 19 degrees, 30 minutes and 06 seconds East for a distance of 777.24 feet to an iron pin found located on the northeasterly line of land Lot 43 (also being the southwesterly line of Land Lot 44); thence leaving said land lot line and running North 61 degrees, 54 minutes and 47 seconds East for a distance of 654.81 feet to an iron pin found; thence South 20 degrees 53 minutes and 19 seconds East for a

distance of 614.08 feet to the iron pin found located at the POINT OF BEGINNING, containing 564,721 square feet or 12.9642 acres of land. Said property being more particularly described on that certain plat of survey prepared by Loo-Turley & Associates, P.C. for Willowood Park Limited Partnership dated June 30, 1993, and last revised November 16, 1993.

LESS AND EXCEPTING THEREFROM all of the property conveyed by the following instruments:

1) Limited Warranty Deed from Willowood Park Limited Partnership to Gwinnett County, Georgia dated February 9, 1998 and recorded in Deed Book 15778, Page 11, Gwinnett County records.

2) Quit-Claim Deed from Willowood Park Limited Partnership to Gwinnett County dated February 9, 1998 and recorded in Deed Book 15756, Page 98, Gwinnett County records.

EASEMENT TRACT

Together with an easement for ingress and egress to the above-captioned property over and across the following property:

All that tract or parcel of land lying and being in Land Lots 43 & 44 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence at the intersection of Land Lots 43, 44, 73 and 74; thence North 65 degrees, 20 minutes and 59 seconds East a distance of 1228.66 feet to a point; thence South 22 degrees 21 minutes and 41 seconds East a distance of 936.80 feet to a point; thence South 61 degrees 52 minutes and 35 seconds West a distance of 582.14 feet to a point; thence North 20 degrees, 53 minutes and 19 seconds West a distance of 614.08 feet to a point; thence South 61 degrees, 54 minutes and 47 seconds West a distance of 654.81 feet to a point; thence South 19 degrees 30 minutes and 06 seconds West a distance of 575.24 feet to a point, said point being the POINT OF BEGINNING; thence South 19 degrees 30 minutes and 06 seconds West a distance of 202.00 feet to a point, said point being on the northerly right-of-way of Atkinson Road; thence along the right-of-way of Atkinson Road North 47 degrees, 13 minutes and 54 seconds West a distance of 110.00 feet to a point; thence North 36 degrees, 55 minutes and 44 seconds East a distance of 106.00 feet to a point; thence along a curve to the right a distance of 95.15 feet to a point, said curve having a radius of 82.77 feet, a chord of 90.00 feet and a chord bearing of North 69 degrees, 51 minutes and 48 seconds East to a point, said point being the POINT OF BEGINNING.

Said Property containing 0.3125 acres.”

1.2 ENVIRONMENTAL CONCERNS AND CONCLUSIONS

1.2.1 On-Site

No recognized environmental conditions were discovered associated with on-site sources.

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Rehabilitation of all units exceeding EPA limits will mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings. Any new construction on the Site will require compliance with USEPA. radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

1.2.2 Off-Site

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

1.3 RECOMMENDATIONS

1.3.1 On-Site

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Non-scope noise issues should be addressed as per the Noise Attenuation Plan recommendations.

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 BACKGROUND (INCLUDING PURPOSE OF THE PHASE I)

First Atlantic Capital, LLC and Tanglewood FAC Limited Partnership (client) retained One Consulting Group, Inc. (One Group) for the purposes of conducting a Phase I Environmental Site Assessment (ESA) at Tanglewood Park Apartments (Site) located at 5535 Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia. The Site plan and location is presented on Figures 3 and 4 of Appendix A, respectively. Copies of available Site surveys are provided in Appendix A.

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

This ESA was also performed in accordance with additional non-scope issues as required by the Georgia Department of Community Affairs (DCA) in the 2009 DCA Affordable Housing Environmental Manual E. These additional scope items were performed to ascertain whether the Site is environmentally suitable for construction of multi-family and/or seniors housing.

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

2.2 PROCEDURES (INCLUDING A DETAILED SCOPE OF SERVICES)

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

- SITE RECONNAISSANCE AND PHYSICAL INSPECTION
- SITE BACKGROUND AND OPERATING HISTORY REVIEW
- HISTORIC RECORD REVIEW
- INTERVIEWS
- REVIEW OF THE LOCAL GEOLOGY, SOILS, AND HYDROGEOLOGY
- REVIEW OF THE LOCAL DRAINAGE, TOPOGRAPHY AND FLOOD ZONE
- PCB ELECTRICAL EQUIPMENT IDENTIFICATION
- ENVIRONMENTAL DATABASE REVIEW
- CONTACT WITH REGULATORY AGENCIES
- PETROLEUM PRODUCT SEARCH
- HAZARDOUS SUBSTANCE SEARCH

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

- Inspected the Site through a walking tour to identify direct evidence (underground storage tanks, hazardous waste generation, stained soils, drums, unauthorized dumping, etc.) and indirect evidence (distressed vegetation, barren areas, foul odors, etc.) of environmental issues or concerns.
- Interviewed the Site owner, as well as available tenants, site representatives, neighbors, and local officials, to establish a prior-use history of the subject, adjacent, and adjoining properties.
- Reviewed available maps, photographs, and historic records to establish a prior-use history of the subject, adjacent and adjoining properties.
- Determined the presence and ownership of electrical transformers or other electrical equipment on the Site that could contain poly-chlorinated biphenyls (PCBs).
- Identified aboveground, underground and/or leaking underground storage tanks on, adjacent to, and/or within applicable radii of the Site. These efforts included site reconnaissance and reviews of state and local records, described below.
- Identified past and/or present hazardous waste generation on, adjacent to, and/or within applicable radii of the Site. These efforts included site reconnaissance and reviews of state and local records, described below.

- Conducted a review of applicable and accessible environmental databases to identify potential environmental hazards on, or near, the Site. This review complied with the protocol of the standard practice.

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

2.3 SIGNIFICANT ASSUMPTIONS

The following assumptions were made in preparation of this report:

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

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

One Consulting Group provides environmental consulting services to the real estate, development, legal, lending, and manufacturing industries. Among the firm’s staff and associate professionals are Registered Professional Engineers and Geologists, Certified Hazardous Material Managers, Environmental Scientists, and Construction Specialists.

Mr. Robert Brawner, One Group Principal performed this ESA which was reviewed by Mr. Robert A. White, Professional Geologist. Copies of their resumes are provided in Appendix H.

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

No user interviewed during this ESA had any further specialized knowledge or experience regarding any recognized environmental conditions in connection with the Site.

2.6 LIMITATIONS AND EXCEPTIONS

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

Tanglewood FAC Limited Partnership, The Georgia Department of Community Affairs, and the Georgia Housing and Finance Department may rely on this report.

2.7 SPECIAL OR ADDITIONAL CONDITIONS OR CONTRACT TERMS

No special or additional conditions or contract terms were applicable to the completion of this ESA.

3.0. SITE SETTING

3.1. GENERAL DESCRIPTION OF THE SITE AND VICINITY

The Site is a 12.694 acre, irregular-shaped parcel located between Georgia State Highways 316 and 120. A copy of the site survey is provided in Appendix A that depicts the Site as Tanglewood Park. It is identified by the Gwinnett County Tax Assessor's office by Map Code 7043 010 and tax ID#58-1914571. A copy of available tax information is provided in Appendix D.

The Site was first developed from vacant, wooded land in 1993. The topography can best be described as moderately sloping to the northeast across the rising topography of a hill.

The Site is at 5535 Sugarloaf Parkway, Lawrenceville, and Gwinnett County, Georgia. It is on the north side of Sugarloaf Parkway, approximately 800 feet east of the US Interstate 85 merger with Georgia Highway 316. The Site is located 4.66 miles west of downtown Lawrenceville and downtown Atlanta is approximately 24 miles to southwest.

3.1.1. Current Site Use and Description

The Site is occupied by the Tanglewood Park Apartments, a multi-family residential apartment complex consisting of 130 individual apartments within fifteen buildings and an office/recreation center. With the exception of the single-story office/recreation center, onsite structures are split-story, three/four story wood-framed buildings housing rental tenants.

3.1.2. Current Uses of Adjoining Properties

The Site is bordered to the north and west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments. The Site is bordered to the east by a single family residence, a wooded storm water detention area, and Macleod Industrial Park. Sugarloaf Parkway and followed by Gwinnett Technical College border the site to south.

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

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

Fourteen Site structures are either split-level, two/three story (nine) or two story apartment (six) buildings. Depending on topography, each rest on cast concrete slabs or wood joists supported by CMU block posts resting on concrete foundations in dirt-floor crawlspaces. They are wood-framed with pitched, asphalt-shingled, gable roofs. Exterior finishes consist of masonry, red-brick facades and vinyl siding, finished with aluminum windows and shutters. Exterior stairwells, landings, patios, and breezeways are surfaced with cast concrete, and above-grade assemblies are supported by structural

steel. The office/recreation center and veranda are single-story, wood-framed structures with asphalt-shingled, pitched roofs.

The buildings comprise approximately 140,000 square foot (sf) of occupied space and are broken down into individual two and three bedroom apartment units. Interior finishes consist of: gypsum board walls with textured ceilings; carpet on wood sub-floors in bedrooms, hallways and living areas; linoleum sheet flooring on wood sub-floors in kitchens and bathrooms; and wood trim. Exterior doors access the individual units from the breezeways and patios, providing two points of egress and ingress. Each unit has: wood kitchen cabinets; electric kitchen stoves with vent; refrigerator; shower, sink, and toilets with vent fan; closeted washer/dryer hook-ups; and HVAC system.

An electric heat pump and exterior, pad-mounted condenser provide heating and cooling sources to the individual units, respectively. Air handlers, located in mechanical closets, distribute ventilation via fiberglass insulated, metal ducting installed behind the wall system. Individual units are fire sprinkled with fire department connections visible on building exteriors.

The Site is modestly landscaped with cast concrete sidewalks accessing buildings from parking areas. Wood railroad tie retaining walls have been constructed along the northern Site boundary. A masonry retaining wall has been constructed along the western Site boundary, and two small storm water detention areas are located on the north and south sides of the onsite surface water body. A trash compactor is surrounded by wood fencing and is located just inside the entry. Several recreation areas were observed throughout the Site with volleyball pits, basketball courts, and picnic tables.

The Site is accessed from Sugarloaf Parkway via paved roads throughout the Site. Access roads and parking areas are surfaced with asphalt, lined by concrete curb and gutters that direct storm water overland to concrete storm water drop inlets. A large, concrete culvert supports the rear access road where it crosses the onsite surface water feature.

3.2. HYDROGEOLOGY

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

3.2.1. Geologic Setting

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

Underlying bedrock on the Site is classified as amphibolite (mm1) according to the Geology of the Greater Atlanta Region map (Bulletin 96, 1993). Depth to bedrock on the

Site is not known; however, bedrock in this section of the Piedmont is usually less than fifty feet below ground surface (bgs).

3.2.2. Surface Drainage

According to the U.S. Geological Survey Topographic map, 7.5-Minute, Luxorini, Georgia Quadrangle, dated 1997; the elevation of the Site ranges from approximately 905 to 940 feet above mean sea level, based on the National Geodetic Vertical Datum of 1929. The Topographic Map is presented as Figure 4 of Appendix A.

The Site has a moderate, downward gradient to the southwest towards Sugarloaf Parkway. Storm water is generally directed via overland flow to storm water drop inlets installed along curb and gutters. Concrete pipes discharge collected storm waters into the onsite surface water body that flows southeast to southwest across the center of the Site.

3.2.3. Groundwater

Based on historic groundwater data reviewed at the Georgia Environmental Protection Division, groundwater depth at the Site is estimated at thirty to forty feet below ground surface. Surficial, unconfined groundwater is usually less than fifty feet bgs in this area of the Piedmont.

Groundwater flow beneath the Site is predominantly controlled by fracture-flow in joints and openings of the underlying bedrock and/or pore spaces in the overlying residual soils. Groundwater flow direction generally follows surface topography downgradient. Unconfined, surficial groundwater likely flows southwest from the Site following the direction of the onsite surface water body.

3.3. WETLANDS

A Wetland and Stream Investigation Report prepared by United Consulting, Inc. dated May 18, 2009 is provided in Appendix K. This report concludes wetlands are present in the central detention pond and provides detailed conclusions regarding this concern.

3.4. FLOODPLAIN/FLOODWAY

Floodplains were not observed on the Site.

Flood Zone information for the Site was reviewed online at the Federal Emergency Management Agency (FEMA) website: <http://store.msc.fema.gov/>. The FEMA Flood Insurance Rate Map for Gwinnett County, Georgia (Community Panel Number 13135C0071F, dated September 29, 2006) depicts the Site in un-shaded Zone X, areas outside both the 100 and 500 year floods. The FEMA maps do not reflect potential local drainage problems or the ability of the local storm water management system to convey the surface water runoff created by storms or other occurrences.

There were no areas of significant ponding or erosion. Site drainage appears adequate in its current developed state.

3.5. STATE WATERS

State waters were observed on the Site. A small unnamed tributary crosses the center of the Site. A Wetland and Stream Investigation Report prepared by United Consulting, Inc. dated May 18, 2009 is provided in Appendix K. This report confirms the above determination, and provides a more detailed description of this concern.

3.6. ENDANGERED SPECIES

Both the US Fish and Wildlife list of protected species and the Georgia Natural Heritage Inventory Program occurrence lists were reviewed prior to the Site inspection. No onsite habitats were encountered during this assessment, and due to the urbanized nature of the Site and surrounding area it is unlikely that endangered species would be encountered at the Site. Available regulatory information is provided in Appendix S.

4.0 REGULATORY INFORMATION

4.1 DATA REVIEW

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

4.1.1 Standard Environmental Record Sources

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

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

SOURCE	SEARCH DISTANCE	# OF SITES	SITE LISTED?
FINDS – This database contains both facility information and identifies other sources that contain more detail.	0.25 Mile	0	YES
ERNS – EPA’s emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.	Site	0	NO
TRIS – This database identifies facilities that release toxic chemicals to air, water, and land in reportable quantities under SARA Title III Section 313.	Site	0	NO
SHWS - This database is a comprehensive list of sites that have had a release of hazardous substances and are listed as a State-equivalent CERCLIS site by the Georgia Department of Natural Resources, Environmental Protection Division (EPD).	1.0 Mile	1	NO
SWF/LF - Solid Waste/Landfill Facilities database is a list of all permitted active, inactive, in-closure, and industrial solid waste facilities operating in the state provided by the EPD.	0.5 Mile	0	NO
HIST-LF - This database is an inventory of abandoned and/or closed solid waste disposal facilities and landfills in Georgia.	0.5 Mile	0	NO
Non-HSI - This database is a comprehensive list of sites that have reportable concentrations of hazardous substances in their soil and/or groundwater. These conditions have been reviewed and given a conditional no further action status by EPD.	0.25 Mile	1	NO
UST - The Georgia underground storage tank list is a comprehensive list of all registered active and inactive storage tanks in the state provided by the EPD.	0.25 Mile	0	NO
LUST - The Georgia leaking UST list is a comprehensive list of all regulated and non-regulated confirmed/suspected releases in the state provided by the EPD.	0.5 Mile	1	NO
BROWNFIELDS – This database is an inventory of sites where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing, or completed.	0.5 Mile	0	NO

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

MacLeod Industrial Park, the adjacent property to the east, is an industrial office park with a tenant space listed as a State Hazardous Waste Site. Danfoss Maneurop, Ltd at 1775-D MacLeod Drive is listed on the Georgia Hazardous Site Inventory under ID#10756 for a release of chlorinated solvents to the soil and groundwater. This historic release is not ongoing, and appears to have originated a former vapor degreaser operated in this adjacent air compressor manufacturing facility. Soil and groundwater laboratory

analytical data document no impact to the Site soil and/or groundwater from this facility. Groundwater flow is to the south across this facility, away from the Site. Based on the groundwater data reviewed to date, this adjacent facility is discounted as a recognized environmental condition to the Site. A complete copy of the Georgia Environmental Protection Division file for this site is attached in Appendix F.

Choice Cleaners at 4850 Sugarloaf Parkway is listed as a Georgia Non-HIS facility approximately 5,093 feet to the southeast. This facility has a documented release of tetrachloroethylene to its soil and groundwater. This facility was field verified at this distance. Due to its distance from the Site (>5000 feet) and its downgradient location, this facility is discounted as a recognized environmental condition to the Site.

4.1.1.2 Orphan/Unmappable Sites

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

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

No local lists of landfill/solid waste disposal sites were identified during this ESA. The City of Lawrenceville Sanitation Department was contacted during this inquiry. There were no records of landfills, solid waste disposal, or dumping associated with the Site.

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (for activity and use limitations)

According to the Gwinnett County Planning and Zoning Department, the Site is currently zoned for multi-family residence district (RM-13). No record of environmental hazards or land use restrictions was discovered during this inquiry.

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

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

4.1.2.8 Planning Department Records

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

4.1.2.9 Local/Regional Pollution Control Agency Records

Not applicable.

4.1.2.10 Local/Regional Water Quality Agency Records

The Gwinnett County Department of Watershed Management was contacted online and a copy of the 2007 Water Quality Report was reviewed. The water supply available to the Site is compliant both USEPA and EPD requirements.

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

Mr. Rick Finch, Georgia Power Agent, indicated via telephonic interview the pad-mounted electric transformers observed throughout the Site are owned by Georgia Power. He indicated these transformers were non-PCB containing based on their construction type and date of installation.

4.1.2.12 Other

Not applicable.

4.2 AGENCY CONTACTS/RECORDS

4.2.1 Local Fire Department Official

The Gwinnett County Office of the Fire Marshall was contacted for recorded information regarding underground storage tank installation/removal, chemical hazards, leaks, or spills on or near the Site. According to Jim Egan, Fire Planner, there have been no reported environmental hazards on or near the Site.

4.2.2 State, Local, or Regional Health or Environmental Agency

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

4.2.3 Local Building Permit Agency Official

According to information provided by Gwinnett County Planning and Zoning Department, there are currently no records of code violations at the Site. No documentation of environmental hazards associated with the Site was discovered during this inquiry.

4.2.4 Local Groundwater Use Permit Agency Official

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

4.3 INTERVIEWS

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

vicinity of the Site; and other known environmental concerns on and in the vicinity of the Site.

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

A DCA Owner Environmental Questionnaire was completed by Mr. Peter Dion, representative of the current Site owner, Tanglewood Park Limited Partnership. He also filled out a more specific, general property questionnaire for the Site. Mr. Dion indicated that he was not aware of any issue of environmental concern associated with the Site.

Mr. Dion was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern. He only indicated the land use was limited by local and county zoning and building codes

Catherine Hopper, agent for the third-party Site Manager (Norsouth Corporation) completed a general property questionnaire for the Site and was interviewed during the site inspection. Mrs. Horton was not aware of any environmental liens, land use restrictions associated with the Site. Outside of a minor fire code violation associated with painted sprinkler heads, she indicated that she was not aware of any issue of environmental concern associated with the Site. A copy of her questionnaire is included in Appendix G.

4.3.2 Current Owners or Occupants of Neighboring Properties

Neighboring property owners were not available for interview during this ESA

4.3.3 Past Owners, Occupants, or Operators of the Property

Mr. Dave Dixon, agent for the former Site owner the Norsouth Companies, Inc., was interviewed via telephone during this inquiry. Mr. Dixon indicated that an affiliate of First Atlantic Capital, LLC, the company Mr. Dion works for, assumed the Site's general partner interest in 2007 from The Norsouth Companies, Inc., and that the Site was originally developed from vacant, wooded land in 1993 as a Georgia Department of Community Affairs approved project.

Mr. Dixon was not aware of any environmental liens, land use restrictions associated with the Site, or any impairment to the fair market value of the Site due to contamination or an environmental concern.

4.3.4 User(s)

Peter Dion, agent for Tanglewood FAC Limited Partnership, filled out a property questionnaire to facilitate the completion of this sub-section. This questionnaire is attached in Appendix G.

4.3.4.1 Title Records

O&M Title Company, Inc. of Savannah, Georgia performed a title search and commitment for the Site dated October 18, 2007. These documents are discussed in detail in Section 5.5.

4.3.4.2 Environmental Liens

Tanglewood FAC Limited Partnership is not aware of any environmental liens or land use restrictions associated with the Site.

4.3.4.3 Specialized Knowledge of the User

Tanglewood FAC Limited Partnership has no specialized knowledge of the Site.

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

Tanglewood FAC Limited Partnership does not have any further knowledge or experience related to the Site or nearby properties.

4.3.4.5 Reason for Performing the Phase I

This assessment was performed for First Atlantic Capital, LLC and Tanglewood FAC Limited Partnership in order to receive a new allocation of the Site's 9% tax credits from the Office of Affordable Housing 2009 Funding Round and as a requirement to obtain financing for planned Site rehabilitation.

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

4.3.4.6.1 Purchase Price

This application is submitted for tax credit renewal and as a requirement to obtain funding for planned Site rehabilitation. There is sale or purchase of the Site for the purposes of this assessment; this section is not applicable.

4.3.4.6.2 Differential between Purchase Price and Market Value

Not applicable.

4.3.4.6.3 Reasons for Any Differential

Not applicable.

5.0 SITE INFORMATION AND USE

5.1 SITE RECONNAISSANCE METHODOLOGY AND LIMITING CONDITIONS

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

Robert Brawner of One Group visited the Site on April 14, and April 21, 2009, and was accompanied by Lanen Soffit, maintenance supervisor, during the inspection. The weather during the site visits was misty and warm (mid 60 degrees Fahrenheit), and did not impede the site visual observations.

5.2 GENERAL SITE SETTING

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

5.3 ASSESSMENT OF COMMONLY KNOWN/REASONABLY ASCERTAINABLE INFORMATION

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

5.4 CURRENT SITE USE

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

5.4.1 Storage Tanks

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

5.4.2 Hazardous and Petroleum Products Containers/Drums

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

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

5.4.3 Heating and Cooling

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

5.4.4 Solid Waste

Solid Waste is collected in a covered, fenced trash compactor and removed for offsite disposal by Waste Management, Inc.

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

5.4.5 Sewage Disposal/Septic Tanks

The Gwinnett County Department of Water Resources has provided written documentation of sanitary sewer availability to the Site. These documents are provided in Appendix K.

No septic tanks were observed onsite during the site inspection.

5.4.6 Hydraulic Equipment

Hydraulic equipment was not observed during the site inspection. The onsite trash compactor is powered by a mechanical motor.

5.4.7 Contracted Maintenance Services

Pest control and landscaping are provided by Atlanta Pest Control and Teescapes, respectively. Recognized environmental conditions were not identified involving

chemicals, pesticides, and/or petroleum products associated with these maintenance service companies.

5.4.8 Electrical Equipment/PCBs

Polychlorinated Biphenyl (PCB) is the common name for a class of carcinogenic chemicals used as antioxidants in cooling oils in older electrical transformers. Transformers containing PCBs were manufactured between 1929 and 1977. Pad-mounted transformers were observed throughout the Site. The transformers are owned and maintained by the Georgia Power Company and are identified by visual markings. The transformers were not labeled as PCB containing.

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

5.4.9 Water Supply and Wells

The Site operates a well that supplies an onsite irrigation system. This well is not used as a drinking water supply for the residents on the Site. The Gwinnett County Health Department had no record of violations associated with the irrigation well. The Georgia EPD was contacted for compliance information and indicated the Site could lawfully withdraw up to 100,000 gallons of water a day from this well.

The Site receives its water supply from the Gwinnett County Gwinnett County Department of Water Resources who has provided written documentation of this fact in Appendix K.

5.4.10 Drains and Sumps

Storm water drop inlets are located intermittently in low areas of the curb gutters receiving overland flow, and subsequently discharging to the onsite surface water body.

No sumps were observed during the site inspection.

5.4.11 Pits, Ponds, Lagoons, and Surface Waters

A small unnamed tributary was observed on the Site.

No pits, ponds, lagoons were observed on the Site during the inspection.

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

Odors were not observed during the site inspection.

5.4.15 Utilities/Roadway Easements

The Site receives utility services from the following sources:

Electricity:	—	Georgia Power
Natural Gas:	—	Atlanta Gas Light
Water/Sewer:	—	Gwinnett County Water System
Solid Waste:	—	Waste Management

Roadway easements appear to be approximately twenty-five feet across.

Evidence of a septic field was not identified onsite during the site inspection.

5.4.16 Chemical Use

Cleaning supplies, chemicals, pesticides, herbicides, fuels, or other hazardous or waste materials were not observed on the Site. The Site does not involve the use of hazardous substances. No evidence of hazardous substance use, transportation, generation and/or storage was observed during our inspection of the Site.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

Rehabilitation is planned for the Site structures including but not limited to: roof replacement; window replacement, site surface drainage and civil improvements; interior finish replacement in all units; and exterior finish repairs. Although Site improvements with the potential for impact from water leaks, mold, fungi, and microbial growth will be replaced during rehabilitation, as a conservative measure the Site was inspected for the afore-mentioned concerns.

Each of the buildings on the Site was examined for water leaks and mold; with a visual inspection performed in individual units targeted for asbestos and radon sampling. Areas behind walls, under floors and above ceilings were minimally accessible due to the high-occupancy of the Site's individual units. Examination criteria were based on a visual inspection and assessment performed by One Group personnel. The visual assessment consisted of conducting a "white-glove" test on surfaces suspected of mold impact. The visual surface test of occupied spaces should not contain staining or discoloration that is characteristic of active mold growth.

Minimal mold growth, less than ten sf, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevation moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

No further systemic water leaks, mold, fungi, and microbial growth issues were observed during the Site inspection.

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001.

5.4.18 Asbestos

A renovation asbestos survey was performed by One Group at the Site on May 11, 2009, in accordance with local, state and federal law and current EPA guidelines, including, but not limited to, Guidance for Controlling Asbestos Containing Materials in Buildings, June 1985, EPA 560/5-85. The survey was performed to satisfy the requirements of a “thorough inspection” as per Georgia Environmental Protection Division published guidelines.

Bulk samples of wallboard joint compound, textured ceiling, and linoleum sheet flooring were obtained from the Site. In total, ninety-six bulk samples of suspect asbestos containing materials were collected from the Site, in accordance with 40 Code of Federal Regulations Part 763 dated April 1987, and using the U.S. EPA Asbestos Hazard Emergency Response Act (AHERA) as a guide.

130 individual samples or layers were analyzed from the ninety-six bulk samples submitted. The samples were analyzed for detectable concentrations of asbestos (greater than one percent) utilizing Polarized Light Microscopy and dispersion staining techniques using EPA method 600/R-93/116. Analysis was performed by Analytical Environmental Services, Inc. at their Marietta, Georgia laboratory. Analytical Environmental Services, Inc. is certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP), certificate number 102082-0.

None of the bulk samples analyzed contained asbestos above the regulatory threshold of 1%. Based on the age of the Site structures and the survey results, the potential that latent asbestos containing materials are present is discounted as a non-scope issue. A copy of the renovation asbestos survey is provided in Appendix Q.

A project notification should be submitted by the Site owner to the Georgia Environmental Protection Division ten days prior to initiating any demolition and/or renovation activities.

5.4.19 Lead-Based Paint

The Site structures were constructed in 1993; this section is not applicable.

5.4.20 Lead in Drinking Water

Site maintenance personnel were interviewed to determine the piping material of the below-grade and interior water supply systems. Water supply systems in crawl spaces, interior water faucet and shower connections, and readily accessible civil “stub-ups” were observed and determined to be constructed of PVC materials. The Site receives its water

supply from the Gwinnett County Department of Watershed Management. Documentation of its compliance with USEPA and EPD requirements is provided in Appendix R. Based on information gathered during this inquiry, lead in drinking water is discounted as a non-scope issue.

5.4.21 Radon

Radon testing was performed on the Site structures in accordance with the 2009 Environmental Manual. One test was performed in each ground floor individual unit and one test was performed in each building covering 10% of the units on all floors above the ground floor. One test was performed in the office/recreation area.

A total of seventy radon tests were performed across the Site, for a period of 48 hours, in accordance with the National Radon Safety Board guidance. RAdData, Inc. of Flanders, New Jersey performed the laboratory analysis. RAdData, Inc. is certified to perform EKS RadTech LS/RT 2 Pro Model Liq. Scint. Vial analyses by the National Environmental Health Association's Program (NEHA), certificate number 101196 AL.

The following unit's test results exceeded the EPA recommended radon exposure limit of 4 pCi/L: building #1, unit #109; building #2, unit #204; building #14, unit 1401; and building #14, unit and 1404.

Rehabilitation of all units exceeding EPA limits will mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings. Any new construction on the Site will require compliance with USEPA radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

5.4.22 Noise

Noise sources were evaluated as per the 2009 Environmental Manual and included rail, road vehicle noise, and air traffic sources. It was determined if the Site (or any part thereof as measured from the property line) was within radius of the following facility types. Available information follows each facility type.

- (i) five (5) miles of a civil airport
 - Not applicable
- (ii) fifteen (15) miles of a military airfield
 - Gwinnett County Airport – Briscoe Field.
- (iii) 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count

- The Site has direct exposure to Sugarloaf Parkway adjacent to the south. Traffic data for these roads was obtained from the Georgia DOT's State Transportation and Statistics Reporting site (STARs).

(iv) 3000 feet of a railroad or rail line

- Not applicable

Available aerial photographs, online search engines, and online mapping software were used to determine distances to the above-referenced facilities. The Site fell within applicable radii of facilities identified as noise sources. Subsequently, a Noise Assessment Level Study was prepared by Environmental Assessments, Inc, concluding that a noise mitigation plan is needed for the Site rehabilitation. The noise mitigation plan provides detailed construction recommendations for the rehabilitation architect in order for the Site to achieve an acceptable noise rating.

The Site Noise Assessment Plan and Noise Mitigation Plan is provided in Appendix J.

5.4.23 Other Site Reconnaissance Issues

The Site structures were constructed in 1993, over five years after the Department of Housing and Urban Development's concerted efforts to regulate formaldehyde. Spray applied urea-formaldehyde foam was not observed as an insulation material during the Site inspection. Blue one-inch foam board with foil cover, manufactured by AMP dated August 1993, was observed behind exterior vinyl siding. Based on this materials age of construction (older than ten years), it is not considered a significant source of formaldehyde. Based on the afore-mentioned reasons, urea-formaldehyde foam is discounted as a non-scope concern.

No further Site reconnaissance issues were observed.

5.5 PAST SITE USE

5.5.1 Recorded Land Title Records

A chain of title search for the subject property was prepared by O&M Title Company of Savannah, Georgia and is provided in the following table:

Date	Deed Type	Grantor	Grantee
11/1/1993	Warranty Deed	Pathology & Laboratory Medicine P.C. Profit Sharing Plan and Money Purchase Pension Plan Trust & Chestnut Mountain Baptist Church	Willowood Park Limited Partnership

Date	Deed Type	Grantor	Grantee
1993 – 2007	Deed assignments to mortgage holders	Willowood Park Limited Partnership	Varies

Based on a review of available title information, the chain of title search does not provide any information prior to 1993.

No information obtained during the title search indicated the presence of hazardous substances stored or generated at the Site.

5.5.2 Environmental Liens

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

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

Land use restrictions have been filed on the deed as per the requirements of operating low income housing on the Site. However, these restrictions are not considered a recognized environmental condition as they are not an engineering or institutional control implemented to mitigate an environmental risk to health and human safety.

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

5.5.4 Aerial Photographs and Topographic Maps

Aerial photographs for the years 1939, 1955, 1960, 1966, 1972, 1978, 1986, 1989, and 2007 were reviewed to identify potential environmental concerns on or near the Site.

Aerial Photograph Review

Year	Site	Adjacent, Adjoining, and/or Nearby Properties
1939	The Site is shown as agricultural farmland	Residences are visible adjacent to the west and east of the Site, and Atkinson Road is present adjacent south.
1955	No significant changes from 1939.	No significant change from 1939.
1960	No significant changes from 1955.	No significant change from 1955.
1966	No significant changes from 1960.	Power line easement appears to the north.
1972	No significant changes from 1966.	A residential subdivision appears nearby to the south. The development of Lawrenceville appears to the east.

Year	Site	Adjacent, Adjoining, and/or Nearby Properties
1986	No significant changes from 1972.	Significant commercial development has occurred to the east and west.
1989	No significant changes from 1986.	No significant change from 1986.
2007	The Site appears partially developed with lots and civil improvements.	The surrounding Madison Retail – Towne Lake Center appears partially developed. Commercial development has been constructed to the west, and a large medical complex is present to the southeast.

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

5.5.5 Sanborn Fire Insurance Maps

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

5.5.6 City Directories

Polk Historical City Directories were reviewed for indications of previous hazardous material use on the Site at the Atlanta Historical Center. Polk directories were available dating back to 1955 for Suburban Atlanta. The Site and surrounding area could not be found in the directories reviewed. Atlanta History Center did not have specific historic city directories for the City of Lawrenceville.

Historic city directories for Lawrenceville and/or suburban Atlanta were not available for review at the Gwinnett County Library.

5.5.7 Previous Environmental Studies

Previous environmental studies were neither provided nor available for review during this assessment.

5.5.8 Other

Not applicable.

5.6 CURRENT SURROUNDING LAND USE

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

5.6.1 North

The Site is bordered to the north by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments.

5.6.2 East

The Site is bordered to the east by a single family residence and then a cell tower, a wooded detention area, and Macleod Industrial Park.

5.6.3 South

Sugarloaf Parkway and then Gwinnett Technical College border the site to south.

5.6.4 West

The Site is bordered to the west by a multi-family apartment complex, 5575 Sugarloaf Parkway Apartments.

5.7 PAST SURROUNDING LAND USE

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

5.7.1 North

Prior to current development, parcel to the north were historic agricultural cropland and vacant woodland.

5.7.2 East

Prior to current development, parcel to the east were residences, historic agricultural cropland, and vacant woodland.

5.7.3 South

Atkinson Road dates back to at least 1938 as the southern boundary and access point for the Site. Prior to current development, historic agricultural cropland and vacant woodland were prevalent to the south.

5.7.4 West

Prior to current development, parcel to the west were residences, historic agricultural cropland, and vacant woodland.

5.8 HISTORIC PRESERVATION

There are no structures on the Site more than fifty years old. The Site is not listed on or eligible for listing on the National Register of Historic Places. The Site's area of potential effect does not include an historic district or property, and it is not within or directly adjacent to an historic district or property.

The proposed project will not have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places (hereinafter "National Register") pursuant to Section 800.13 of the historic preservation regulations, 36 CFR Part 800. 36 CFR Part 800 also implements Section 106 of the National Historic Preservation Act, 16 U.S.C. 470f.

6.0 DATA GAPS

6.1 IDENTIFICATION OF DATA GAPS

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

Although there were no City directory listings for the Site or extensive chain-of-title documentation dating back to 1940, this lack of information along with aerial photographs documents the Site's and the surrounding area's general lack of development prior to the early 1990s. This absence of information does not represent a data gap when reviewed with all the historic information available.

No data gaps were not encountered during this assessment.

6.2 SOURCES OF INFORMATION CONSULTED TO ADDRESS DATA GAPS

Not applicable.

6.3 SIGNIFICANCE OF DATA GAPS

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

7.0 ENVIRONMENTAL CONCERNS

7.1 ON-SITE

No recognized environmental conditions were discovered associated with on-site sources.

Minimal mold growth, less than ten sf, was observed in almost every unit inspected associated with defective aluminum windows. Storm water intrusion was evident due to a construction defect with the window's flashing. The aluminum window frame exhibited evidence of excessive condensation causing elevated moisture and mold growth at its transition with adjacent gypsum board. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

7.2 OFF-SITE

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

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 ON-SITE

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

Mold, moisture, fungi and microbial growth will be addressed and corrected during Site rehabilitation in accordance with the published EPA Guidance Document “Mold Remediation in Schools and Commercial Buildings” dated March 2001. This non-scope concern will be addressed by replacing the defective windows during the Site rehabilitation.

Rehabilitation of all units exceeding EPA limits will mitigate radon levels in effected units in accordance with ASTM E2121 - 08 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings. Any new construction on the Site will require compliance with USEPA, radon rules and regulations, and all buildings will require applicable radon testing upon completion of construction.

Non-scope noise issues should be addressed as per the Noise Mitigation Plan recommendations.

8.2 OFF-SITE

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

9.0 DATA REFERENCES

- American Society for Testing and Materials (2007).
“Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation: E 1527-05
- Atlanta History Center, visit on April 6, 2009.
Historic city directory search, Historic USGS Map Search
- Gwinnett County Environmental Health Department, Earlene Chapman
Telephonic interview on April 9, 2009, (770.479.0444)
Water well and environmental hazard inquiry
- Gwinnett County Tax Assessors Office, www.Gwinnettassessor.org
Tax information and zoning
- Jim Egan, Gwinnett County Office of the Fire Marshall
Telephonic interview on April 9, 2009, (678.518.6121)
FOIA request
- Environmental Data Resources, Inc. (April 6, 2009).
Aerial photograph Decade Package
- Environmental Data Resources, Inc. (April 6, 2009).
Geocheck Radius Map Report Federal and state environmental databases
- Federal Emergency Management Agency, (www.fema.gov)
Flood Insurance Rate Map for Gwinnett County, Georgia
Community Panel Number 13057C0331D, dated September 29, 2006
- Georgia Department of Community Affairs, (2009), “Environmental Manual”
- Georgia Department of Community Affairs, (2009), “Quality Assurance Program”
- Georgia Natural Heritage Inventory Program website (<http://www.gadnr.org/>)
Endangered Species List and Habitat Search
- Georgia Geologic Survey, Geologic Map of Georgia, 1976
- Martin Riley Associates, Tanglewood Park Survey, November 5, 1995
- National Register of Historic Places website, (www.nps.gov)
Historic Preservation Documentation

(Continued)

City of Lawrenceville Sanitation Department, administrator
Telephonic interview on April 9, 2009, (770.926.7616)
Landfill Inquiry

Rebecca Peed, Gwinnett County Planning and Development
Telephonic interview on April 9, 2009, (678.518.6150)
Environmental concern inquiry

Rick Finch, Southern Company, telephonic interview on April 24, 2009, (404.506.6526)
PCB Transformer inquiry

Shannon Ridley, Georgia Environmental Protection Division,
Telephonic interview on May 5, 2009, (404.656.7802)
Engineering and Institutional Control Inquiry

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

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

United State Geologic Survey, Topographic map, 7.5-Minute,
Chamblee, Georgia Quadrangle, dated 1993

United States Fish and Wildlife Service, (www.fws.gov)
List of protected species

Gwinnett County Library visit, April 15, 2009
History Directory Search, Historic USGS Map Search

10.0 VALUATION REDUCTION (UNLESS THE SPECIFIC INFORMATION IS PREVIOUSLY PROVIDED BY USER IN THE USER INTERVIEW)

10.1 PURCHASE PRICE

Provided by the user on questionnaires; not applicable.

10.2 INTERVIEW OF BROKER REGARDING MARKET VALUE

Provided by the user on questionnaires; not applicable.

10.3 DIFFERENTIAL BETWEEN PURCHASE PRICE AND MARKET VALUE

Provided by the user on questionnaires; not applicable.

10.4 ENVIRONMENTAL REASONS FOR ANY DIFFERENTIAL

Provided by the user on questionnaires; not applicable.

APPENDIX U
OTHER

DIRECTORY

OWNER
 WILLOWOOD PARK LIMITED PARTNERSHIP
 C/O NORSOUTH CORPORATION
 340 EISENHOWER DRIVE, BLDG. 300
 SAVANNAH, GEORGIA 31406
 (912)354-6096

24 HOUR CONTACT

DAVE DIXON
 (404) 423-1534
CONTRACTOR

NORSOUTH CORPORATION
 340 EISENHOWER DRIVE, BLDG. 300
 SAVANNAH, GEORGIA 31406 (912)354-6096
ARCHITECT TIM THURESON
 BILL FLAMMER

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY, SUITE 200
 DECATUR, GEORGIA 30030

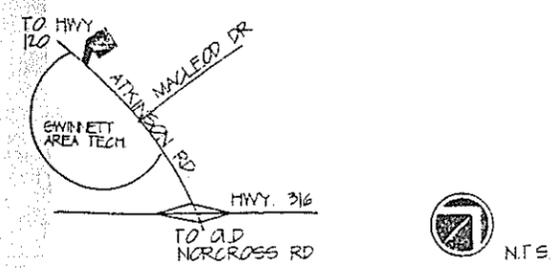
CIVIL ENGINEER

COLUMBIA ENGINEERING
 4405 INTERNATIONAL BOULEVARD
 SUITE B-101
 NORCROSS, GEORGIA 30093

STRUCTURAL ENGINEER

LUDTKE & ASSOCIATES
 41 PERIMETER WAY N.W.
 SUITE 415D
 ATLANTA, GEORGIA 30339

LOCATION MAP



NOTES

TANGLEWOOD PARK

GWINNETT COUNTY, GEORGIA

1425 ATKINSON ROAD

PROJECT INFORMATION

UNIT SCHEDULE		CONDITIONS	MECH
A	TWO BEDROOM, TWO BATHROOM UNIT	974 SQ. FT.	65F
B	THREE BEDROOM, TWO BATHROOM UNIT	1143 SQ. FT.	95F
C	THREE BEDROOM, TWO BATHROOM UNIT	1157 SQ. FT.	95F
	COMMUNITY BUILDING/OFFICE	1495 SQ. FT.	

PARKING REQUIRED 1.0 SPACES PER UNIT = 140 SPACES
 PARKING PROVIDED 1.0 SPACES PER UNIT = 175 SPACES
 15 HCAP PARKING SPACES PROVIDED AT 10% OF THE TOTAL (2% MIN.)
 10% OF HCAP TO BE FOR VANS, 2 HAU SPACES PROVIDED.
 THIRTEEN (13) UNITS TO BE EQUIPPED FOR THE HANDICAP.
 ONE 'B' AND 'C' UNIT TO BE FULLY EQUIPPED. THE OTHER
 HANDICAP UNITS TO BE FULLY EQUIPPED LESS THE GRAB BARS
 AT THE TOILET, TUB SEAT, HAND HELD SHOWER, AND BAZE
 CABINETS REMOVED. STORE EXTRA GRAB BARS IN MAINTENANCE
 BUILDING.

ACCESSIBLE UNIT IS DEFINED AS UNIT ON GRADE WITH ADJACENT
 PARKING. IN ADDITION TO THIRTEEN HANDICAP EQUIPPED UNITS, 23
 UNITS ARE ACCESSIBLE AND ALSO COMPLY WITH THE FAIR
 HOUSING ACT.

BUILDING SCHEDULE

BUILDING	A	D	C	UNITS	BUILDING GROSS	EXTERIOR GROSS	DEVELOPMENT & BAL.
BUILDING #1	10	-	-	10 UNITS	10830	10800	
BUILDING #2	10	-	-	10 UNITS	8712	9120	
BUILDING #3	10	-	-	10 UNITS	10830	11500	
BUILDING #4	4	4	-	10 UNITS	11913	14093	
BUILDING #5	-	6	4	10 UNITS	13410	2518	
BUILDING #6	10	-	-	10 UNITS	10830	11500	
BUILDING #7	-	-	8	8 UNITS	10074	834	
BUILDING #8	-	-	8	8 UNITS	10074	834	
BUILDING #9	-	-	8	8 UNITS	10074	834	
BUILDING #10	10	-	-	10 UNITS	10830	11500	
BUILDING #11	-	4	4	10 UNITS	13410	2518	
BUILDING #12	-	4	4	10 UNITS	13410	2518	
BUILDING #13	-	4	4	10 UNITS	13410	2518	
BUILDING #14	-	-	8	8 UNITS	10074	834	

TOTALS: 52 30 48 130 UNITS 157944 20807
 STORES: 2-3, NO. OF BLDGS 14 PLUS OFFICE/O.C.D.

DESCRIPTION

RESIDENTIAL APARTMENTS
 REVIEW DATE 8-11-93, FILE #02/0811, DEVELOPMENT PROJECT #99 00419
 -TYPE VI PROTECTED
 -SPRINKLERED PER NFPA 13R, 4 PERMITS, EXCEPT C.B./OFFICE
 -3/4" WATER SERVICE PER UNIT (2" PER BLDG.)
 -4" BUILDG SEWER TO EACH UNIT (6" PER BLDG.)
 -ELECTRIC HEAT PUMP SEER 105 FOR HVAC
 -50 AMP PANEL EACH UNIT AND COMMUNITY BUILDING.
 -40 GALLON ELECTRIC WATER HEATER EACH UNIT
 -60 GALLON ELECTRIC WATER HEATER IN COMM. BUILDING
 -OCCUPANT LOAD FOR EXITING 100 SF. PER PERSON
 -MAXIMUM FLOOR LIVE LOAD IN P.S.F. = 40
 -ELEVATORS = 0, ESCALATORS = 0, MAN LIFTS = 0, DUMMAYATORS
 = 0, WHEELCHAIR LIFTS = 0

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SD1B	SITE PLAN - ARCHITECTURAL			
SD2A	SITE PLAN - GRADING & DRAINAGE			
SD2B	SITE PLAN - GRADING & DRAINAGE			
SD3A	SITE PLAN - SEDIMENT & EROSION CONTROL			
SD3B	SITE PLAN - SEDIMENT & EROSION CONTROL			
SD4A	SITE UTILITIES			
SD4B	SITE UTILITIES			
SD5	STORM PROFILES			
SD6	STORM & SANITARY PROFILES			
SD7	DETAILS			
SD8	DETAILS			
SD9	ARCHITECTURAL DETAILS			
SD10	ARCHITECTURAL DETAILS	12-0-93	W-1	OFFSITE WATER
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L1B	SITE PLAN - PLANTING			
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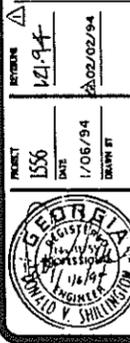


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY, SUITE 200, DECATUR, GEORGIA 30030-1271 404-373-2891
 TANGLEWOOD PARK APARTMENTS
 1425 ATKINSON ROAD, GWINNETT COUNTY, GEORGIA



COLUMBIA
ENGINEERING
4405 INTERNATIONAL BLVD.
SUITE B-101
NORCROSS, GEORGIA 30093
(404) 925-0357

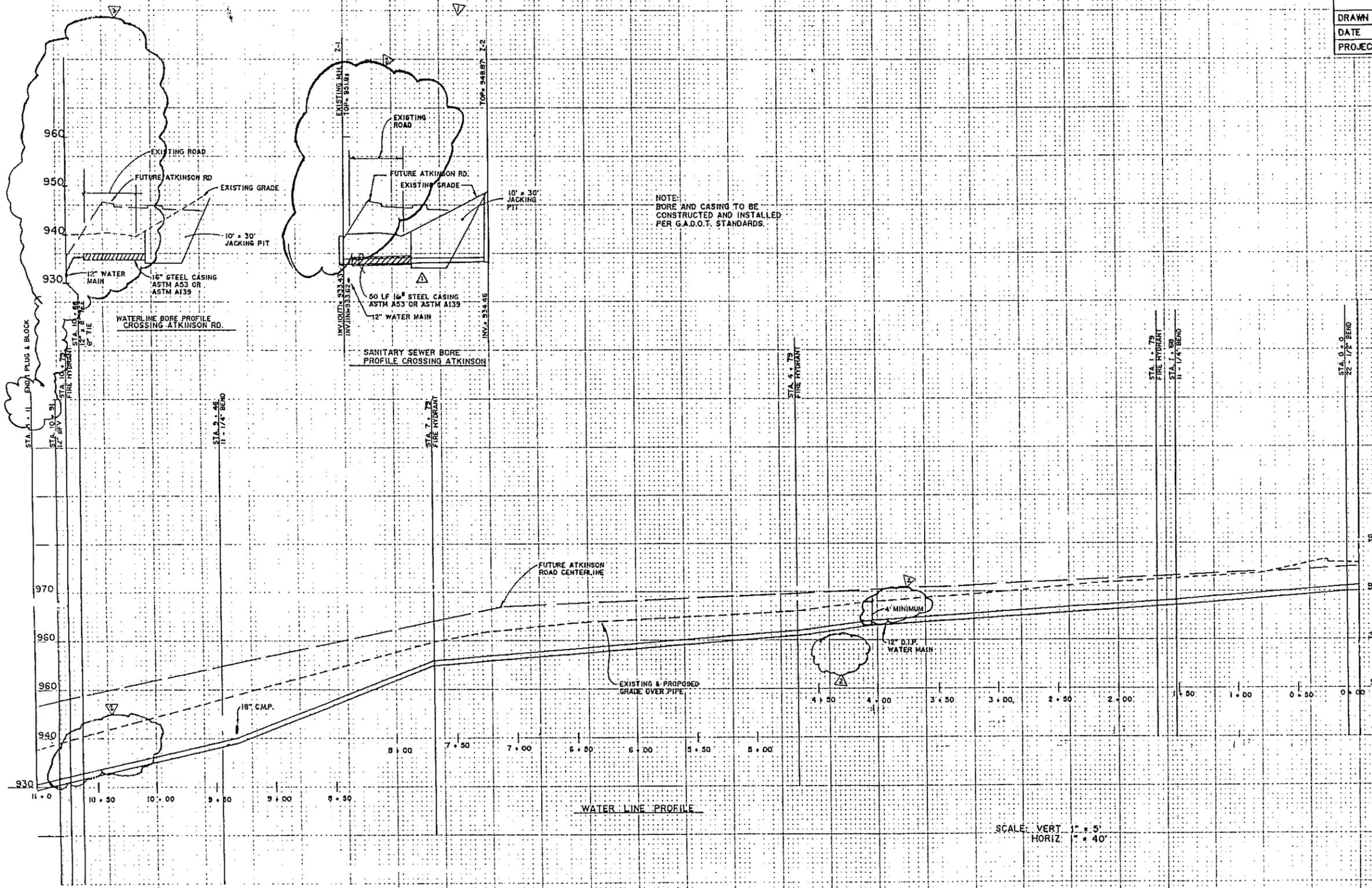
DRAWN BY	T. HALL
DATE	1/06/94
PROJECT No.	1556.00



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201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
PROFILES TANGLEWOOD PARK APARTMENTS WATER PROJECT L.L. 43,44 DIST. 7

MORA

W-2



NOTE:
BORE AND CASING TO BE
CONSTRUCTED AND INSTALLED
PER G.A.D.O.T. STANDARDS.

SCALE: VERT. 1" = 5'
HORIZ. 1" = 40'

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

CONTRACTOR TO PROVIDE "CLEAN" SET OF MARKED UP "AS-BUILT" PLANS TO MARTIN RILEY ASSOCIATES AFTER CONSTRUCTION.

UTILITY BURIAL PER ATKINSON ROAD PERMIT 12/11
 EXISTING BURIAL PER ATKINSON ROAD PERMIT 12/11

- NOTES**
1. NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-1640)
 2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED
 3. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED
 4. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ANY ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC
 5. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE
 6. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, AND ETC.
 7. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 8. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS
 9. HYDRANTS AND MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED
 10. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. PROVIDE A CRUSHED STONE BASE WITH A MIN WIDTH OF 20' AND WITHIN 40' OF FD CONNECTOR.

- JOINT ACCESS EASEMENT
- PROJECT SIGN PER 3/SD9, FERP TO ROAD
- DUMPSTER ENCLOSURE REF 8/SD9
- CURB AND GUTTER PER 3/SD10, TYPICAL
- MAIL BOX GAZEDO REF 3/SD9
- 5' PAINTED DIRECTIONAL ARROWS N 19°30'06" E 777.24

RETAINED EARTH WALL SEE SHEET SD10 FOR DETAILS AND NOTES

50' BUFFER

5' WIDE PAINTED ACCESSIBLE AISLE, TYPICAL

PRESSURE TREATED TIE RETAINING WALL, TYP (UNO)

TOP OF BANK

MIN. 50' TO PROPERTY LINE

UNDISTURBED STREAM BUFFER

RETENTION AREA SEE SD2

RIPPLE RETAINING WALL SEE DETAIL ON SD10

RAIL RETAINING WALL REF SD10

PROJECT SITE PLAN



SITE PLAN - STAKING



PROPOSED FUTURE WIDENING OF ATKINSON ROAD TO BECOME SUGARLOAF PARKWAY

TOTAL SITE IS 12.9642 ACRES
 SITE IS ZONED RM-19, REZONED ON 4-21-87, CASE #RZ-89-87

NOTE DENSITY FOR THE PROJECT NOT TO EXCEED 1157 UNITS PER ACRE 130 UNITS 1000 UNITS PER ACRE

NO DRIVEWAYS OTHER THAN AT OPPOSITE FROM THE SITE

200' LEVEL LAIR WITH 50' TAPER & 11" (0.24 FT) P20 SLICE CHALLENGE PER (C)1111 STANDARDS

CENTER LINE OF EXISTING ATKINSON ROAD

DATE	1-20-24
PROJECT	2022
DRAWN BY	11-5-23
CHECKED BY	PLF

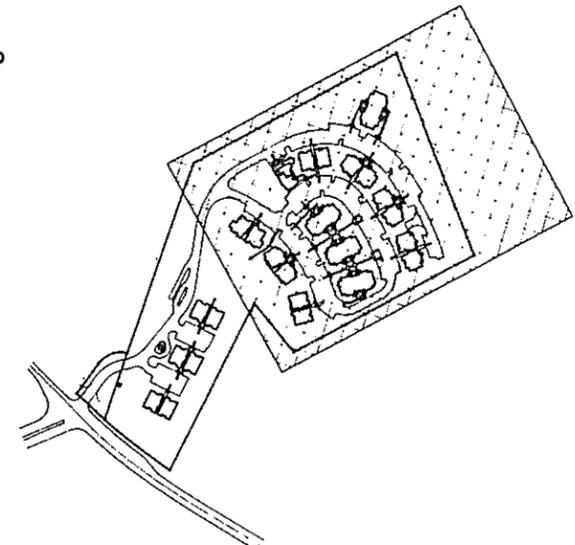
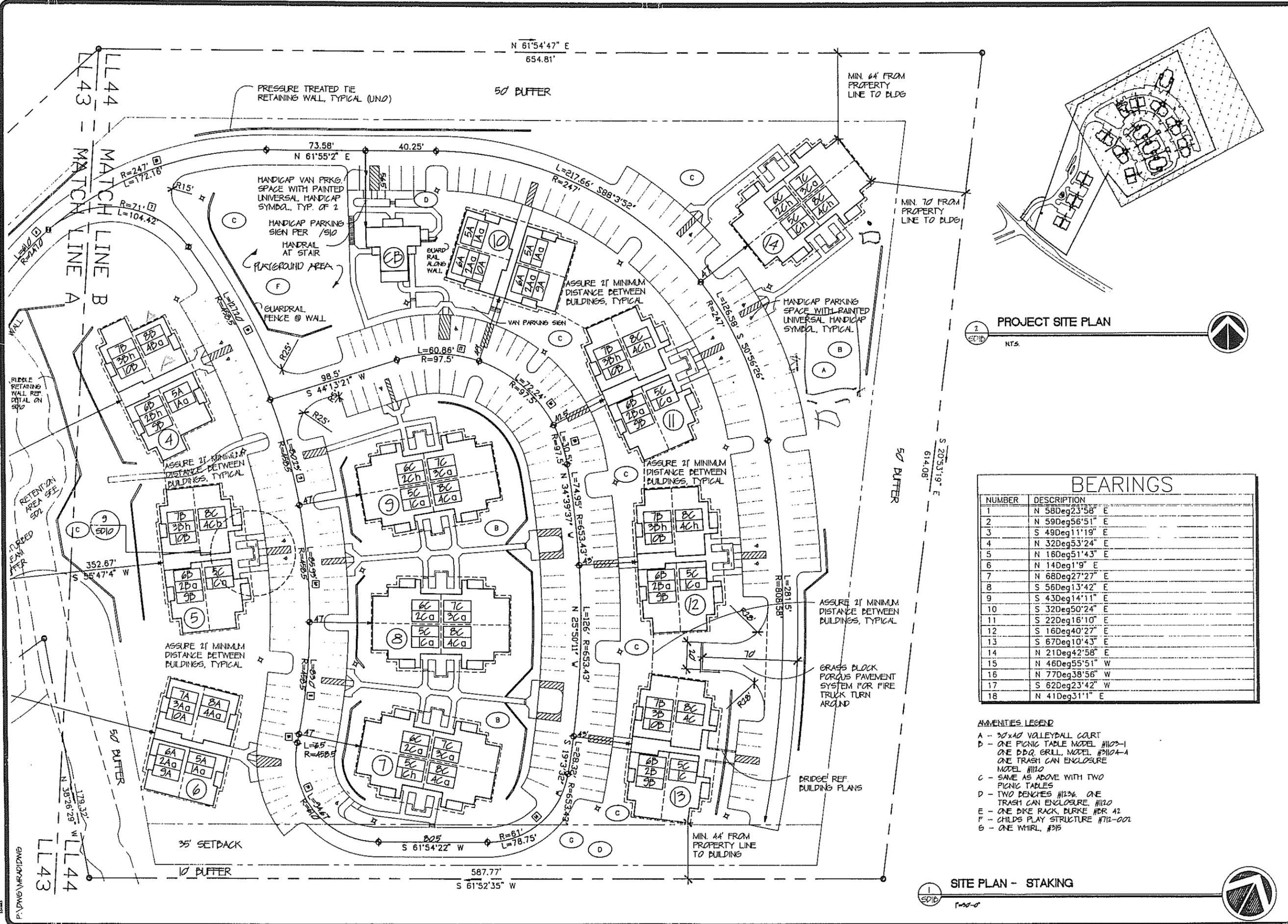
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-5271 404-373-2800

TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

SITE PLAN - STAKING

SDIA

11/20/23 SOUTH CON 11/20/23-511PMG



PROJECT SITE PLAN
NTS.

BEARINGS

NUMBER	DESCRIPTION
1	N 58Deg23'58" E
2	N 59Deg56'51" E
3	S 49Deg11'19" E
4	N 32Deg53'24" E
5	N 16Deg51'43" E
6	N 14Deg1'9" E
7	N 68Deg27'27" E
8	S 56Deg13'42" E
9	S 43Deg14'11" E
10	S 32Deg50'24" E
11	S 22Deg16'10" E
12	S 16Deg40'27" E
13	S 67Deg10'43" E
14	N 21Deg42'58" E
15	N 46Deg55'51" W
16	N 77Deg38'56" W
17	S 62Deg23'42" W
18	N 41Deg31'1" E

- AMENITIES LEGEND**
- A - 30x40 VOLLEYBALL COURT
 - B - ONE PICNIC TABLE MODEL #1103-1
ONE D.B.Q. GRILL, MODEL #1104-A
ONE TRASH CAN ENCLOSURE MODEL #1110
 - C - SAME AS ABOVE WITH TWO PICNIC TABLES
 - D - TWO BENCHES #1236 ONE TRASH CAN ENCLOSURE #1110
 - E - ONE DIKE RACK, BURKE #BR 42
 - F - CHILDS PLAY STRUCTURE #112-001
 - G - ONE WHIRL, #315

SITE PLAN - STAKING
SDIB

DATE: 11-15-73
DRAWN BY: M. THOMAS RILEY
CHECKED BY: M. THOMAS RILEY
SCALE: AS SHOWN
PROJECT: 350722
REVISIONS:

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
1425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MARTIN RILEY ASSOCIATES
SDIB

GRADING AND DRAINAGE NOTES

- EXISTING TOPOGRAPHY IS BASED ON A TOPOGRAPHIC SURVEY BY HORLBECK & ASSOCIATES, INC. DATED FEBRUARY 18, 1985 AND SUPPLEMENTAL FIELD SURVEYS BY LOO-TURLEY AND ASSOCIATES, P.C. DATED JUNE 30, 1993.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN AND LOCAL AND/OR STATE REQUIREMENTS, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES.
- ALL GRADING SHALL BE FINISHED SO THAT POSITIVE DRAINAGE MAY OCCUR AND NO WATER IS TRAPPED IN LOW AREAS. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH GWINNETT COUNTY STANDARDS, SPECIFICATIONS, AND ORDINANCES.
- CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATIONS OF EXISTING UTILITIES, AND OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- ANY RELOCATION AND/OR REMOVAL OF EXISTING UTILITIES SHALL BE APPROVED BY AND CO-ORDINATED WITH THE APPROPRIATE JURISDICTIONAL AGENCY.
- FOR OTHER CONSTRUCTION DETAILS, SEE DETAIL SHEETS.

NOTE: SIGHT DISTANCE IN BOTH DIRECTIONS ALONG ATKINSON ROAD WILL MEET THE MINIMUM REQUIRED DISTANCE OF 450 FEET WHEN CONSTRUCTION IS COMPLETE. MEASUREMENTS WERE BASED ON THE PROVISIONS CONTAINED IN SECTION 9.7.4 OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS.

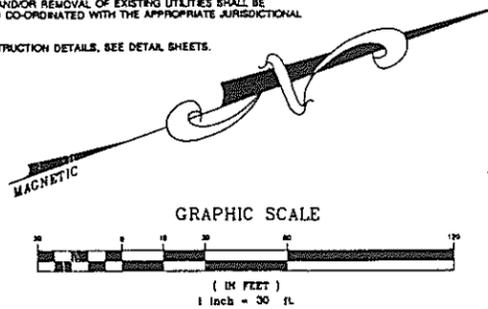
J. Chris Lawler P.E.

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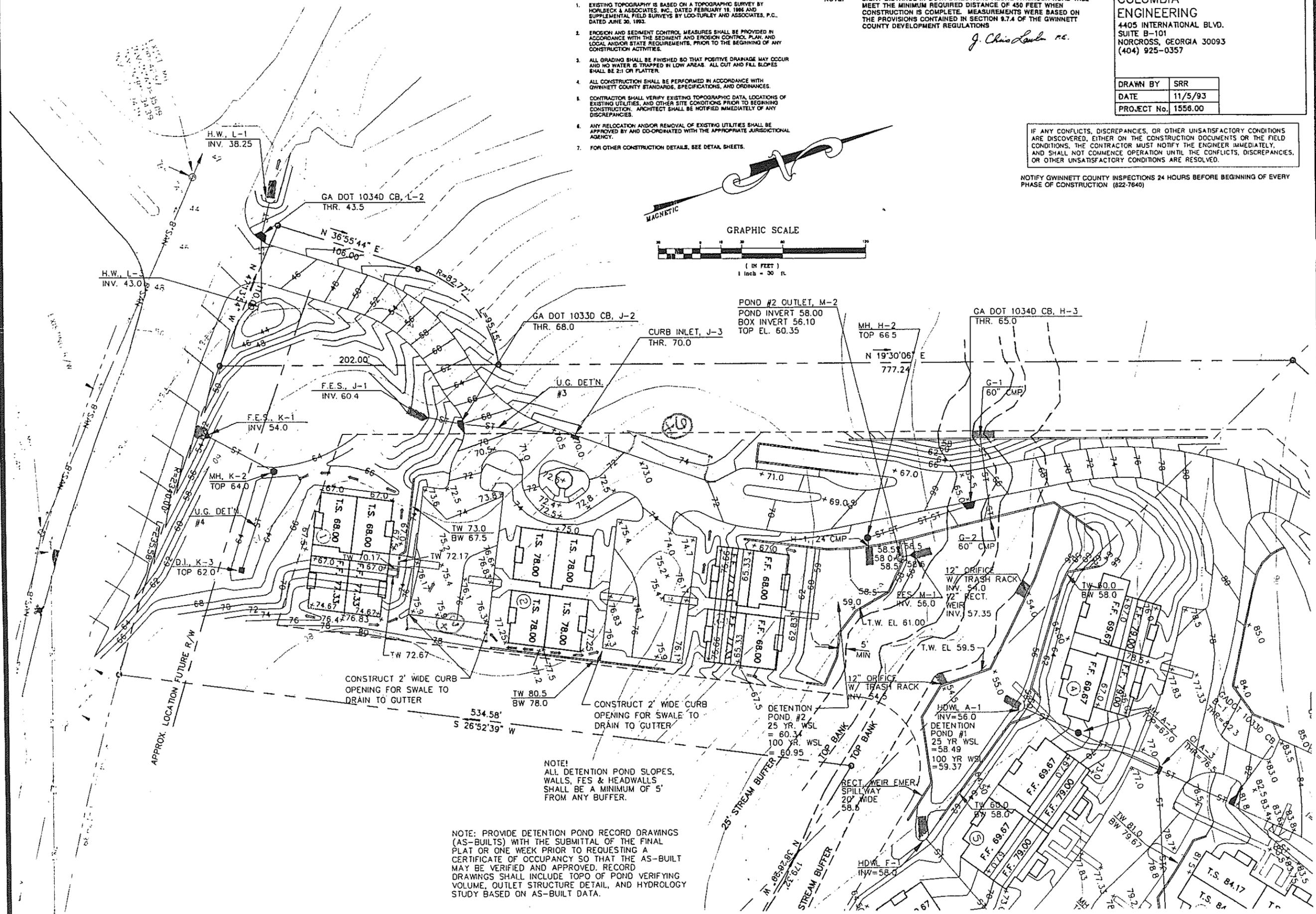
DRAWN BY	SRR
DATE	11/5/93
PROJECT No.	1556.00

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7640)



POND #2 OUTLET, M-2
 POND INVERT 58.00
 BOX INVERT 56.10
 TOP EL. 60.35



CONSTRUCT 2' WIDE CURB OPENING FOR SWALE TO DRAIN TO GUTTER

NOTE! ALL DETENTION POND SLOPES, WALLS, FES & HEADWALLS SHALL BE A MINIMUM OF 5' FROM ANY BUFFER.

NOTE: PROVIDE DETENTION POND RECORD DRAWINGS (AS-BUILTS) WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE AS-BUILT MAY BE VERIFIED AND APPROVED. RECORD DRAWINGS SHALL INCLUDE TOPO OF POND VERIFYING VOLUME, OUTLET STRUCTURE DETAIL, AND HYDROLOGY STUDY BASED ON AS-BUILT DATA.

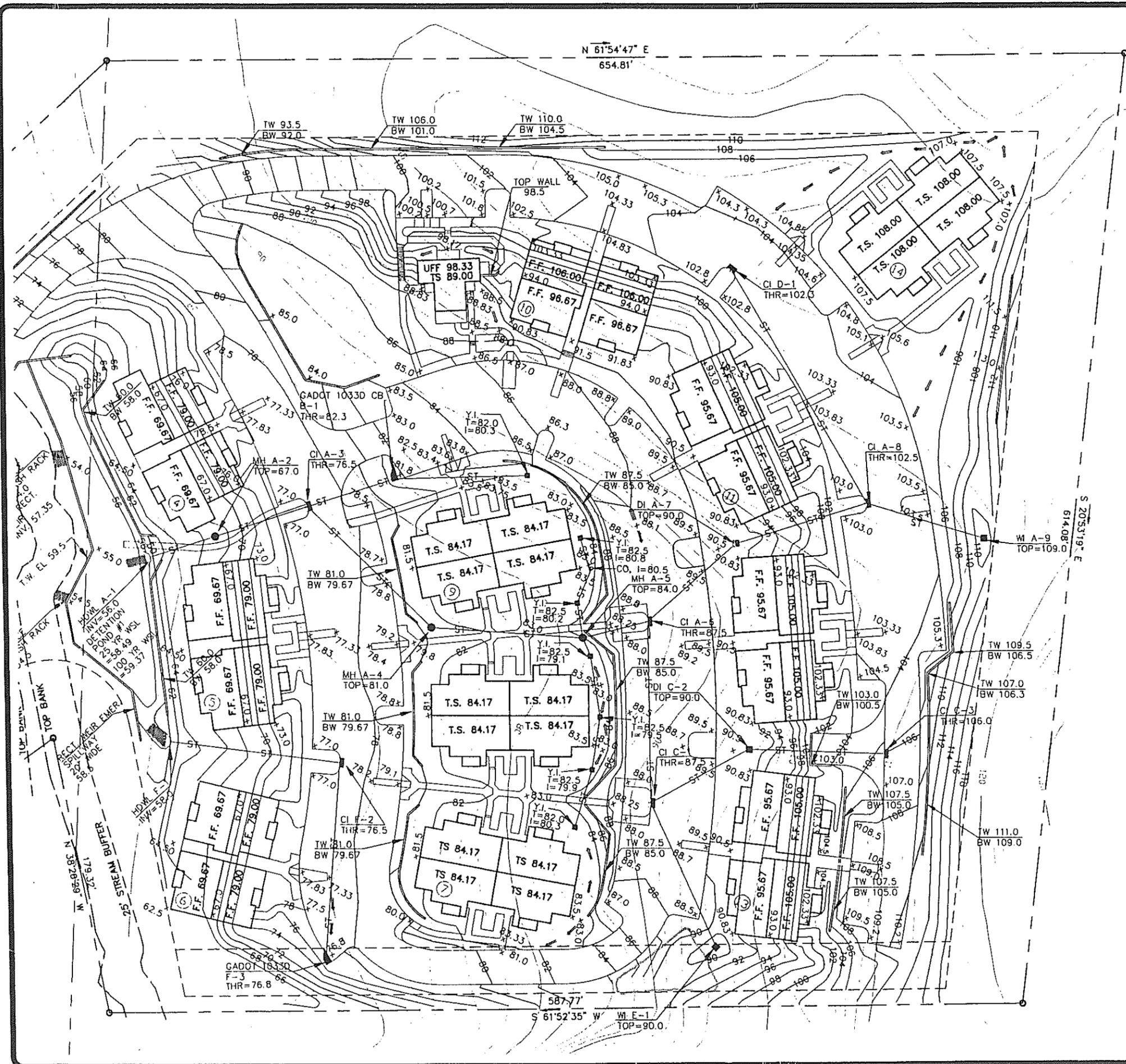
PROJECT	93022	DATE	8/3/93	DRAWN BY	SRR/JCL
ISSUE	11/5/93	DATE	11/8/93		

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 125 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MRA

SITE PLAN - GRADING & DRAINAGE

SD2A

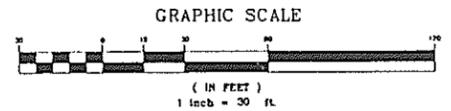
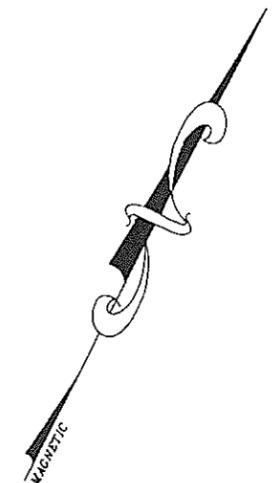


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 4405 INTERNATIONAL BLVD.
 SUITE B-101
 NORCROSS, GEORGIA 30093
 (404) 925-0357

DRAWN BY	SRR
DATE	11/5/93
PROJECT No.	1558.00

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7640)



DATE	11/5/93
BY	W/S/R
NO.	93022
REV.	8/3/93
DRAWN BY	SRR/JCL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 425 ATTENSON RD. GWINNETT COUNTY, GEORGIA
 SITE PLAN - GRADING & DRAINAGE

SD2B

SEDIMENT AND EROSION CONTROL OPERATIONAL NOTES

1. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.
2. PROVIDE NECESSARY DIVERSION DITCHES TO CONTROL AND DIRECT RUNOFF WATER DURING GRADING OPERATIONS. ROUTE TO SLIT BARRIERS.
3. GRASSING SHALL BEGIN WITHIN TWO WEEKS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITY, OR IF ACTIVITY IS DISCONTINUED FOR A PERIOD OF TWO WEEKS OR LONGER.
4. MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AT ALL TIMES UNTIL EARTH STABILIZATION HAS BEEN ACHIEVED. REMOVE ALL TEMPORARY DEVICES AFTER SITE IS STABILIZED. MAINTENANCE REQUIREMENTS FOR EROSION CONTROL DEVICES: CLEAN OUT BEFORE HALF FULL.
5. CONSTRUCTION EXIT STONE SIZE IS TO BE ASTM 0448, SIZE #1 (1 1/2" TO 3 1/2" DIAMETER) WITH A MINIMUM PAD THICKNESS OF 8".
6. CONSTRUCTION EXIT TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.
7. EROSION CONTROL WILL BE CONSTRUCTED AS REQUIRED BY ARCHITECT OR GWINNETT COUNTY ENGINEER.
8. ALL OPEN DRAINAGE SWALES MUST BE GRASSED AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 6 SQUARE YARDS OF 40 LB. STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS OR AT OUTLET OF FENCES.
9. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO CONSTRUCTION SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
10. FREQUENT INSPECTIONS AND REPAIR OF EROSION AND SEDIMENT CONTROL PRACTICES (INCLUDING VEGETATIVE COVER) IS TO BE DONE BY THE GENERAL CONTRACTOR.
11. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
12. ALL MEASURES SHALL BE EMPLOYED IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
13. FOR OTHER CONSTRUCTION DETAILS, SEE DETAIL SHEETS.

LEGEND

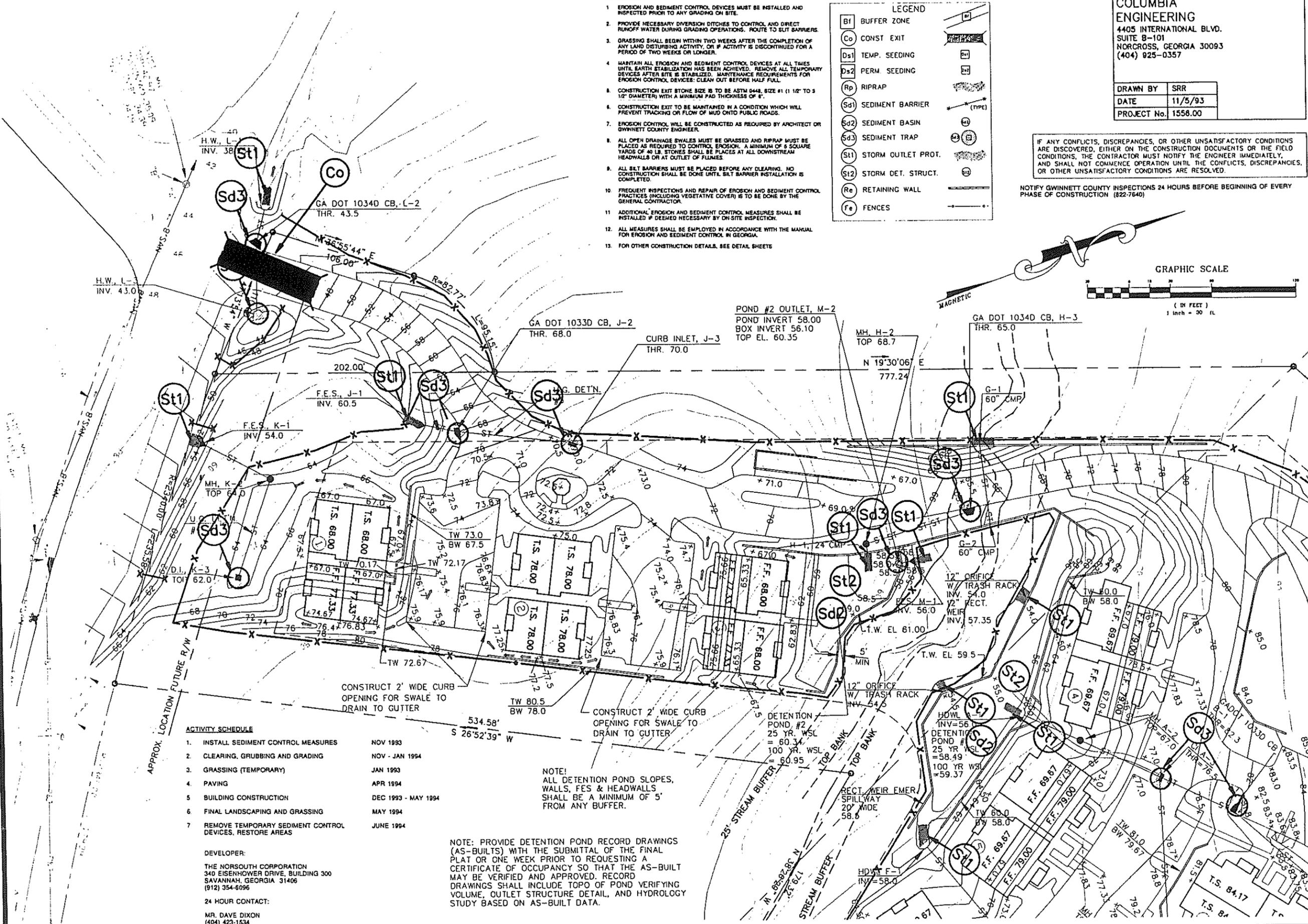
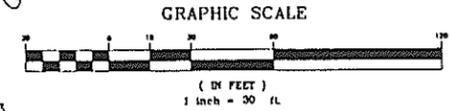
Bl	BUFFER ZONE	
Co	CONST EXIT	
Ds1	TEMP. SEEDING	
Ds2	PERM. SEEDING	
Rp	RIPRAP	
Sd1	SEDIMENT BARRIER	
Sd2	SEDIMENT BASIN	
Sd3	SEDIMENT TRAP	
St1	STORM OUTLET PROT.	
St2	STORM DET. STRUCT.	
Re	RETAINING WALL	
Fe	FENCES	

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 4405 INTERNATIONAL BLVD.
 SUITE B-101
 NORCROSS, GEORGIA 30093
 (404) 925-0357

DRAWN BY	SRR
DATE	11/5/93
PROJECT No.	1558.00

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7640)



ACTIVITY SCHEDULE

1. INSTALL SEDIMENT CONTROL MEASURES	NOV 1993
2. CLEARING, GRUBBING AND GRADING	NOV - JAN 1994
3. GRASSING (TEMPORARY)	JAN 1993
4. PAVING	APR 1994
5. BUILDING CONSTRUCTION	DEC 1993 - MAY 1994
6. FINAL LANDSCAPING AND GRASSING	MAY 1994
7. REMOVE TEMPORARY SEDIMENT CONTROL DEVICES, RESTORE AREAS	JUNE 1994

DEVELOPER:
 THE NORSOUTH CORPORATION
 340 EISENHOWER DRIVE, BUILDING 300
 SAVANNAH, GEORGIA 31406
 (912) 354-6096

24 HOUR CONTACT:
 MR. DAVE DIXON
 (404) 423-1534

NOTE!
 ALL DETENTION POND SLOPES, WALLS, FES & HEADWALLS SHALL BE A MINIMUM OF 5' FROM ANY BUFFER.

NOTE: PROVIDE DETENTION POND RECORD DRAWINGS (AS-BUILTS) WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE AS-BUILT MAY BE VERIFIED AND APPROVED. RECORD DRAWINGS SHALL INCLUDE TOPO OF POND VERIFYING VOLUME, OUTLET STRUCTURE DETAIL, AND HYDROLOGY STUDY BASED ON AS-BUILT DATA.

PROJECT: 93022
 DATE: 11/5/93
 DRAWN BY: SRR
 CHECKED BY: SRR/JCL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

SITE PLAN
 SEDIMENT & EROSION CONTROL

MIRA

SD3A

FIRE PROTECTION NOTES:

- HYDRANTS (S) AND MAINS (S) SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- BUILDINGS ARE NOT SPRINKLERED.
- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FT. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141.2-1 AND 1142-1.8)
- HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 30" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141.3-4.4, 3-4.6 AND 1142-1.7)

UTILITY NOTES:

- RELOCATION AND/OR REMOVAL OF EXISTING UTILITIES SHALL BE APPROVED BY AND COORDINATED WITH THE APPROPRIATE JURISDICTIONAL AGENCY.
- ALL CONNECTIONS TO EXISTING UTILITIES AND ALL UTILITY INSTALLATIONS SHALL BE IN COMPLIANCE WITH THE APPROPRIATE JURISDICTIONAL AGENCY.
- LOCATIONS SHOWN FOR UTILITY CONNECTIONS TO THE BUILDING ARE APPROXIMATE ONLY AND ARE INTENDED FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND INVERTS OF SERVICE CONNECTIONS WITH BUILDING MECHANICAL AND/OR PLUMBING PLANS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH GWINNETT COUNTY STANDARDS, SPECIFICATIONS, AND ORDINANCES.

LEGEND

WATER MAIN	W
SANITARY SEWER	ST
STORM SEWER	G
GAS MAIN	OP
POWER LINE (OVERHEAD)	UP
POWER LINE (UNDERGROUND)	OT
TELEPHONE LINE (OVERHEAD)	UT
TELEPHONE LINE (UNDERGROUND)	W
VALVE	W
FIREHYDRANT	W
METER	W
MANHOLE	ST
STORM INLET	ST
POWER OR TELEPHONE POLE	OP
CONTOUR	09
TO BE REMOVED	XXXXXX
SAW CUT LINE	XXXXXX
TO BE ABANDONED	XXXXXX
EXISTING FEATURES ARE SCREENED	XXXXXX

COLUMBIA ENGINEERING
 4405 INTERNATIONAL BLVD.
 SUITE 9-101
 NORCROSS, GEORGIA 30093
 (404) 925-0357

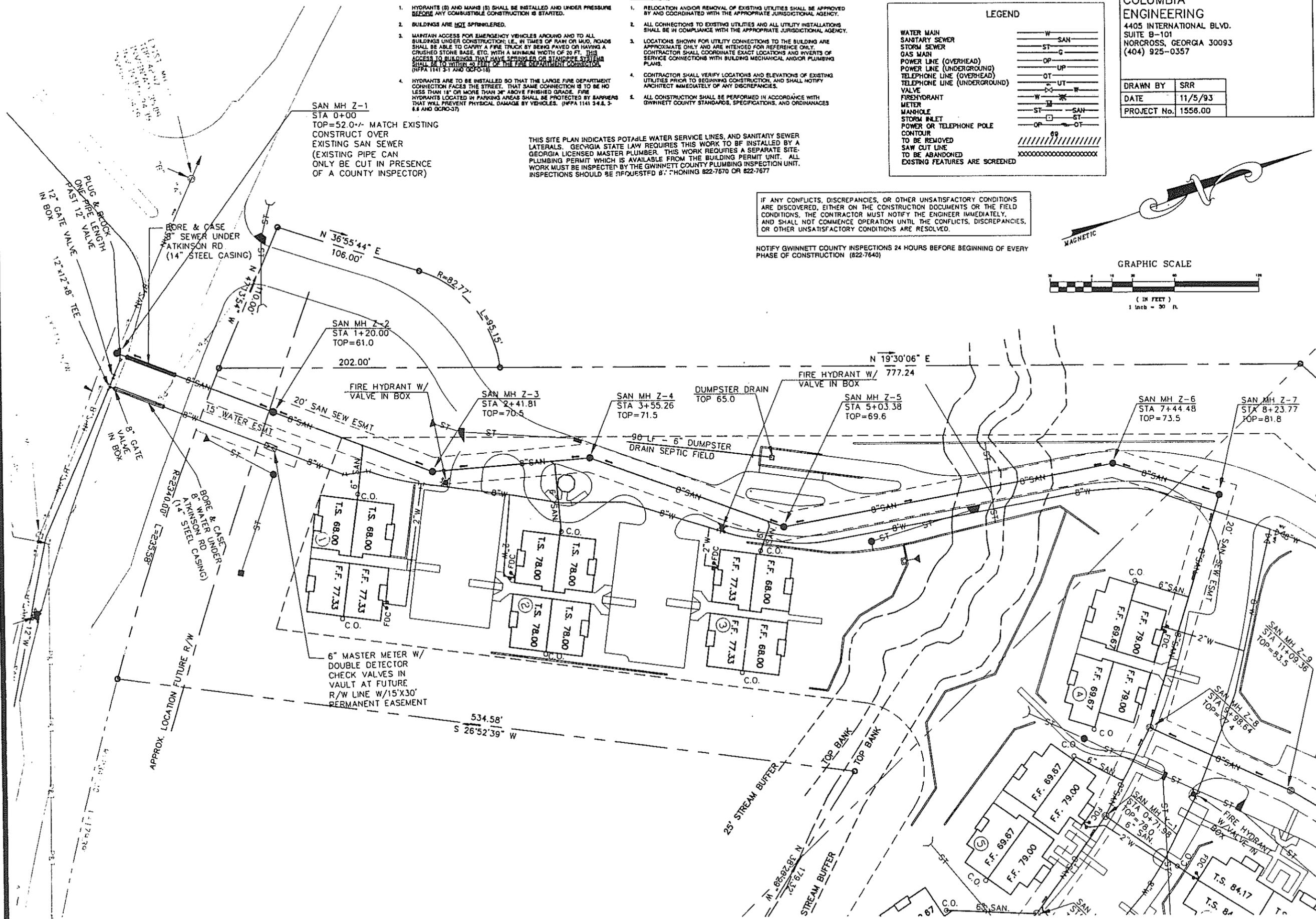
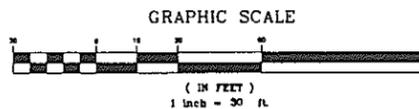
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 DATE: 11/5/93
 PROJECT No.: 1556.00

DATE: 11/5/93
 DATE: 8/3/93
 DRAWN BY: SRR/JCL
 PROJECT: 93022

THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES, AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE-PLUMBING PERMIT WHICH IS AVAILABLE FROM THE BUILDING PERMIT UNIT. ALL WORK MUST BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION UNIT. INSPECTIONS SHOULD BE REQUESTED BY PHONING 822-7670 OR 822-7677

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7640)



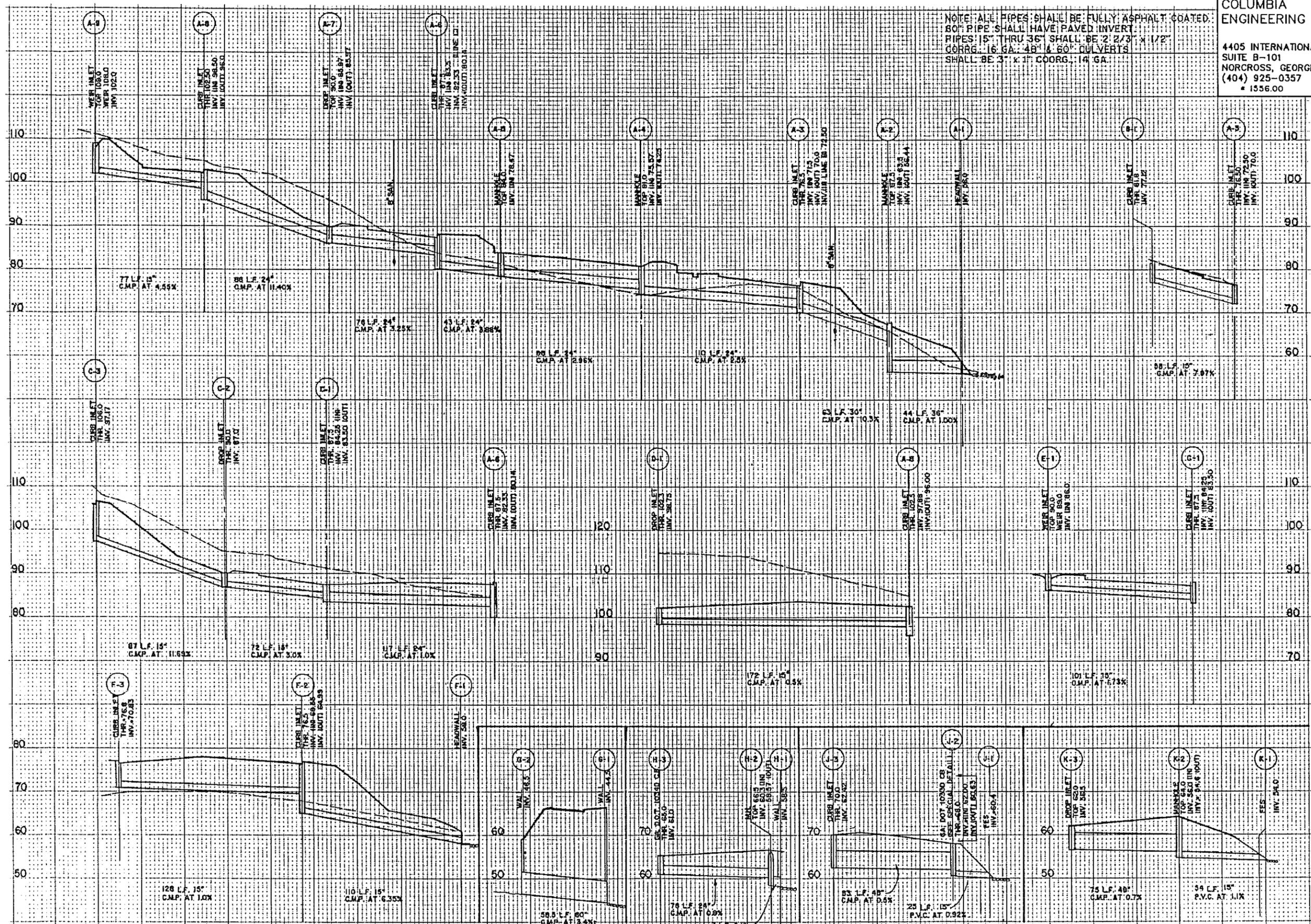
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD: GWINNETT COUNTY, GEORGIA

MARA
 SD4A
 SITE PLAN - UTILITIES

NOTE: ALL PIPES SHALL BE FULLY ASPHALT COATED.
 80" PIPE SHALL HAVE PAVED INVERT.
 PIPES 15" THRU 36" SHALL BE 2' 2/3" x 1/2"
 CORR. 16 GA. 48" & 60" CULVERTS
 SHALL BE 3" x 1" CORR. 14 GA.

COLUMBIA
 ENGINEERING

4405 INTERNATIONAL BLVD.
 SUITE B-101
 NORCROSS, GEORGIA 30093
 (404) 925-0357
 * 1556.00



DATE: 11/21/93
 PROJECT: 93022
 SHEET: 6/3/93
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 20 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 1425 ATKINSON RD. GWINNETT COUNTY, GEORGIA PROFILES

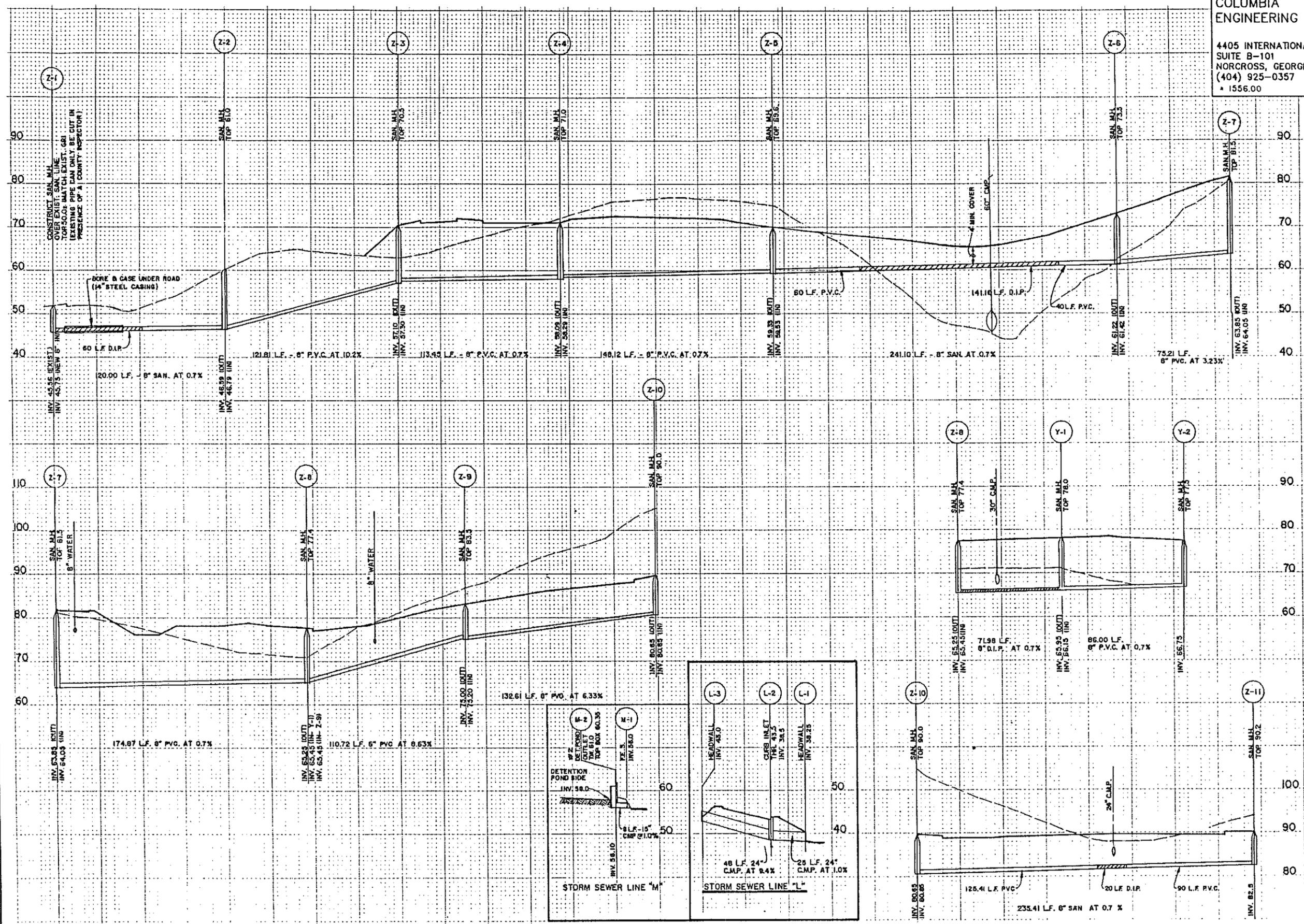
SD5

UNDERGROUND DETENTION #4
STORM SEWER PROFILES

4405 INTERNATIONAL BLVD.
SUITE B-101
NORCROSS, GEORGIA 30093
(404) 925-0357
* 1556.00

DATE: 1/5/93
DRAWN BY: 9/3/93
CHECKED BY: 11/6/93

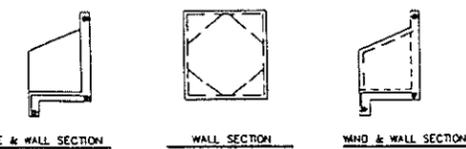
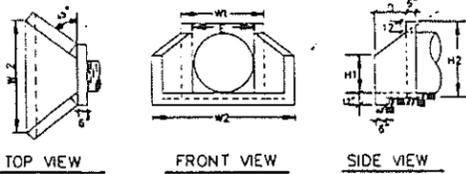
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201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3771 404-373-2800
TANGLEWOOD PARK APARTMENTS
1425 ATKINSON RD. GWINNETT COUNTY, GEORGIA PROFILES



SANITARY SEWER & STORM SEWER PROFILES



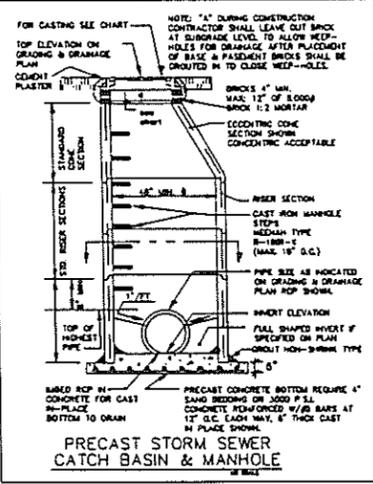
INSIDE DIAMETER	W1	W2	H1	H2	D	C	WT	SAFT	BASE AREA
12"	18"	18"	22"	13"	3/4"	1/2"	1.50	2.31	
18"	24"	24"	30"	19"	1"	3/4"	2.10	3.90	
24"	30"	30"	38"	25"	1 1/4"	1"	2.70	5.50	
30"	36"	36"	46"	31"	1 1/2"	1 1/4"	3.30	7.30	
36"	42"	42"	54"	37"	1 3/4"	1 1/2"	3.90	9.30	
42"	48"	48"	62"	43"	2"	1 3/4"	4.50	11.30	
48"	54"	54"	70"	49"	2 1/4"	2"	5.10	13.30	
54"	60"	60"	78"	55"	2 1/2"	2 1/4"	5.70	15.30	

ALL CONCRETE SHALL BE 4000 PSI REINFORCED STEEL SHALL BE 1/2" W/ INTERMEDIATE GRADE REINF. 2" MIN CLEARANCE. CHAMFER ALL EXPOSED EDGES 1/4"

CONCRETE HEADWALL DETAIL NO SCALE

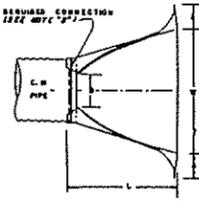
- DRAINAGE STRUCTURE NOTES**
1. DETAILS SHOWN ARE MINIMUM STANDARDS. STANDARDS REQUIRED BY JURISDICTIONAL AGENCIES SHALL SUPERCEDE DETAILS SHOWN ON THIS DRAWING AND SHALL BE UTILIZED DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE INSPECTOR FOR JURISDICTIONAL AGENCIES PRIOR TO ORDERING OR INSTALLING DETAILS SHOWN.
 2. DURING CONSTRUCTION, CONTRACTOR SHALL LEAVE OUT BRICK AT SUBGRADE LEVEL.
 3. DETAILS SHOWN INCLUDE BLOCK/BRICK OR PRECAST CONCRETE DRAINAGE STRUCTURES. EITHER STRUCTURE CAN BE ON A PRECAST OR CAST-IN-PLACE BOTTOM AS SHOWN. INVERTS OF STRUCTURES SHALL BE CONSTRUCTED SO THAT THEY DRAIN TO PIPE OUTLET.
 4. TOP SLAB ON SHALLOW STRUCTURES CAN BE CAST-IN-PLACE WITH REINFORCING AS SHOWN OR PRECAST TO WITHSTAND H-20 TRUCK LOADING.

CASTING	INSIDE TOP DIMENSION	APPLICATION
R-1730	27" CIRCULAR	STORM MANHOLE V.H.
R-3067	36" X 24"	CURB INLET C.I.
R-2503-C TYPE G	25 1/4" CIRCULAR	DROP INLET D.I.
R-2580-C TYPE G	40 1/2" CIRCULAR	LARGE CAPACITY L.I.
R-4343	21" X 24"	DROP INLET (DITCH OR NON-PAVEMENT)

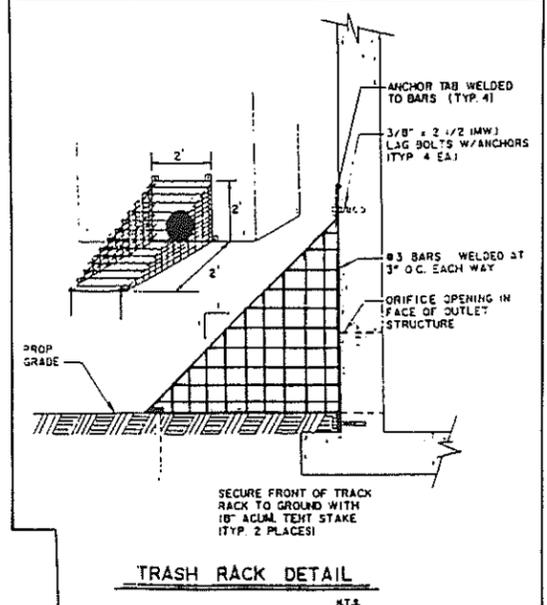
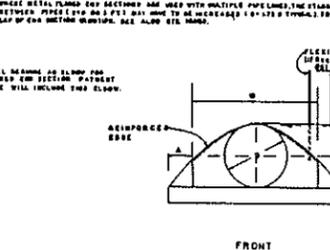
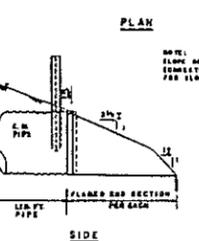


PRECAST STORM SEWER CATCH BASIN & MANHOLE

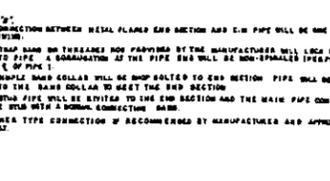
METAL FLARED END SECTION



PIPE THICKNESS	A	B	C	D	E	F	G
1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"
3/4"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
1"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"
1 1/4"	14 1/2"	14 1/2"	14 1/2"	14 1/2"	14 1/2"	14 1/2"	14 1/2"
1 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"
1 3/4"	16 1/2"	16 1/2"	16 1/2"	16 1/2"	16 1/2"	16 1/2"	16 1/2"
2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"

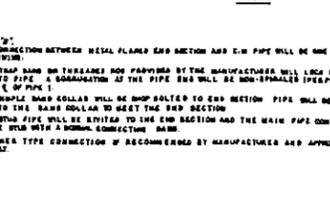
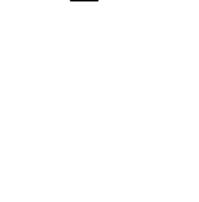
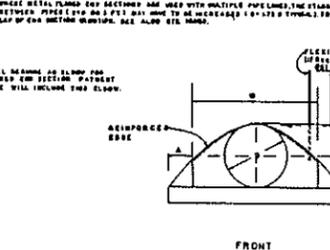
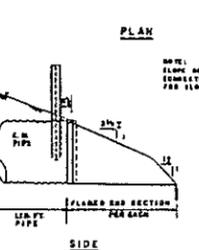
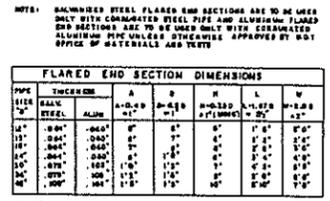
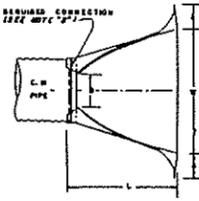


TRASH RACK DETAIL



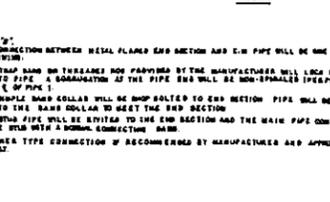
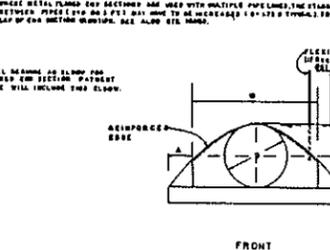
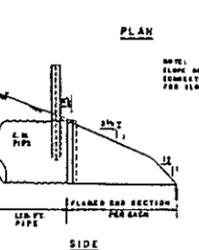
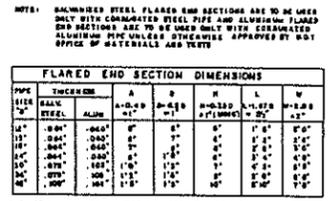
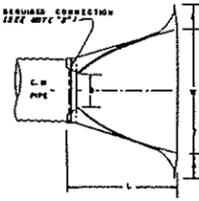
FLARED END SECTION FOR EACH

FRONT



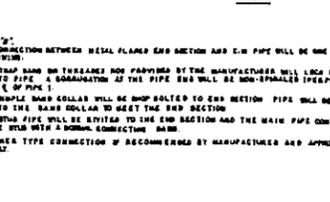
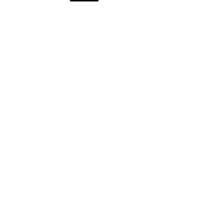
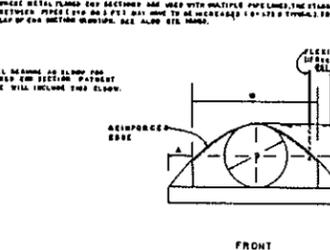
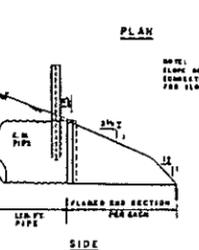
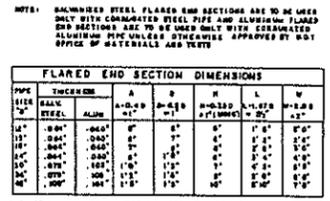
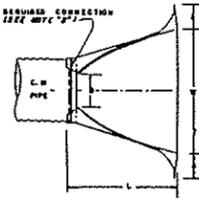
REQUIRED CONNECTION

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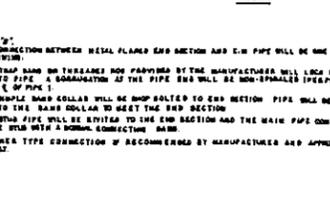
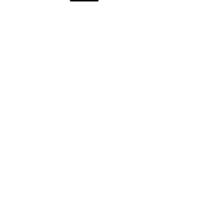
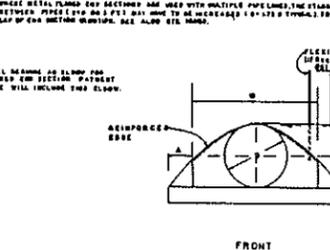
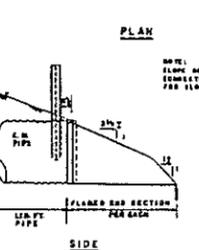
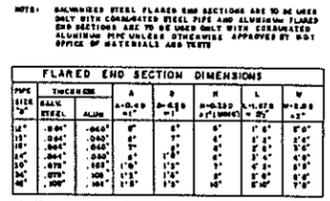
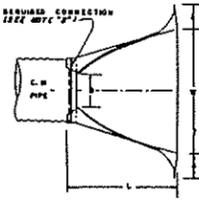
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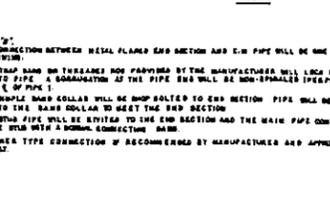
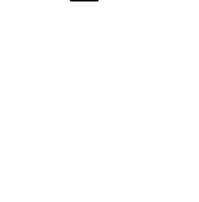
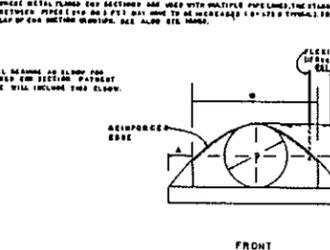
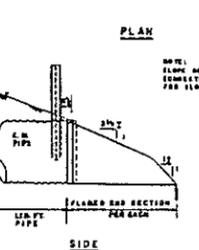
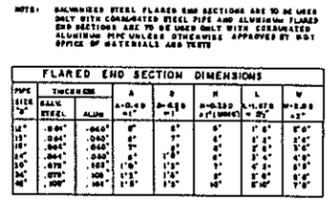
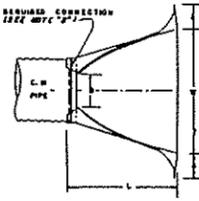
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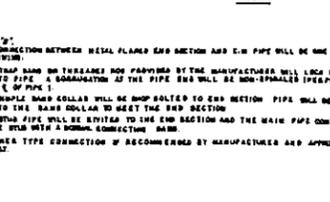
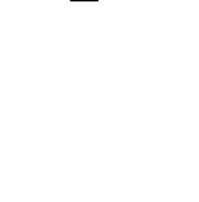
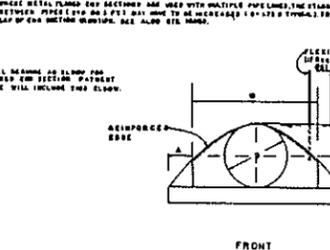
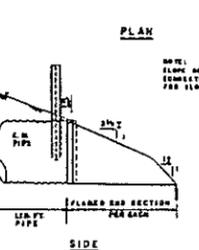
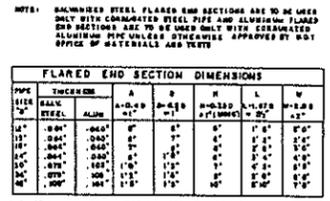
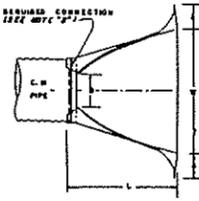
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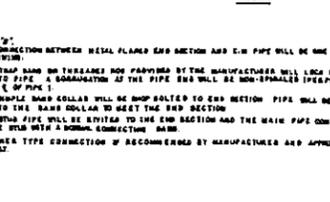
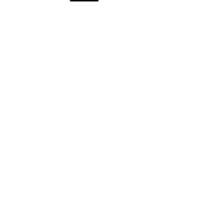
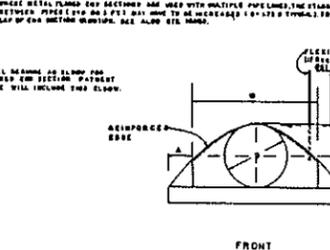
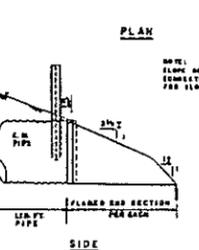
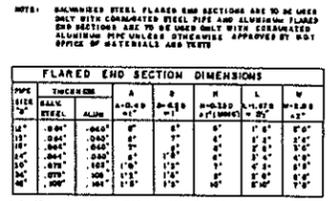
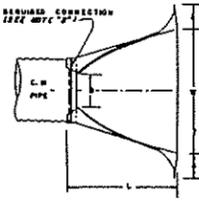
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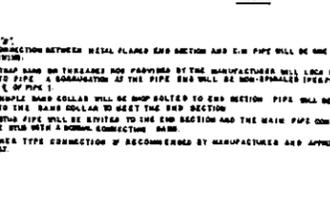
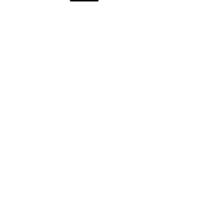
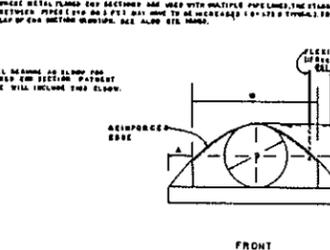
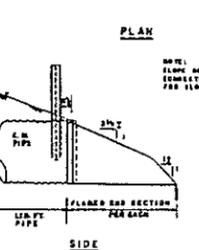
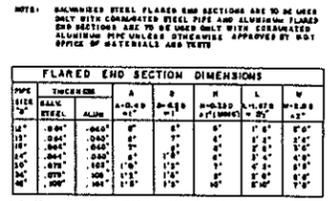
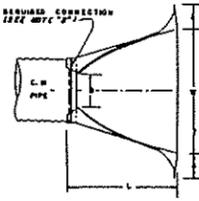
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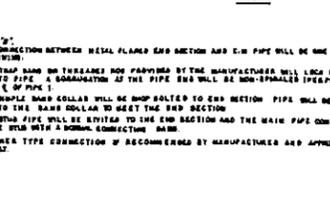
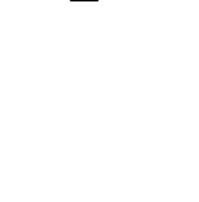
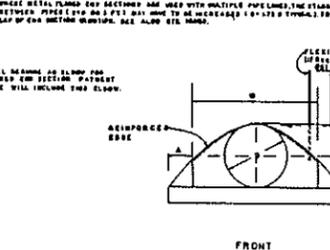
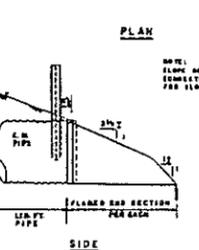
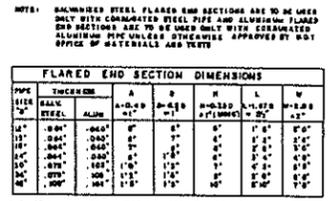
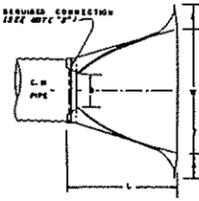
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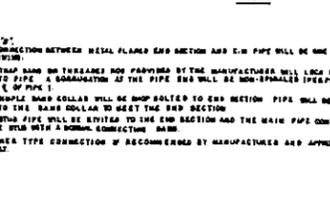
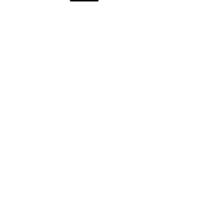
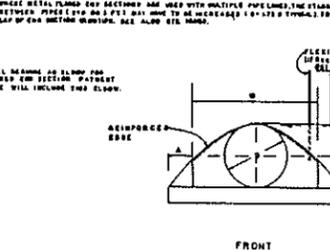
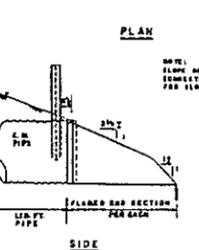
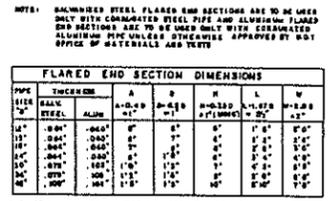
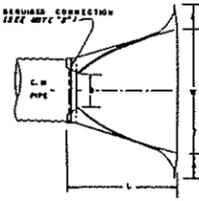
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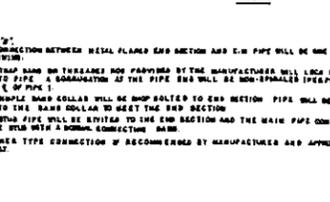
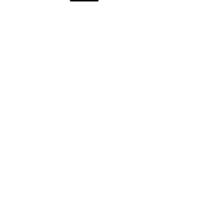
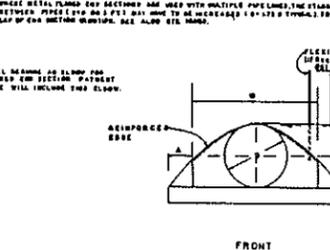
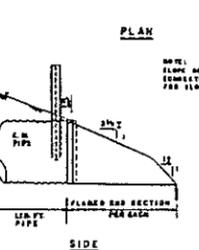
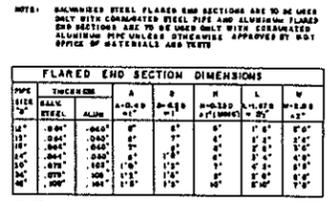
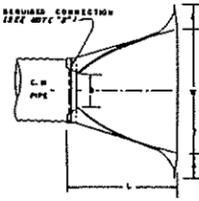
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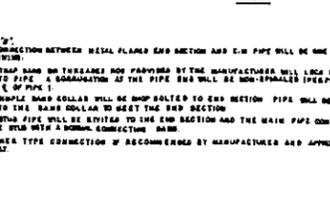
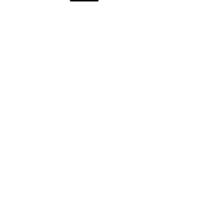
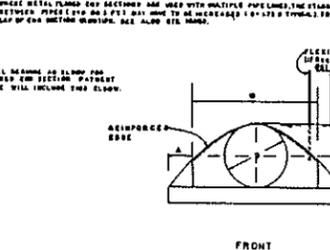
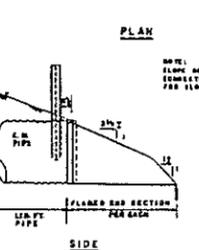
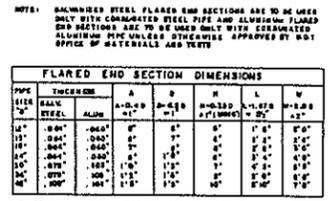
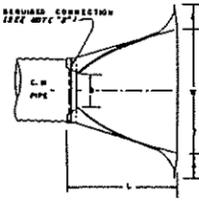
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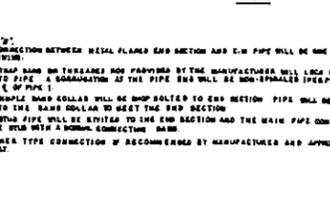
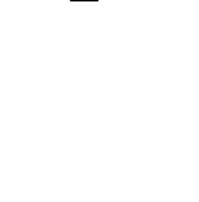
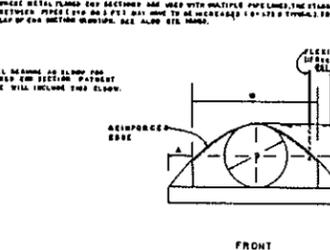
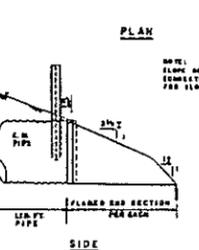
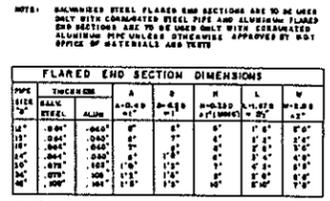
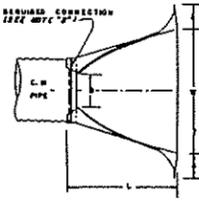
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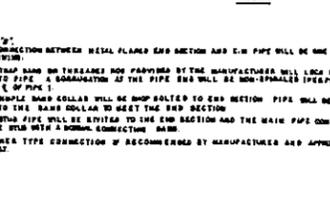
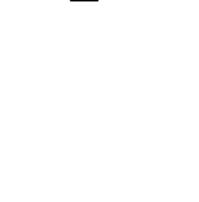
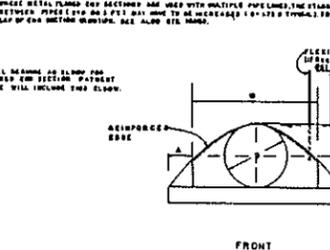
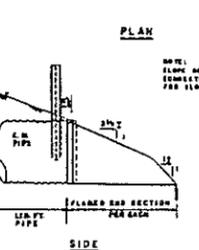
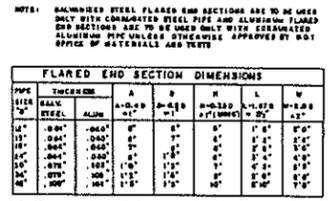
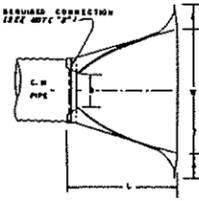
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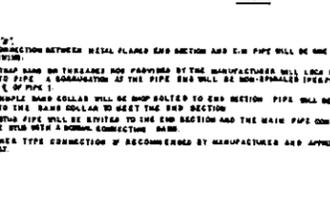
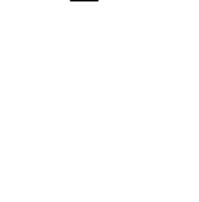
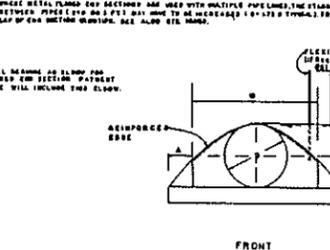
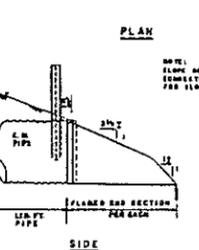
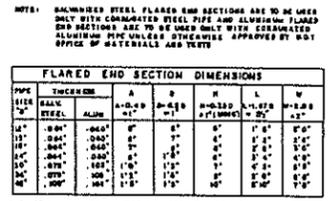
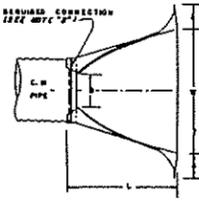
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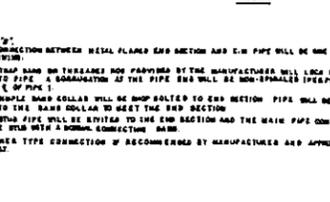
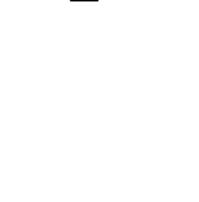
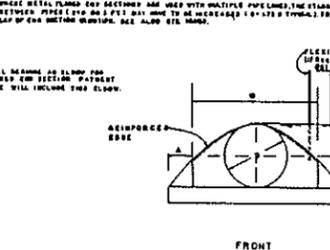
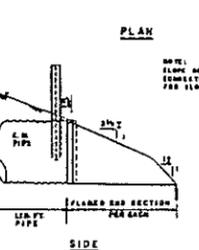
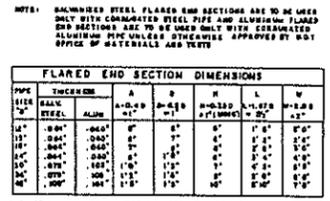
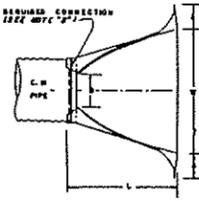
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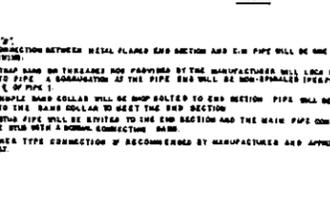
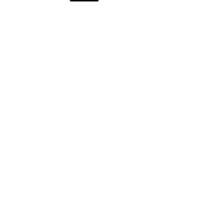
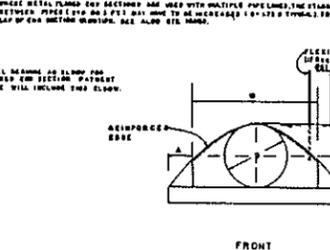
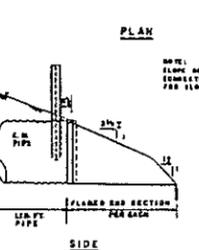
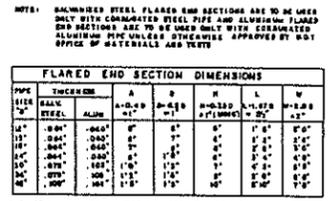
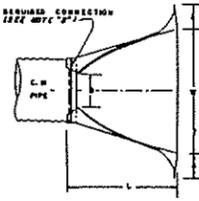
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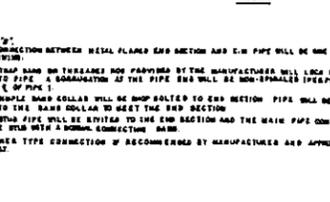
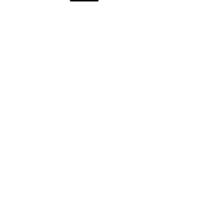
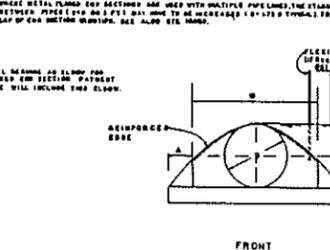
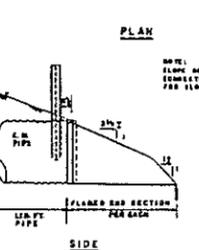
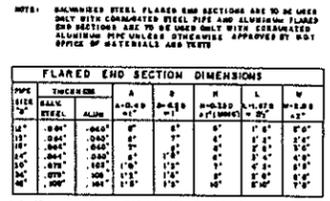
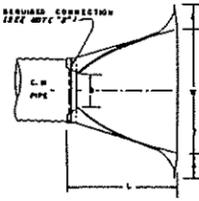
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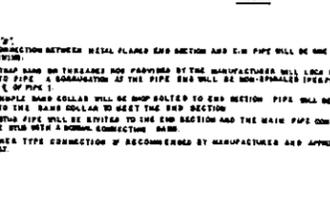
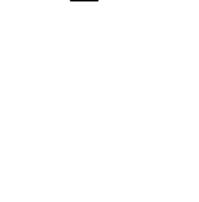
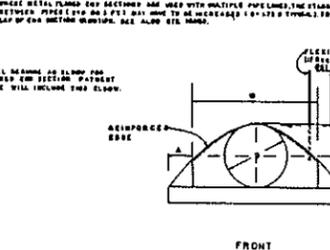
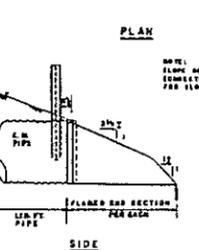
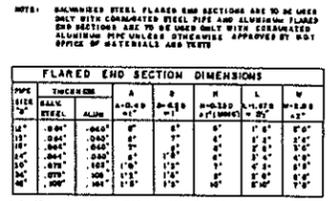
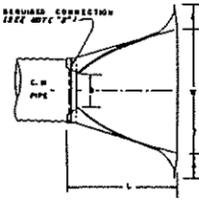
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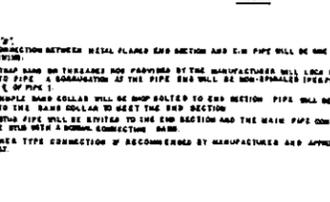
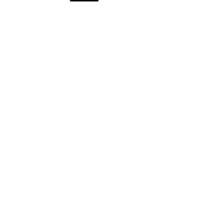
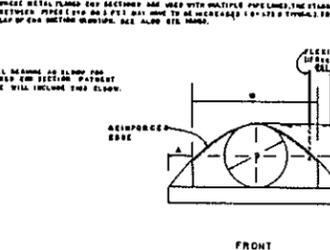
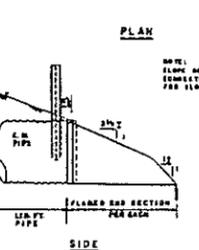
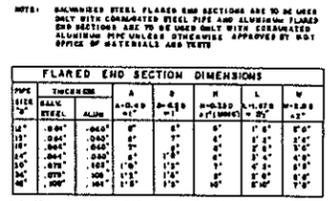
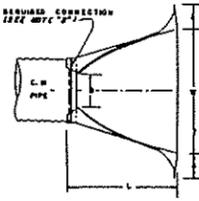
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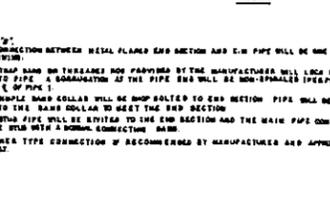
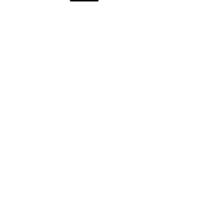
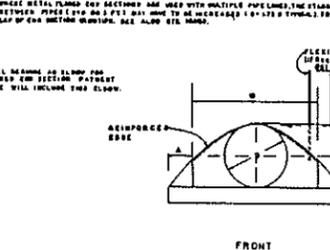
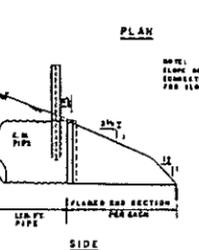
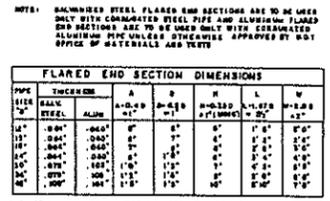
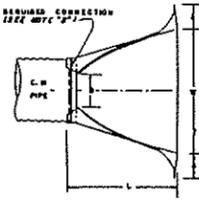
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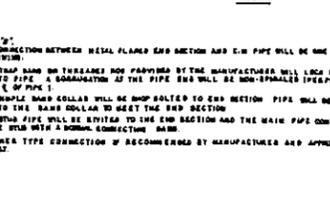
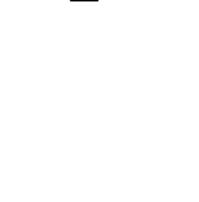
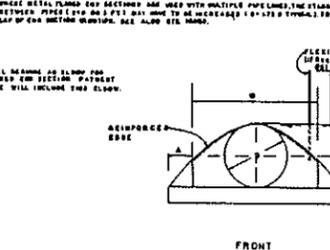
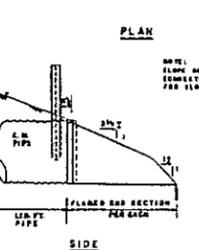
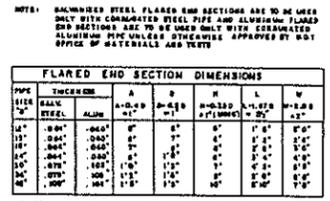
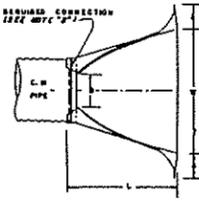
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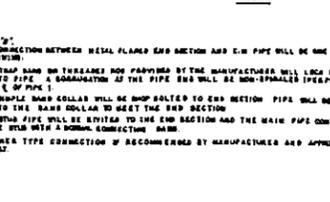
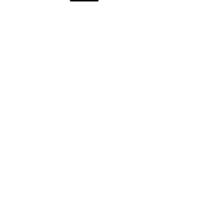
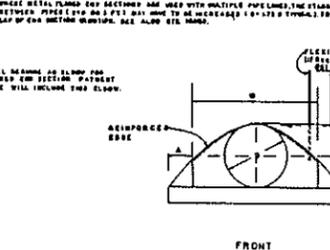
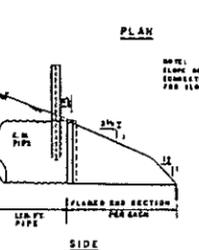
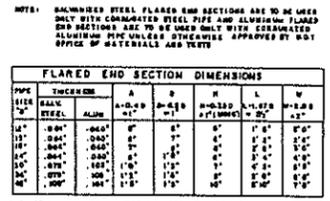
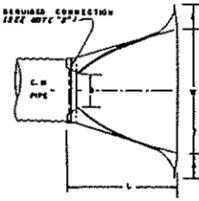
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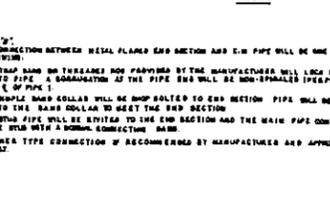
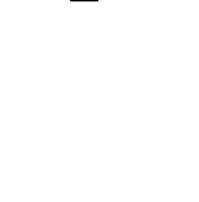
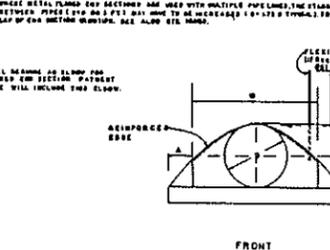
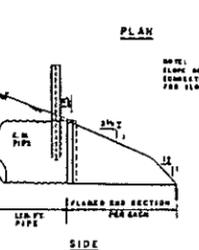
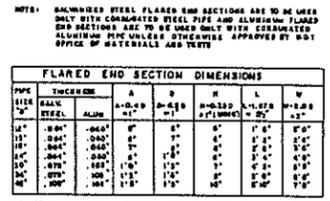
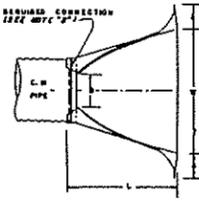
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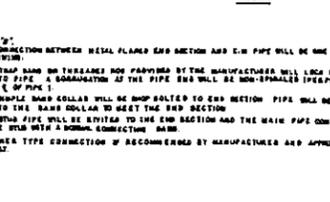
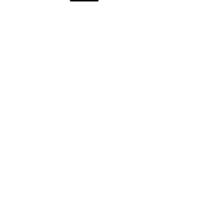
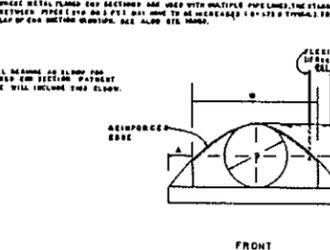
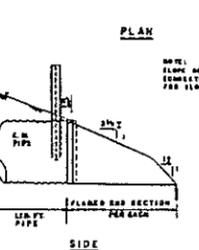
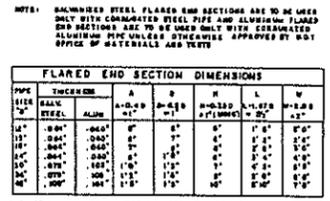
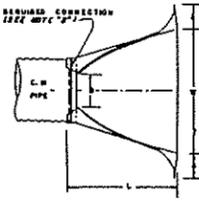
REQUIRED CONNECTION

FRONT



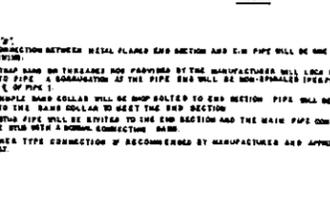
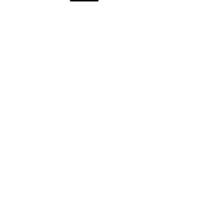
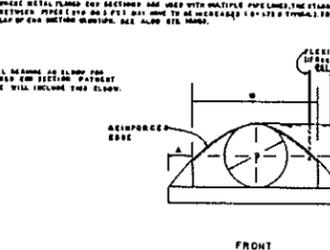
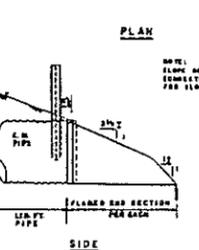
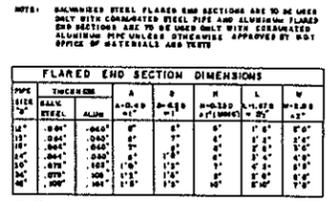
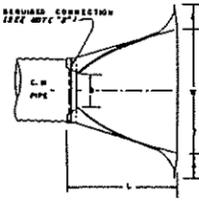
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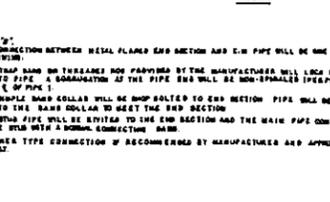
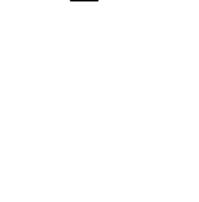
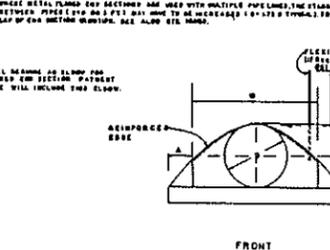
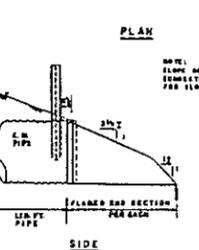
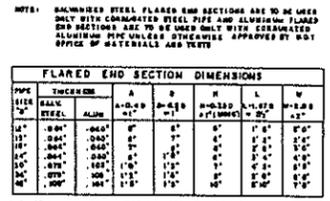
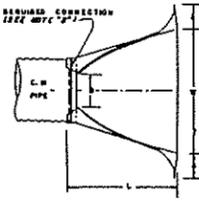
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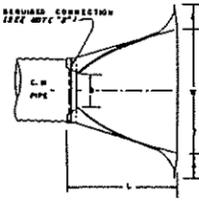
REQUIRED CONNECTION

FRONT



REQUIRED CONNECTION

FRONT

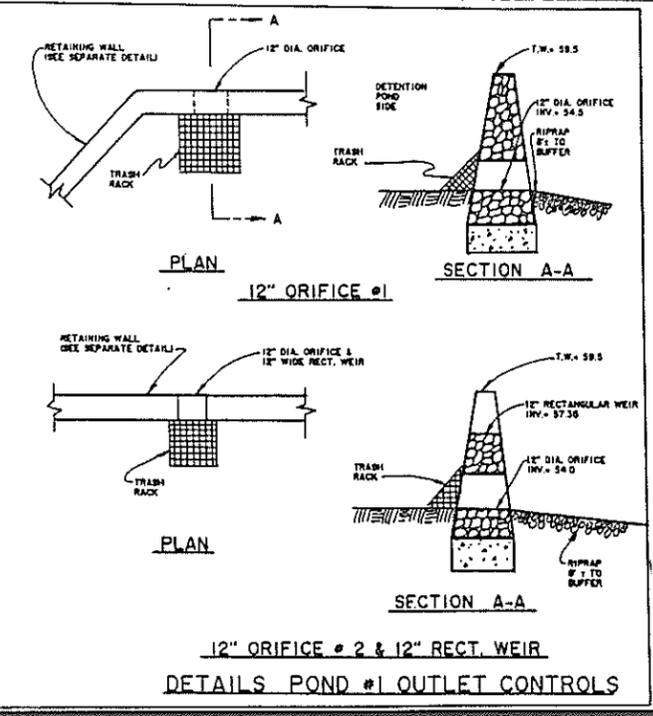
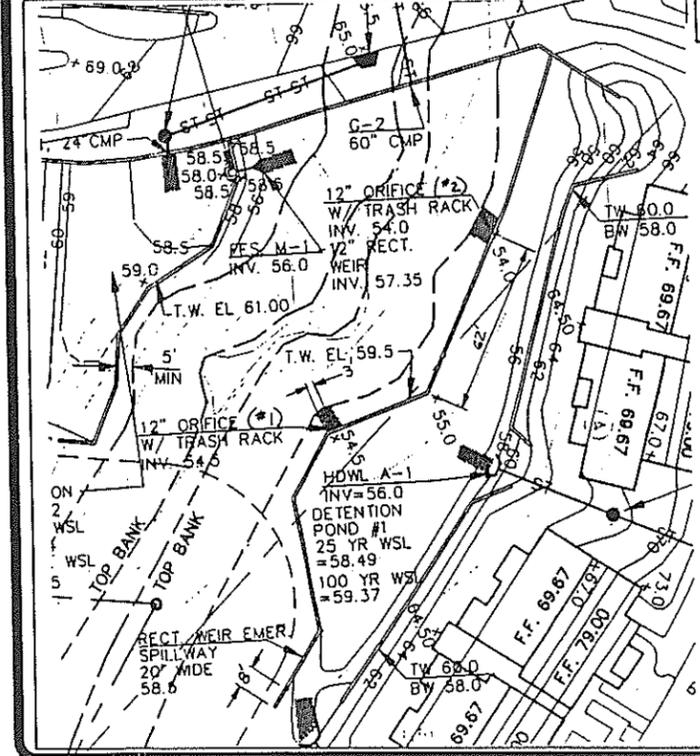
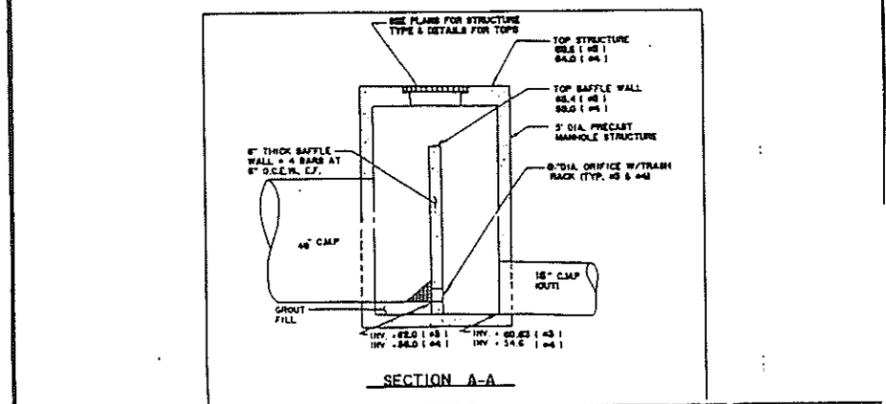
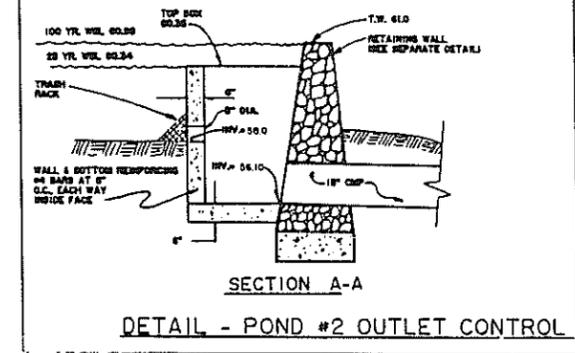
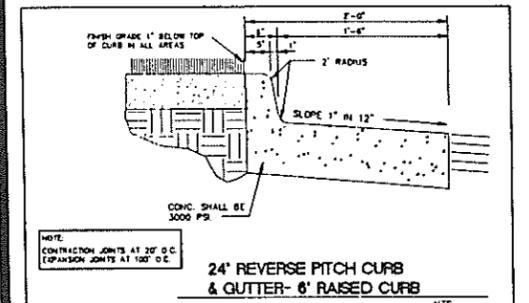
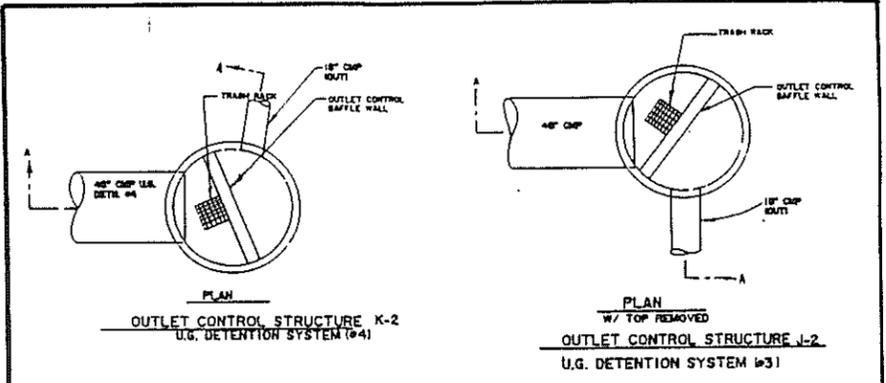
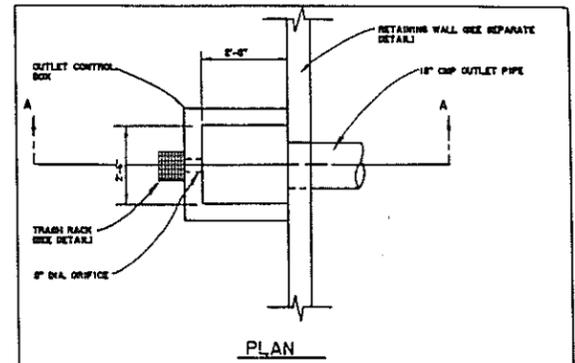
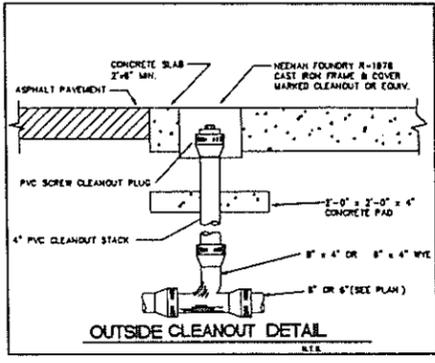
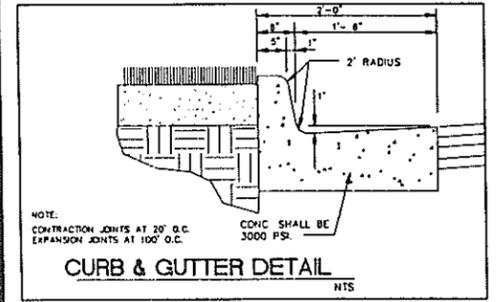
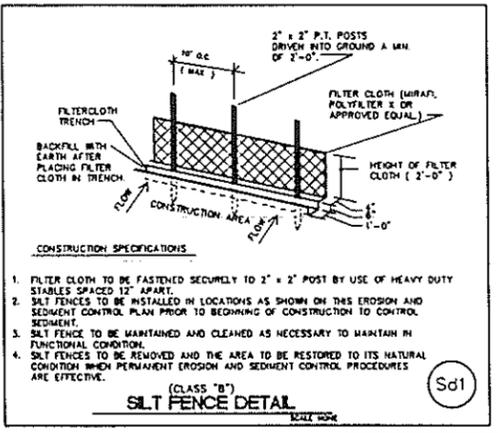
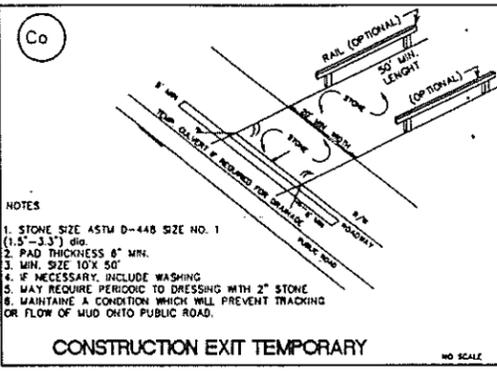
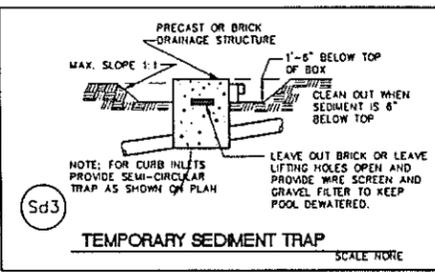
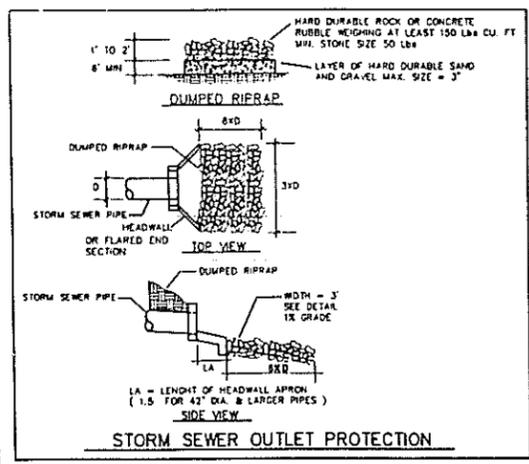


COLUMBIA ENGINEERING
 4405 INTERNATIONAL BLVD.
 SUITE B-101
 NORCROSS, GEORGIA 30093
 (404) 925-0357

DRAWN BY TLH
 DATE 11/5/93
 PROJECT No. 1556.00

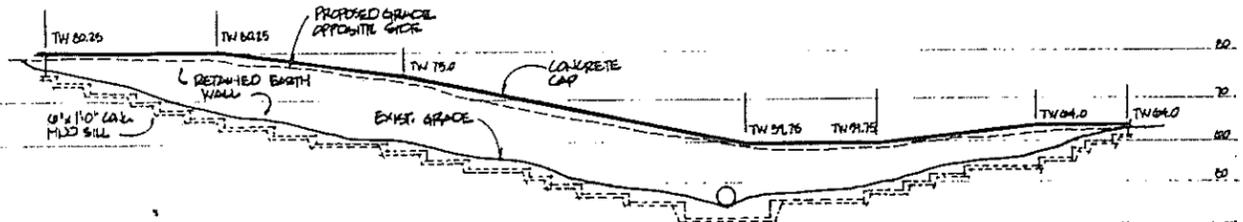
DETAILS

REVISION 11/5/93
 PROJECT 90322
 DATE 8/3/93
 DRAWN BY TLH

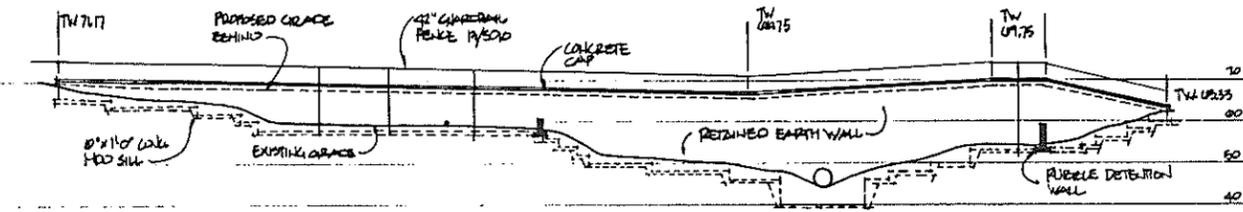



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3771 404-373-2800
TANGLEWOOD PARK APARTMENTS
 1425 ATKINSON RD., GWINNETT COUNTY, GEORGIA

ZARRA
 SD8



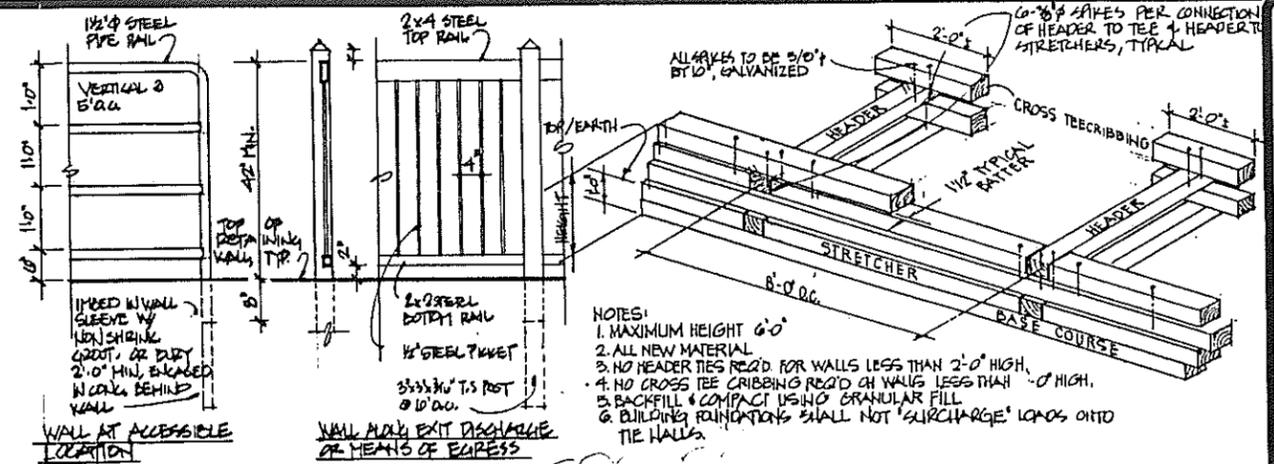
14 RETAINING WALL ELEVATION NORTH SIDE OF CREEK
1" = 20'



15 RETAINING WALL ELEVATION SOUTH SIDE OF CREEK

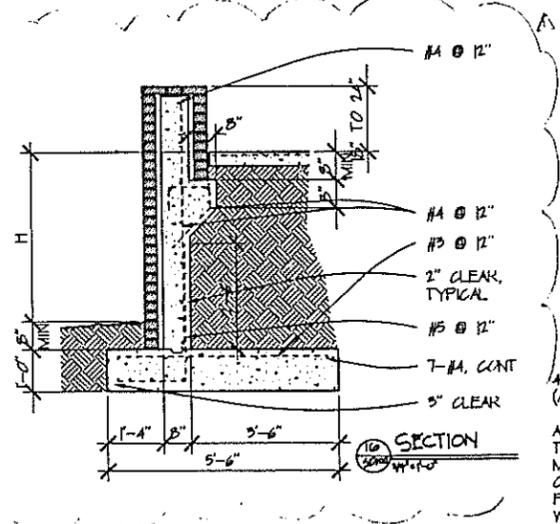
RETAINED EARTH WALL NOTES:

1. WALLS SHALL BE DESIGNED & ERRECTED BY A LICENSED CONTRACTOR W/ 5 YEARS EXPERIENCE IN R.E. WALLS.
2. CONTRACTOR SHALL HAVE AS A FULL TIME MEMBER OF HIS STAFF A REGISTERED ARCHITECT IN THE STATE OF GEORGIA W/ MIN 2 YEARS EXP. IN R.E. WALLS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF W/ THE ACTUAL SITE CONDITIONS AS WELL AS THE CONSTRUCTION DOCUMENTS AND SOILS REPORT.
4. WALLS SHALL BE DESIGNED TO SUPPORT THE ROAD ABOVE. ROADWAY WILL HAVE 4% MAX TRAFFIC. COORD. DESIGN & WORK W/ UTILITIES TO BE INSTALLED.
5. PROVIDE SHOP DRGS & CALCULATIONS FOR WALLS, INCLUDING CONNECTION DETAILS, ERECTION SEQUENCE & SCHEDULING, AND PLANS & ELEVATIONS. CALCULATIONS & DRAWINGS TO BE APPROVED BY ON STAFF ENGINEER.

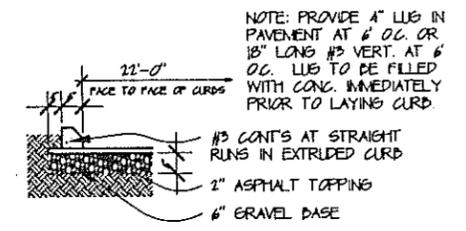


13 GUARDRAIL DETAILS
12 PRESSURE TREATED TIE WALL DETAIL

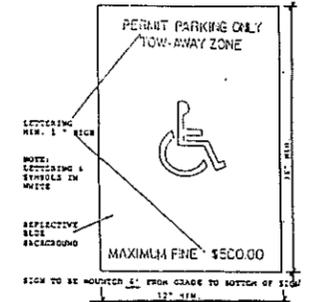
- NOTES:
1. MAXIMUM HEIGHT 6'-0"
 2. ALL NEW MATERIAL
 3. NO HEADER TIES NEEDED FOR WALLS LESS THAN 2'-0" HIGH.
 4. NO CROSS TIE CRIBBING REQUIRED ON WALLS LESS THAN 1'-0" HIGH.
 5. BACKFILL & COMPACT USING GRANULAR FILL
 6. BUILDING FOUNDATIONS SHALL NOT SURCHARGE LOADS ON TO TIE WALLS.



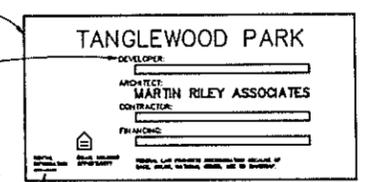
10 RUBBLE RETAINING WALL



7 ALTERNATE CURB DETAIL

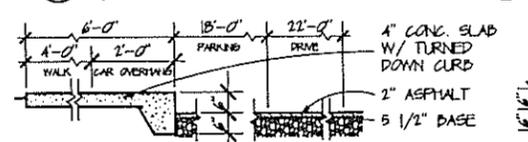


8 SIGN DETAIL

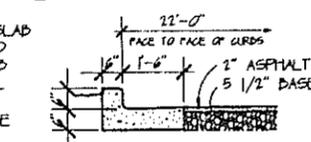


6 CONSTRUCTION SIGN DETAIL

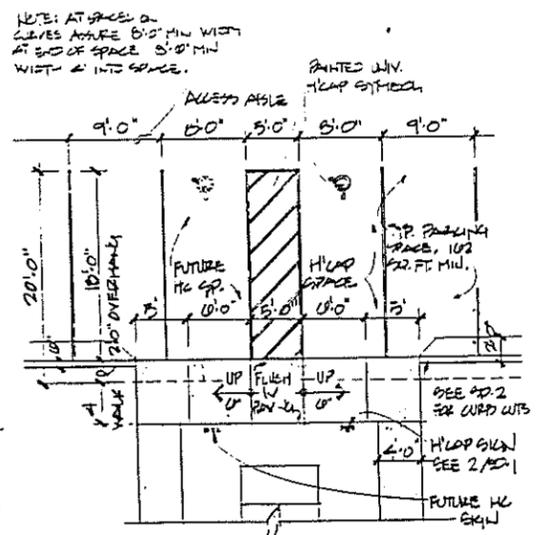
5 H-CAP SIGN



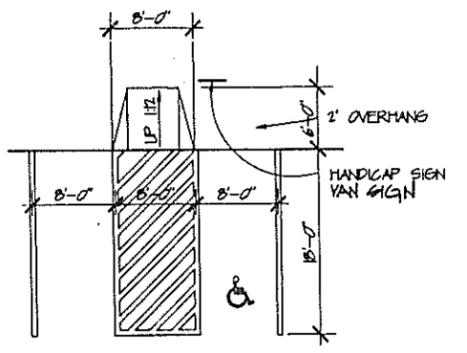
4 SIDEWALK AT PARKING



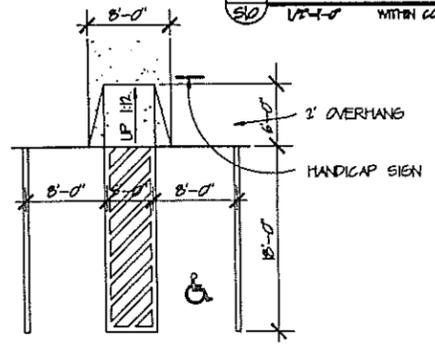
3 CURB + GUTTER



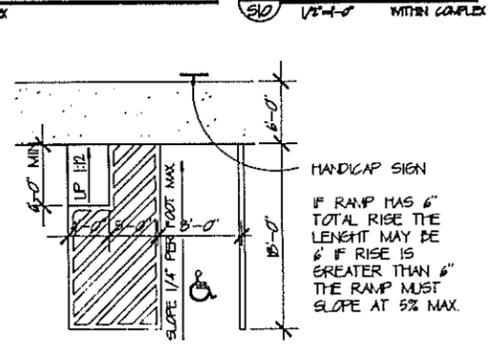
9 HANDICAPPED PARKING RAMP



8 HANDICAP VAN PARKING RAMP



2 HANDICAP PARKING RAMP

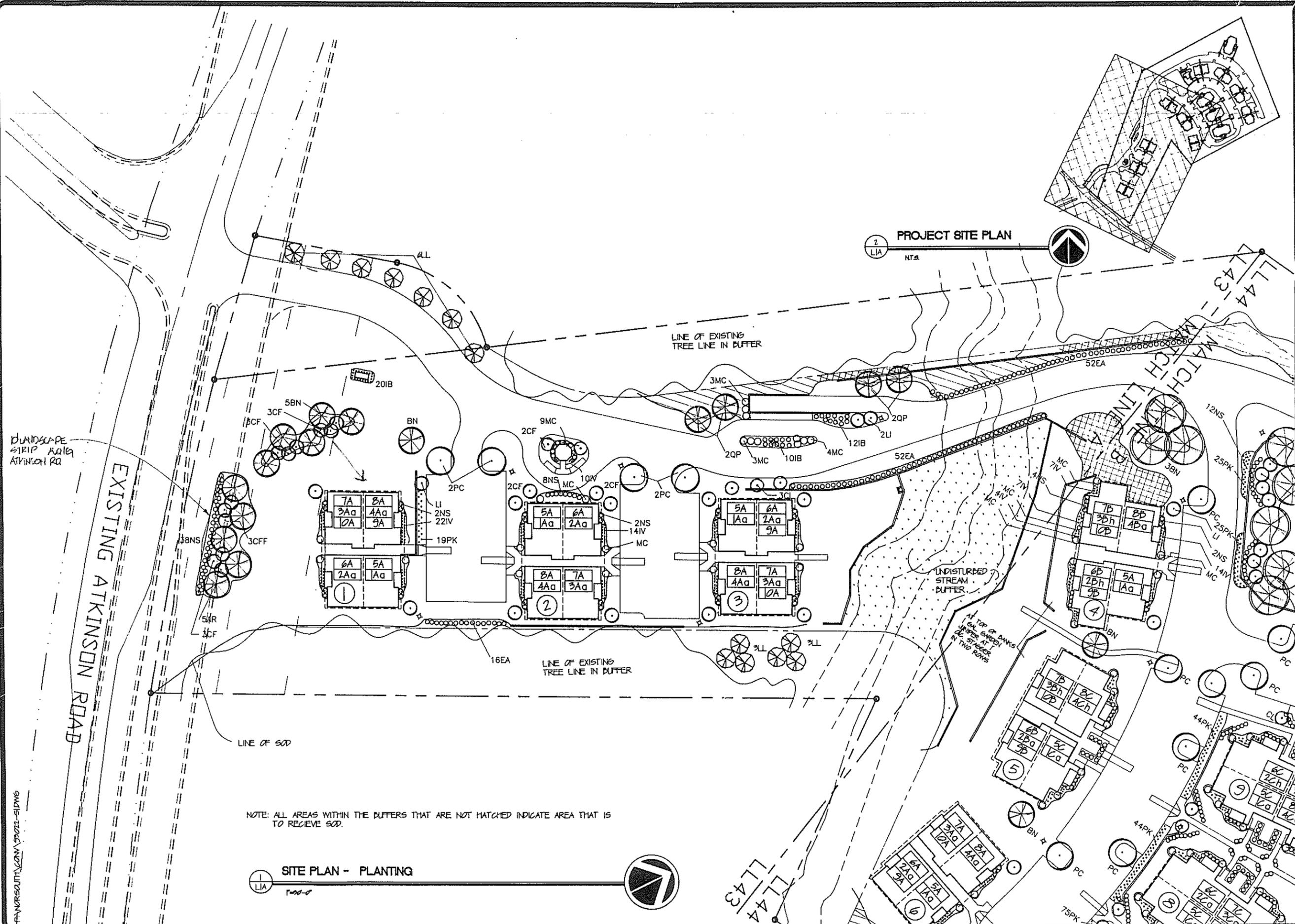


1 HANDICAP PARKING RAMP

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

SD10



PROJECT SITE PLAN

SITE PLAN - PLANTING

NOTE: ALL AREAS WITHIN THE BUFFERS THAT ARE NOT HATCHED INDICATE AREA THAT IS TO RECEIVE SOD.

LANDSCAPE STRIP ALONG ATKINSON RD

EXISTING ATKINSON ROAD

LINE OF EXISTING TREE LINE IN BUFFER

LINE OF EXISTING TREE LINE IN BUFFER

UNDISTURBED STREAM BUFFER

PROJECT	20012
DATE	11-5-09
SCALE	PLT
REVISION	11/15/13

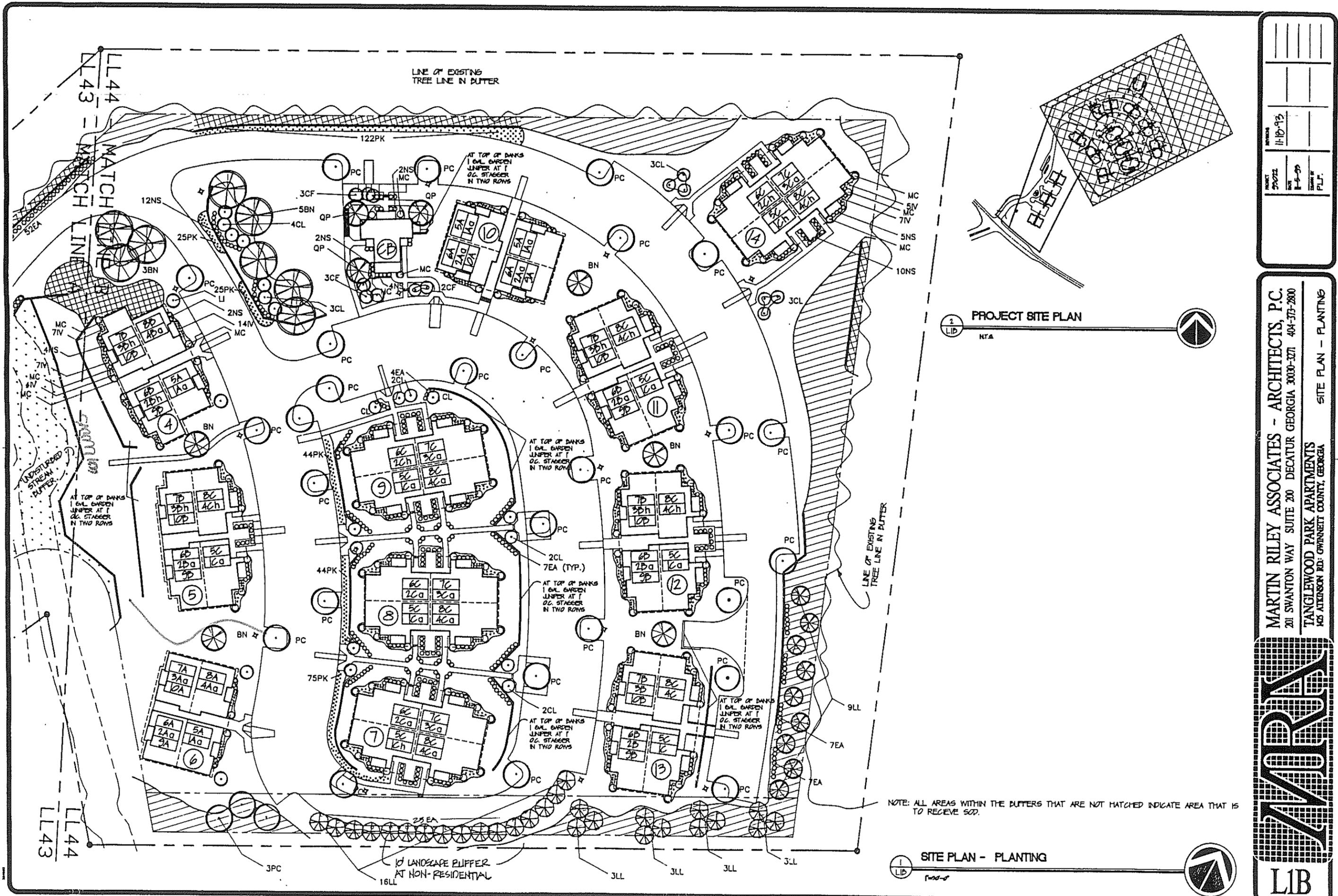
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA



L1A

SITE PLAN - PLANTING

P:\NS\3012\CON\30012-51.DWG



PROJECT	TANGLEWOOD PARK APARTMENTS
DATE	11-10-93
SCALE	1" = 10'-0"
DRAWN BY	PLT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-375-2800
 TANGLEWOOD PARK APARTMENTS
 1425 ATKINSON RD. GRINNETT COUNTY, GEORGIA

MARIN

LIB

PLANT LIST

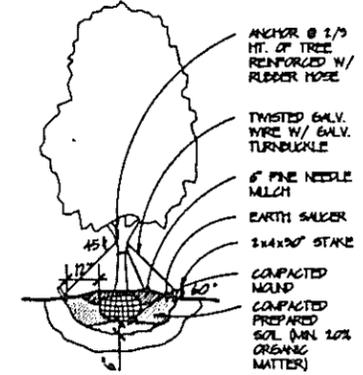
KEY	QUAN	COMMON NAME BOTANICAL NAME	HGT.	CAL	UNITS	ROOT	NOTE
DN	15	RIVER BIRCH BETULA NERA	8'	1	7.2	D&D	6
QP	7	WILLOW OAK SEROTINUS PHELLOS	8'	1	2.8	D&D	6
AR	5	RED MAPLE ACER RUBRUM	8'	1	2	D&D	6
PC	275	BRADFORD PEAR PYRUS CALIFORNIA	6'	1	19.2	D&D	6
NP	-	AUSTRIAN PINE PINUS NERA	6'	1	-	D&D	6
CL	21	LELAND CYPRESS + CUPRESSOCYPERUS LELANDI	6'	1	8.4	D&D	6
CF	31	DOGWOOD CORNUS FLORIDA	6'	1	12.4	D&D	6
LI	10	GRAPE MYRTLE LACONOSTICUM NOCCA	2'-4'	1	5.2	D&D	-
LL	31	GLOSSY PRIVET LIGUSTRUM LUCIDUM	2'-4'	1	24.1	D&D	-
NC	145	WAX MYRTLE LITSEA CALIFORNIA	2'-4'	1	57.2	D&D	-
PK	270	PIREAZANTHA PIREAZANTHA COCCINEA	2'-4'	1	110.4	D&D	-
EA	29	ELEGANT SILVERBERRY ELEAGNUS ARGENTEA	2'-5'	-	-	D&D	-
NS	422	NELLE STEVENS HOLLY ILEX NELLE STEVENS	15'	-	-	D&D	-
JK	-	HELLER JAPANESE HOLLY ILEX CORNUTA YELLOU	15'	-	-	D&D	-
JK	-	DWARF PRITZER JUNIPER JUNIPERUS HORIZONTALIS PRITZ. NANA	15'	-	-	D&D	-
JH	20	ANDORRA JUNIPER JUNIPERUS HORIZONTALIS FLUSSOK	5'-12'	-	-	D&D	-
ID	12	DWARF BURFORD HOLLY ILEX CORNUTA YELLOU	12'-15'	-	-	D&D	-
IV	-	YALPON HOLLY ILEX VENTRINA	12'-15'	-	-	D&D	-
TOTAL NEW PLANTING:					2429		
MINUS TOTAL UNITS IN THE BUFFER					93	=	239.6
TOTAL OF EXISTING PLANTING TO REMAIN					8256		
TOTAL UNITS:					10985		
TOTAL UNITS REQUIRED AT 926 ACRES					1309		

NOTES

- A. FERTILIZER: FERTILIZER TO BE COMPLETE FERTILIZER THE CONTENTS OF WHICH SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS - 10% PHOSPHORIC ACID, 10% POTASH, AVAILABLE MATERIALS DERIVED FROM INORGANIC SOURCES. FERTILIZER TO BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS BEARING THE MANUFACTURER'S STATEMENT OF GUARANTEE.
- B. SOIL: CONTIFIDE TO BE PLACED IN AREAS INDICATED.
- C. SEED: CONTIFIDE AT RATE TO PROVIDE FULL THICK COVER. ALL AREAS NOT SOODED OR OTHERWISE COVERED WITH PLANTING TO BE SEEDED AND MULCHED WITH WHEAT STRAW.
- D. EXISTING TREES: TO REMAIN WHERE PRACTICAL. PROVIDE PROTECTION DURING CONSTRUCTION.
- E. DRIP AREA: IF GUTTERS AREA NOT INSTALLED, PROVIDE 5' DRIP AREA CONSISTING OF FINE BARK OR FINE NEEDLES.
- F. REAR ROW OF PLANTS TO BE SET 14" AWAY FROM FOUNDATION TO ALIGN WITH DRIP EDGE ABOVE.
- G. TREES TO BE A MINIMUM OF SIX FEET AT TIME OF PLANTING.
- H. ALL PLANTED AREAS NOT RECEIVING SOO EROSION COVER, OR PLANTING TO BE SEEDED.
- I. AFTER CLEANING HAS BEEN PERFORMED, IF CHIPPER AGE FOUND TO BE LIGHT IN 4000'S TREES TO BE ADDED PER COUNTY STANDARDS.

TREE GUARD DETAIL

LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES BEFORE PLANTING TREES & SHRUBS. ADJUSTMENTS MAY BE NECESSARY. PLANT QUANTITIES SHOWN IN THE PLANT LIST ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. PLANTS SHALL BE SUPPLIED IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK SHOWN ON THIS PLAN. CONTAINER GROWN MATERIAL MAY BE SUBSTITUTED FOR D & D (BALL & BURLAP) MATERIAL.



NOTES:

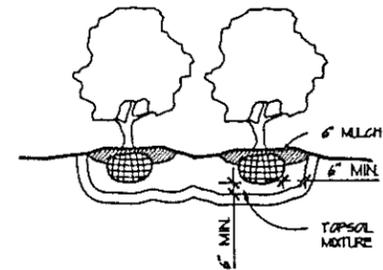
1. SHRUB PLANTING IS IDENTICAL EXCEPT STAKING IS NOT REQUIRED.
2. PLANT PITS SHALL NOT BE LESS THAN 15" DEEP NOR LESS THAN SPREAD OF ROOTS ON TREES & BUSHES.
3. ALL PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS GRADES.

SHRUB PLANTING BEDS



STAGGER PLANTS IN BEDS TO MAKE A UNIFORM MASS

SHRUBS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS GRADE.



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TANGLEWOOD PARK APARTMENTS
165 ATKINSON RD. GWINNETT COUNTY, GEORGIA



L2

ALL SINGLE FLOOR UNITS WITH ADJACENT AT GRADE FINISH ARE TO BE PROVIDED WITH THE FOLLOWING FEATURES (SEE BLDG. PLANS FOR UNITS THAT ARE TO BE ACCESSIBLE)

- DOORS TO HALLWAYS SHALL BE 5'-0" MIN.
- LIGHT SWITCHES, THERMOSTATS, WALL TELEPHONE JACKS SHALL BE MOUNTED AT 48" AFF.
- DUPLEXES, SWITCHES, PHONE AND CABLE JACKS SHALL BE MOUNTED AT 48" AFF.
- BLOCKS SHALL BE PROVIDED FOR FUTURE GRAB BARS @ TUBS AND TOILETS, AND WALL HANG LANS IN THE BATHROOM.
- PROVIDE BLOCKS FOR LOWERING CLOSET BELIEVA.
- DIRTYET TUB/RESINOR CONTROLS.
- PATH BETWEEN ACCESSIBLE SPACE AND UNIT ENTRY DOOR MAY NOT EXCEED 96" SLIPS.

TYPICAL STANDARD UNIT NOTES

- DELETE BLOCKS FOR FUTURE GRAB BARS.
- STANDARD TUB WITH SOAP DISH, ETC. & CONTROLLED CONTROLS MAY BE USED.
- DELETE BLOCKS FOR LOWERING CLOSET BELIEVA & WALL HANG WANTED.
- SEE NOTES BELOW FOR SPECIFIC ITEMS IN EACH UNIT TYPE.

NOTES FOR 'A' UNIT WHEN IT IS NOT ACCESSIBLE

- DOORS TO BATHS TO BE REDUCED TO 6'-0".
- PROVIDE FULL 1" WIDE VANITY TOP ALONG ENTIRE LENGTH IN HALL BATH.
- DOORS TO BEDROOMS AND WALK IN CLOSETS TO BE REDUCED TO 6'-0".

NOTES FOR 'B' UNIT WHEN IT IS NOT ACCESSIBLE

- DOOR TO BATH TO BE REDUCED TO 6'-0".
- PROVIDE FULL 1" WIDE VANITY WITH A 6" SINK IN HALL BATH.
- DOORS TO BEDROOMS AND WALK IN CLOSETS TO BE REDUCED TO 6'-0".

NOTES FOR 'C' UNIT WHEN IT IS NOT ACCESSIBLE

- DOOR TO BATH TO BE REDUCED TO 6'-0".
- DOORS TO BEDROOM AND WALK IN CLOSETS TO BE REDUCED TO 6'-0".

NET FREE ATTIC AREA

- REQUIRED: 220 SF PROVIDED: 8,100 SF
- REQUIRED: 735 SF PROVIDED: 10,000 SF
- REQUIRED: 214 SF PROVIDED: 12,111 SF

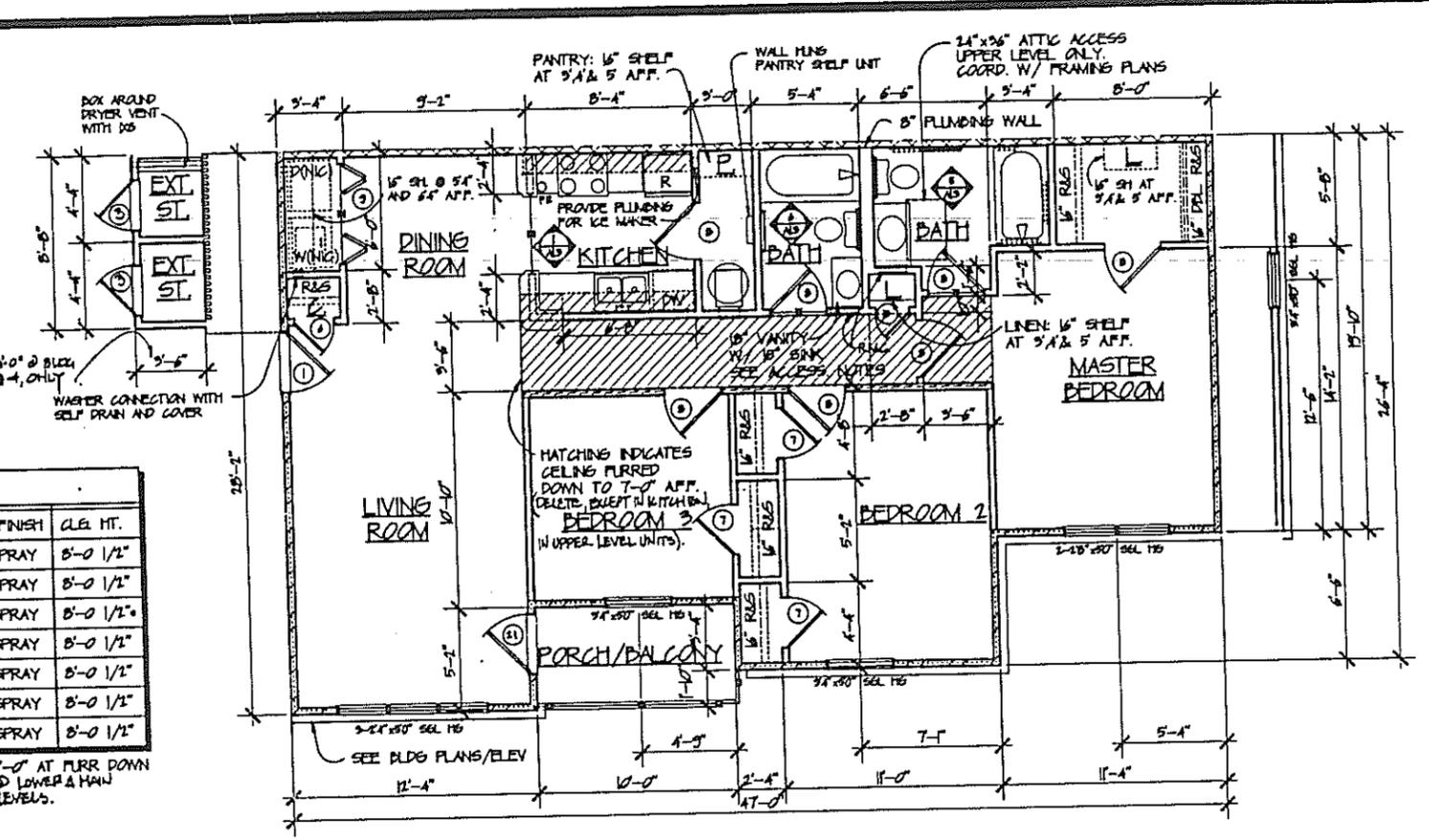
FLOOR PLAN LEGEND

RATED EXTERIOR WALL	[Symbol]
TEN SEPARATION WALL	[Symbol]
RATED BEARING WALL	[Symbol]
FULL HEIGHT BRICK VENEER	[Symbol]
FURR DOWN	[Symbol]
SHEARWALL #	[Symbol]

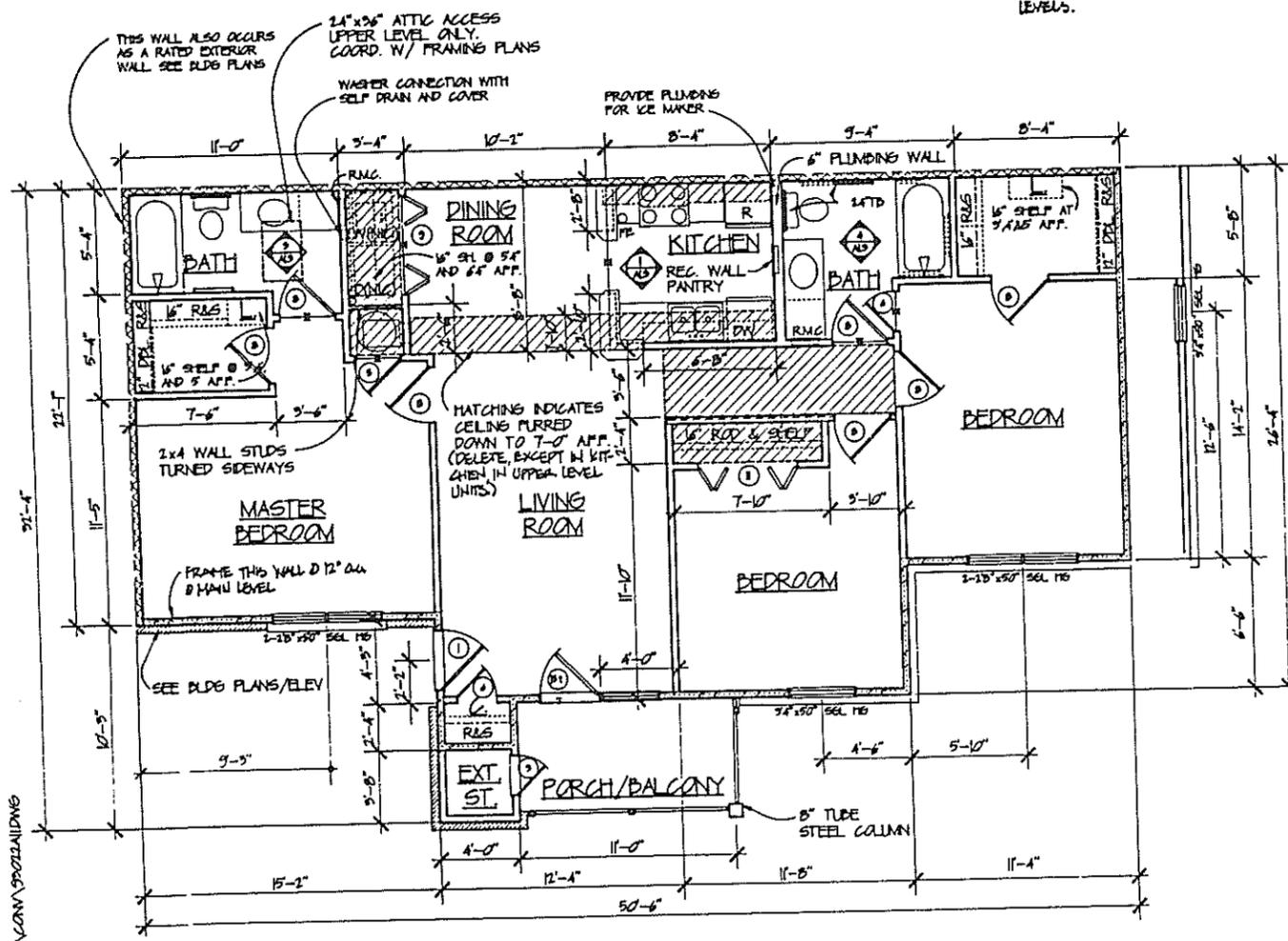
* AT HAND LEVEL OF 2/3 STORY BLOCKS ONLY!
(SEE SHEET A1.4)
- NO SPACE WITHIN ANY ATTIC EXCEED 2000 SF.
- FIRE EXTINGUISHERS TO BE IN COMPLIANCE WITH NFPA 70.

UNIT FINISH SCHEDULE

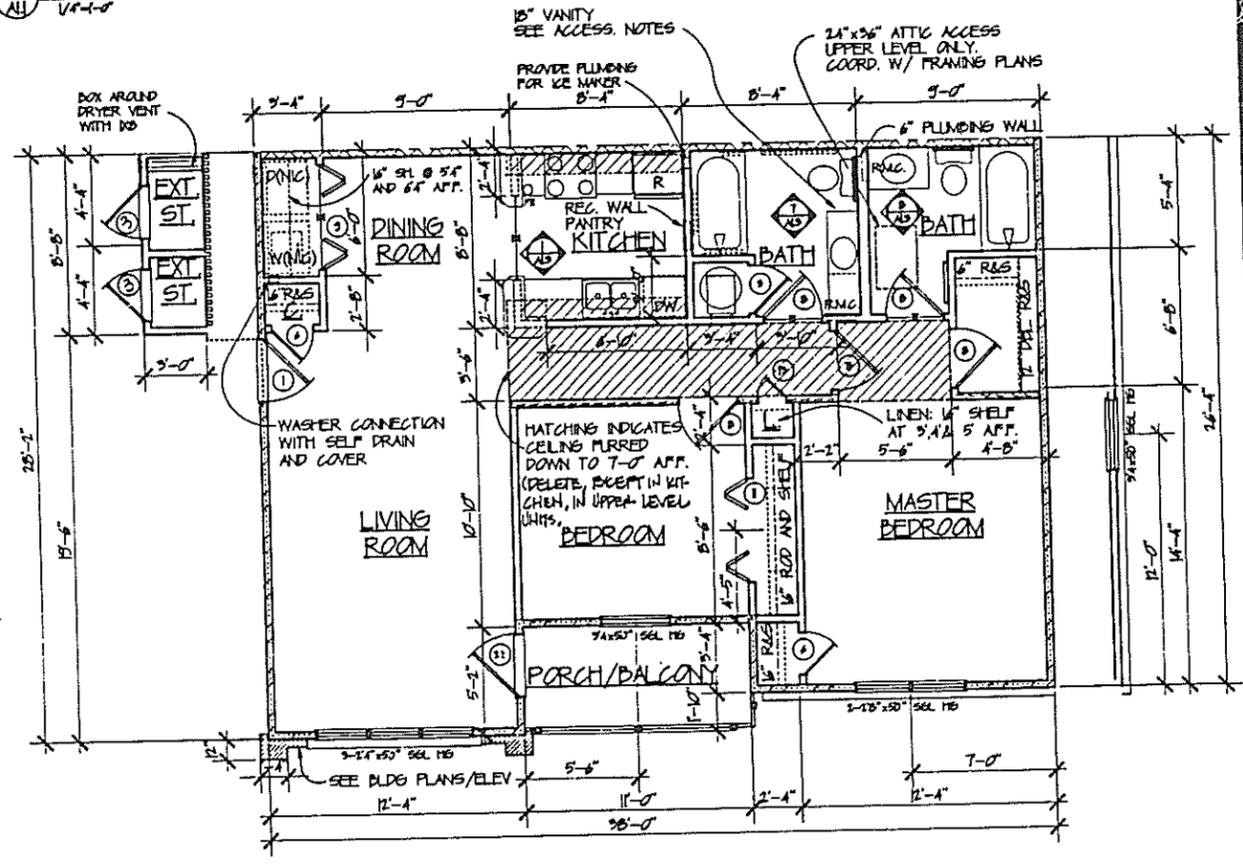
SPACE NAME	BASE	FLOOR FINISH	WALL FINISH	C.E.B. FINISH	C.E.B. HT.
LIVING ROOM	WOOD	CARPET	PAINT PLAT	AC. SPRAY	8'-0" 1/2"
KITCHEN	WOOD	V.G.T.	PAINT S.M.E.L.	AC. SPRAY	8'-0" 1/2"
HALLWAY	WOOD	CARPET	PAINT PLAT	AC. SPRAY	8'-0" 1/2"
MECH./UTIL.	WOOD	V.G.T.	PAINT PLAT	AC. SPRAY	8'-0" 1/2"
BATH	WOOD	V.G.T.	PAINT S.M.E.L.	AC. SPRAY	8'-0" 1/2"
BEDROOM	WOOD	CARPET	PAINT PLAT	AC. SPRAY	8'-0" 1/2"
STORAGE	WOOD	CONCRETE	PAINT PLAT	AC. SPRAY	8'-0" 1/2"



FLOOR PLAN 'B' UNIT
V14-1-0



THREE BEDROOM TYPE 'C' FLOOR PLAN
V14-1-0

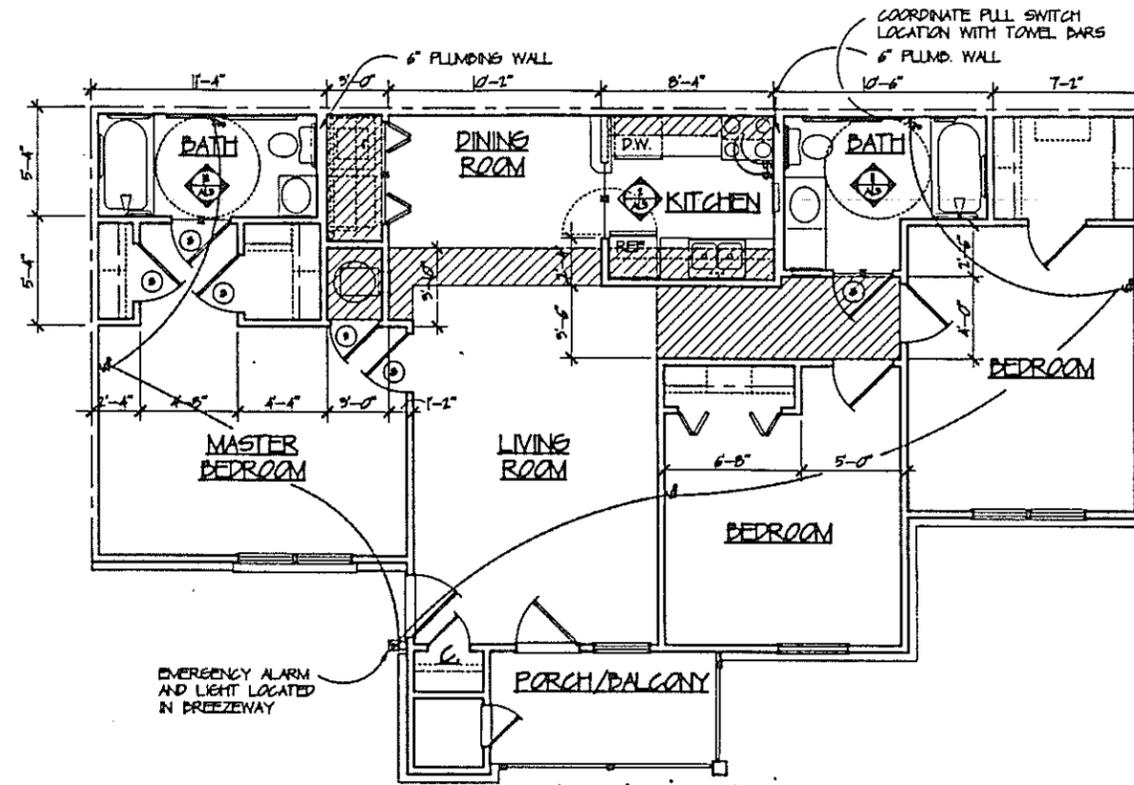


TWO BEDROOM TYPE 'A' FLOOR PLAN
V14-1-0

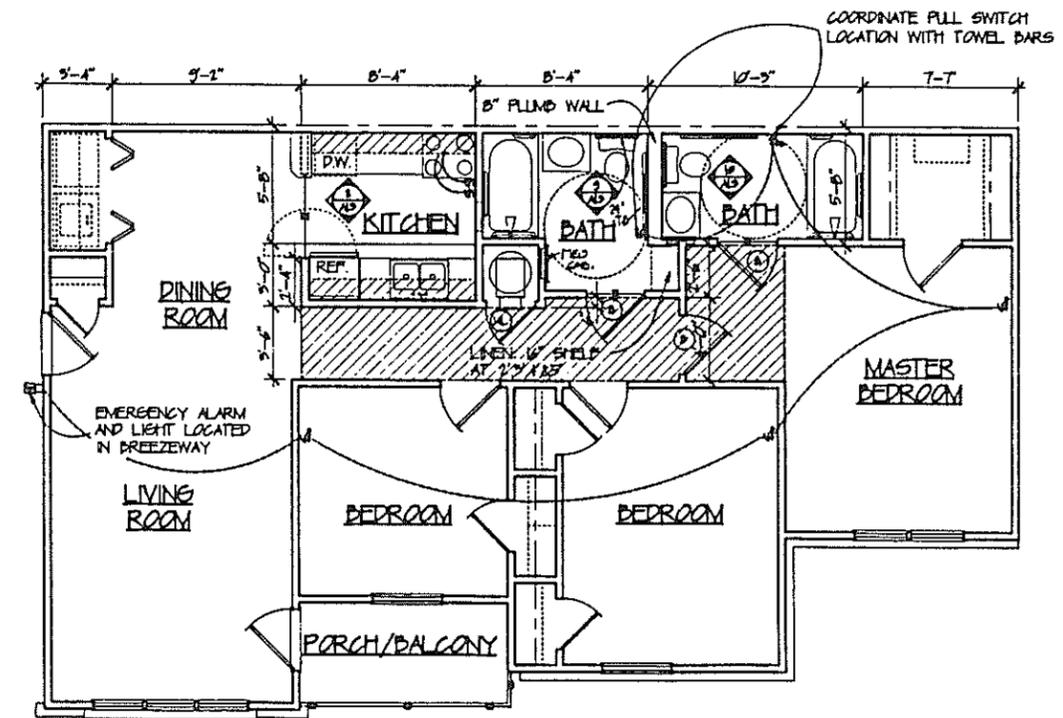
DATE: 12.10.75
PROJECT: 20012
DRAWN BY: T.R.S.
CHECKED BY: P.L.T./S.T.
STATE OF GEORGIA
REGISTERED ARCHITECT
MARTIN RILEY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-573-2800
TANGLEWOOD PARK APARTMENTS
145 ALEXANDER RD. GWINNETT COUNTY, GEORGIA

MAR
A1.1



1 UNIT TYPE 'C' HANDICAP PLAN
1/8"=1'-0"



2 UNIT TYPE 'B' HANDICAP PLAN
1/8"=1'-0"

- THE FOLLOWING ADDITIONAL ITEMS ARE TO BE PROVIDED BEYOND THOSE ACCESSIBLE FEATURES DESCRIBED ON SHEET A12 IN THE HANDICAPPED UNITS.
1. INSTALL GRAB BARS AT THE TUB AND TOILET.
 2. PROVIDE A SEAT FOR TUB. SEAT SHALL BE AT HEAD OF TUB AND MOUNTED SECURELY.
 3. PROVIDE A HAND HELD SPRAY WITH A 48" HOSE AND BRACKET FOR MOUNTING ON SHOWER HEAD AREA.
 4. PROVIDE A WALL HUNG VANITY. ILLUMINATE HOT WATER AND DRAIN LINES.
 5. PROVIDE A RECESSED MIRROR, HEIGHT 840" AFF. FROM MIRROR OVER VANITY MOUNT 840" AFF. H.W.
 6. KITCHEN SINK CABINET TOPS @ SINK WALL SHALL BE 34" AFF. MAXIMUM.
 7. BASE CABINET AT KITCHEN SINK TO BE REMOVABLE. PROVIDE VINYL FLOORING CONTIGUOUS BELOW SINK. ILLUMINATE HOT WATER AND DRAIN LINES.
 8. PROVIDE A 30" PULL OUT WORK SURFACE AT 34" AFF.
 9. WALL CABINETS TO BE MOUNTED 60" TOP OF LOWER SHELF BE 34" AFF.
 10. PROVIDE RANGE WITH FRONT CONTROLS AND SELF CLEANING OVEN.
 11. PROVIDE CARPET WITH 1/2" MAX. PILE HEIGHT AND FIBER PAD.
 12. PROVIDE CLIPS/CLEATS FOR LOWERING CLOSET SHELVES.
 13. REFRIGERATOR/FREEZER TO BE OVER UNDER TYPE WITH AT LEAST 50% OF FREEZER SPACE BELOW 54".
 14. ALL SWINGING DOORS TO HAVE LEVER HARDWARE.
 15. PROVIDE REMOTE SWITCHES FOR RANGE HOOD FAN AND LIGHT.
 16. HANDLE PROP AT THRESHOLD IS 1 1/2" MAX.
 17. ADJUST TOILET HEIGHT @ SEAT A MIN. OF 17" TO MAX. 17".
- NOTE:
1. UNITS ARE TO BE FULLY EQUIPPED WITH ALL OF THE ABOVE ITEMS INCLUDING THE TUB SEAT AT THE TIME OF THE FINAL INSPECTION. THE REMOVED ITEMS UNITS MAY BE LEFT ADAPTABLE AS DESCRIBED ON SHEET A12.

NOTE: SEE TYPICAL FLOOR PLANS FOR NOTES, DIMENSIONS, ELECTRICAL AND MECHANICAL PLANS



REVISIONS

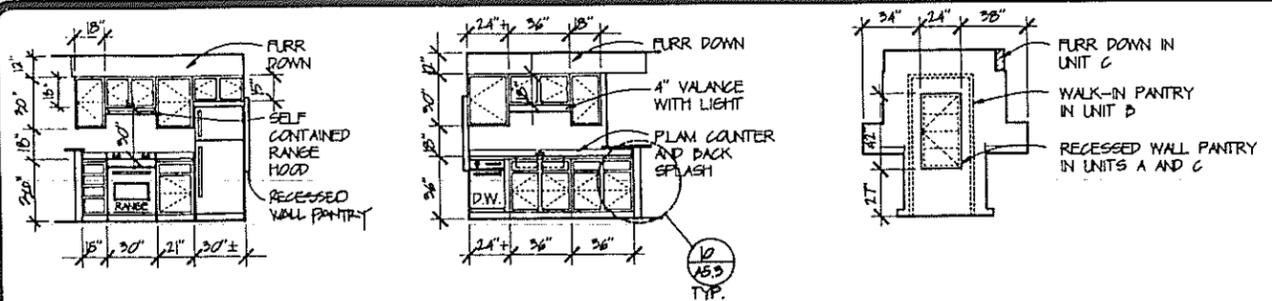
NO.	DATE	DESCRIPTION
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3	07/02	
4	07/02	
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6	07/02	
7	07/02	
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9	07/02	
10	07/02	

PROJECT: 77072
DATE: 11-15-13
SCALE: 1/8"=1'-0"

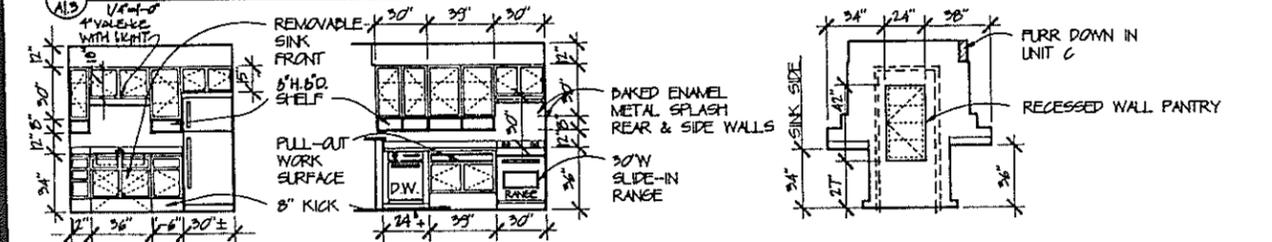
STATE OF GEORGIA
REGISTERED ARCHITECT
MARTIN RILEY ASSOCIATES, P.C.
THOMAS RILEY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
405 ATKINSON RD. GWINNETT COUNTY, GEORGIA

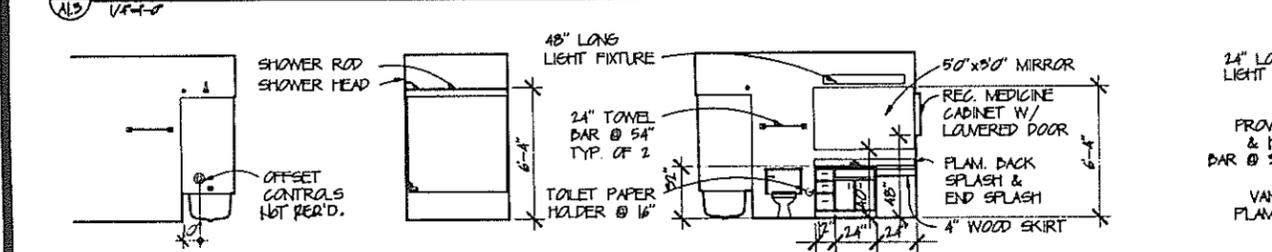




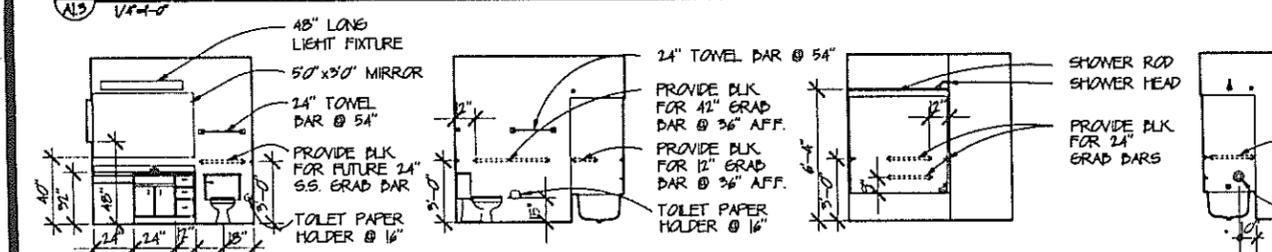
TYP. KITCHEN ELEVATIONS



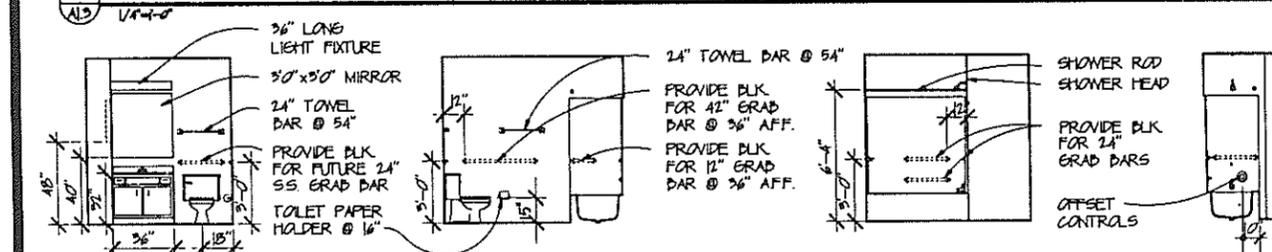
HANDICAP KITCHEN ELEVATIONS



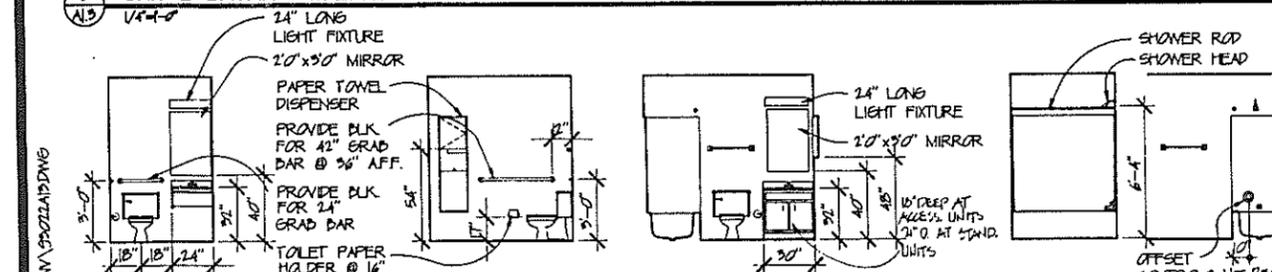
UNIT 'C' BATHROOM ELEVATIONS



UNIT 'C' BATHROOM ELEVATIONS



UNIT 'B' BATHROOM ELEVATIONS

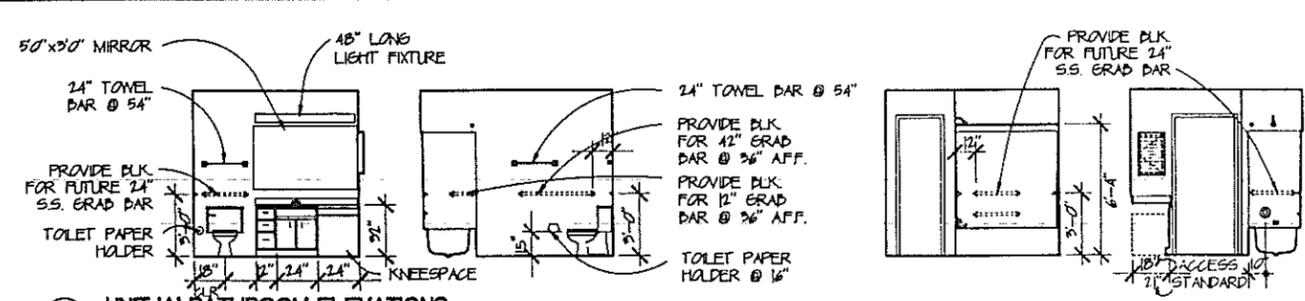


UNIT 'B' BATHROOM ELEVATIONS

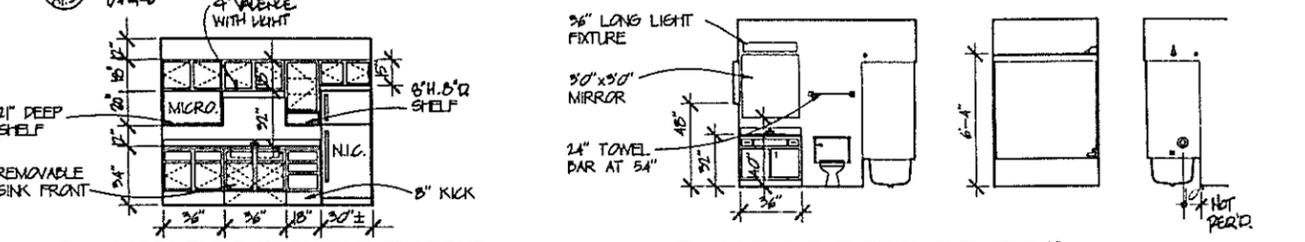


COMM. BLDG. BATHROOM ELEVATIONS

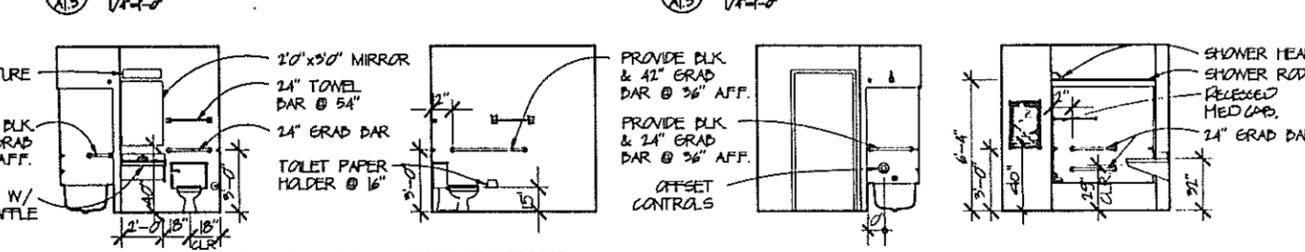
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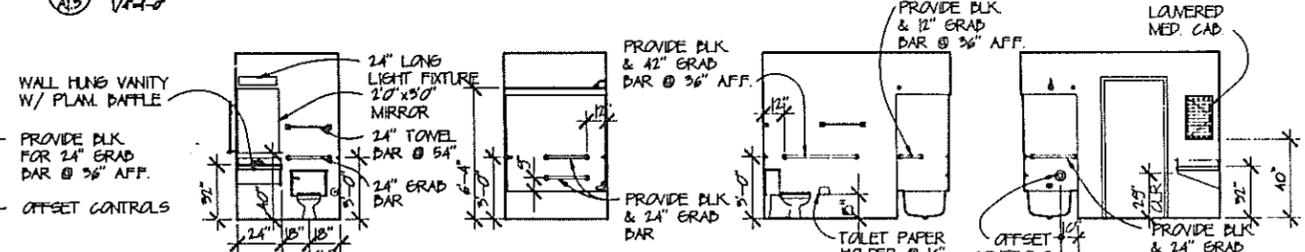
UNIT 'A' BATHROOM ELEVATIONS



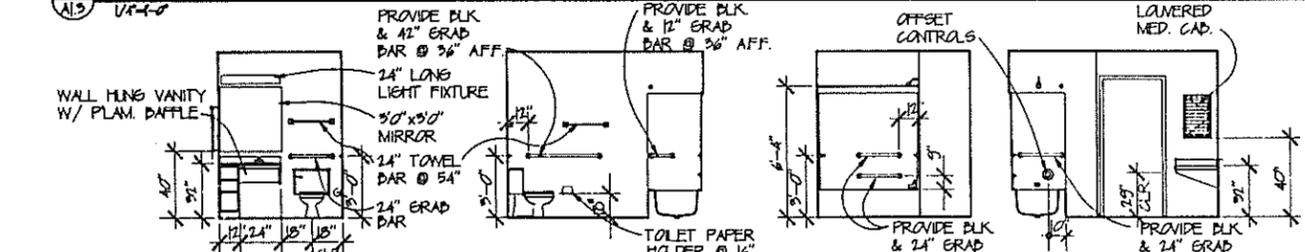
COMM. BLDG. KITCHEN ELEVATIONS



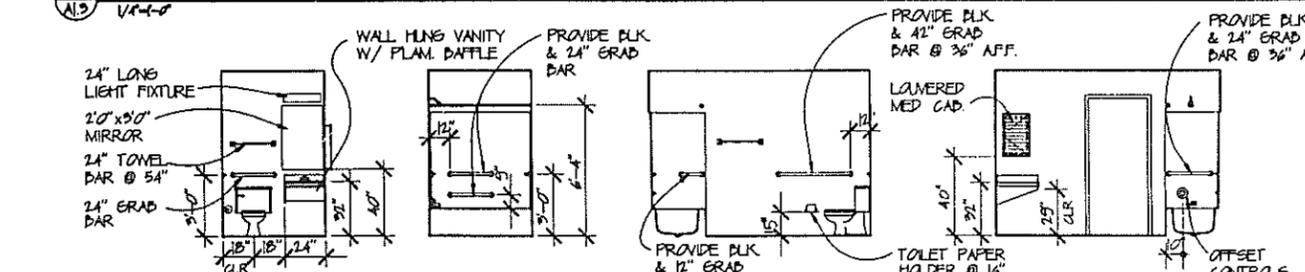
UNIT 'A' BATHROOM ELEVATIONS



UNIT 'B' HANDICAP BATHROOM ELEVATIONS



UNIT 'C' HANDICAP BATHROOM ELEVATIONS



UNIT 'C' HANDICAP BATHROOM ELEVATIONS



UNIT 'C' HANDICAP BATHROOM ELEVATIONS

NOTE: PROVIDE BLOCKING FOR GRAB BARS AT ACCESSIBLE, COMMUNITY BLDG., AND HANDICAP BATHROOMS ONLY

PROJECT 12-0-93
 DATE 11-5-93
 DRAWN BY SF/CLV
 CHECKED BY
 STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MARTIN RILEY ASSOCIATES
 ARCHITECTS
 A1.3

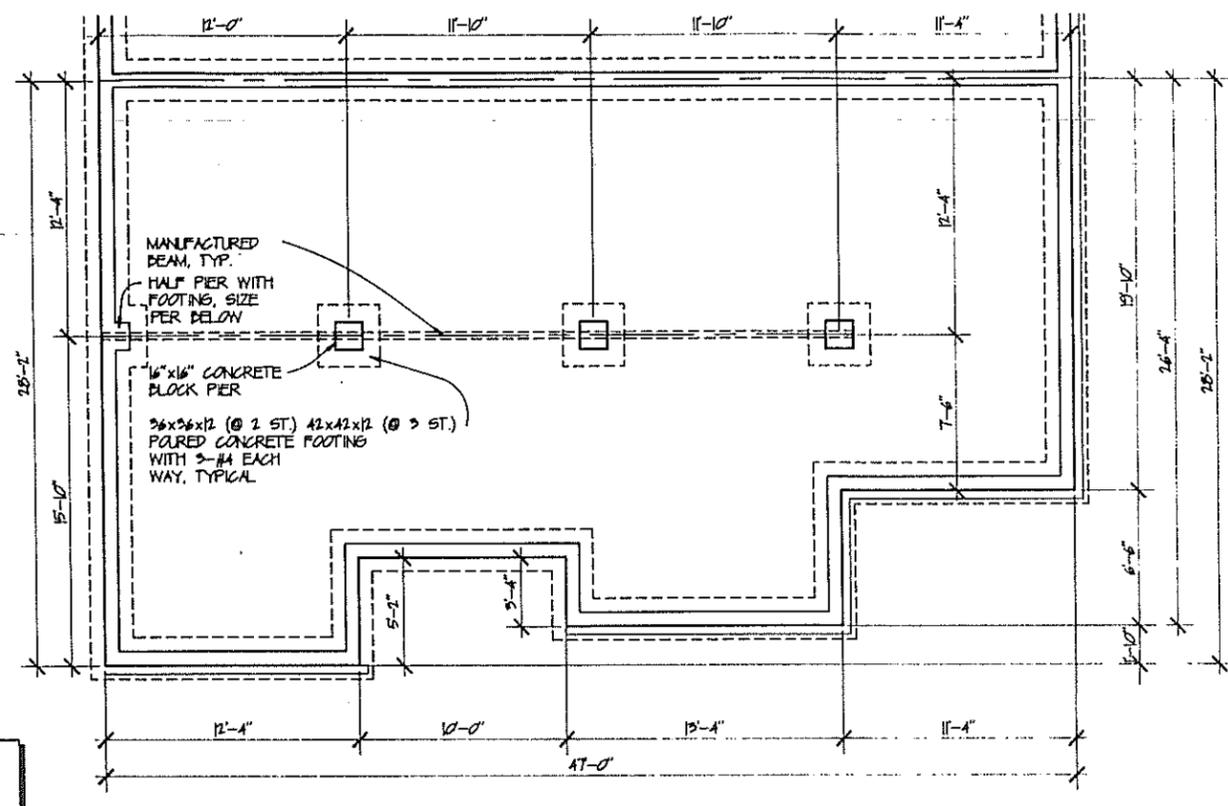
INTERIOR ELEVATIONS

GENERAL NOTES

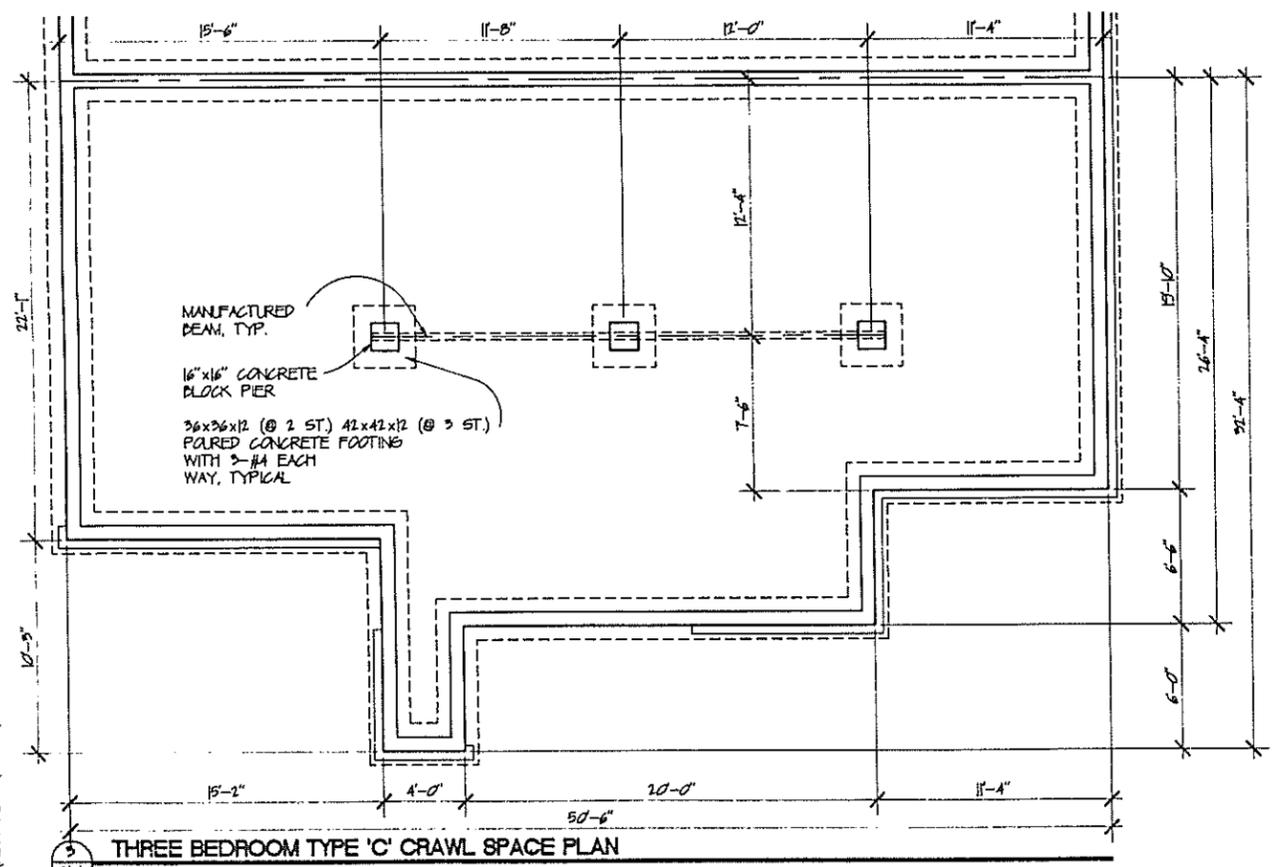
- I. DESIGN**
- "Standard Building Code", 1991 Edition.
 - "Building Code Requirements for reinforced concrete" (ACI 318-89).
 - "Building Code Requirements for Structural Plain Concrete" (ACI 318.1-89).
 - "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" (AISC, June 1, 1989), with current commentary.
- II. DESIGN LOADS**
- Floor Live Load
 - Typical Floor areas 40 PSF
 - Corridors 80 PSF
 - Stairs 100 PSF
 - Roof 20 PSF; with reduction for tributary loaded area and roof slope, where applicable.
 - Wind Load 18 PSF
 - Seismic Zone 2 (Av = 0.10)
- III. FOUNDATIONS**
- Footings have been designed for an allowable bearing pressure of 3,000 PSF.
 - All footing excavations shall be inspected by a qualified Geotechnical Engineer to verify that the required bearing capacity is available. If any portion of the footing is found to occur in an unstable or unsuitable soil, the Engineer shall be notified.
- IV. MATERIALS**
- All concrete shall be normal weight, with a minimum 28 day compressive strength, $f_c = 3,000$ PSI. Slump requirement = 3 inches. Concrete test reports shall be available at the job site.
 - Bar Reinforcing Steel
 - All bar reinforcing steel shall conform to ASTM A615, Grade 60.
 - Welded Wire Fabric shall conform to ASTM A185.
 - Structural Steel
 - Structural steel shall conform to ASTM A36.
 - All steel tubing shall conform to ASTM A500, Grade B ($F_y = 46$ KSI).
 - All welding shall be as per Structural Welding Code by American Welding Society, utilizing E70XX Electrodes. Proof of welder certification shall be available at job site.
 - All anchor bolts shall conform to ASTM A307.
 - Timber
 - Minimum Southern Pine No. 2; KD, 15% maximum moisture content.
 - All Timber framing connections shall be made with joist hangers, tie downs, framing anchors, post caps, etc., unless noted otherwise.
 - Other miscellaneous connections shall conform to Table 1703.1 - Fastening Schedule, of the Standard Building Code.
 - Miscellaneous timber framing shall conform to the requirements of Chapter 17 of the Standard Building Code.
 - Materials for laminated beams (miral-lam beams) shall conform to the following minimum allowable stresses and material properties:
 $F_b = 2,800$ PSI
 $F_v = 285$ PSI
 $E = 2,000,000$ PSI
 - Masonry
 - hollow Units $f_m = 1,350$ PSI, for design
 - solid Units $f_m = 1,500$ PSI, for design
 - Mortar Type S
 - Masonry shall conform to the requirements of ASTM specification C90 for hollow load bearing concrete masonry units or ASTM specification C145 for solid load bearing concrete units as applicable.
 - Grout for masonry shall be fine grout conforming to ASTM C478.

- V. MISCELLANEOUS:**
- All lap splice lengths not shown on the plans shall be class "B", in conformance with ACI 318-89.
 - Contractor shall verify the type, size, location and number of openings, sleeves, conduits, embedded items, pipes, etc., before pouring concrete or starting wall construction.
 - Unless shown on the plans, the location of construction joints are subject to prior approval by the Engineer.
 - The structural design of the building is based upon the full interaction of all component parts, with no provision made for conditions occurring during construction. Therefore, the contractor shall provide adequate bracing during construction.
 - All CMU masonry below slab on grade shall be fully grouted with concrete. Backfill both sides of masonry walls in 8 inch lifts to the elevation of the lower finished grade before backfilling to the higher finished grade.
 - Interior gypsum wallboard, applied in accordance with SBC Section 1805.3 to the wood studs of the exterior wall, party walls and those interior walls indicated, shall be used as the vertical diaphragm (shear walls) to resist lateral loads. UNLESS SHOWN BE EITHER BLOCKED OR UNBLOCKED, IF DISCREPANT JOINTS OF ADJACENT COURSES OF GYPSUM BOARD SHALL NOT OCCUR OVER THE SAME STUD. Gypsum board shall be noted in accordance with SBC Table 1805, with maximum 54 degree notes applied at 7 inches on center at all studs, top and bottom plates and blocking. IF THE WALL IS UNBLOCKED WALL SPACING SHALL BE @ 4'-0" AT ALL STUDS.

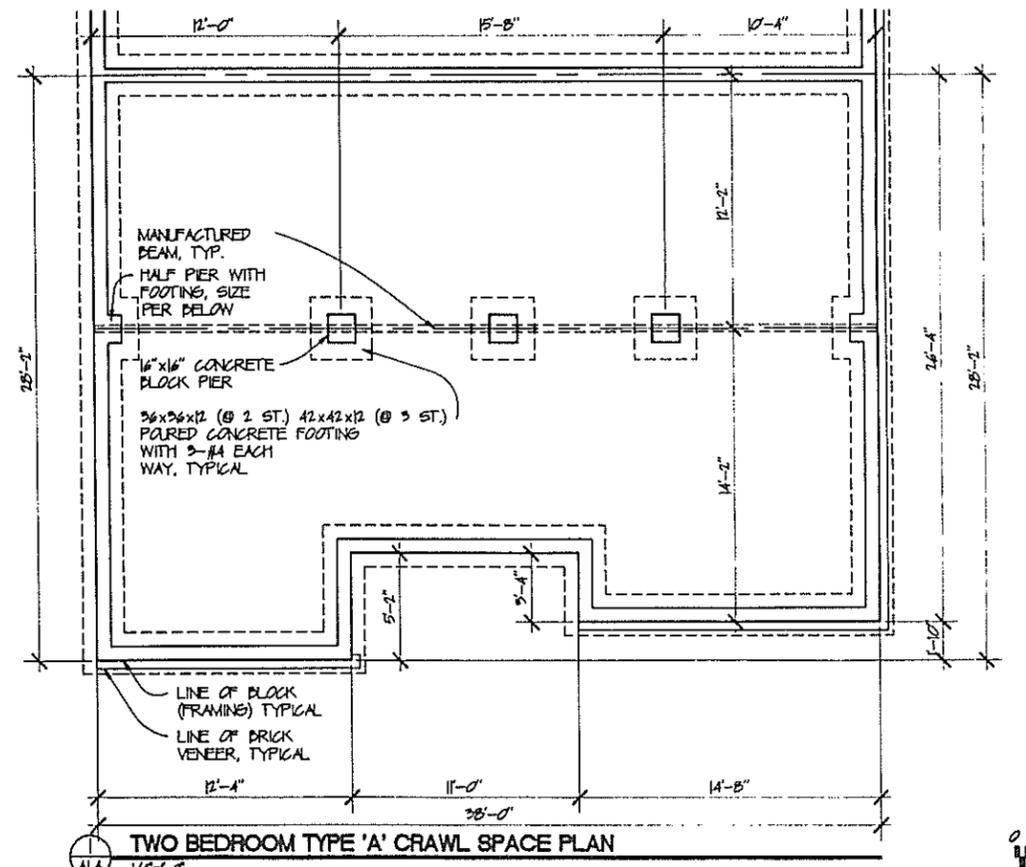
NOTE: REFERENCE BUILDING FOUNDATION PLANS FOR LOCATION OF PIERS AND/OR FOUNDATION WALLS, AT TENANT SEPARATION WALLS



2 FLOOR PLAN 'B' UNIT CRAWL SPACE PLAN
 A1.4 V14-0



3 THREE BEDROOM TYPE 'C' CRAWL SPACE PLAN
 A1.4 V14-0



2 TWO BEDROOM TYPE 'A' CRAWL SPACE PLAN
 A1.4 V14-0

PROJECT: 97072
 DATE: 11-5-99
 DRAWN BY: PLF/JCV
 CHECKED BY: THOMAS RILEY
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF GEORGIA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA
 CRAWL SPACE PLANS
MARINA
 A1.4

NOTE FRAMING SUBCONTRACTOR TO COORDINATE ALL WORK WITH PLUMBING AND HVAC SUB-CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION

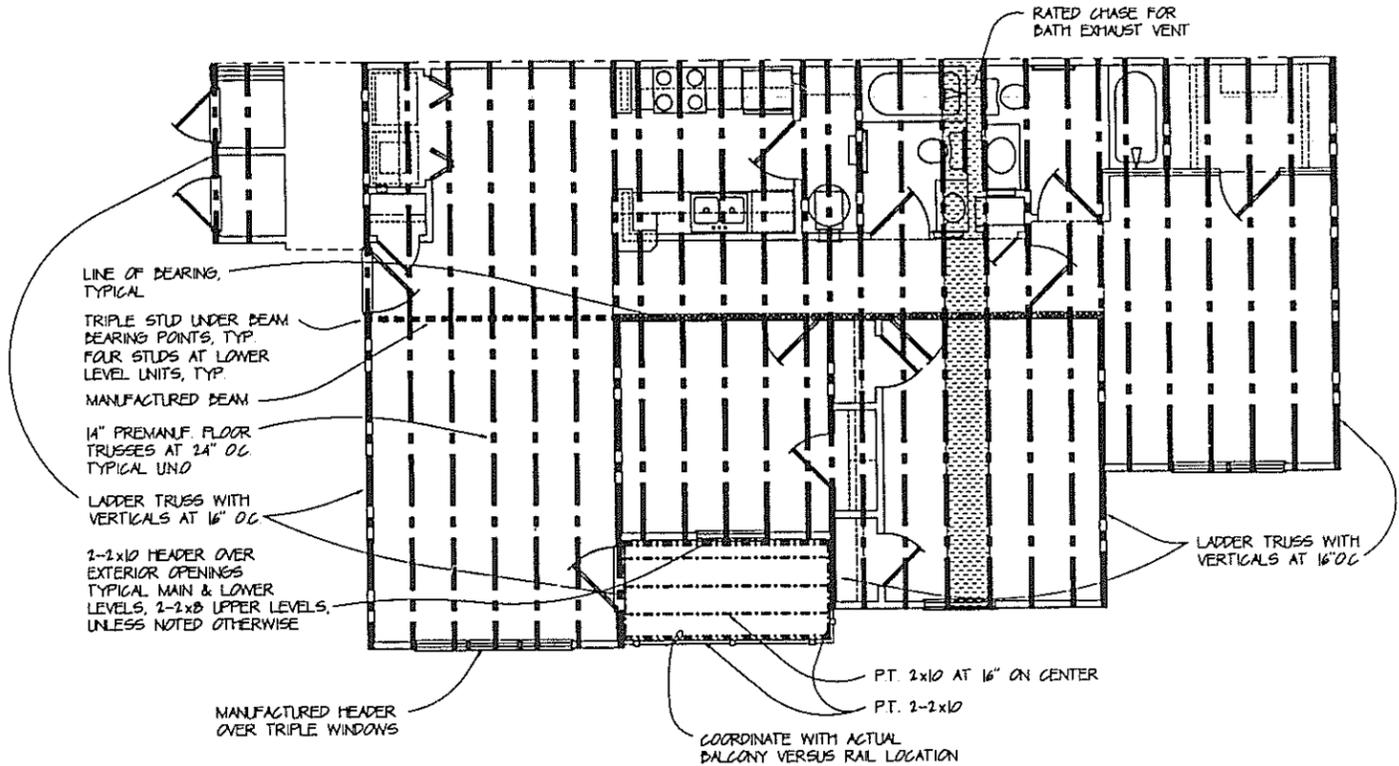
PREFABRICATED WOOD TRUSS AND LAMINATED BEAM NOTES

- Trusses shall be spaced as shown on plans.
- See plans for truss locations and spans.
- Roof and floor truss design loads shall be as follows:

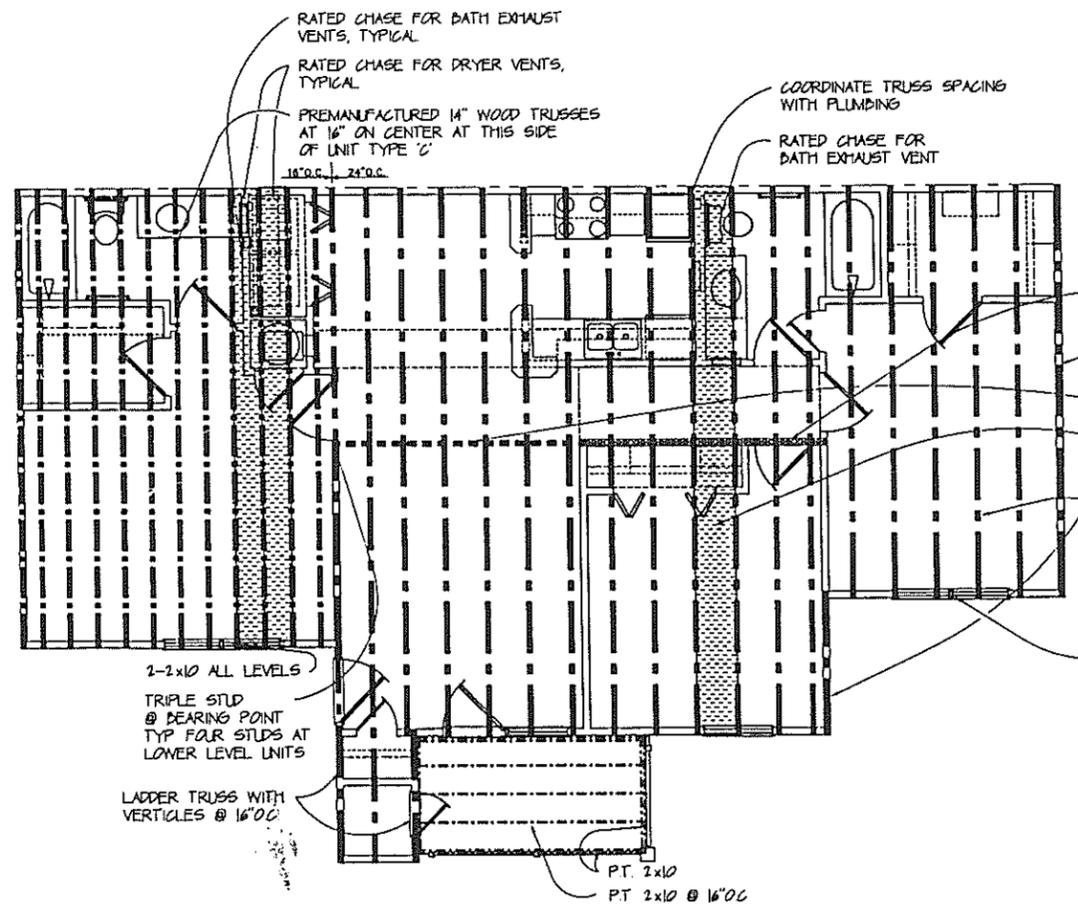
	Floor	Roof
Top Chord Live Load	40 PSF	16 PSF
Top Chord Dead Load	20 PSF	10 PSF
Bottom Chord Live Load	0 PSF	0 PSF
Bottom Chord Dead Load	10 PSF	10 PSF
Top Chord Wind Uplift Load (nat)	---	5 PSF

Actual truss spacing shall be used to determine uniform loads per foot.

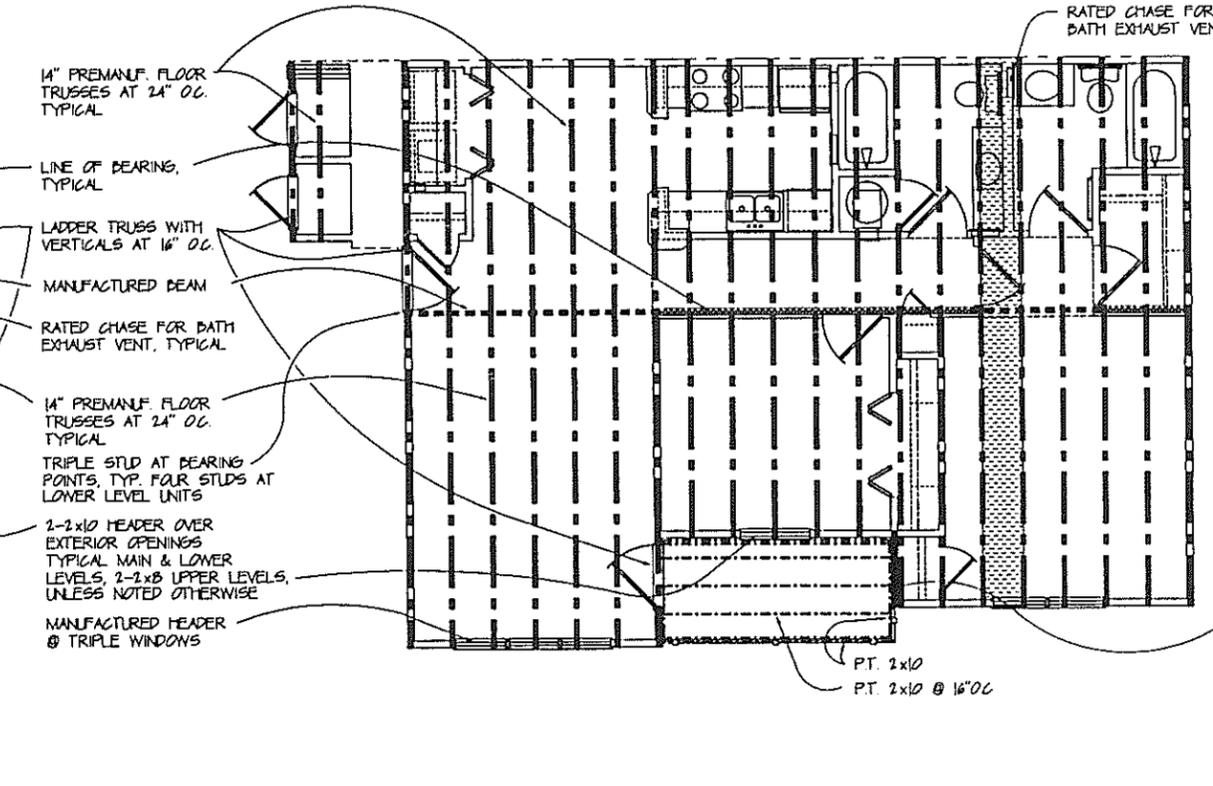
- Trusses shall be designed and fabricated by the truss manufacturer.
- Design shall carry the seal of an Engineer registered in the State of Georgia.
- Configurations and size of web members shall be determined by the truss manufacturer. However, the manufacturer shall coordinate the web member configuration with the mechanical drawings, such that adequate opening is provided for mechanical units and ducts.
- Shop drawings and calculations for trusses shall be submitted for approval prior to fabrication.
- Top Chord Dead Load shown above includes 3 PSF for truss self weight.
- Maximum Live Load deflection for roof trusses = $L/360$.
- Maximum Live Load deflection for floor trusses = $L/480$.
- Loads above shall be utilized in the design of Girder trusses and laminated beams, as required.
- Permanent bracing of roof trusses, as required by structural design of the trusses, and permanent bracing as required for stability of the truss system under all gravity and lateral loadings, shall be indicated and fully detailed on the shop drawings.
- The Contractor shall provide adequate temporary bracing for the trusses during erection.
- Truss design shall account for load imposed upon trusses by weight of mechanical units.
- Floor trusses and joists shall be supported laterally by upright 2 x 6 bridging or blocking at the bottom chord at maximum 8 feet on center.



2 FLOOR PLAN 'B' UNIT FLOOR FRAMING PLAN
A1.6 V4-4-0



3 THREE BEDROOM TYPE 'C' FLOOR FRAMING PLAN
A1.6 V4-4-0



1 TWO BEDROOM TYPE 'A' FLOOR FRAMING PLAN
A1.6 V4-4-0

PROJECT: 2011-01-01
DATE: 11-5-09
DRAWN BY: PLF/CFY

REGISTERED PROFESSIONAL ARCHITECT
STATE OF GEORGIA
MARTIN RILEY ASSOCIATES, P.C.
THOMAS RILEY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

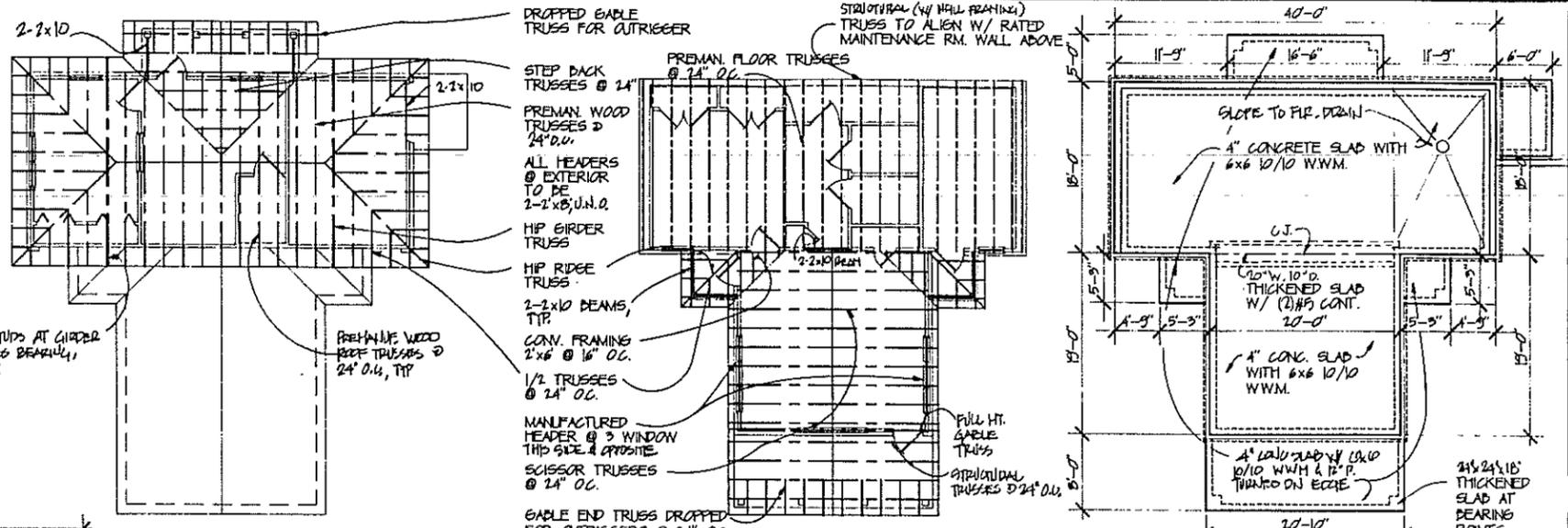
FLOOR FRAMING PLAN

MARRA

A1.6

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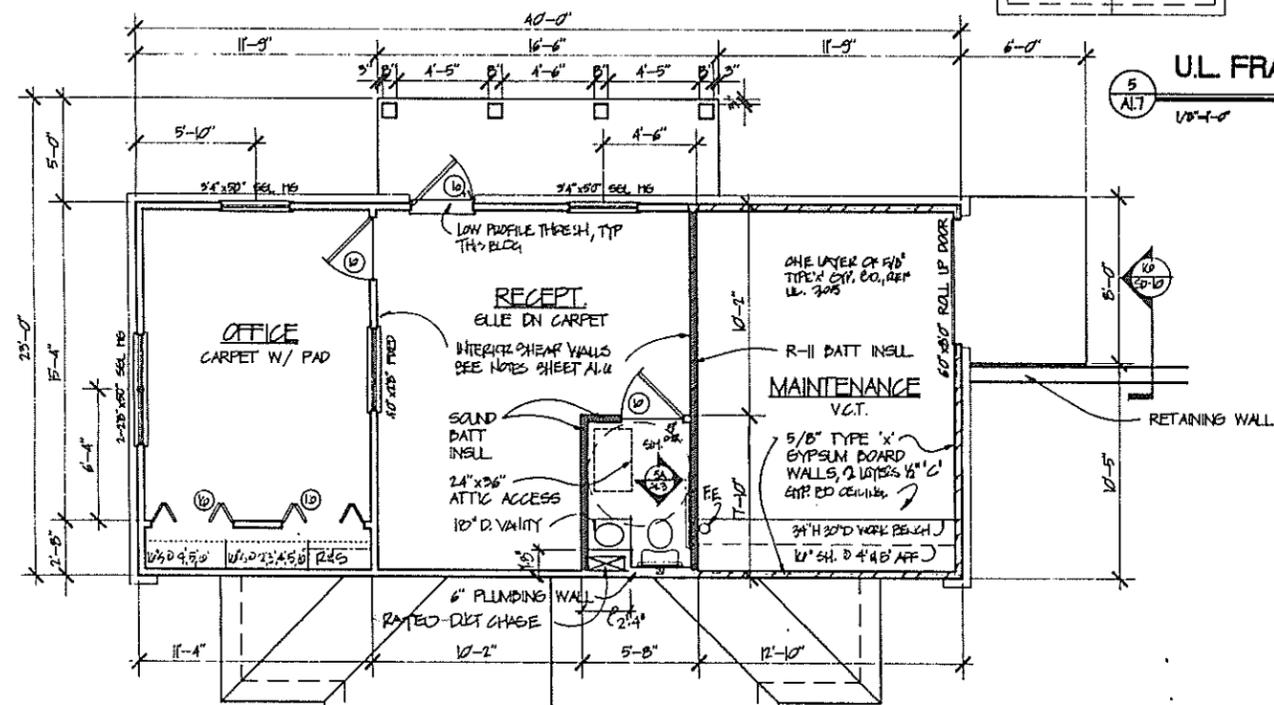




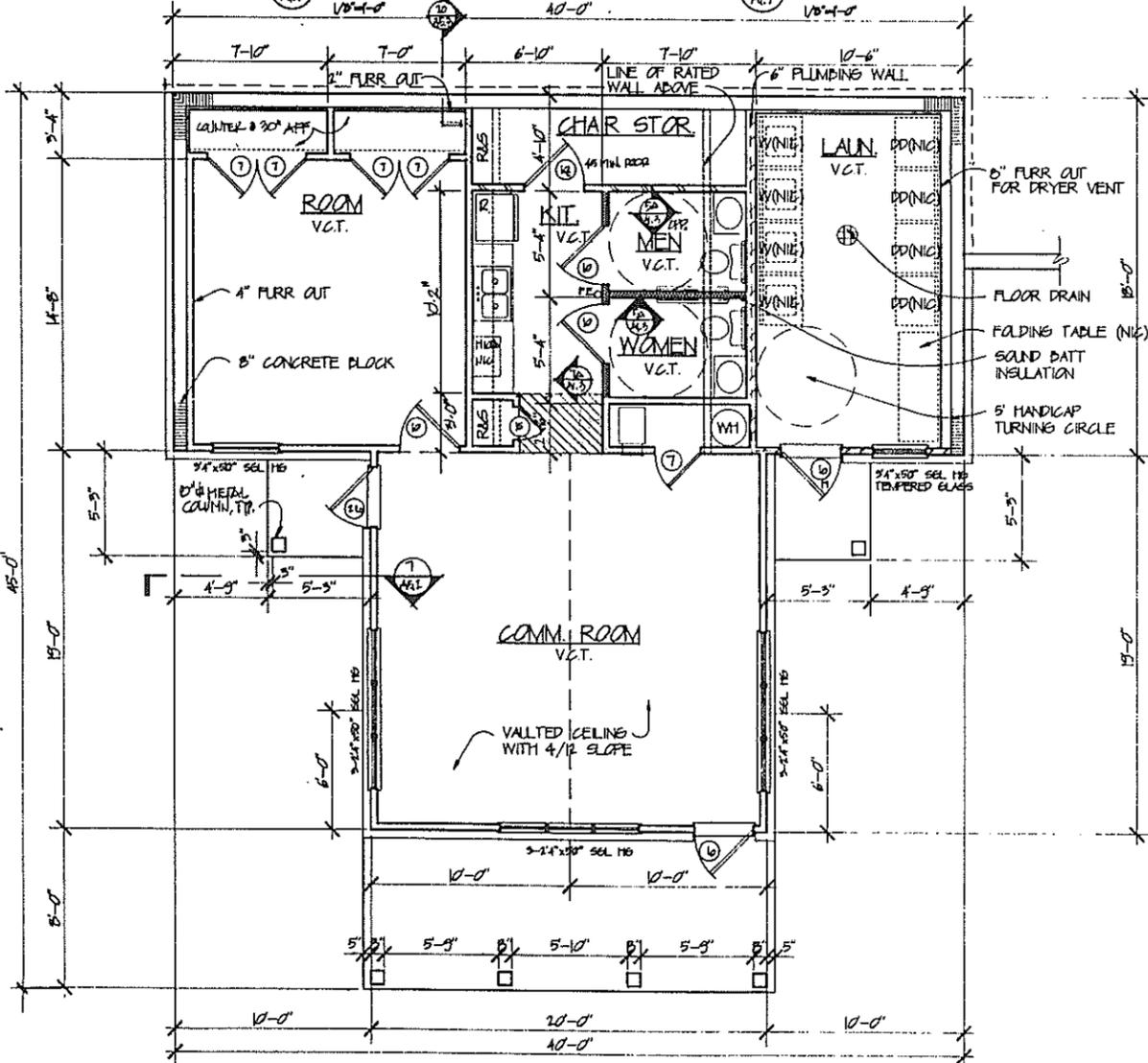
5 ALT
1/8" = 1'-0"
U.L. FRAMING PLAN

4 ALT
1/8" = 1'-0"
L.L. FRAMING PLAN

3 ALT
1/8" = 1'-0"
FOUNDATION PLAN



2 ALT
1/4" = 1'-0"
UPPER LEVEL OFFICE FLOOR PLAN



1 ALT
1/4" = 1'-0"
LOWER LEVEL C.B. FLOOR PLAN

- NOTES
- 1) ALL SHINKING DOORS TO RECEIVE LEVER HAPTAGE
 - 2) PREPARE HEADERS TO BE CLASS AEC FIB.
 - 3) IRRADIATE HOT WATER & DRAIN LINES UNDER SINKS, WITH NO SHARP OR ABRUPT SURFACES.
 - 4) FAUCETS TO RECEIVE ONE HAND LEVER OPERATION, WITH SELF CLOSING VALVES. FAUCET TO REMAIN OPEN FOR 10 SECS.
 - 5) WATER CLOSET HEIGHT TO BE AT 11'-11".

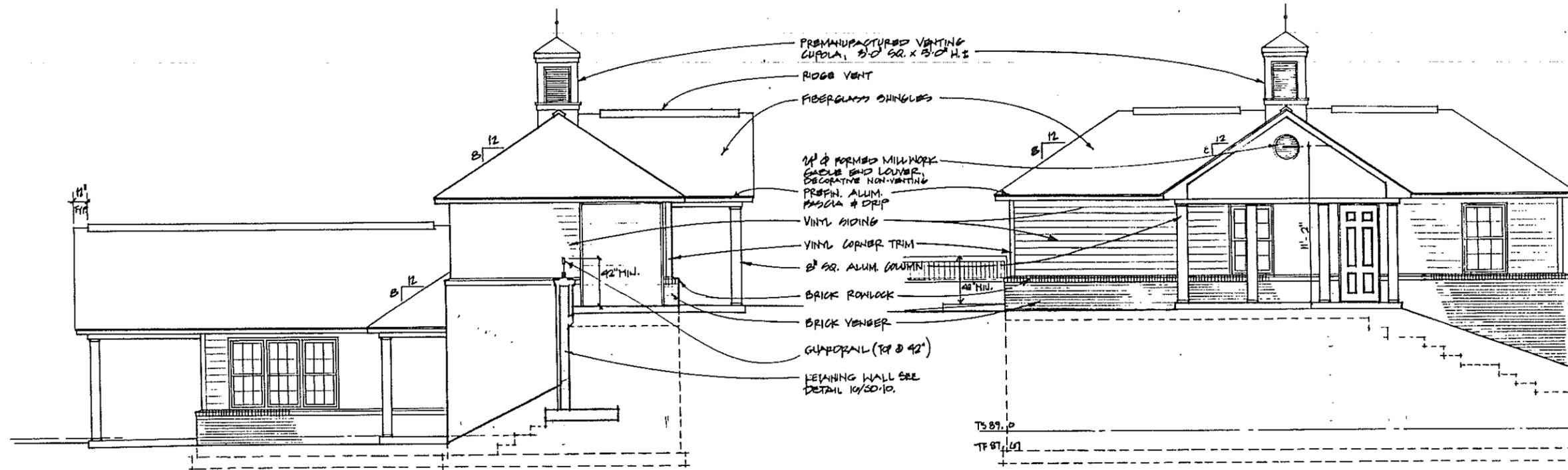
REVISED 12-10-79
PROJECT 70072
DATE 11-8-79
DRAWN BY
SCALE 1/4" = 1'-0"
STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
1425 ATKINSON ROAD GWINNETT COUNTY, GEORGIA COMM. BLDG./OFFICE PLANS

MARIN
A1.7

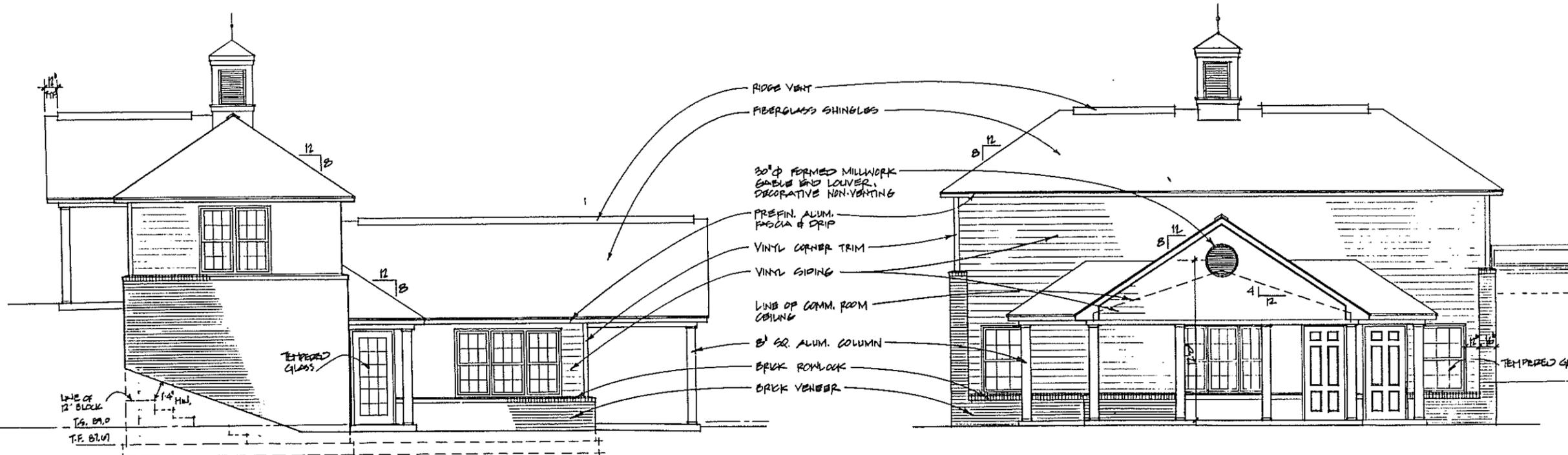
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53b



2 SIDE ELEVATION
A1.8 V.F. = F.S.

1 RECEPTION/OFFICE ELEVATION
A1.8 V.F. = F.S.



3 SIDE ELEVATION
A1.8 V.F. = F.S.

4 COMMUNITY ROOM/LAUNDRY ELEVATION
A1.8 V.F. = F.S.

12-0-93

PROJECT 72072 DATE 11-5-93 DRAWN BY K.J.M.

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

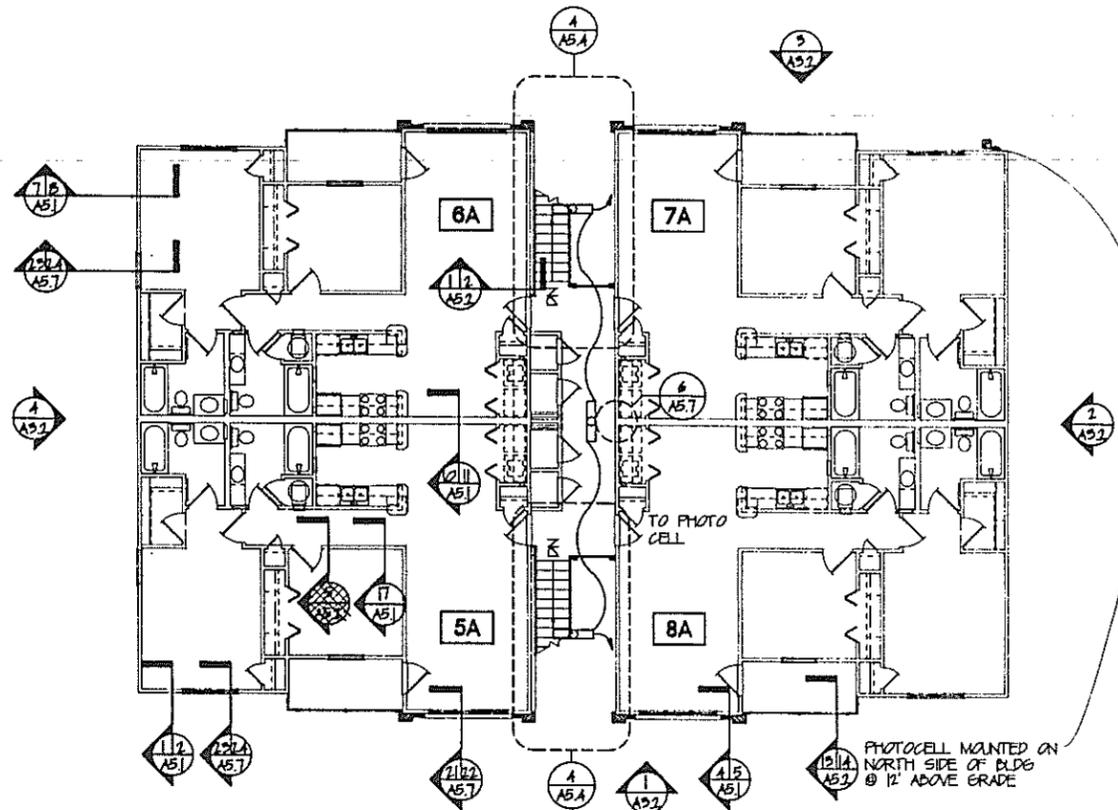
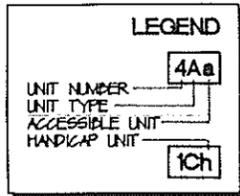
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

C.B. ELEVATIONS

MARTIN RILEY ASSOCIATES

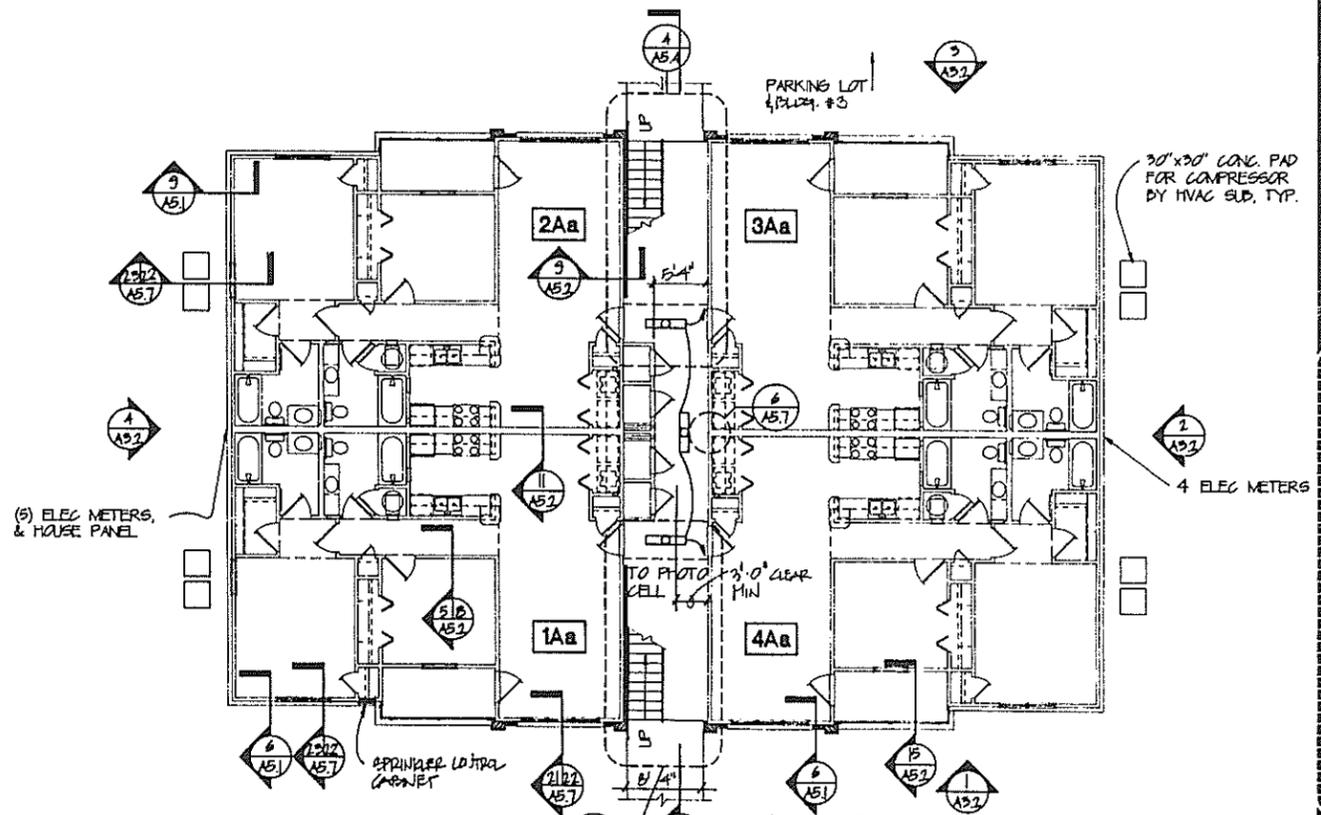
RELEASED FOR CONSTRUCTION

A1.8



2 BUILDING #2 UPPER LEVEL PLAN
1/8" = 1'-0"

NOTE: HATCHING INDICATES FULL HEIGHT BRICK



1 BUILDING #2 MAIN LEVEL PLAN
1/8" = 1'-0"

NOTE: HATCHING INDICATES FULL HEIGHT BRICK

NO.	1	2	3	4	5	6	7	8	9	10
DATE	12-10-93									
PROJECT	TANGLEWOOD PARK APARTMENTS									
DATE	11-15-93									
BY	CMV/ST									

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA



A2.2

P:\NORSEQUALITY\CONV\93022A\BLDNG

LEGEND

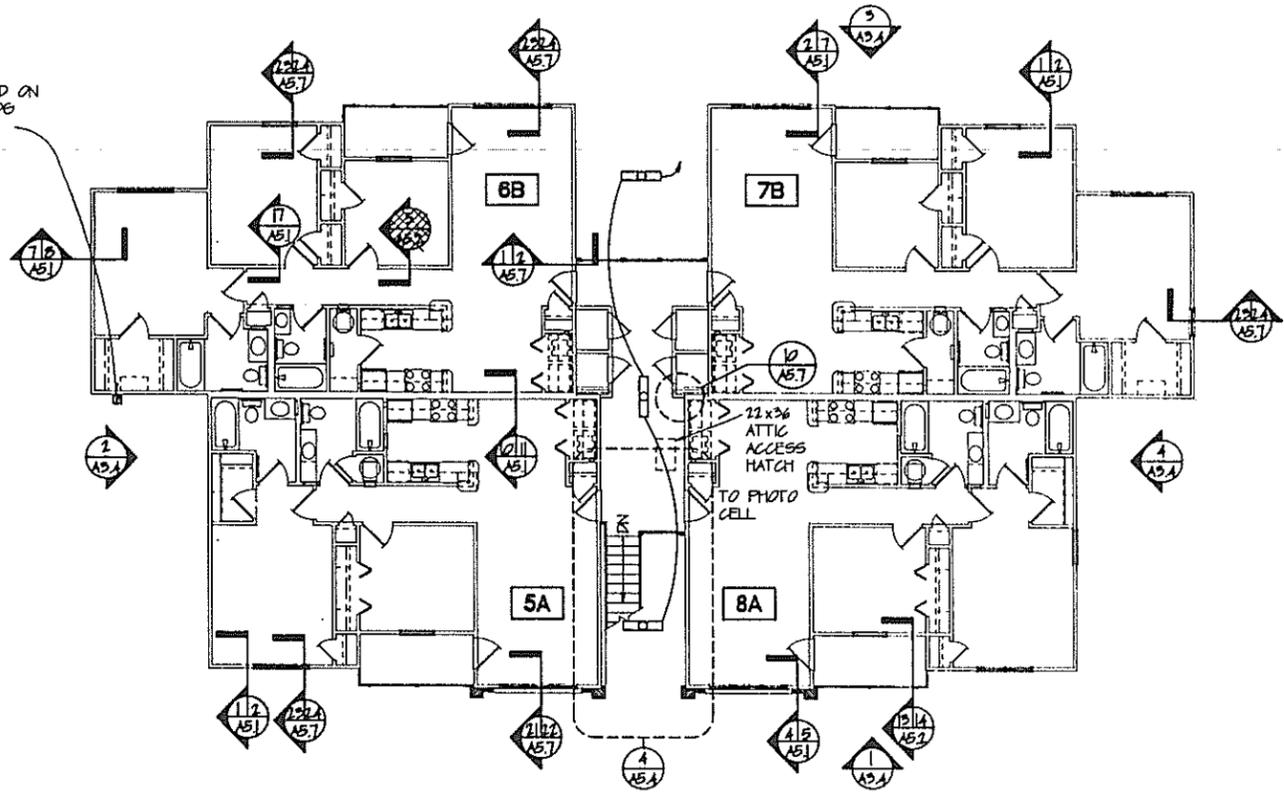
UNIT NUMBER **4Aa**

UNIT TYPE **1Ch**

ACCESSIBLE UNIT

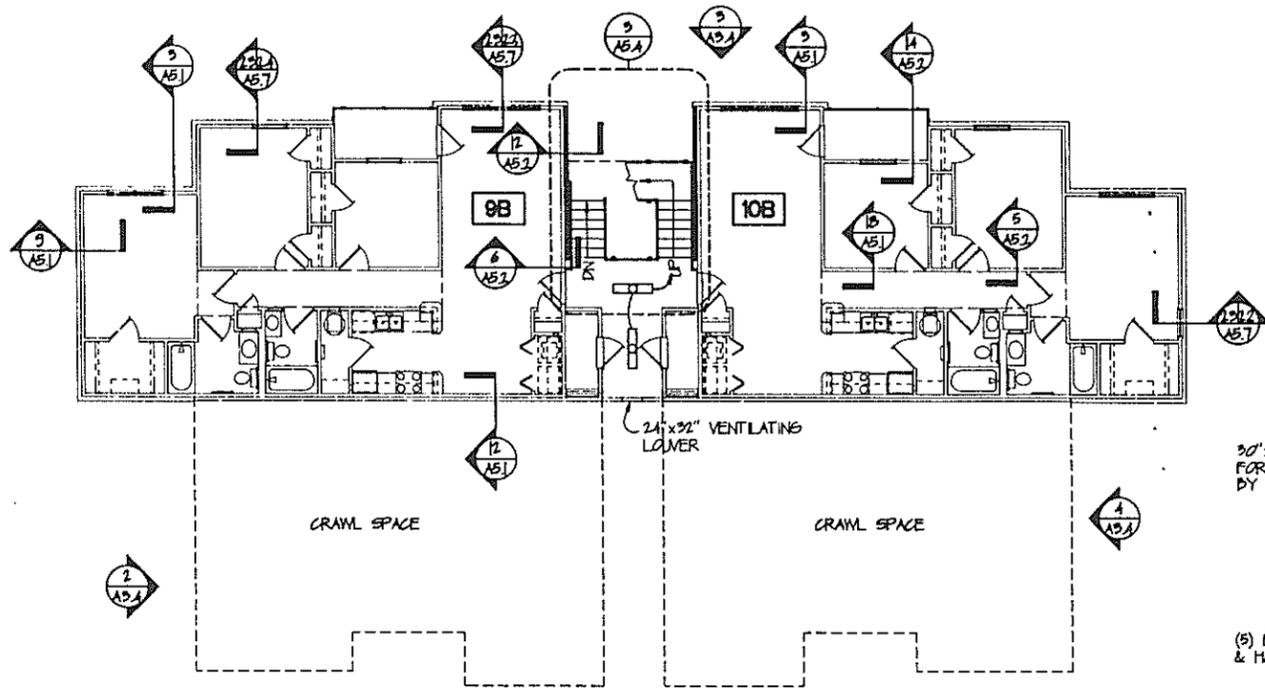
HANDICAP UNIT

PHOTOCELL MOUNTED ON NORTH SIDE OF PLDG @ 12" ABOVE GRADE



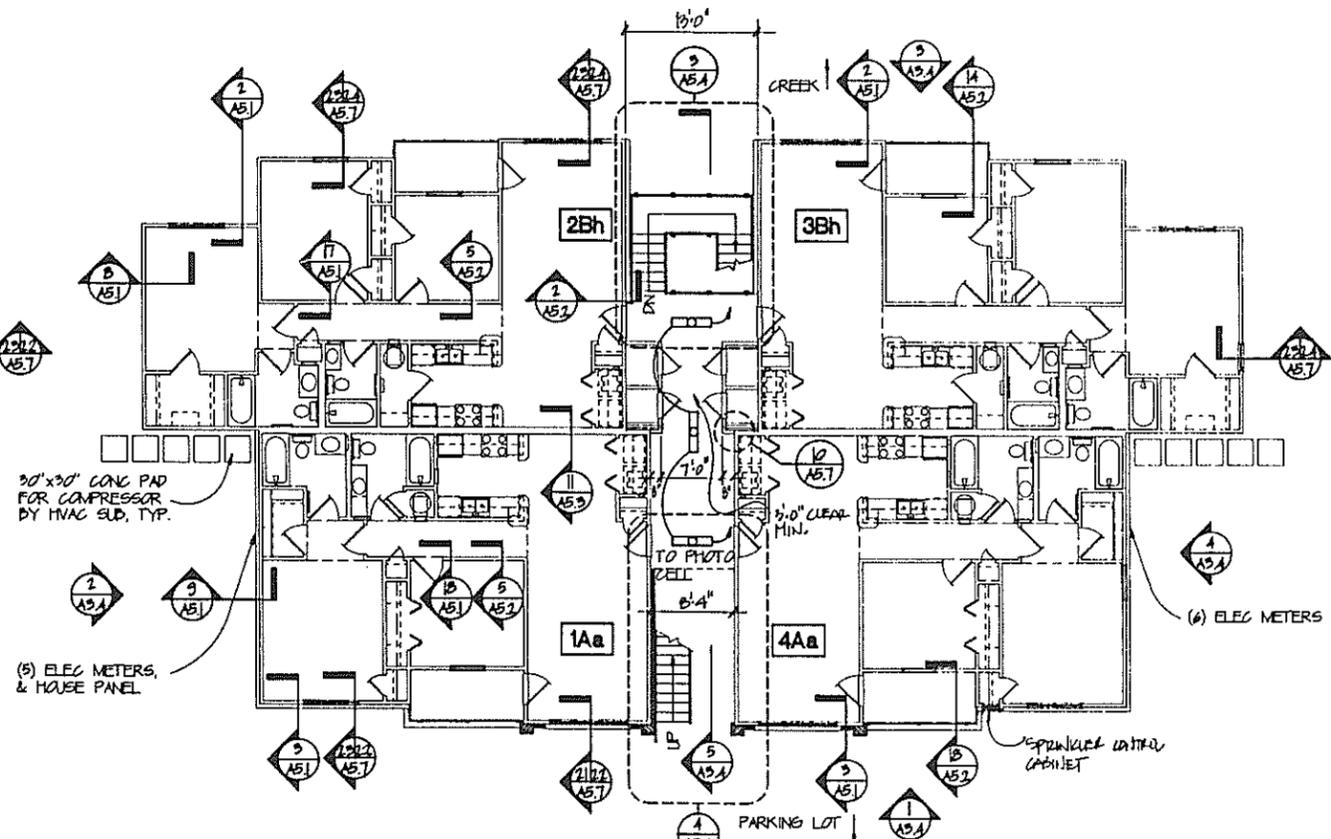
2 BUILDING #4 UPPER LEVEL PLAN
V5-4-0

NOTE: MATCHING INDICATES FULL HEIGHT BRICK



3 BUILDING #4 LOWER LEVEL PLAN
V5-4-0

NOTE: MATCHING INDICATES FULL HEIGHT BRICK



1 BUILDING #4 MAIN LEVEL PLAN
V5-4-0

NOTE: MATCHING INDICATES FULL HEIGHT BRICK

PROJECT 370722
DATE 11-15-93
DRAWN BY CTV

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

BUILDING PLAN FOR PLDG #4

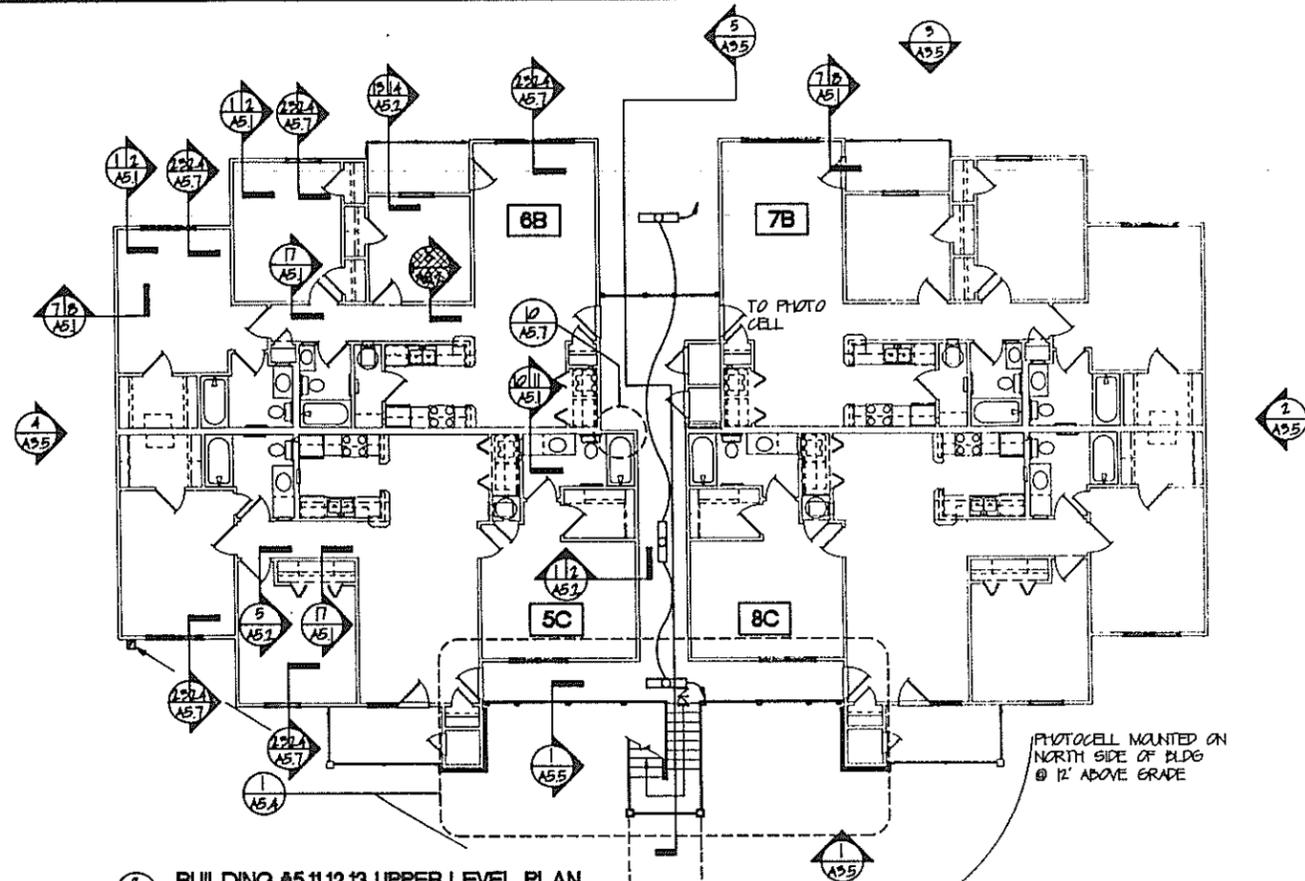
MAR

A2.4

P:\NORSOUTH\CONV\370722.DWG

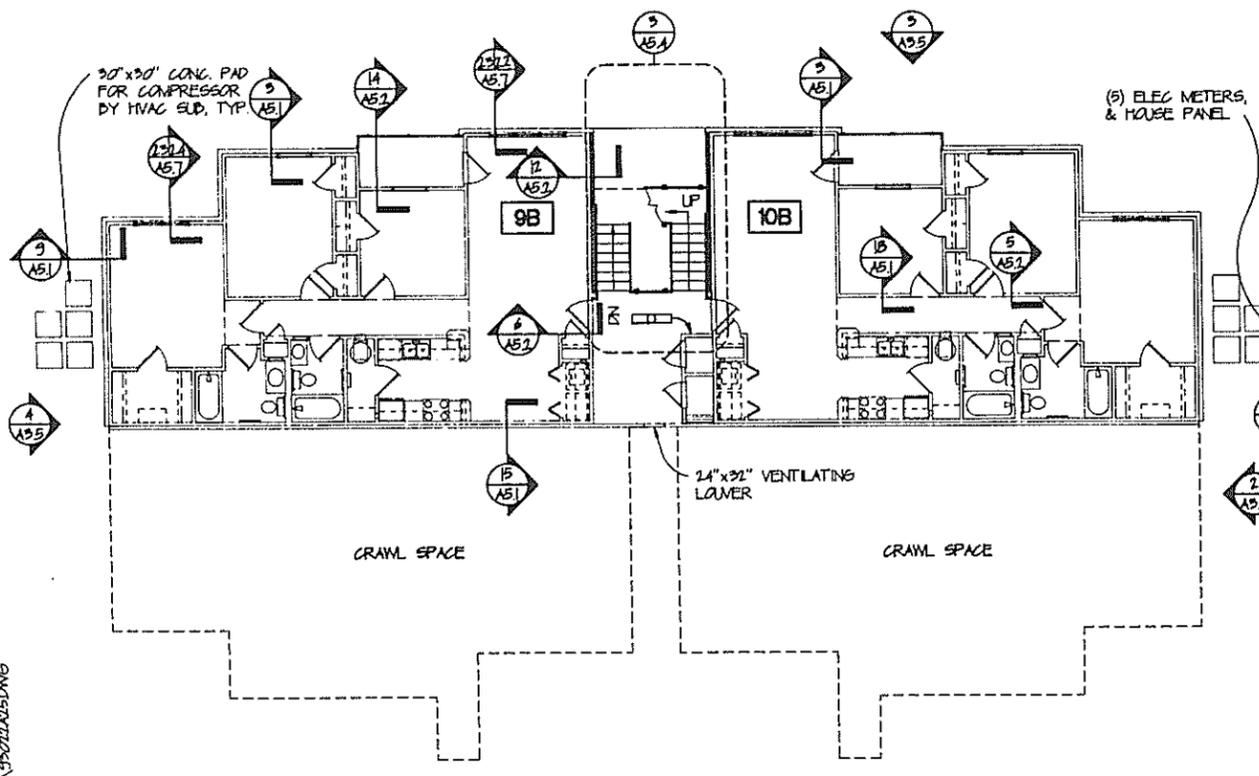
LEGEND

UNIT NUMBER → 4Aa
 UNIT TYPE →
 ACCESSIBLE UNIT →
 HANDICAP UNIT → 1Ch



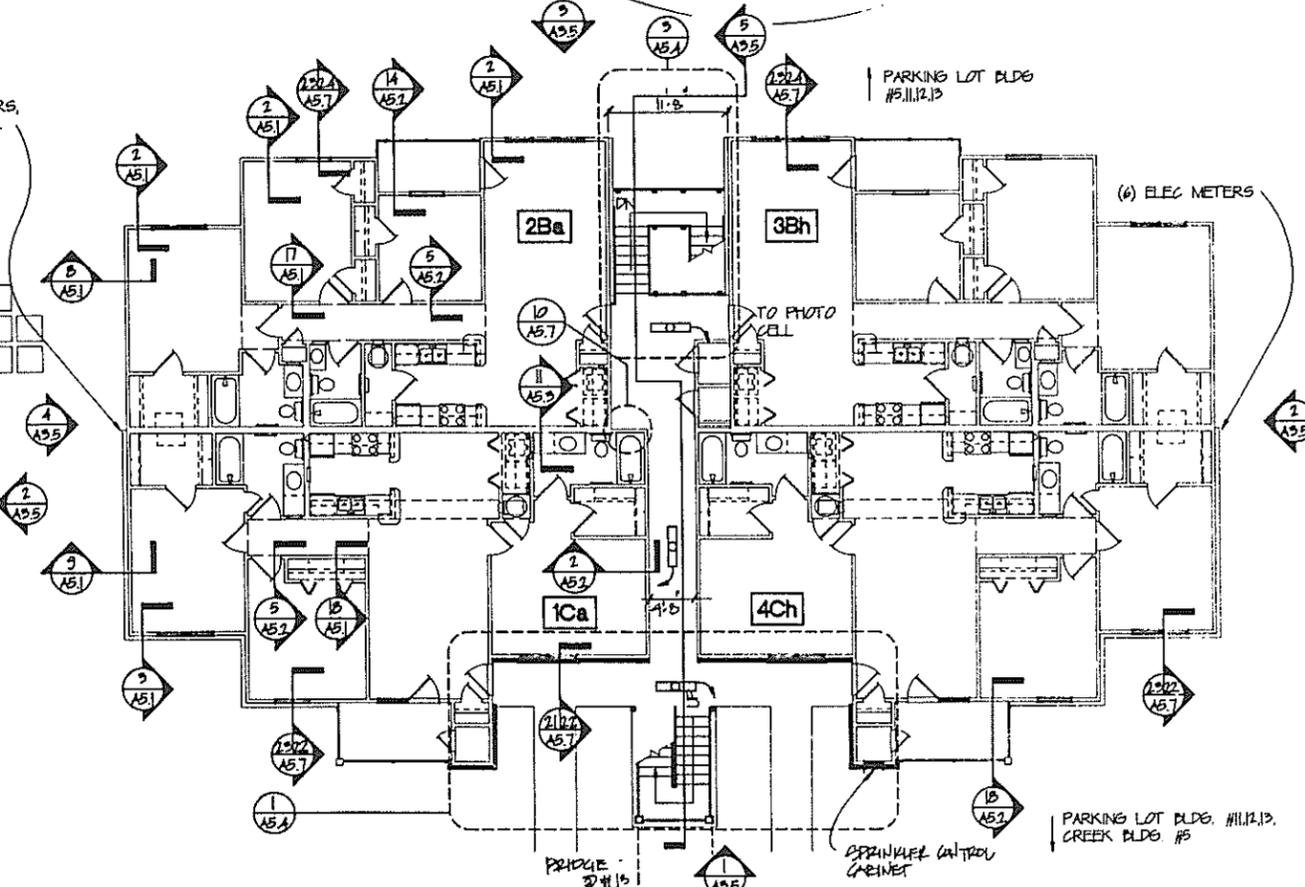
2 BUILDING #5,11,12,13 UPPER LEVEL PLAN
 A2.5 1/8"=1'-0"

NOTE: NO ACCESSIBLE OR HCAP UNITS IN BLDG #13



2 BUILDING #5,11,12,13 LOWER LEVEL PLAN
 A2.5 1/8"=1'-0"

NOTE: NO ACCESSIBLE OR HCAP UNITS IN BLDG #13



1 BUILDING #5,11,12,13 MAIN LEVEL PLAN
 A2.5 1/8"=1'-0"

NOTE: NO ACCESSIBLE OR HCAP UNITS IN BLDG #13

REVISIONS
 12-16-93
 PROJECT NO. 97022
 DATE 11-5-93
 DRAWN BY CPM/EF
 CHECKED BY
 STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

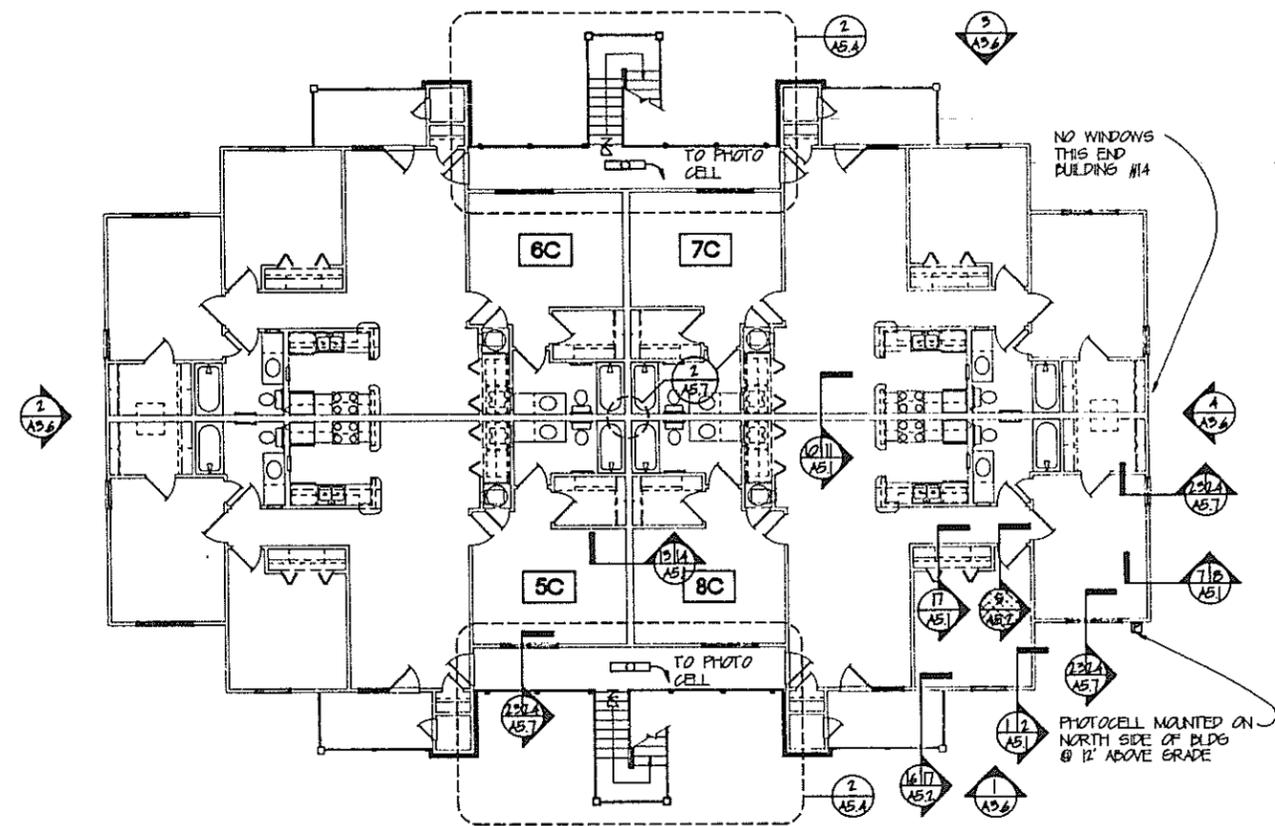
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 445 ATKINSON RD. GWINNETT COUNTY, GEORGIA
 BLDG PLAN-BLDG #5,11,12,13

MAR
 A2.5

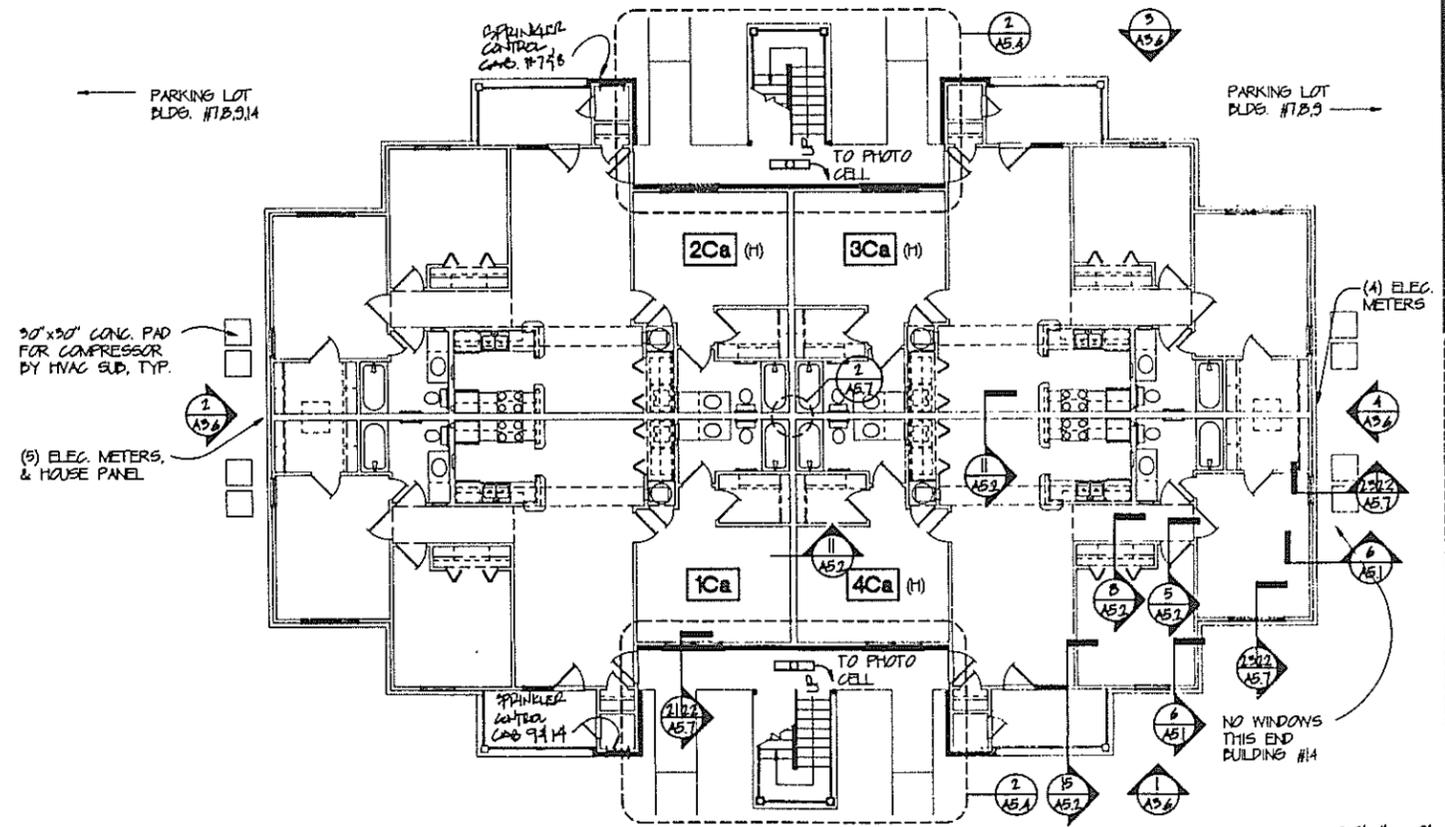
P:\NR\SO\TH\CONV\93022\A25.DWG

LEGEND

UNIT NUMBER — 4Aa
 UNIT TYPE —
 ACCESSIBLE UNIT —
 HANDICAP UNIT — 1Ch



2 BUILDING UPPER LEVEL PLAN 7,8,9,14
 1/8" = 1'-0"
 NOTE: UNITS 1,2 & 4 ARE TO BE HCAP IN BLDG #14
 NOTE: HATCHING INDICATES FULL HEIGHT BRICK



1 BUILDING MAIN LEVEL PLAN 7,8,9,14
 1/8" = 1'-0"
 NOTE: UNITS 1,2 & 4 ARE TO BE HCAP IN BLDG #14
 NOTE: HATCHING INDICATES FULL HEIGHT BRICK

REVISION
 12-10-73

PROJECT
 990752

DATE
 11-5-79

DRAWN BY
 CPM/VEF

STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

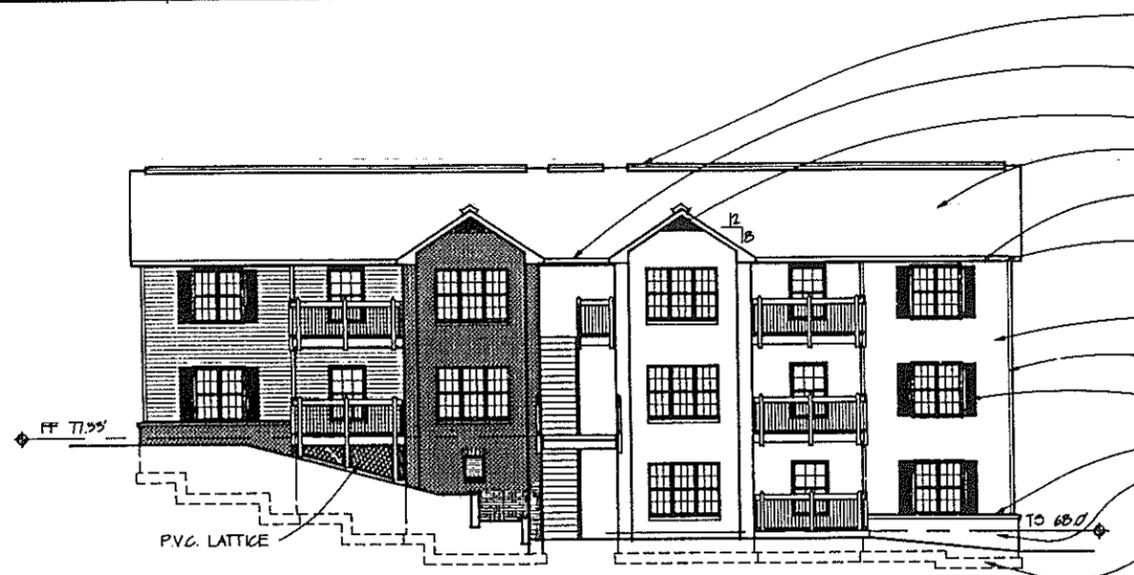
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-773-2800

TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA BLDG PLAN FOR BLDG #1B,9,14

MARRA

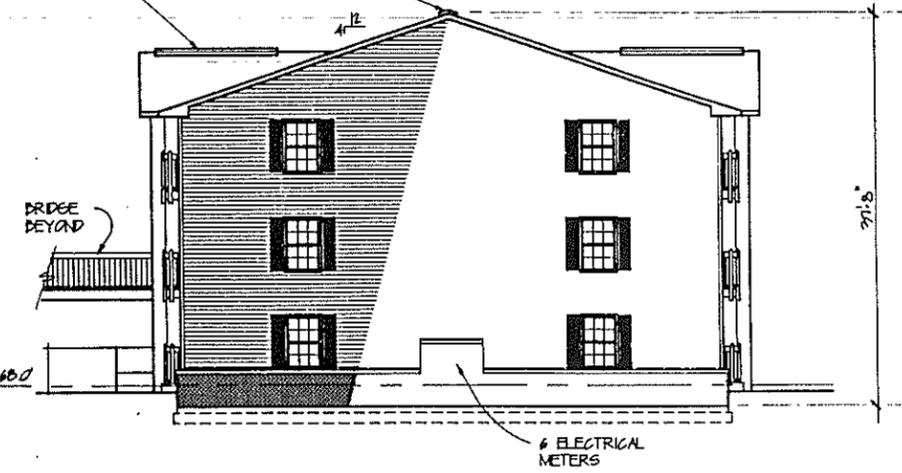
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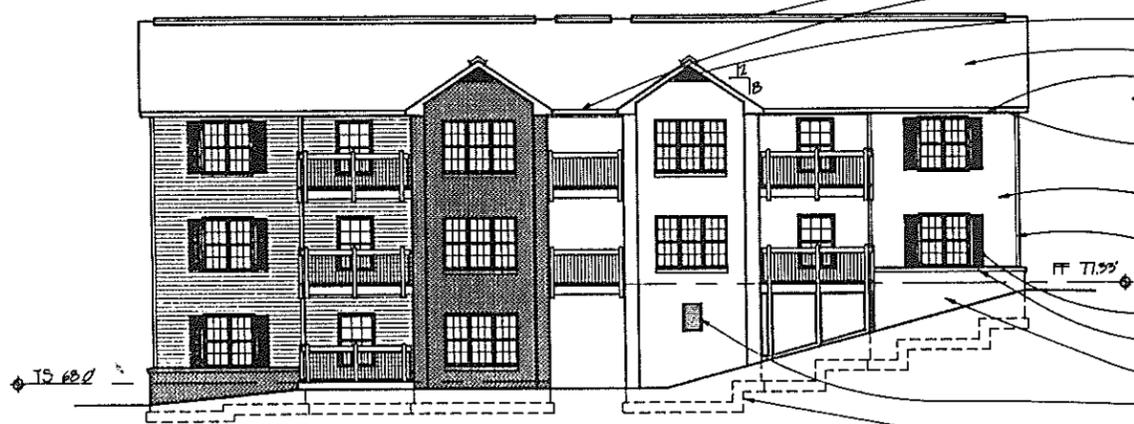


1 FRONT ELEVATION OF BUILDING #1
1/8" = 1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER AND DOWN SPOUT @ BREEZEWAY
- 4" BOTTOM LEG FOR FIN VINYL (TYP. EA. GABLE) GABLE END LOWER
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROWLOCK
- BRICK VENEER
- DASHED LINE OF FOOTING BELOW

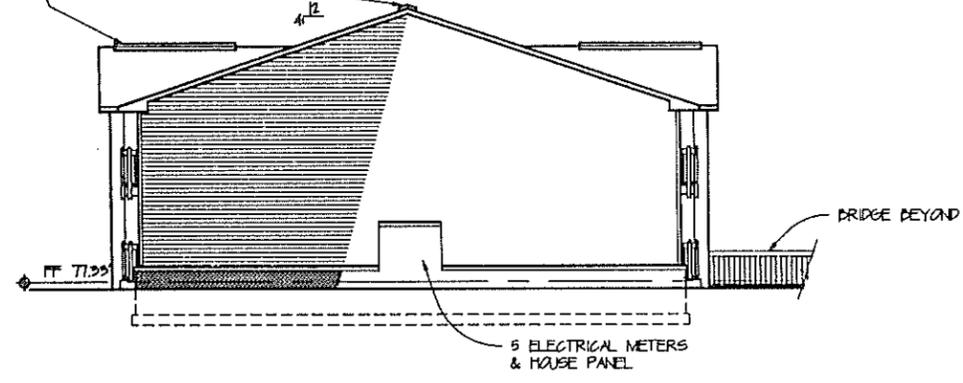


2 RIGHT ELEVATION OF BUILDING #1
1/8" = 1'-0"



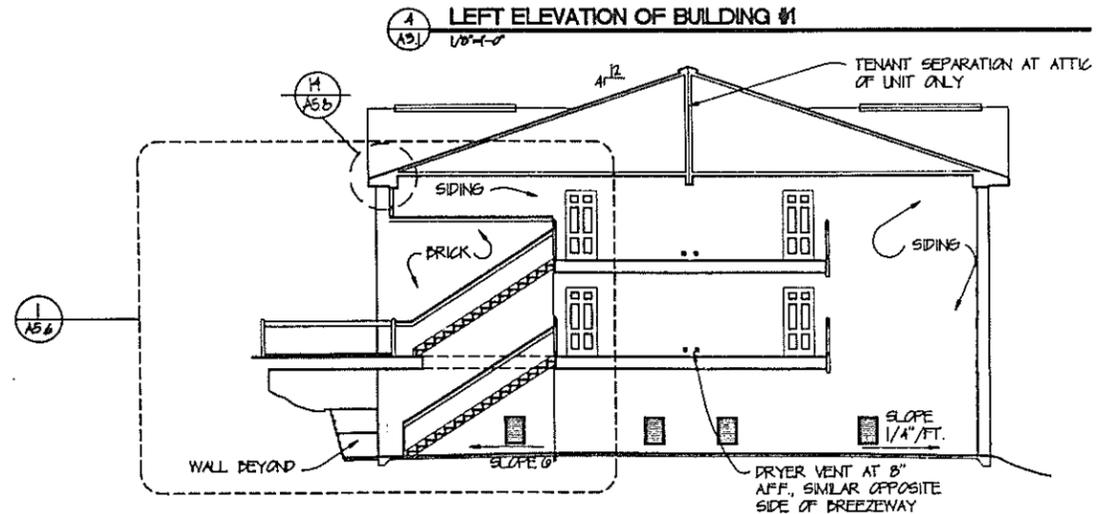
3 REAR ELEVATION OF BUILDING #1
1/8" = 1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER AND DOWN SPOUT @ BREEZEWAY
- GABLE END LOWER
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROWLOCK
- BRICK VENEER
- 24" x 36" VENTILATING LOWER
- DASHED LINE OF FOOTING BELOW



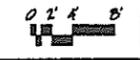
4 LEFT ELEVATION OF BUILDING #1
1/8" = 1'-0"

ALIGN ALL ROOF PENETRATIONS



5 BUILDING #1 BREEZEWAY SECTION
1/8" = 1'-0"

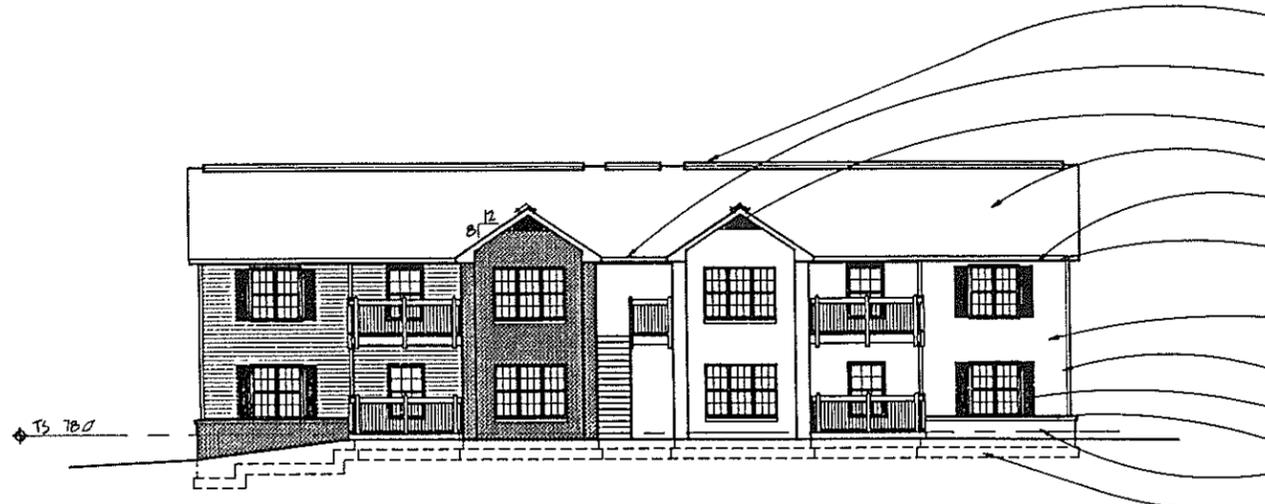
NOTE: PICKETS OMITTED FOR CLARITY



PROJECT: 95072
 DATE: 11-5-99
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 STATE OF GEORGIA
MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

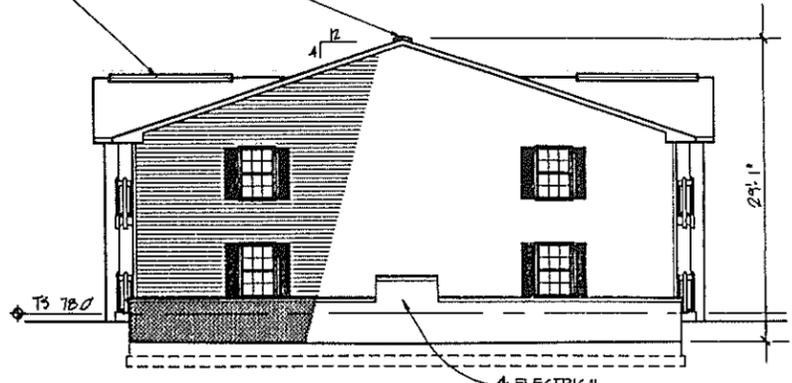
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-375-2800
TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD., GWINNETT COUNTY, GEORGIA
 BUILDING #1 ELEVATIONS

MARRA
 A31

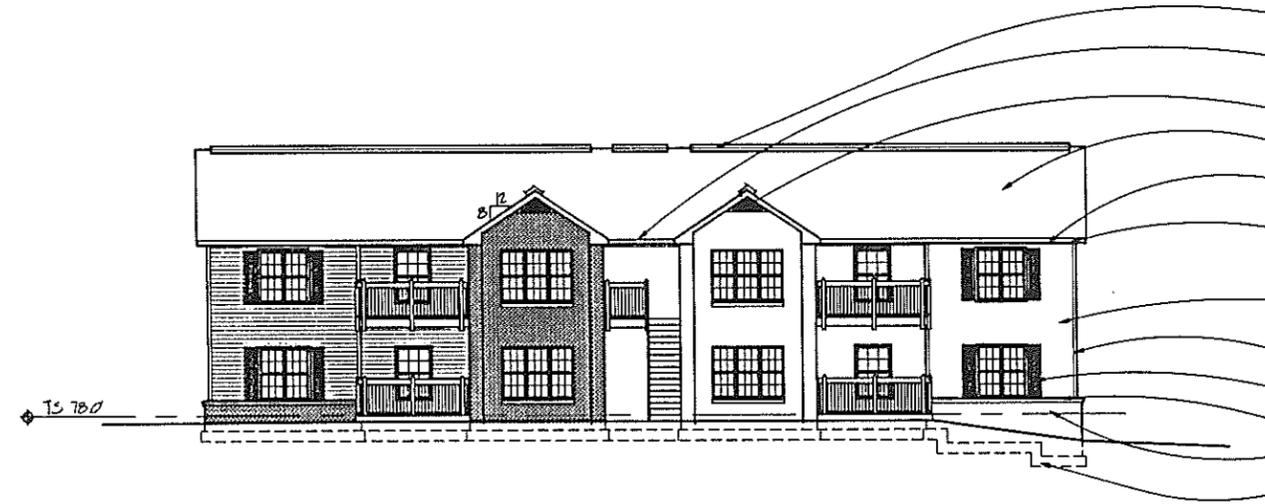


1 FRONT ELEVATION OF BUILDING #2
A32 1/8"=1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER AND DOWN SPOUT @ BREEZEWAY
- GABLE END LOUVER
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROMLOCK
- BRICK VENEER
- DASHED LINE OF FOOTING BELOW

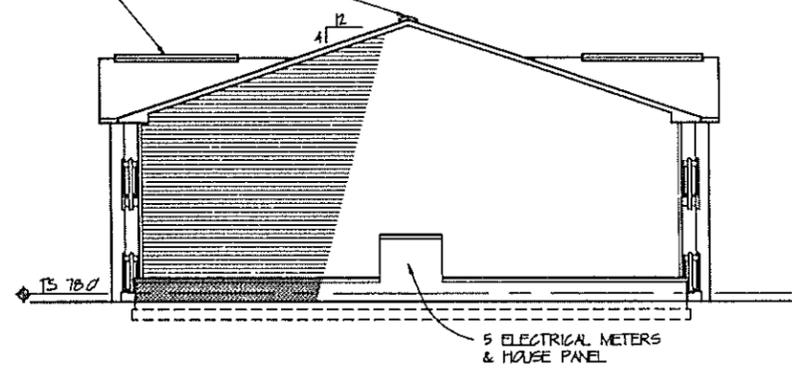


2 RIGHT ELEVATION OF BUILDING #2
A32 1/8"=1'-0"



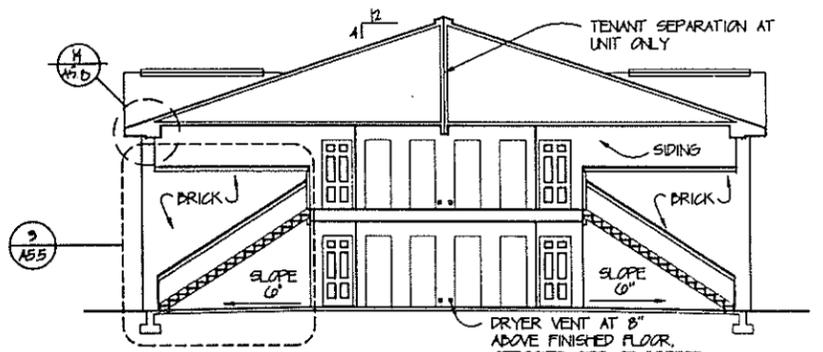
3 REAR ELEVATION OF BUILDING #2
A32 1/8"=1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER AND DOWN SPOUT @ BREEZEWAY
- GABLE END LOUVER
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROMLOCK
- BRICK VENEER
- DASHED LINE OF FOOTING BELOW



4 LEFT ELEVATION OF BUILDING #2
A32 1/8"=1'-0"

ALIGN ALL ROOF PENETRATIONS



5 BUILDING #2 BREEZEWAY SECTION
A32 1/8"=1'-0"

NOTE: PICKETS OMITTED FOR CLARITY



REVISIONS

PROJECT: 370022 DATE: 11-15-09 DRAWN BY: C.F.V.

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

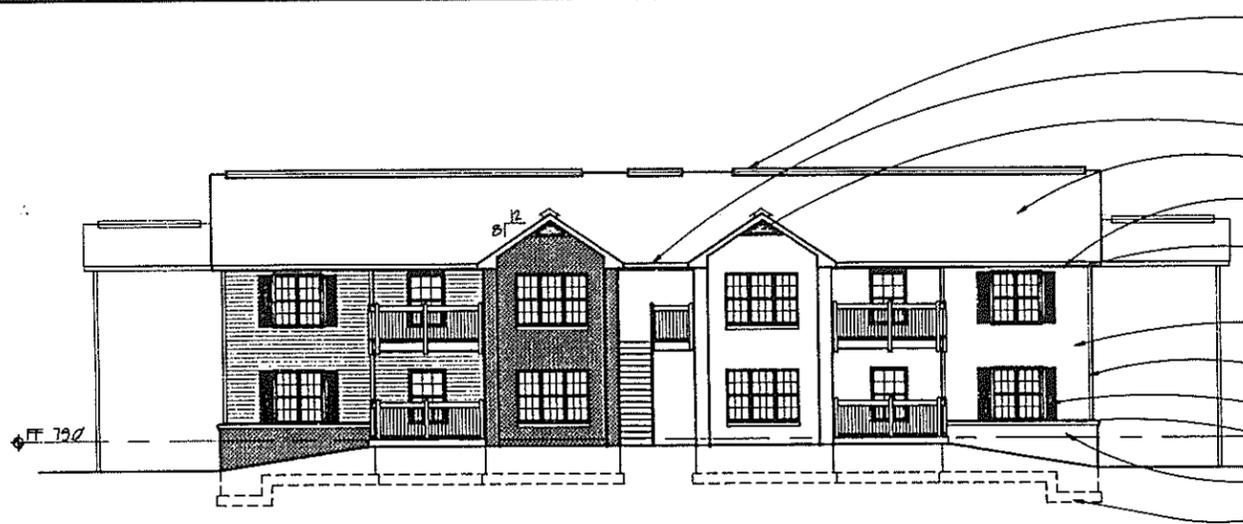
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD, GWINNETT COUNTY, GEORGIA

PLDG #2 ELEVATIONS

MARR

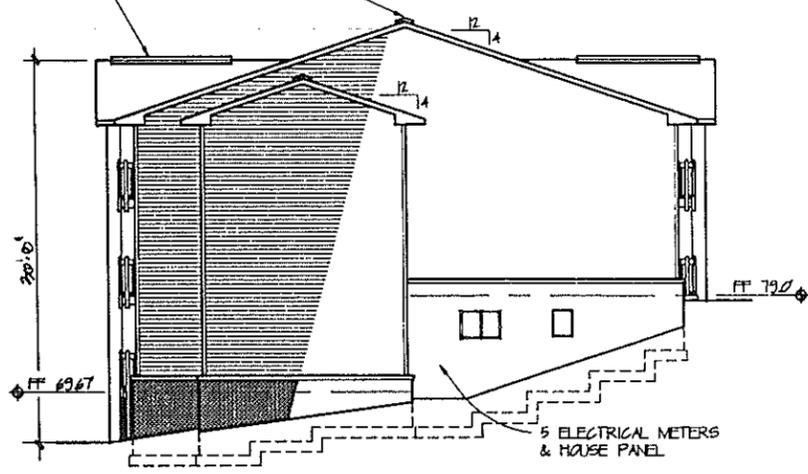
A3.2

P:\WORK\2009\200912\20091215.DWG

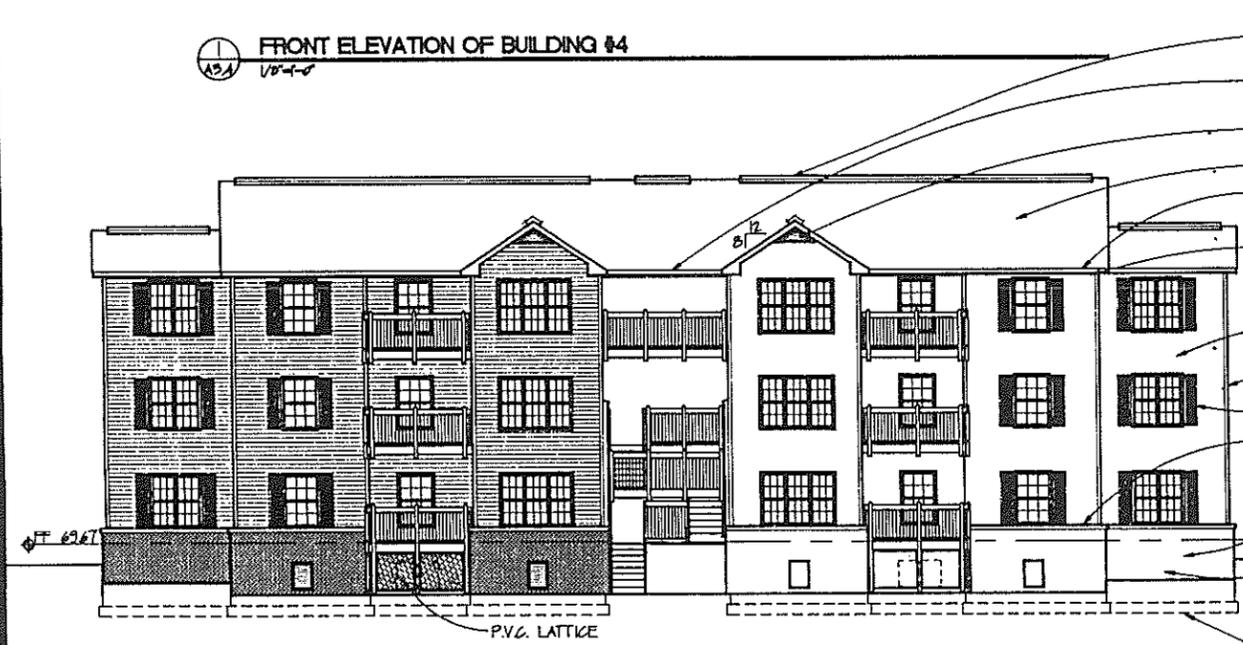


1 FRONT ELEVATION OF BUILDING #4
A3.4 1/8"=1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER AND DOWN SPOUT @ BREEZEWAY
- GABLE END LOUVER
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROMLOCK
- BRICK VENEER
- DASHED LINE OF FOOTINGS BELOW

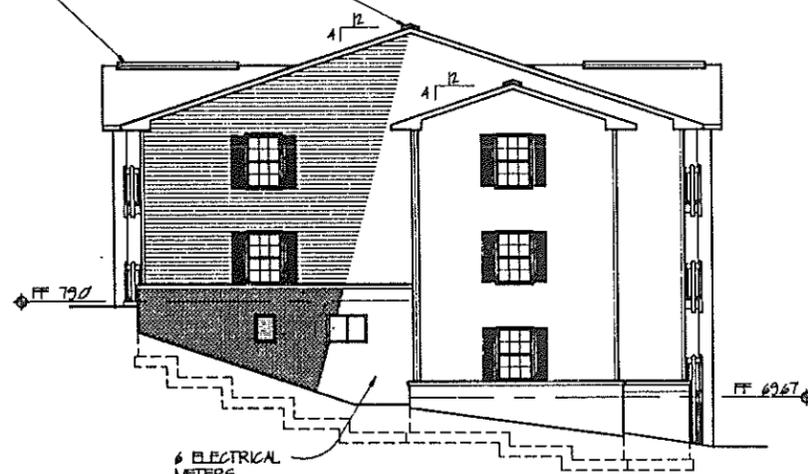


2 LEFT ELEVATION OF BUILDING #4
A3.4 1/8"=1'-0"



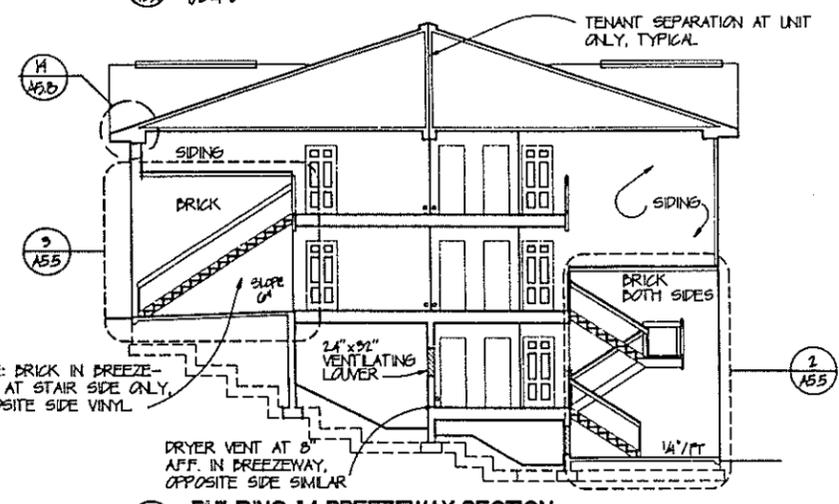
3 REAR ELEVATION OF BUILDING #4
A3.4 1/8"=1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER AND DOWN SPOUT
- GABLE END LOUVER
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROMLOCK
- BRICK VENEER
- 24"x32" VENTILATING LOUVER, ALIGN WITH CENTER OF WINDOW WHERE POSSIBLE
- DASHED LINE OF FOOTINGS BELOW



4 RIGHT ELEVATION OF BUILDING #4
A3.4 1/8"=1'-0"

ALIGN ALL ROOF PENETRATIONS



5 BUILDING #4 BREEZEWAY SECTION
A3.4 1/8"=1'-0"

NOTE: BRICK IN BREEZEWAY AT STAIR SIDE ONLY, OPPOSITE SIDE VINYL

DRYER VENT AT 8' AFF. IN BREEZEWAY, OPPOSITE SIDE SIMILAR

NOTE: PICKETS OMITTED FOR CLARITY

REVISIONS
12.16.79

PROJECT 35022 DATE 11-15-79 DRAWN BY CTV

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

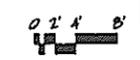
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD, GWINNETT COUNTY, GEORGIA

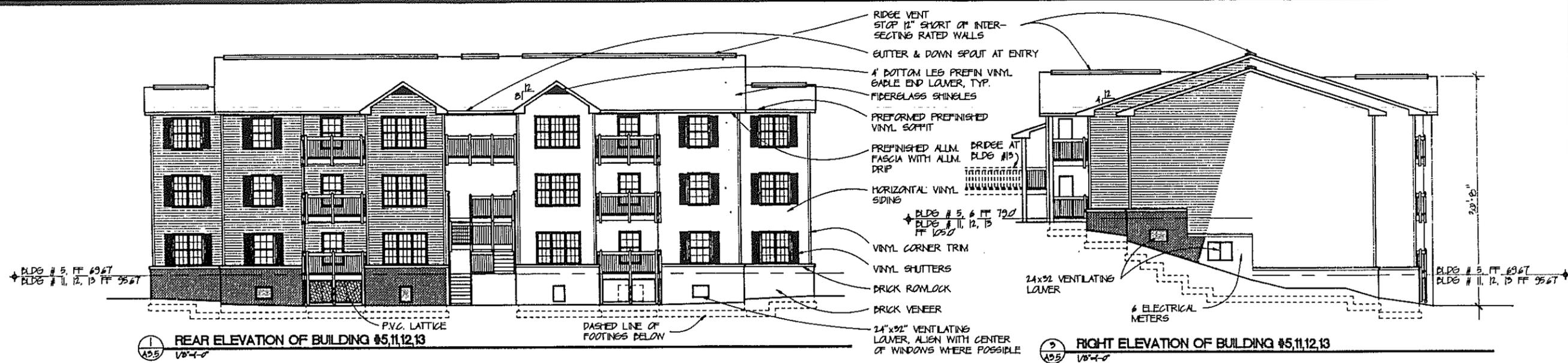
BUILDING #4 ELEVATIONS

MARR

A3.4

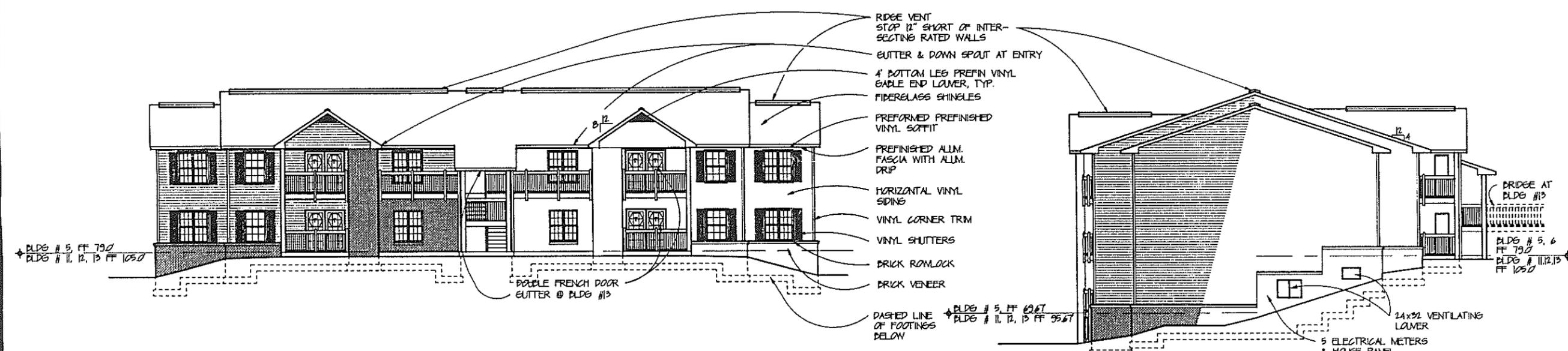
P:\NR\SOUTH\CONV\370723\DWG





1 REAR ELEVATION OF BUILDING #5,11,12,13
A3.5 V8'-4\"/>

2 RIGHT ELEVATION OF BUILDING #5,11,12,13
A3.5 V8'-4\"/>

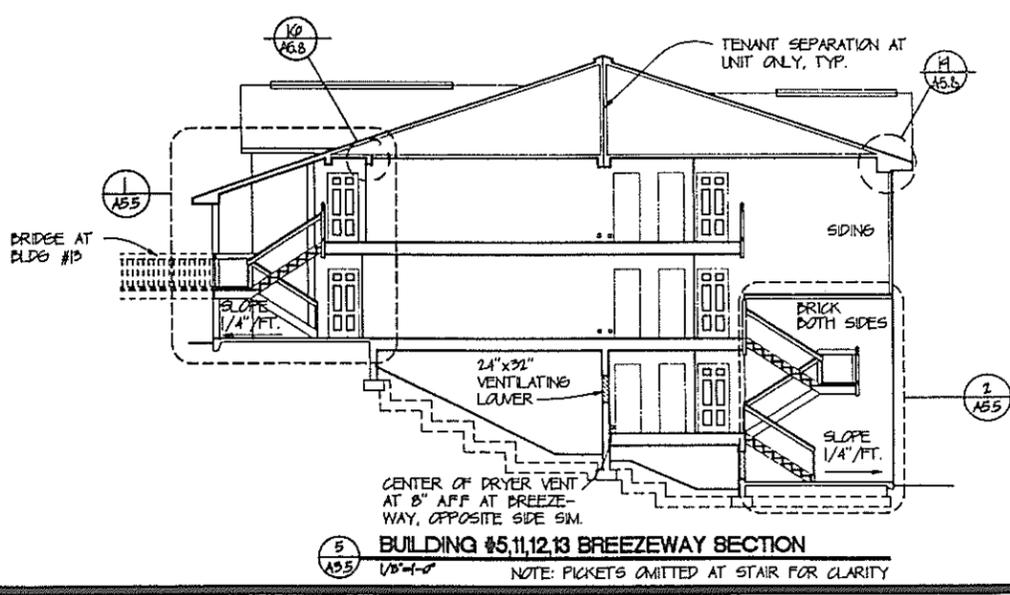


3 FRONT ELEVATION OF BUILDING #5,11,12,13
A3.5 V8'-4\"/>

4 LEFT ELEVATION OF BUILDING #5,11,12,13
A3.5 V8'-4\"/>

(1) INDICATES WINDOWS AND/OR DOORS WITH TEMPERED GLASS.

ALIGN ALL ROOF PENETRATIONS



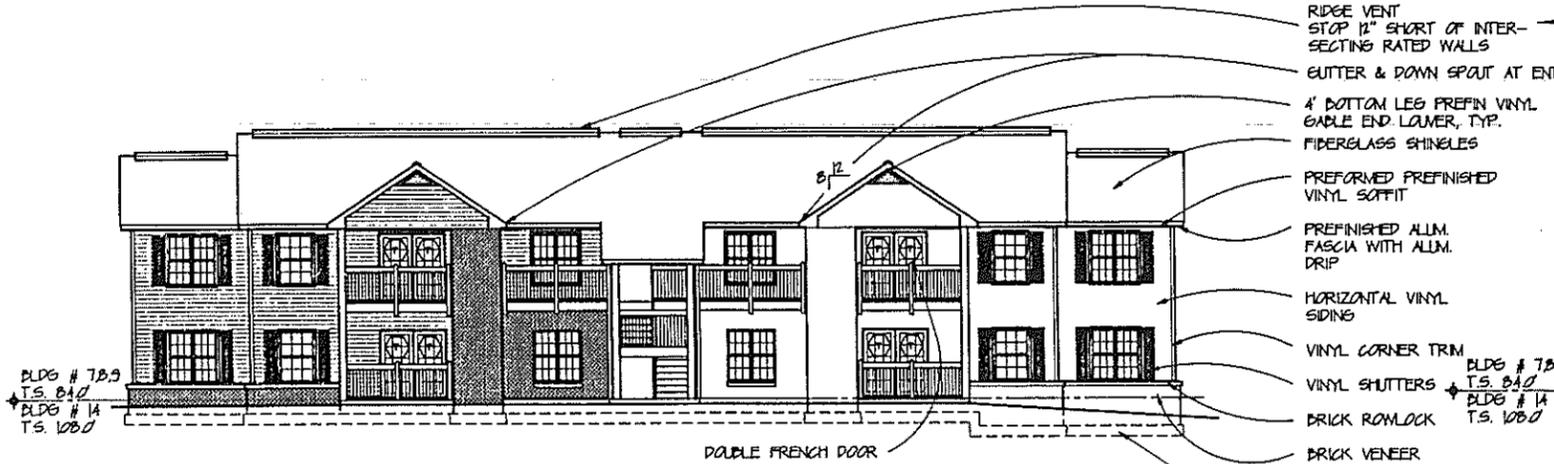
5 BUILDING #5,11,12,13 BREEZEWAY SECTION
A3.5 V8'-4\"/>

PROJECT: 59072
 DATE: 11-5-99
 DRAWN BY: C.F.V.
 CHECKED BY: M.T.R.
 APPROVED BY: M.T.R.
 12-19-99
 STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA
 PLDG #5 11,12,13 ELEVATIONS

MARTIN RILEY ASSOCIATES
 A3.5

P:\WORKSOUTH\CONV\59072\A3.5.DWG

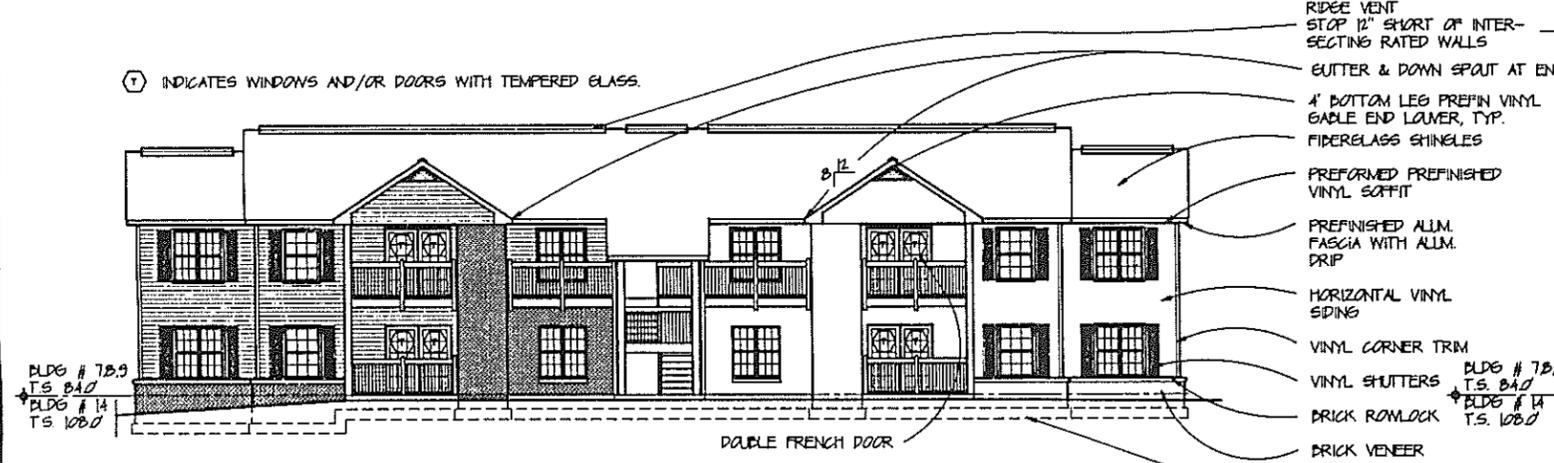


BLDG # 7,8,9
T.S. 840
BLDG # 14
T.S. 1000

1 LEFT ELEVATION OF BUILDING #7,8,9,14

A3.6 1/8"=1'-0"

(T) INDICATES WINDOWS AND/OR DOORS WITH TEMPERED GLASS.



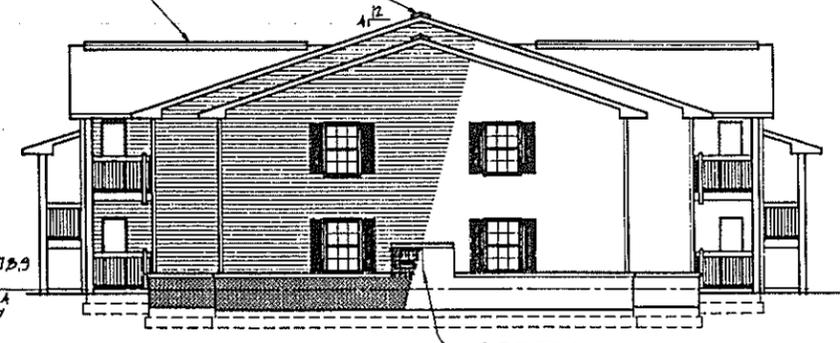
BLDG # 7,8,9
T.S. 840
BLDG # 14
T.S. 1000

3 RIGHT ELEVATION OF BUILDING #7,8,9,14

A3.6 1/8"=1'-0"

(T) INDICATES WINDOWS AND/OR DOORS WITH TEMPERED GLASS.

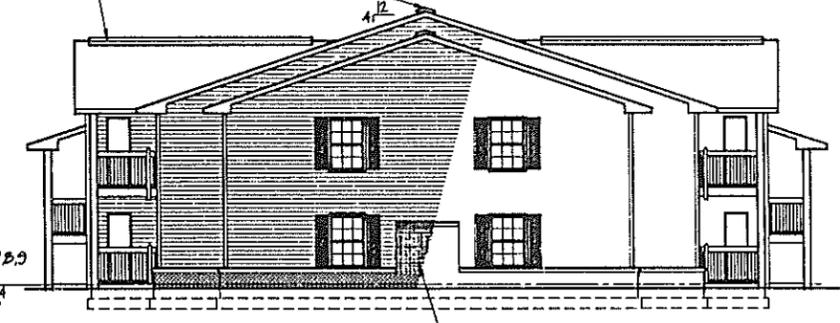
- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER & DOWN SPOUT AT ENTRY
- 4" BOTTOM LEG PREFIN VINYL GABLE END LOUVER, TYP.
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROWLOCK
- BRICK VENEER
- DASHED LINE OF FOOTINGS BELOW



2 FRONT ELEVATION OF BUILDING #7,8,9,14

A3.6 1/8"=1'-0"

- RIDGE VENT STOP 12" SHORT OF INTERSECTING RATED WALLS
- GUTTER & DOWN SPOUT AT ENTRY
- 4" BOTTOM LEG PREFIN VINYL GABLE END LOUVER, TYP.
- FIBERGLASS SHINGLES
- PREFORMED PREFINISHED VINYL SOFFIT
- PREFINISHED ALUM. FASCIA WITH ALUM. DRIP
- HORIZONTAL VINYL SIDING
- VINYL CORNER TRIM
- VINYL SHUTTERS
- BRICK ROWLOCK
- BRICK VENEER
- DASHED LINE OF FOOTINGS BELOW

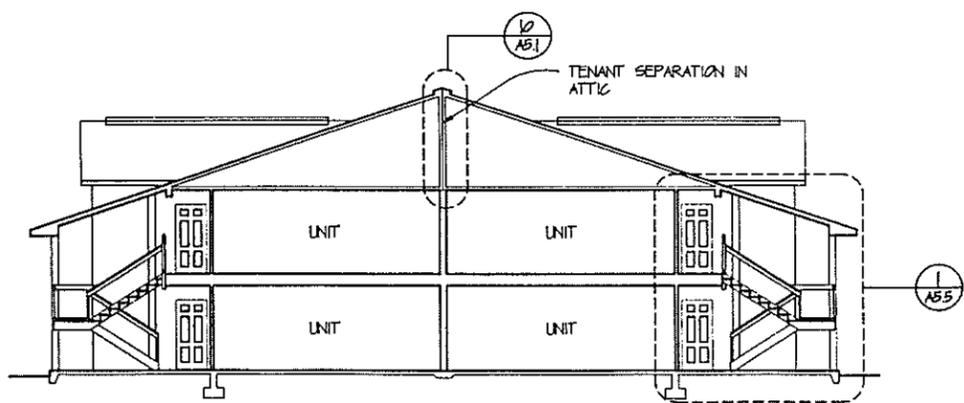


4 REAR ELEVATION OF BUILDING #7,8,9,14

A3.6 1/8"=1'-0"

NOTE: BUILDING #14 HAS NO WINDOWS OR SHUTTERS ON THE REAR ELEVATION

ALIGN ALL ROOF PENETRATIONS



5 BUILDING SECTION AT BLDG #7,8,9,14

A3.6 1/8"=1'-0"

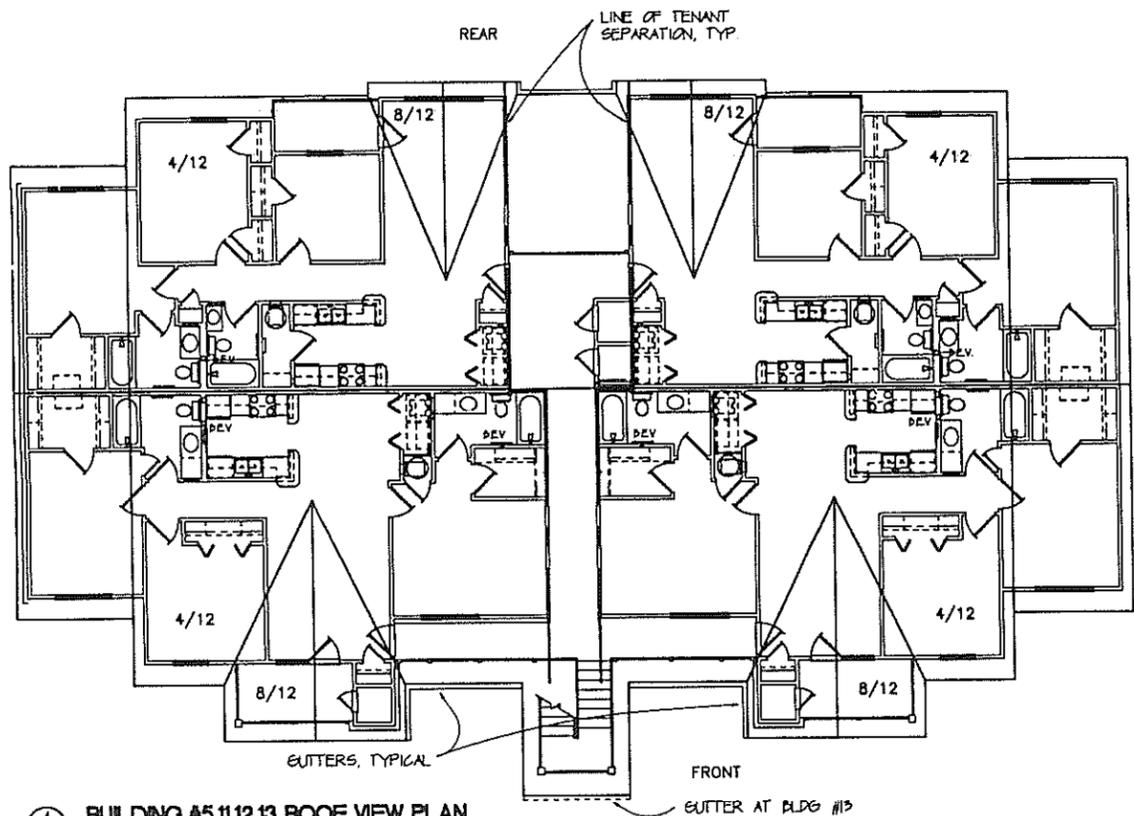
NOTE: PICKETS REMOVED FROM STAIR FOR CLARITY



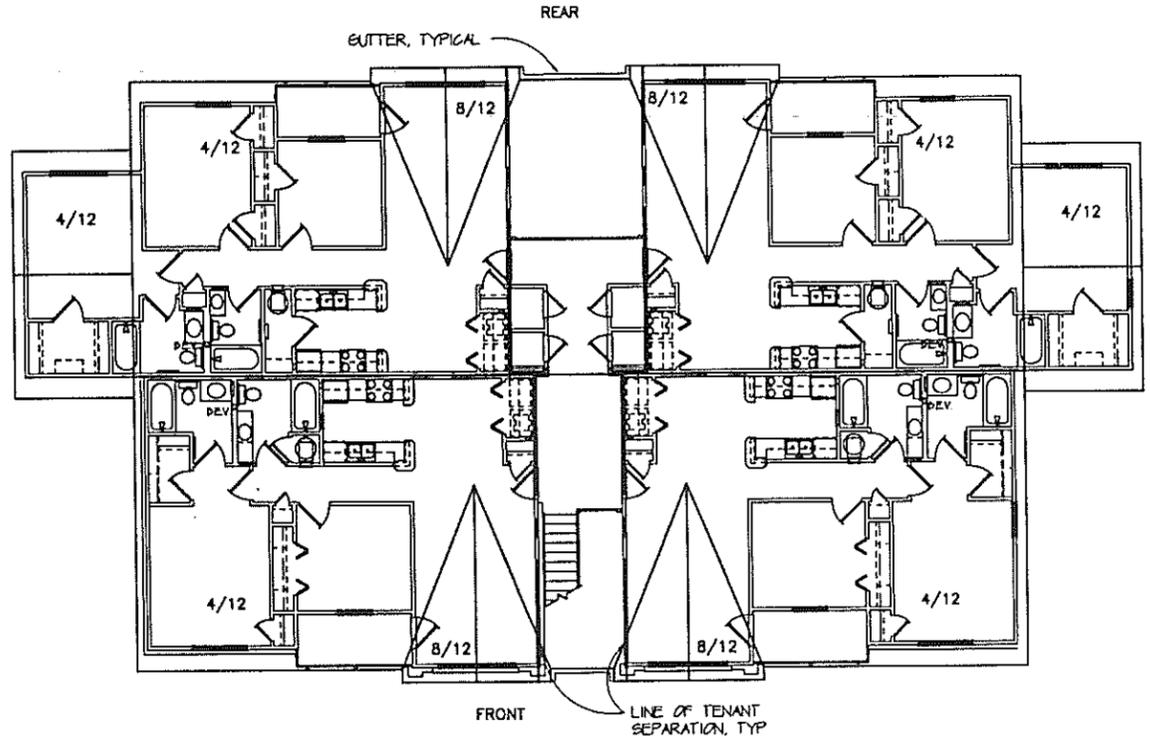
PROJECT 99022 DATE 11-15-99 DRAWN BY M.T.R. CHECKED BY C.F.V.
 12-10-99
 STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 105 ATKINSON RD, GWINNETT COUNTY, GEORGIA
 BLDG #7,8,9,14 ELEVATIONS

MARTIN RILEY ASSOCIATES
 A3.6

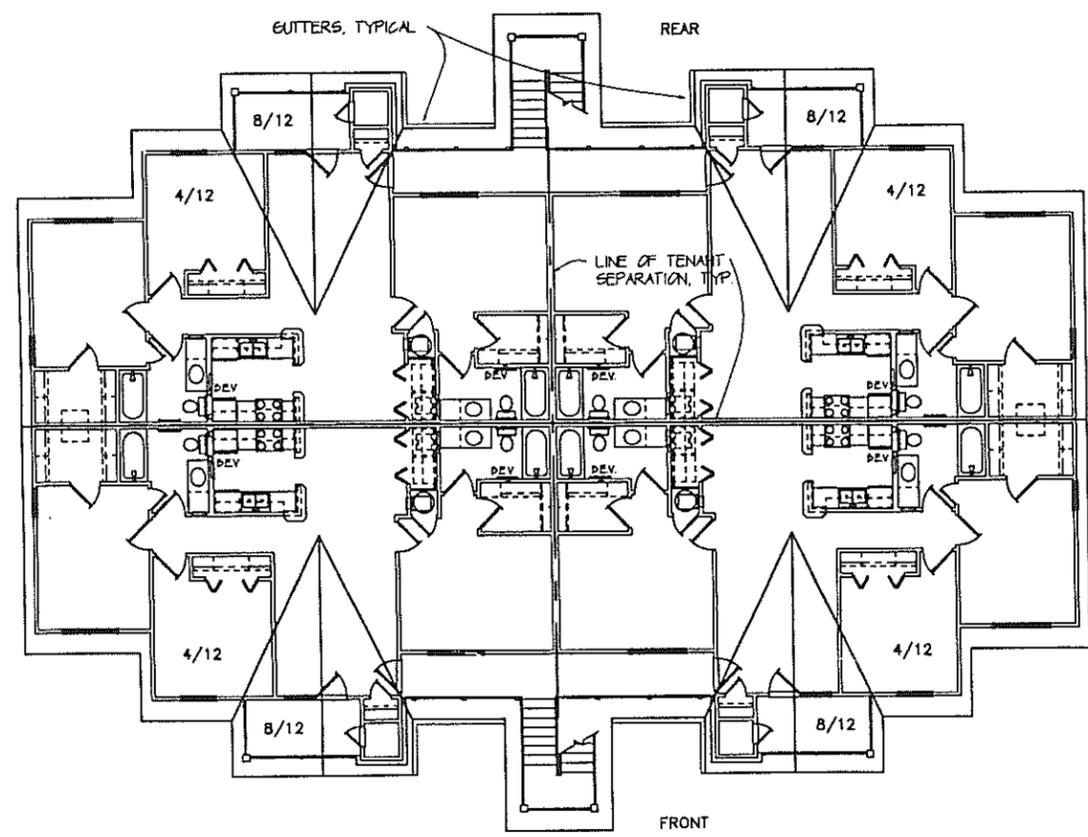


4 BUILDING #5,11,12,13 ROOF VIEW PLAN
 1/8"=1'-0" NOTE: REFERENCE SITE PLAN FOR LOCATION OF BUILDINGS

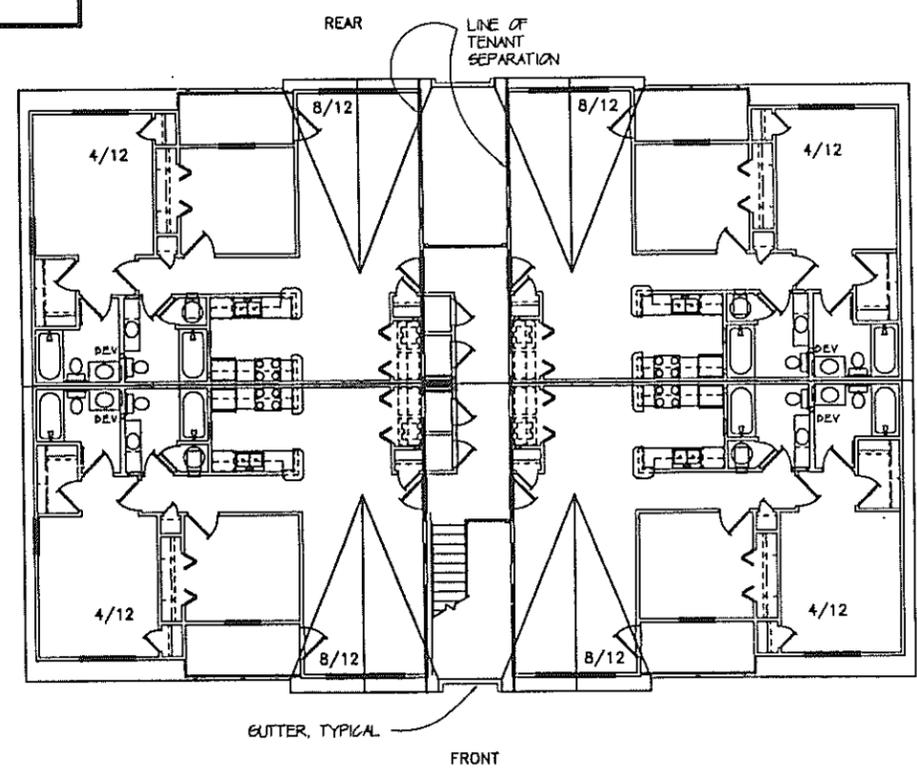


2 BUILDING #4 ROOF VIEW PLAN
 1/8"=1'-0" NOTE: REFERENCE SITE PLAN FOR LOCATION OF BUILDINGS

NOTE: ALIGN ALL ROOF PENETRATIONS AND PLUMBING PENETRATIONS.
 STENCIL WITH 1" LETTER IN RED PAINT AT ALL DRAFT STOPPING, SPACED EVERY 6" FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS



3 BUILDING #7,8,9,14 ROOF VIEW PLAN
 1/8"=1'-0" NOTE: REFERENCE SITE PLAN FOR LOCATION OF BUILDINGS



1 BUILDING #1,2,3,6,10 ROOF VIEW PLAN
 1/8"=1'-0" NOTE: REFERENCE SITE PLAN FOR LOCATION OF BUILDINGS

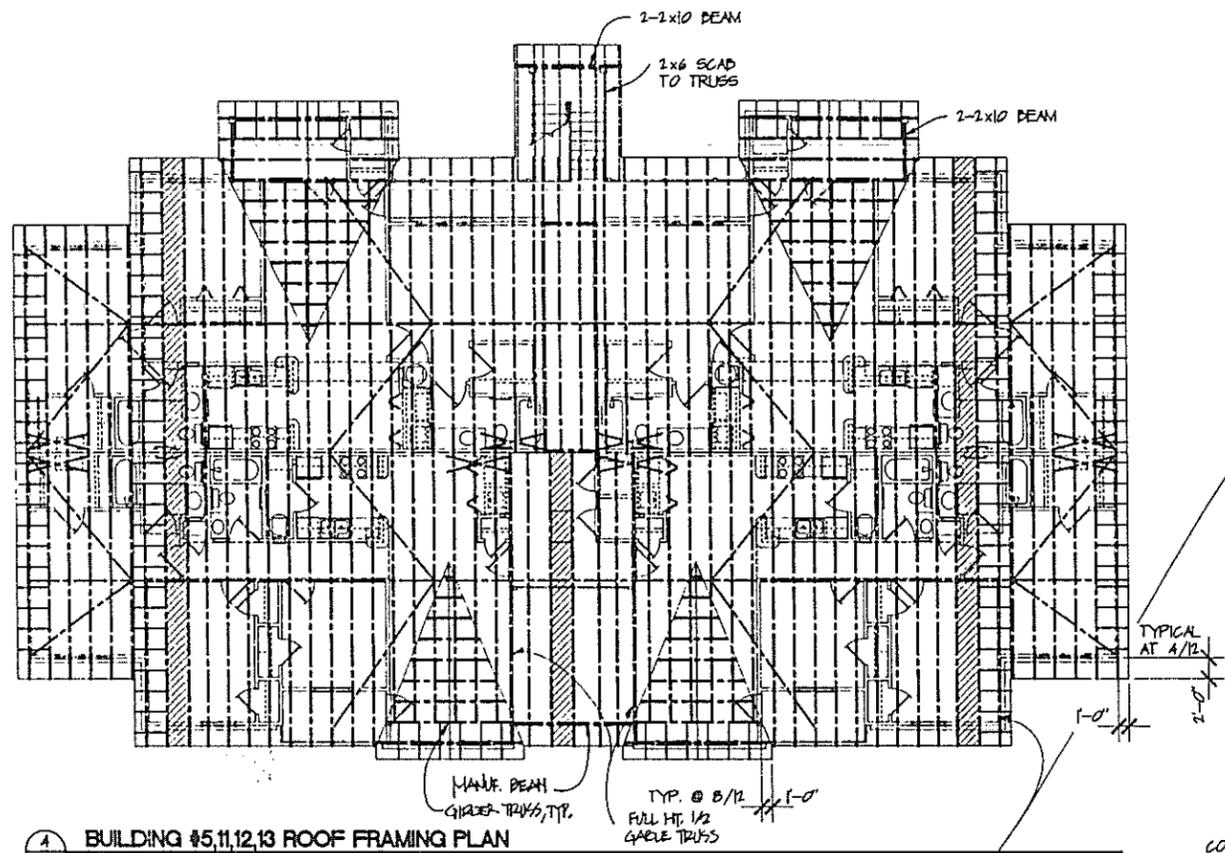
PROJECT	12-4-09
DATE	11-5-09
PLT./GV	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-375-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

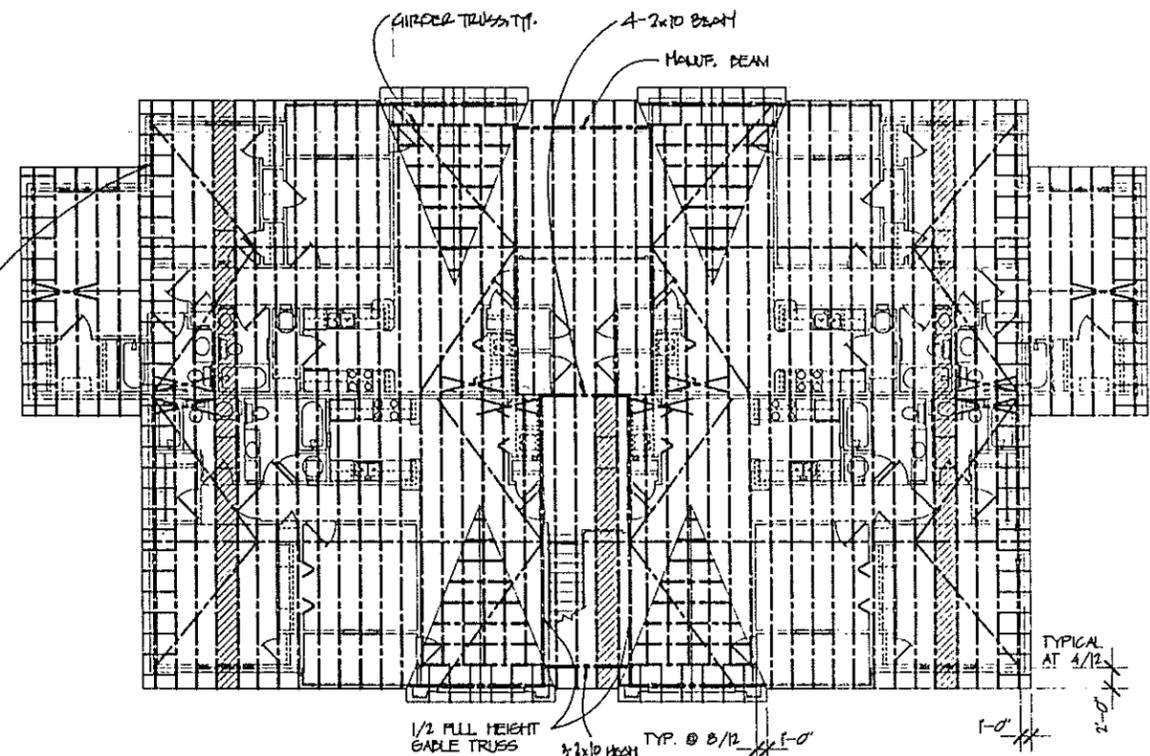
MARTIN RILEY

A4.1

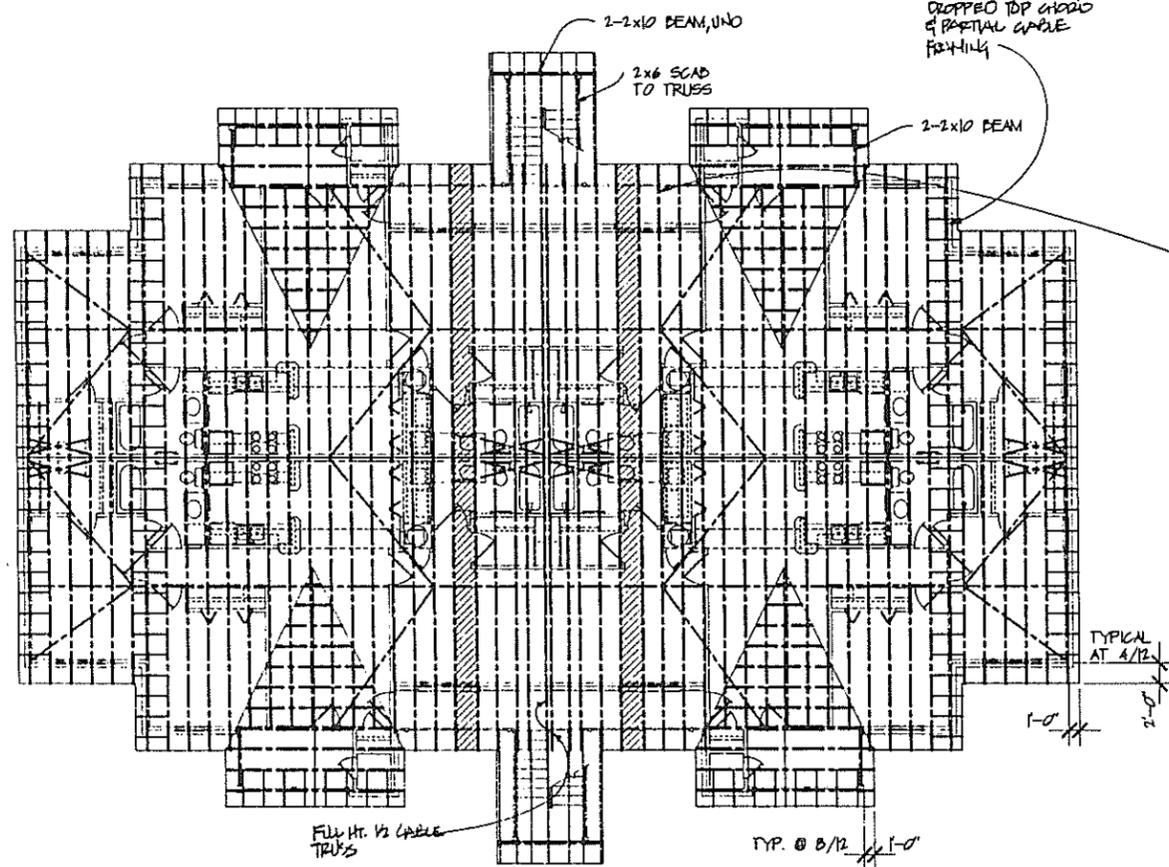
P:\NORSOUTH\CONV\57021AMIDWG



4 BUILDING #5, 11, 12, 13 ROOF FRAMING PLAN
1/8"=1'-0"



2 BUILDING #4 ROOF FRAMING PLAN
1/8"=1'-0"



3 BUILDING 7, 8, 9, 14 ROOF FRAMING PLAN
1/8"=1'-0"

CONTINUOUS BOTTOM CHORD TEMP. LATERAL BRACING 2x4x10 MEMBERS LAP TWO TRUSSES MINIMUM

TYPICAL LOCATION OF DIAGONAL WED MEMBER BRACING TIE TO FOUR TRUSSES MINIMUM

STEP BACK TRUSSES AT 24" ON CENTER OR CONV. FRAMING AT 16" ON CENTER WITH 2x6 MIN.

RIDGE OF APPLIED GABLE

DROPPED GABLE TRUSS

TRUSSES TO CANTILEVER OVER BALCONY

24" SOFFIT OVER HANG

12" RAKE OVER HANG

2x4 OUTRIGGERS AT 24" ON CENTER, TYPICAL

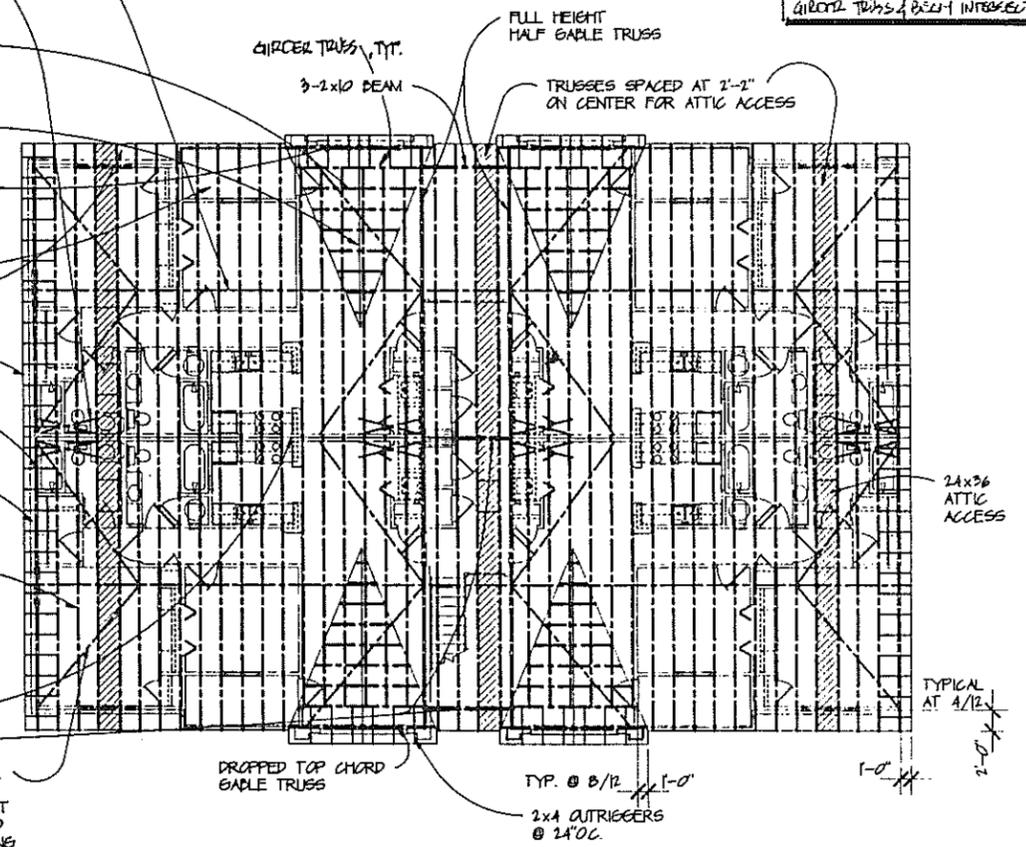
END GABLE TRUSS WITH DROPPED TOP CHORD TO ACCEPT OUTRIGGERS

PREMANUFACTURED HALF TRUSSES AT 24" ON CENTER, TYPICAL

RIDGE

3-2x10 BEAMS

DIAGONAL BOTTOM CHORD TEMP. BRACING TIE TO FIVE TRUSSES MIN. 2x4 MEMBERS. PROVIDE AT EACH END OF THE BUILDING AND SPACE EQUALLY ACROSS BUILDING NO GREATER THAN THIRTY FEET BETWEEN BRACING



1 BUILDING #1, 2, 3, 6, 10 ROOF FRAMING PLAN
1/8"=1'-0"

NOTE: AT GIRDER TRUSS & BEAM BEARING POINTS PROVIDE 3 STUD PER MIN. 14 STUDS WHERE GIRDER TRUSS & BEAM INTERSECT

PROJECT NO.	DATE	BY	CHK
14-001	11-5-93	PLJ	JCY

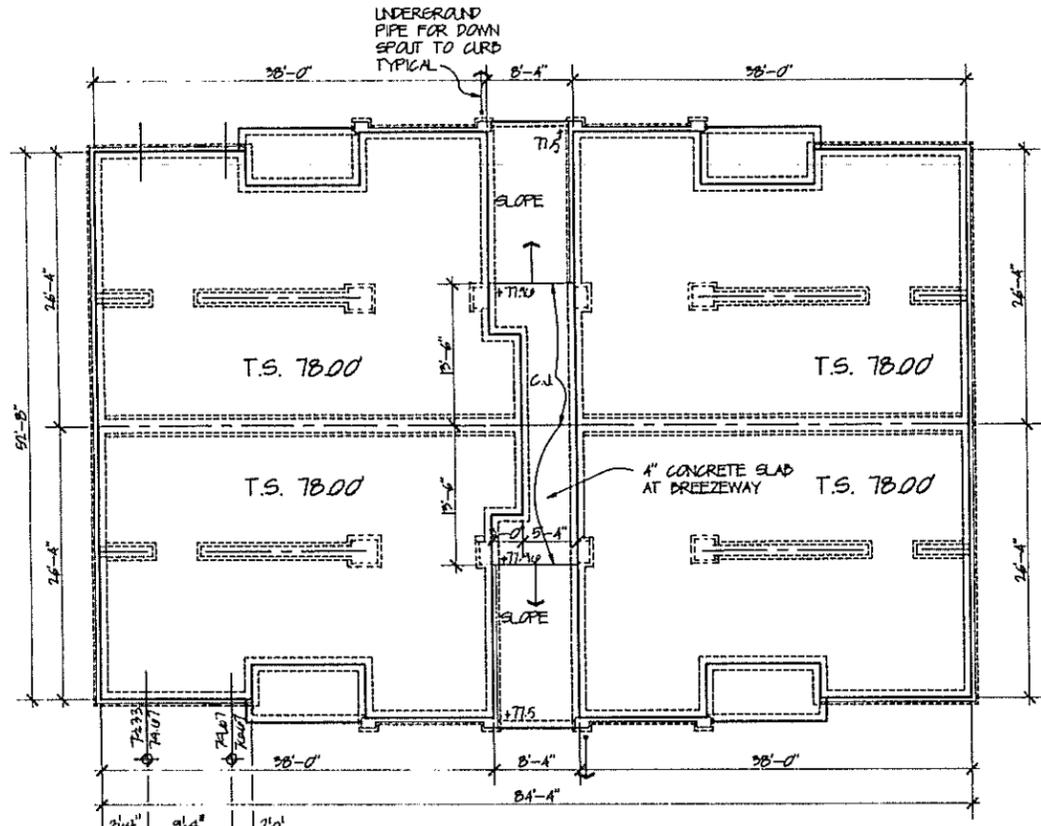
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MARRA

A4.2

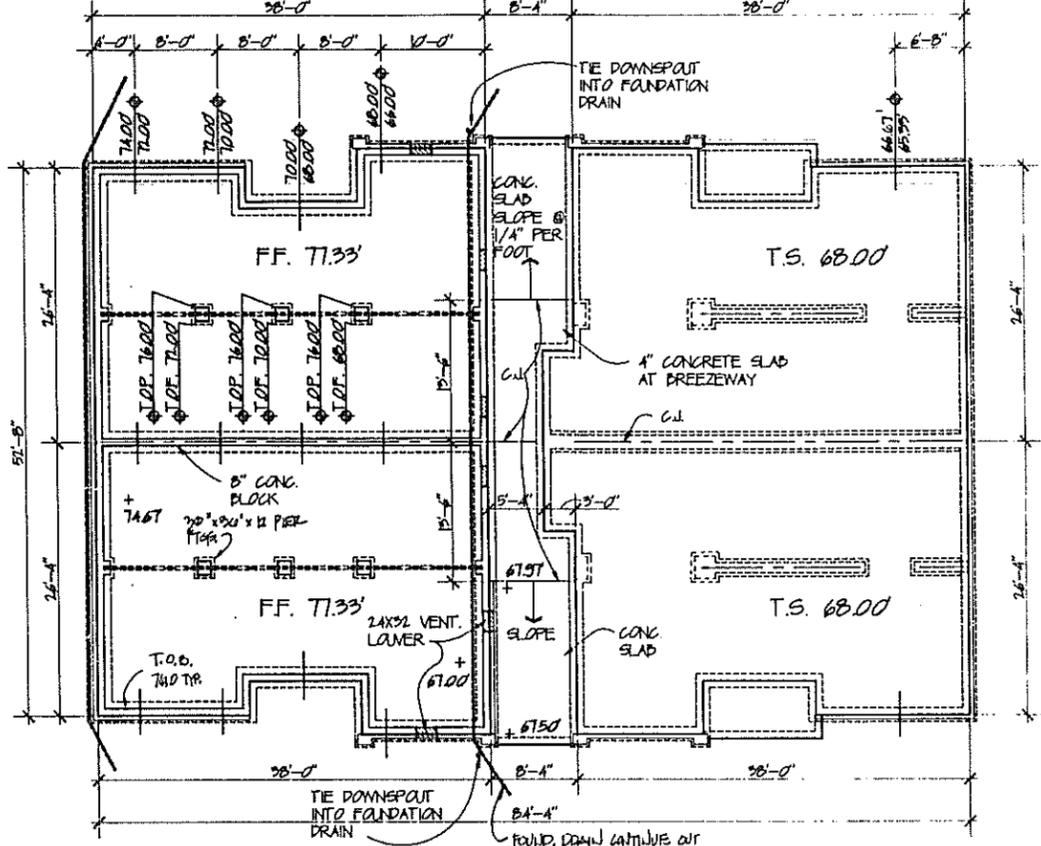
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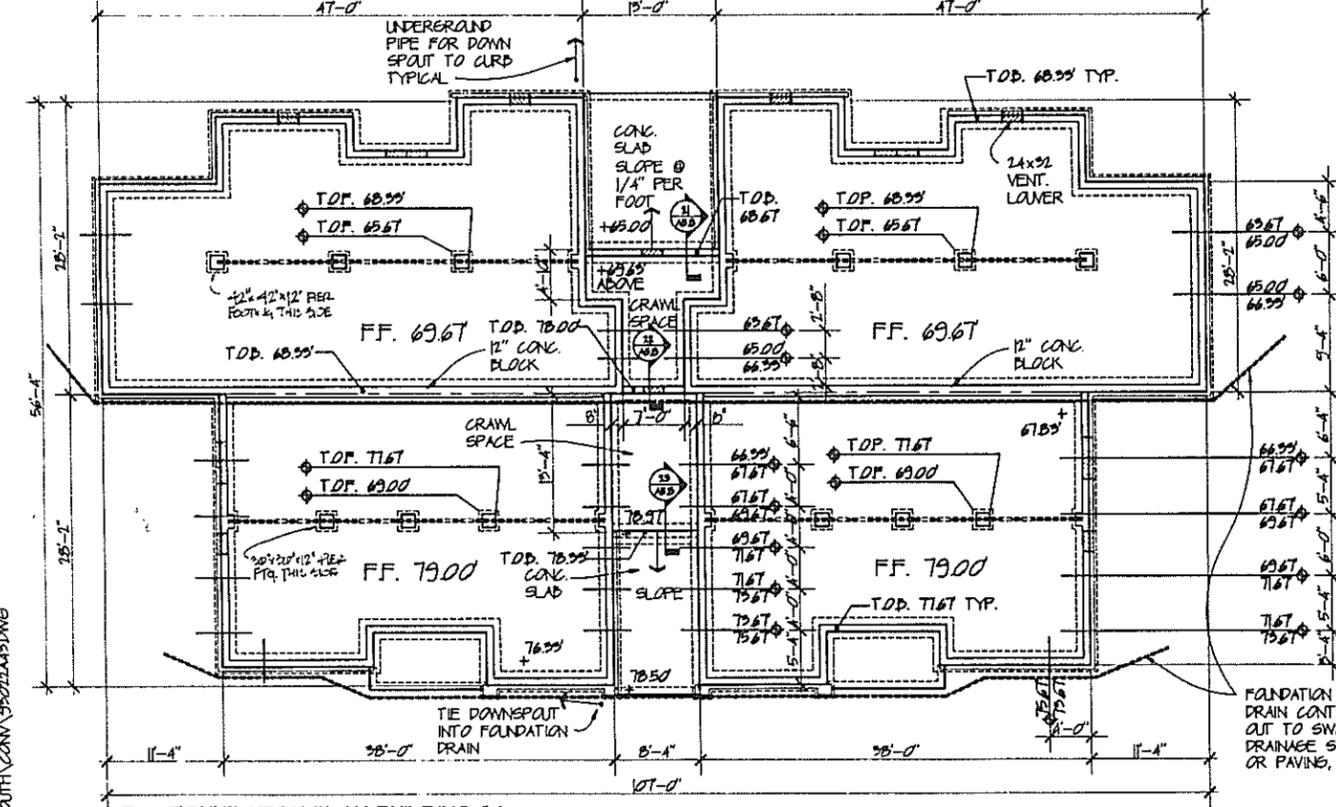
2 FOUNDATION PLAN BUILDING #2
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



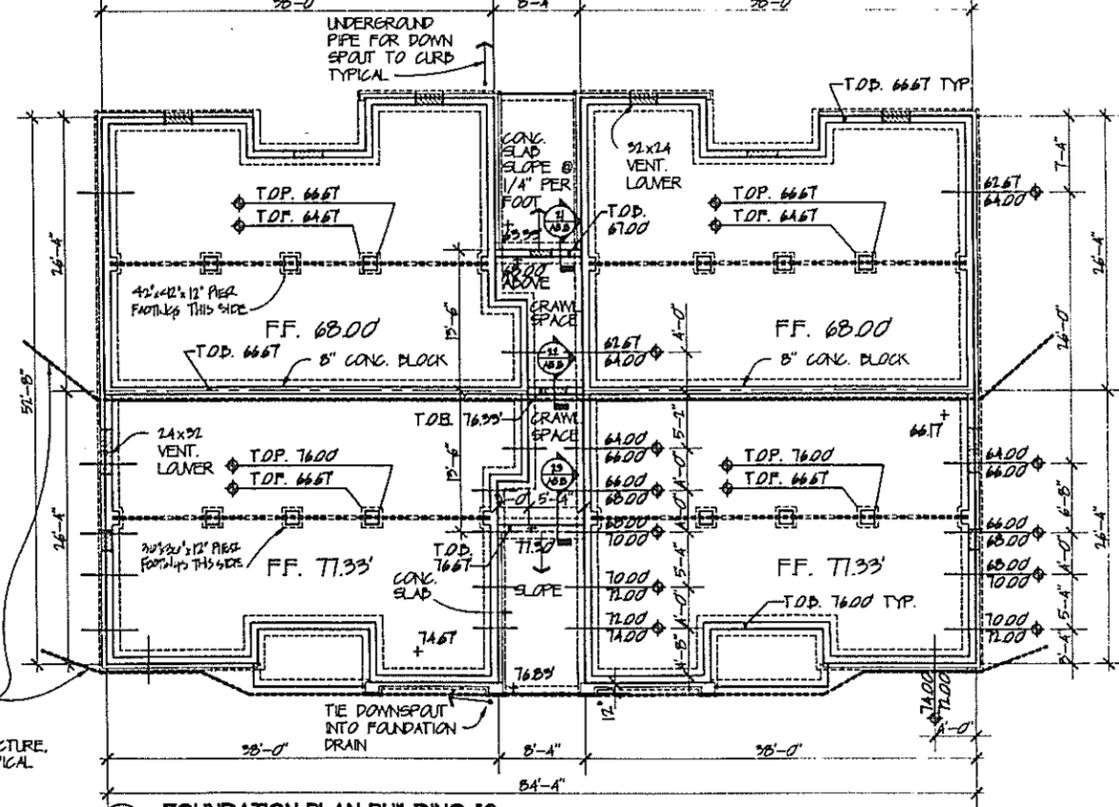
1 FOUNDATION PLAN BUILDING #1
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



4 FOUNDATION PLAN BUILDING #4
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



3 FOUNDATION PLAN BUILDING #3
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS

12-10-97
PROJECT 99072 DATE 11-9-98 DRAWN BY PLF/CPV

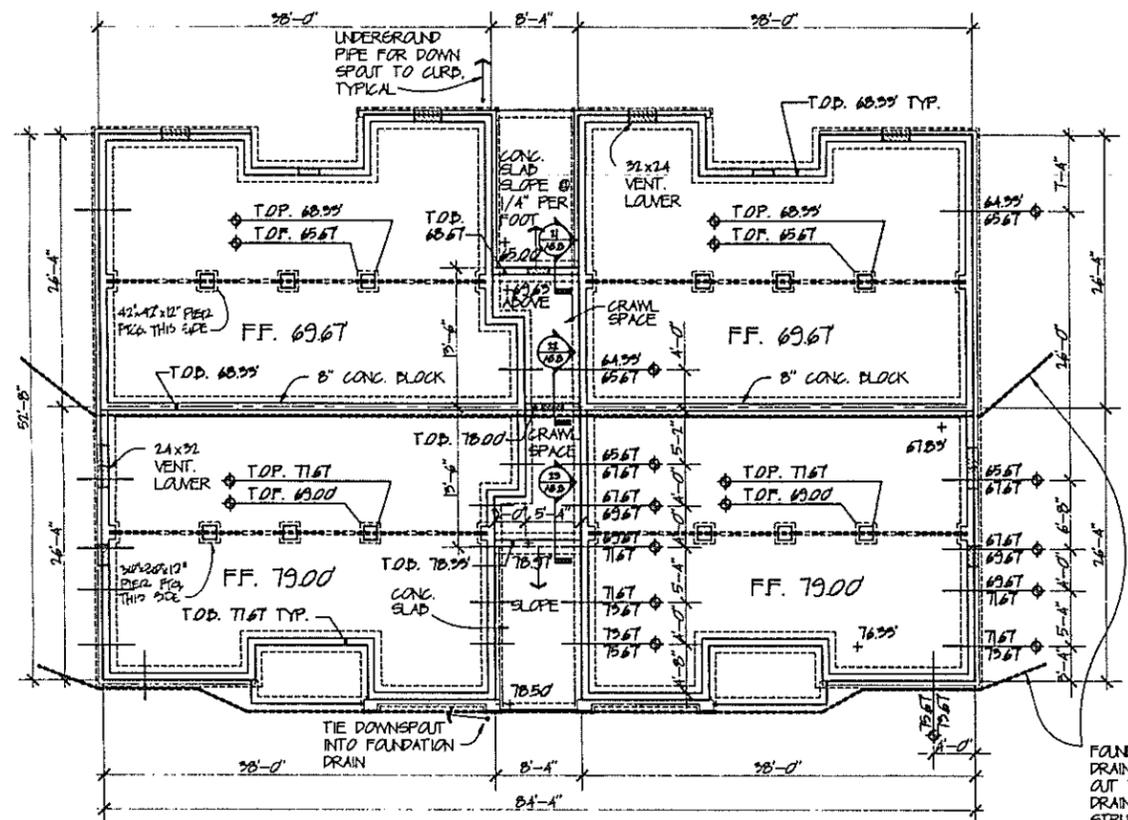
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2880
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MARINA
 A43

FOUNDATION PLANS

P:\VRSOUTH\CONV\3902\DRAWING

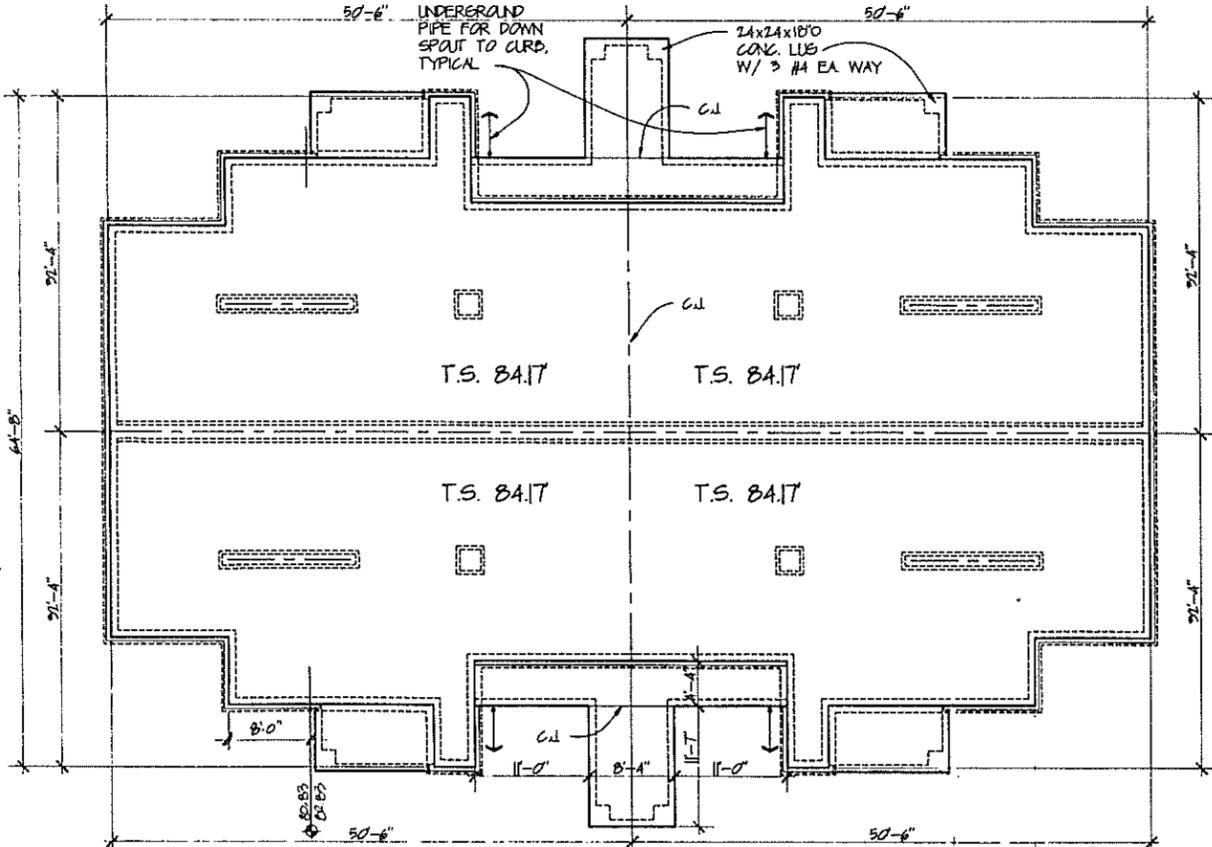




2 FOUNDATION PLAN BUILDING #6

AAA 1/8"=1'-0"

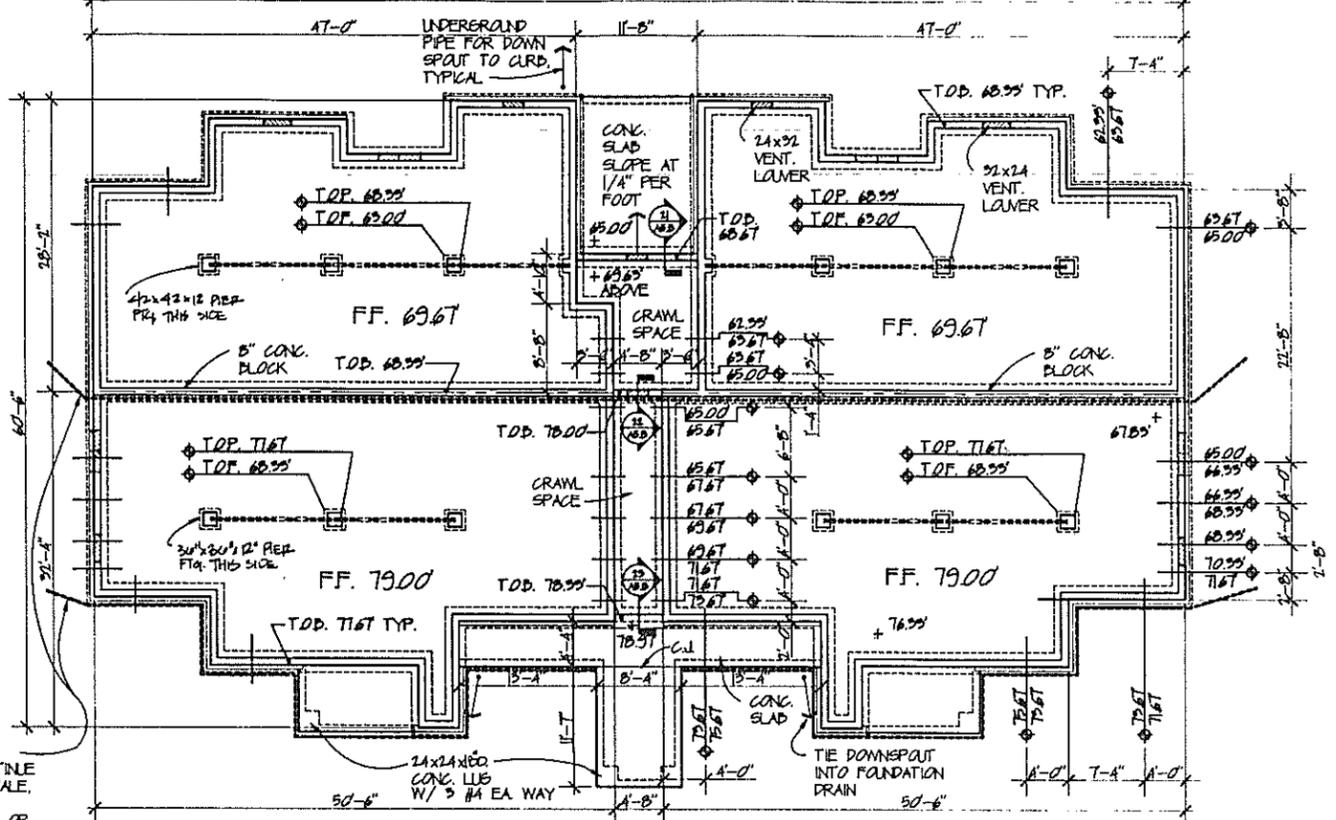
NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



4 FOUNDATION PLAN BUILDING #8

AAA 1/8"=1'-0"

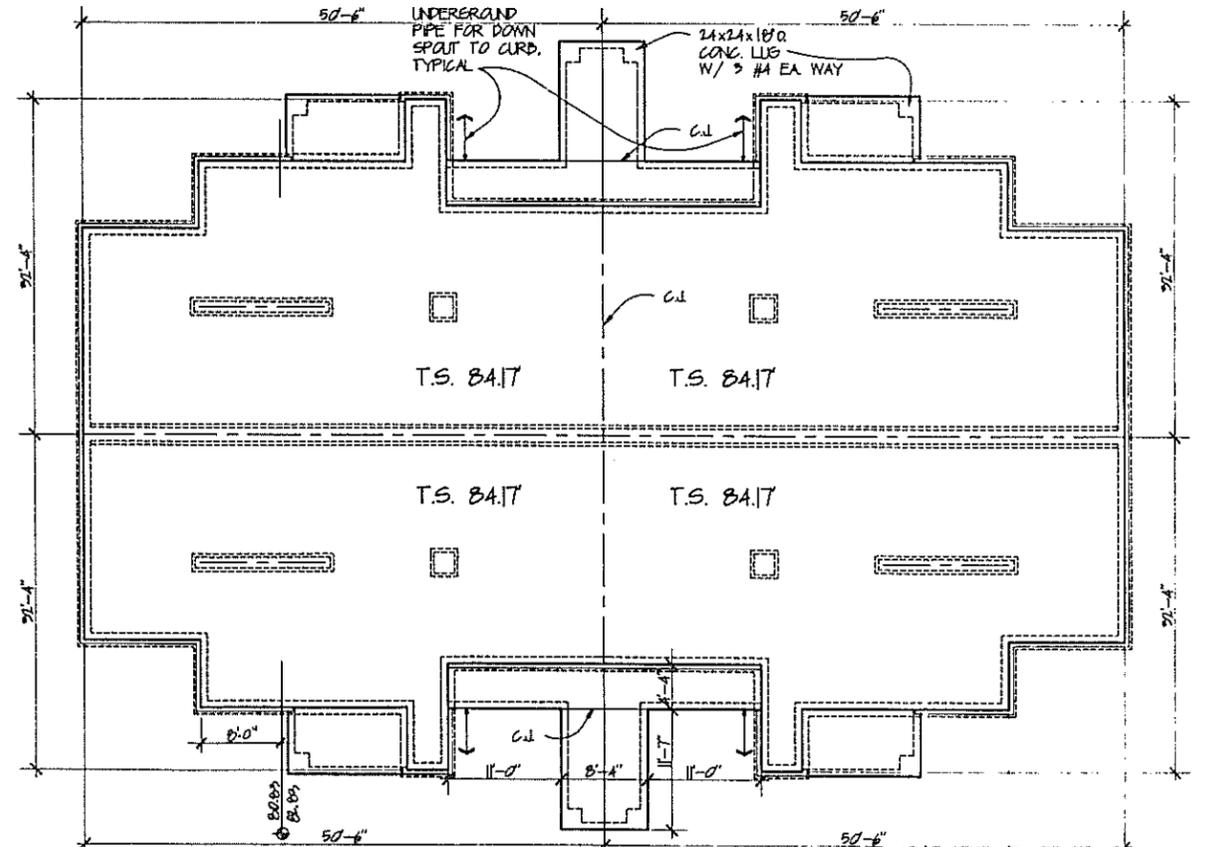
NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



1 FOUNDATION PLAN BUILDING #5

AAA 1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



3 FOUNDATION PLAN BUILDING #7

AAA 1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS

REVISIONS

NO.	DATE	BY	CHKD.
1	12-01-97		
2	07-02-98		
3	11-15-99		

PROJECT: 37002
DATE: 11-15-99
DRAWN BY: PLT/CTV

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

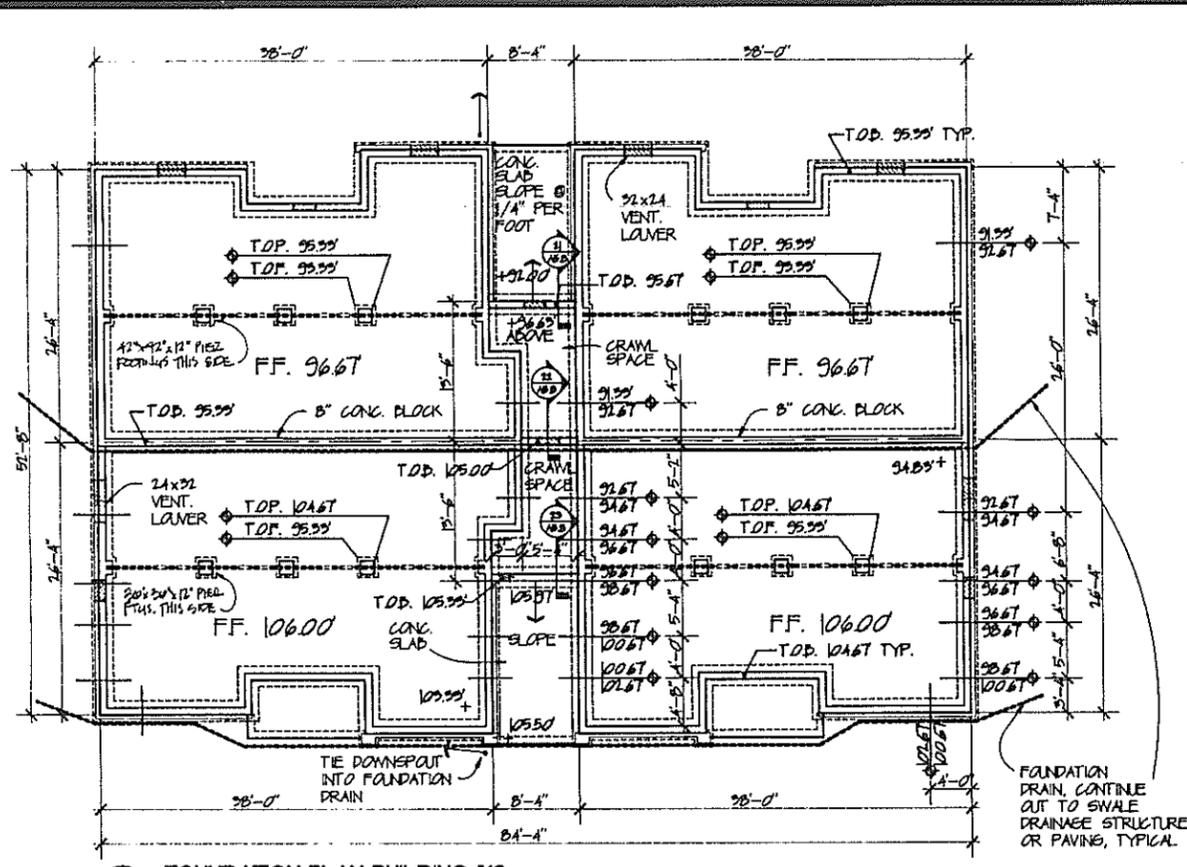
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-1271 404-373-2800
TANGLEWOOD PARK APARTMENTS
145 ATENSON RD. GWINNETT COUNTY, GEORGIA

FOUNDATION PLANS

MARRA

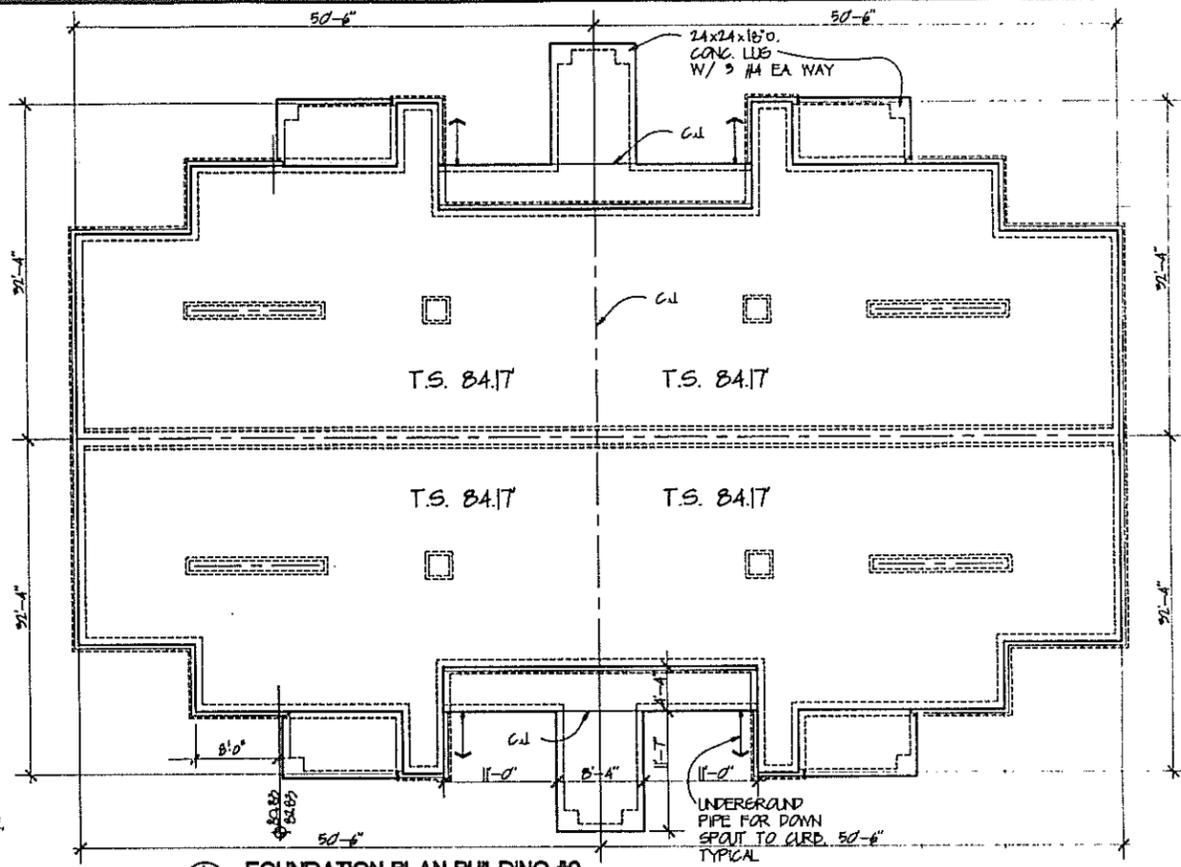
A4.4





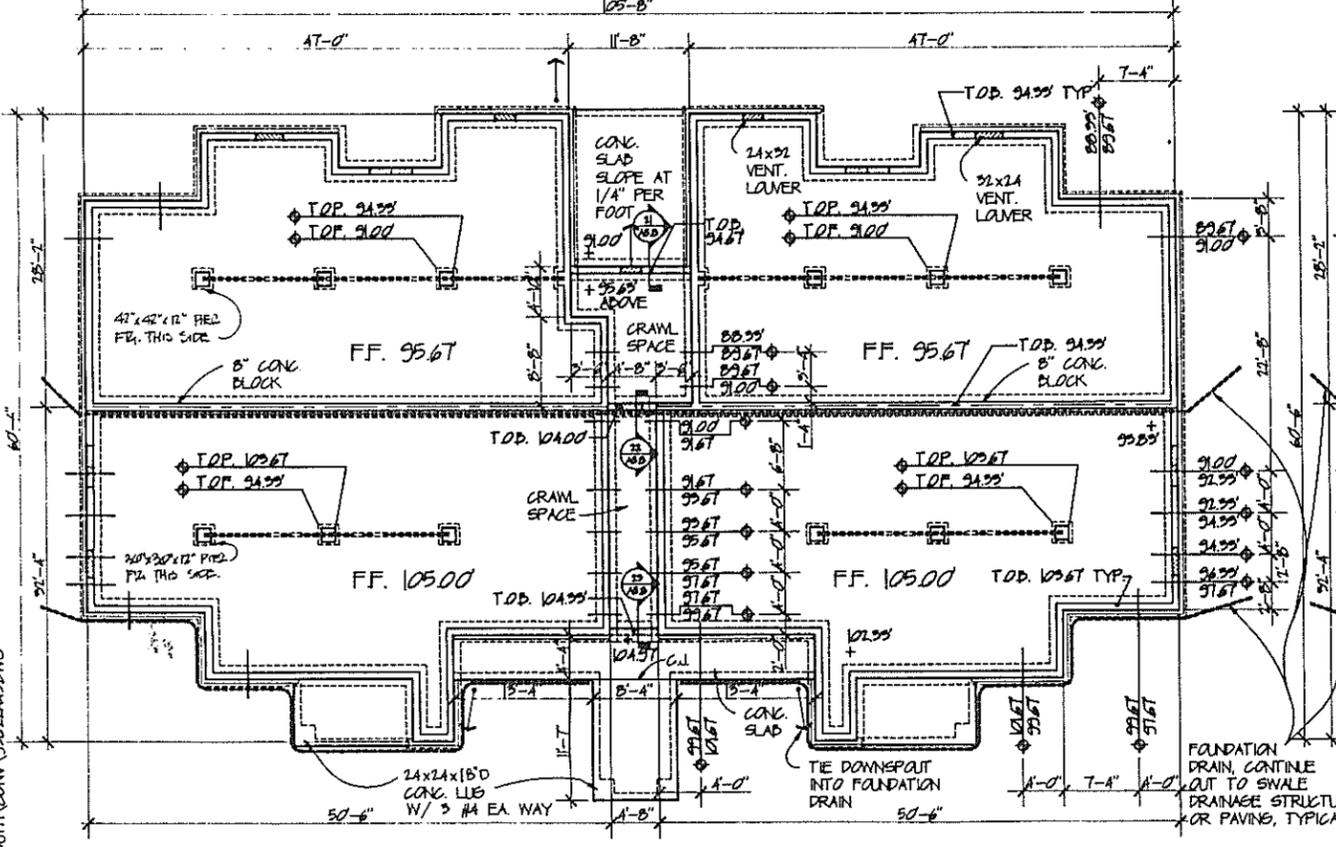
2 FOUNDATION PLAN BUILDING #10
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



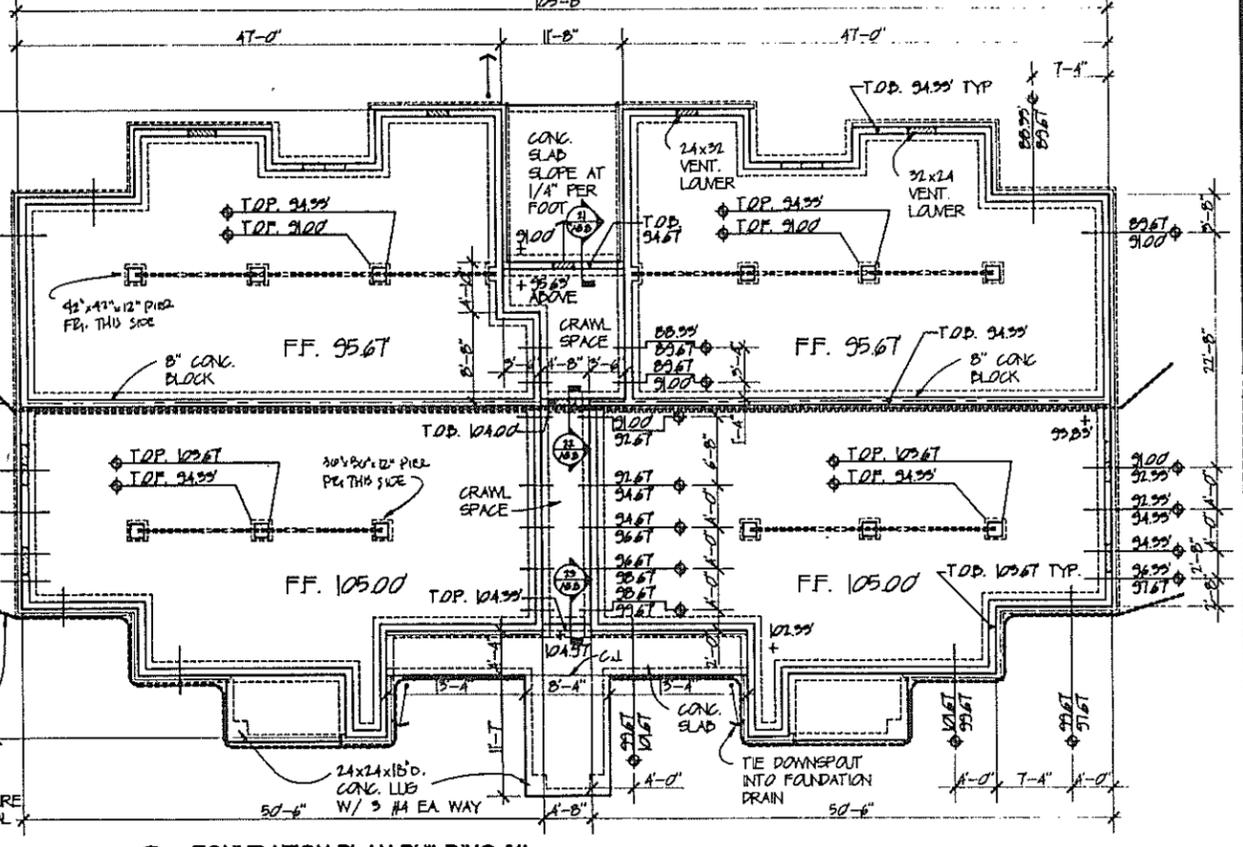
1 FOUNDATION PLAN BUILDING #9
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



4 FOUNDATION PLAN BUILDING #12
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



3 FOUNDATION PLAN BUILDING #11
1/8"=1'-0"

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS

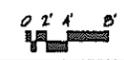
PROJECT: 99022 DATE: 11-5-93
 DRAWN BY: PLT./CPY
 CHECKED BY: 12-06-93
 REGISTERED ARCHITECT

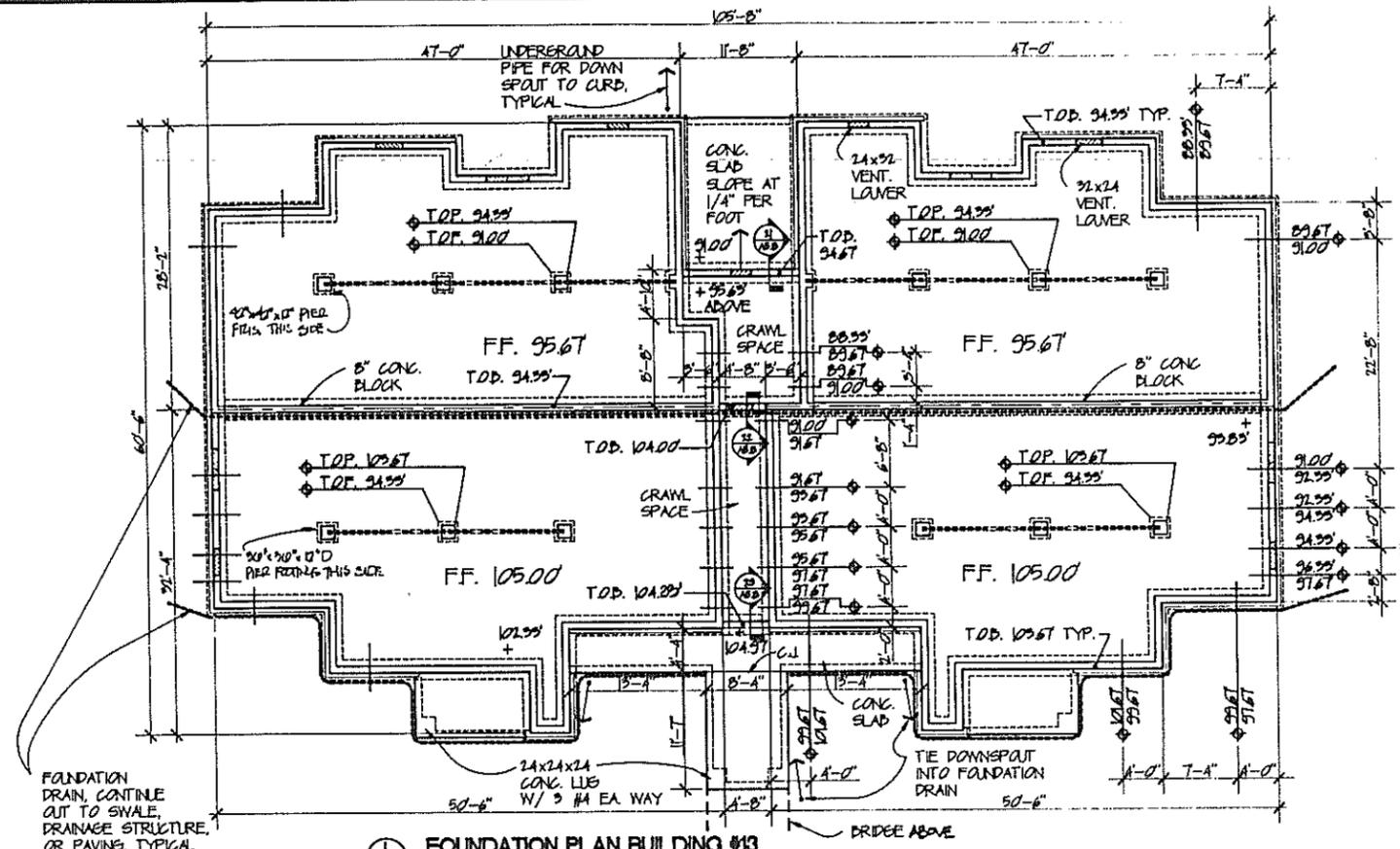
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-2771 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GRINNETT COUNTY, GEORGIA

MARTIN RILEY
 A4.5

FOUNDATION PLANS

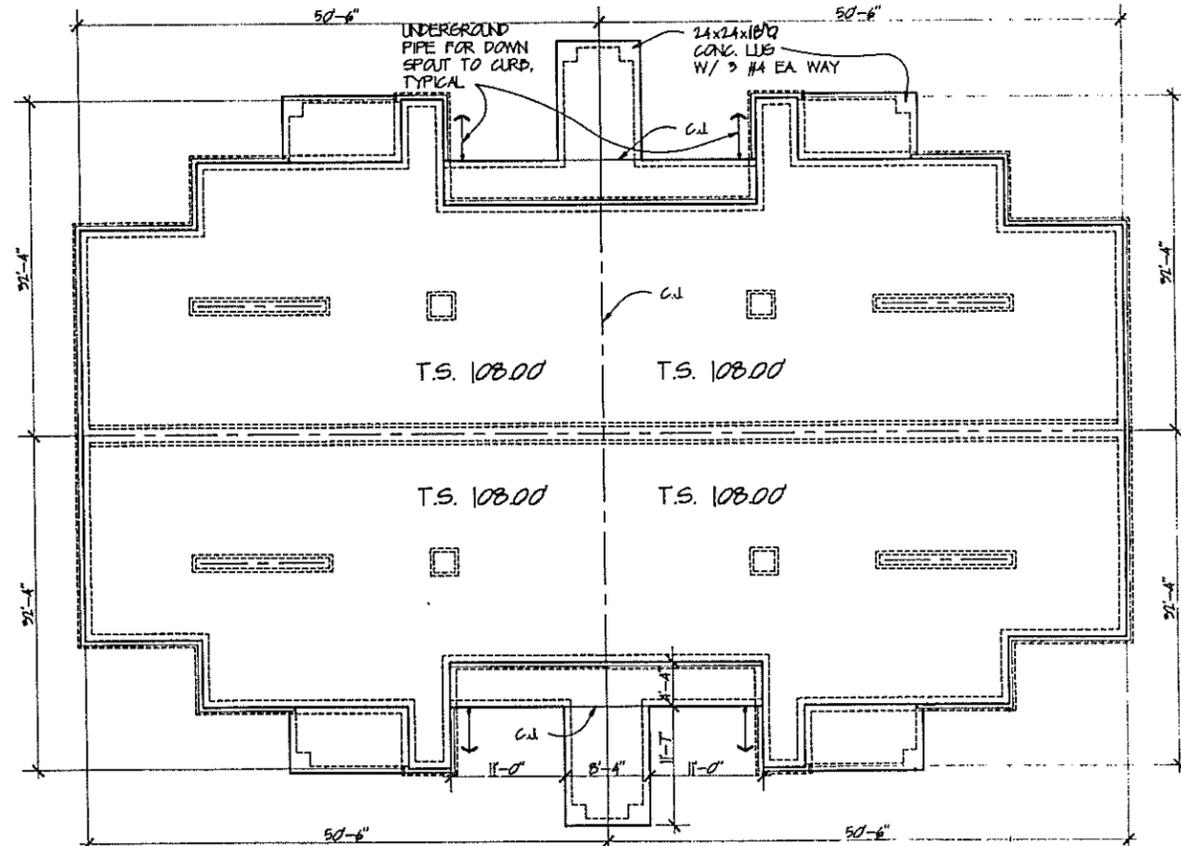
P:\NRSOUTH\CONV\99022\ASB.DWG





1 FOUNDATION PLAN BUILDING #13
1/8\"/>

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS



2 FOUNDATION PLAN BUILDING #14
1/8\"/>

NOTE: REFERENCE SHEETS A14 & A15 FOR COMPLETE NOTES AND DIMENSIONS

PROJECT: 99002
DATE: 11-5-99
DRAWN BY: PLF/LCY

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

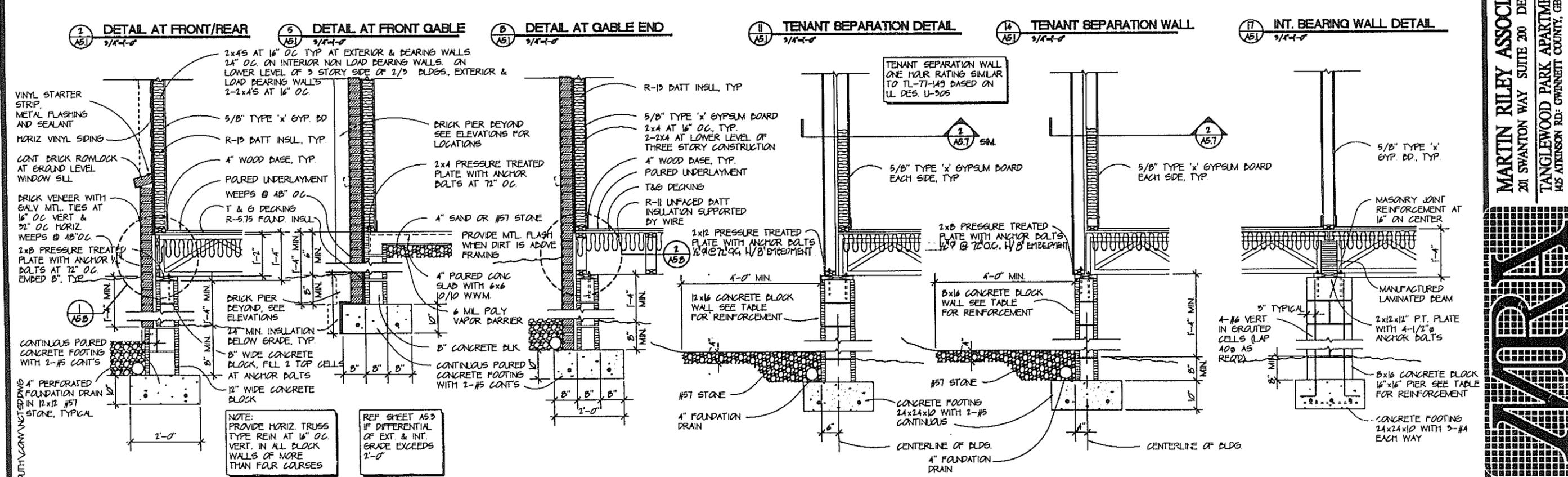
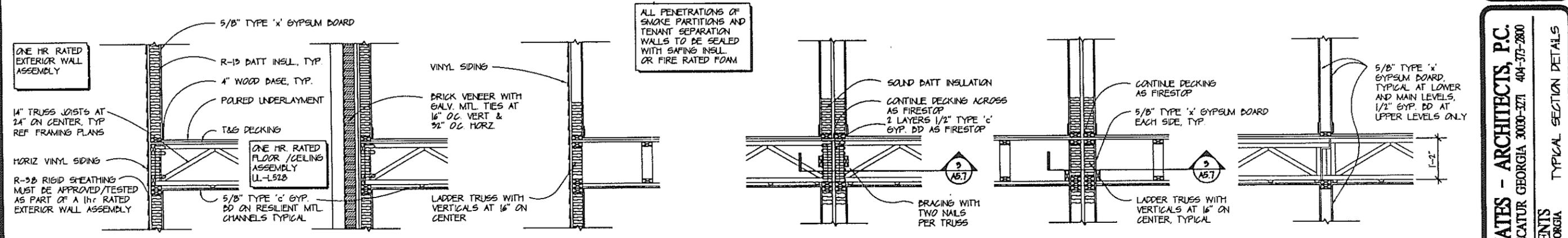
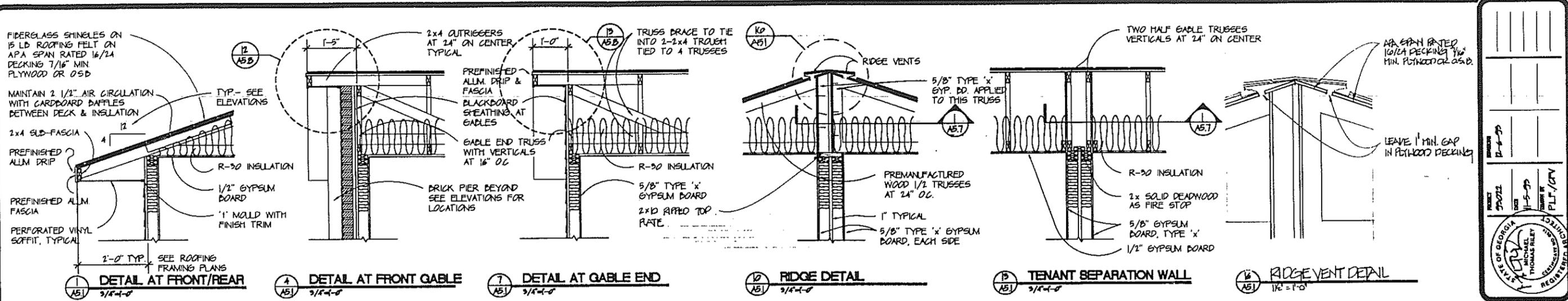
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

TANGLEWOOD PARK APARTMENTS
165 ATKINSON RD. GWINNETT COUNTY, GEORGIA

FOUNDATION PLANS

MARRA

A4.6



REGISTERED PROFESSIONAL ARCHITECT

MICHAEL RILEY

STATE OF GEORGIA

11-5-93

PLT/CPY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

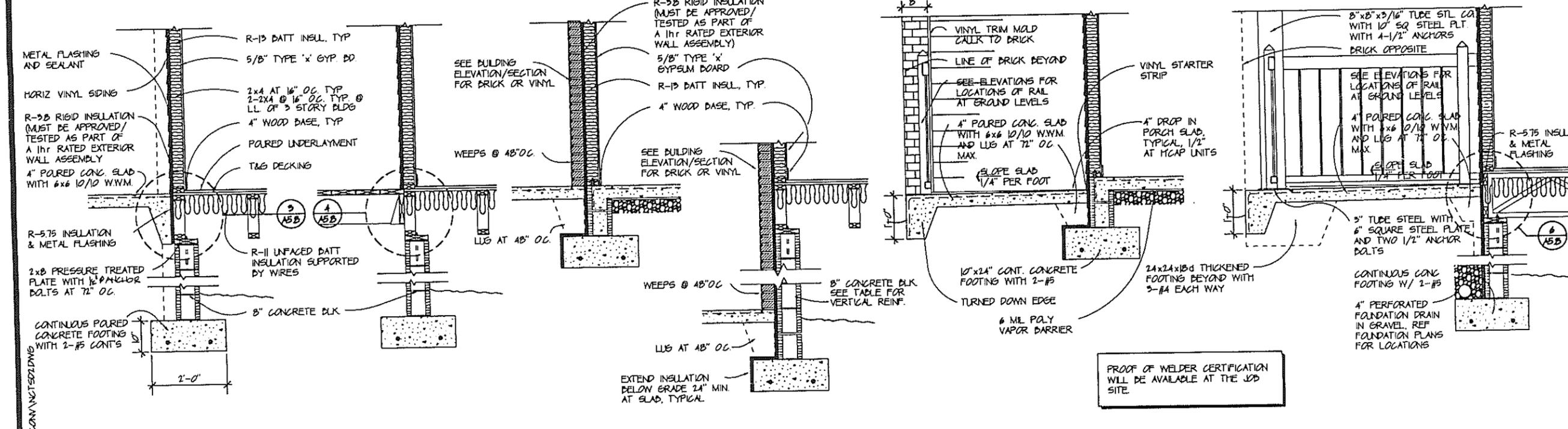
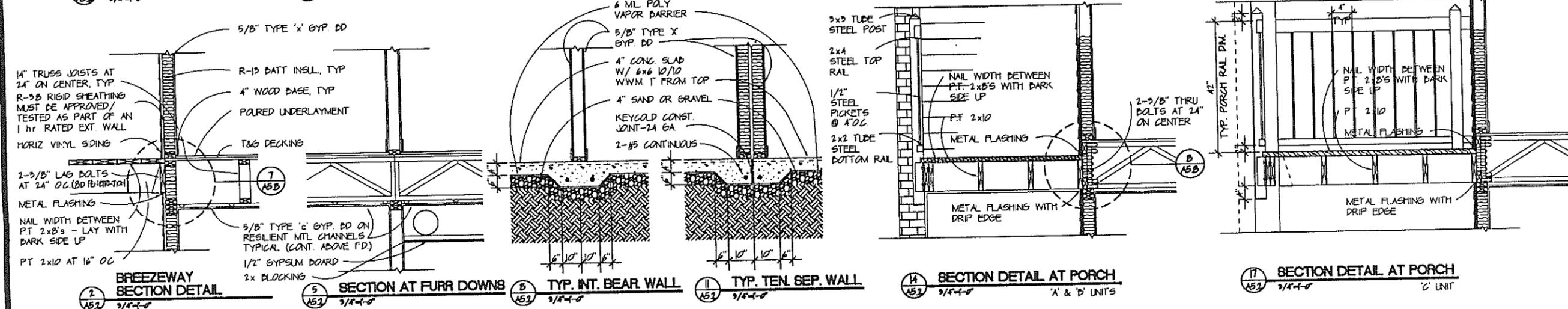
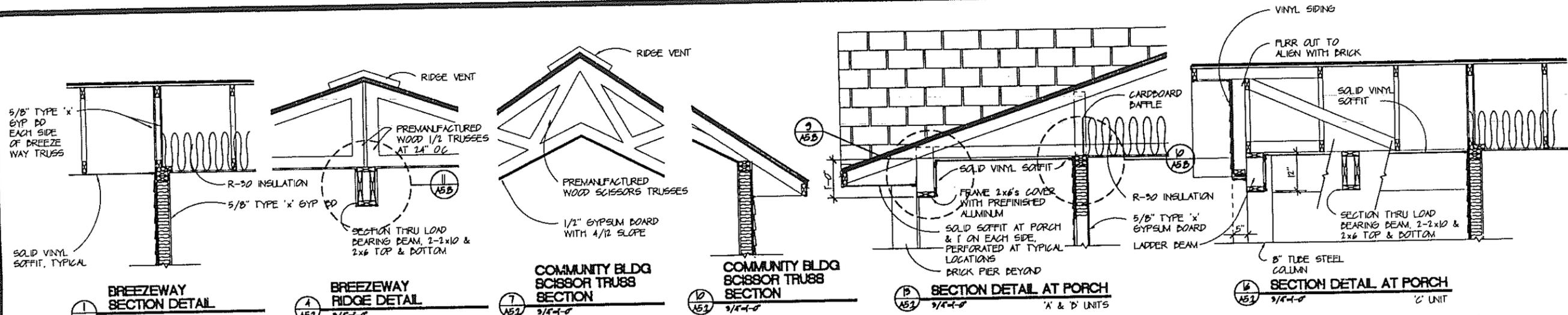
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-375-2800

TANGLEWOOD PARK APARTMENTS

145 ATKINSON RD: GWINNETT COUNTY, GEORGIA

TYPICAL SECTION DETAILS

A5.1



PROJECT: 12-4-08
 DATE: 11-5-08
 DRAWN BY: PLT/CLY
 CHECKED BY: [Signature]
 STATE OF GEORGIA ARCHITECTS BOARD REGISTERED PROFESSIONAL ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
TANGLEWOOD PARK APARTMENTS
 1425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MAR

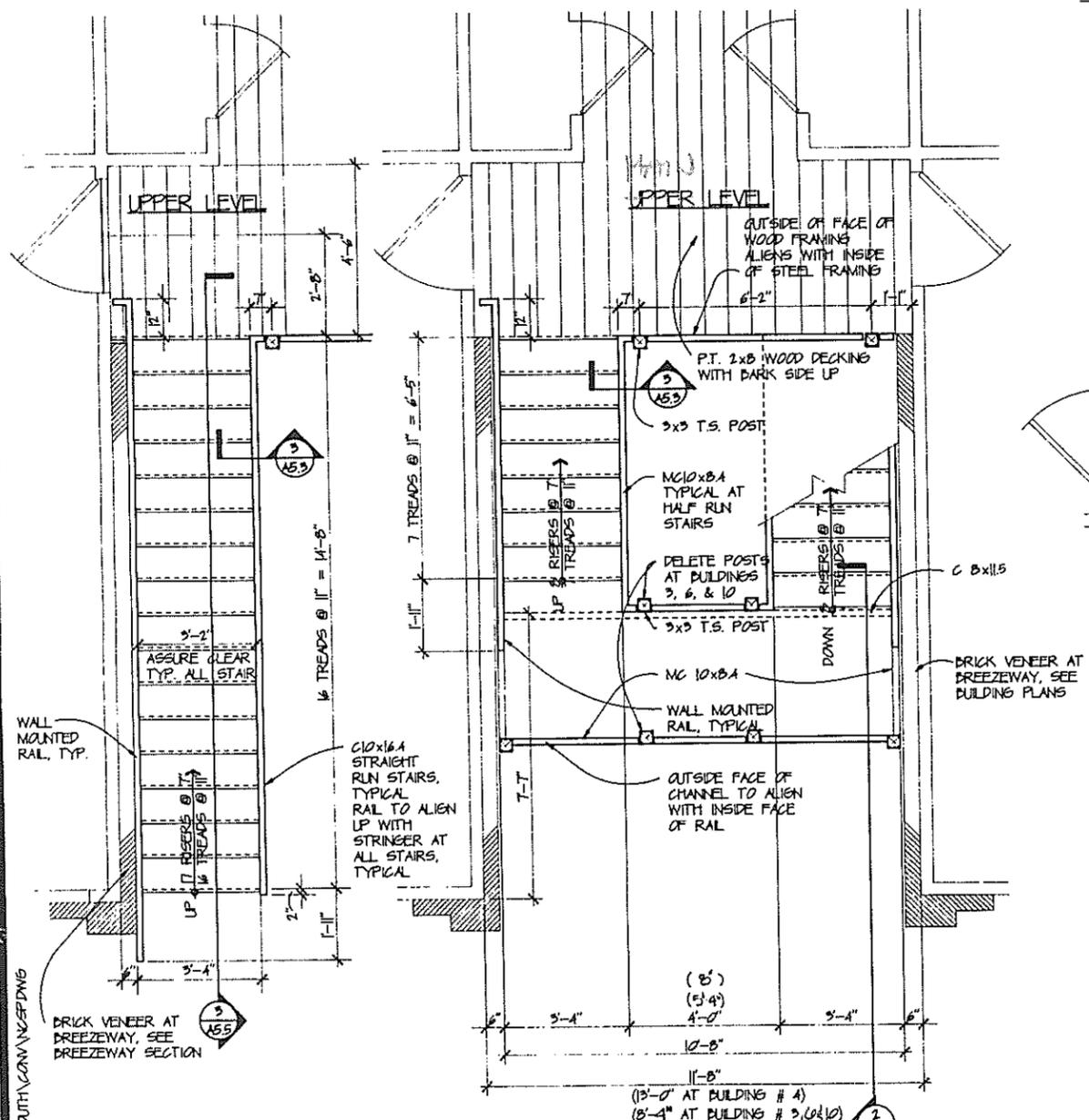
SECTION DETAILS

A5.2

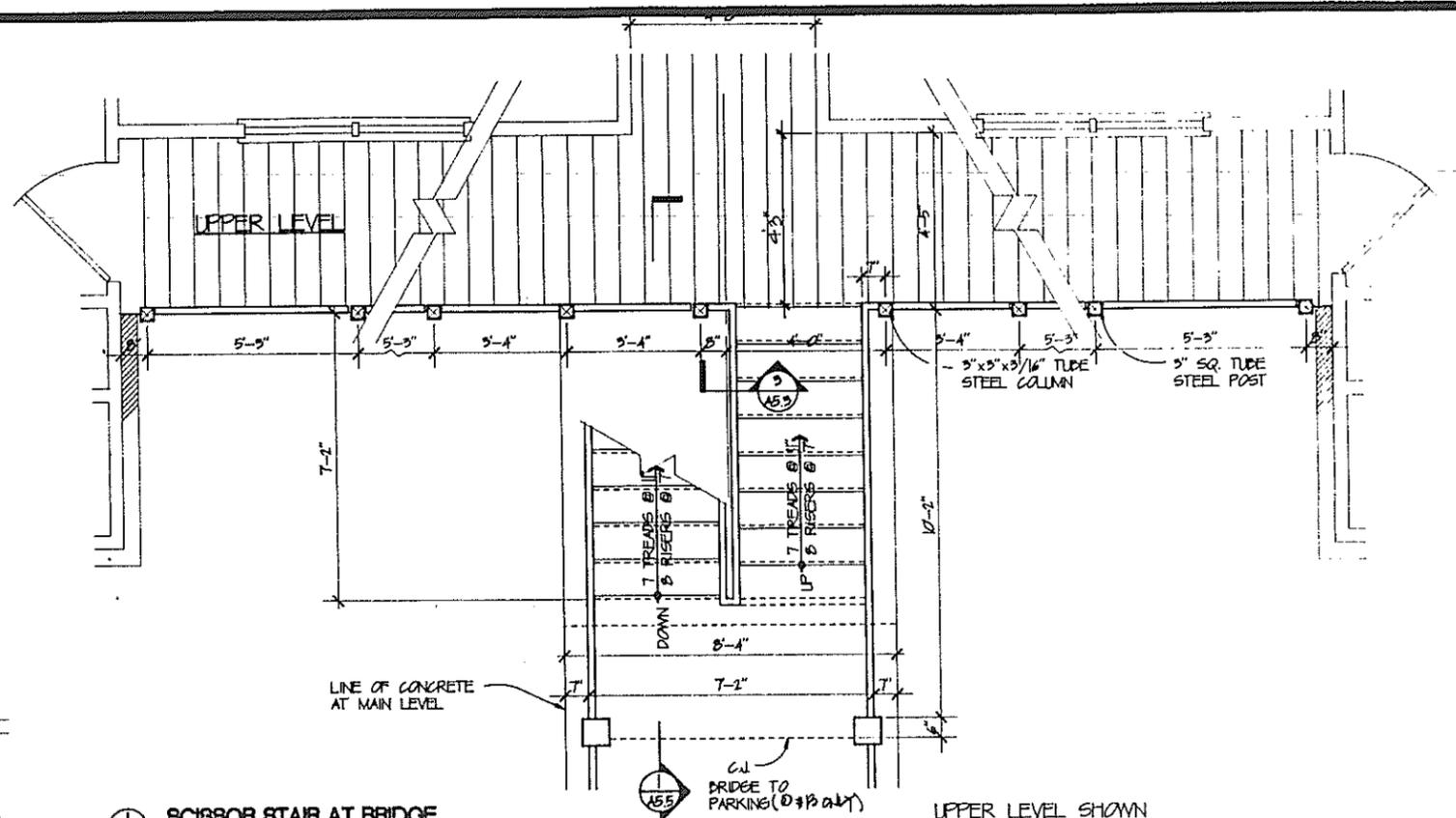
INTEGRITY/COMMUNITY/RESPECT

PROOF OF WELDER CERTIFICATION WILL BE AVAILABLE AT THE JOB SITE.

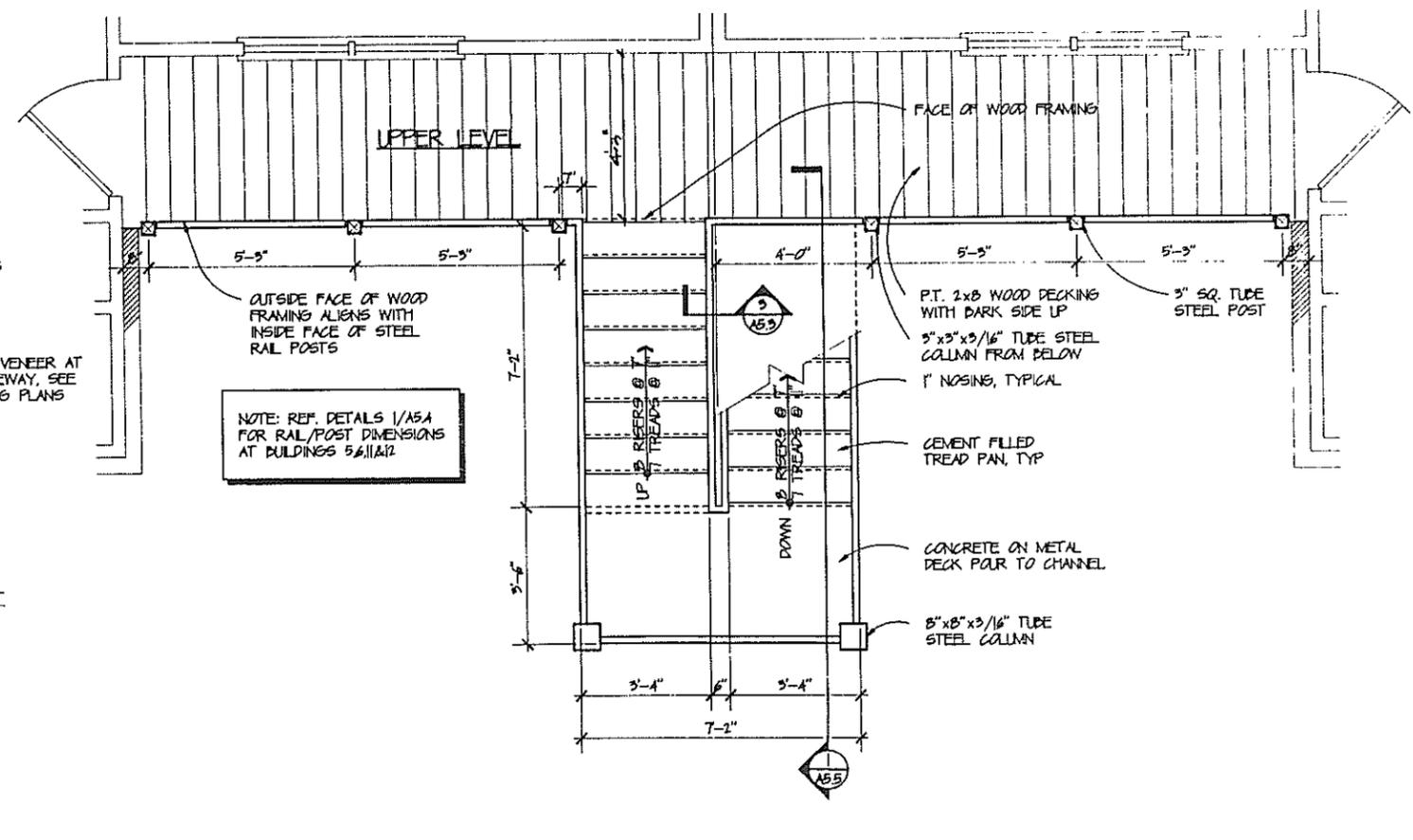




1 STRAIGHT STAIR PLAN
 1/2\"/>



1 SCISSOR STAIR AT BRIDGE
 1/2\"/>



2 SCISSOR STAIR PLAN
 1/2\"/>

PROJECT 90072
 DATE 11-5-93
 DRAWN BY P.L.F./C.P.V.
 CHECKED BY
 12.09.93

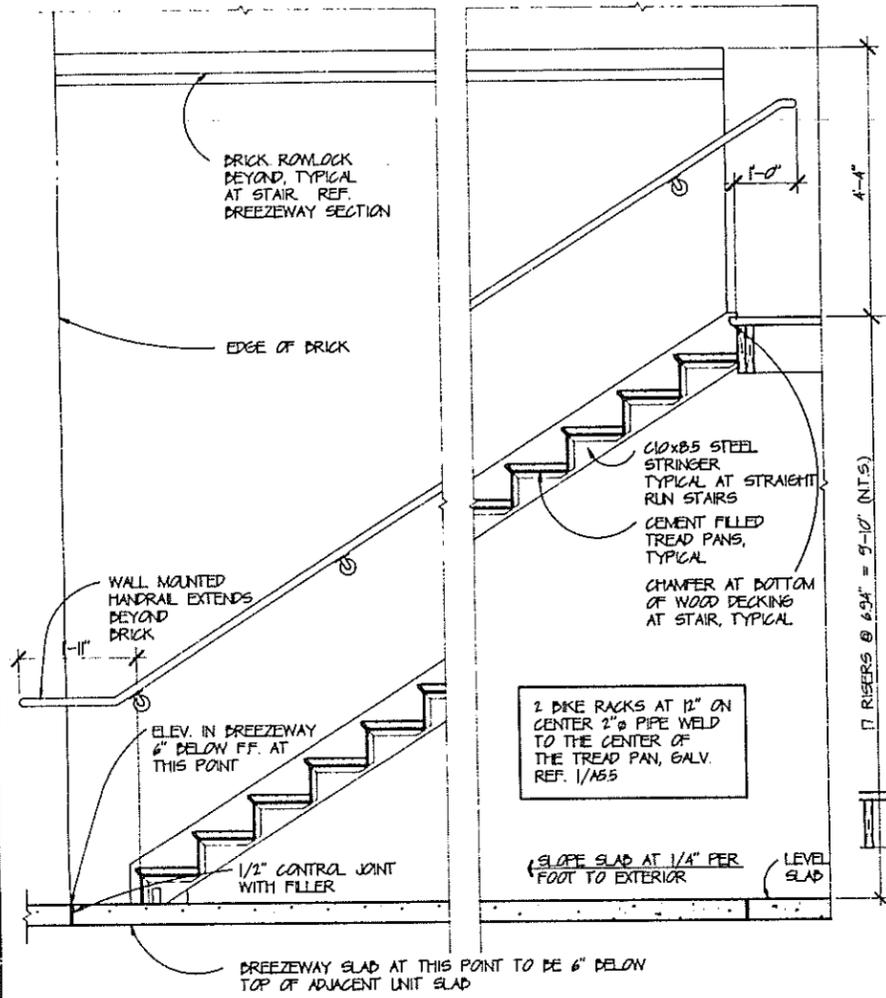
STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-375-2800
 TANGLEWOOD PARK APARTMENTS
 1425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

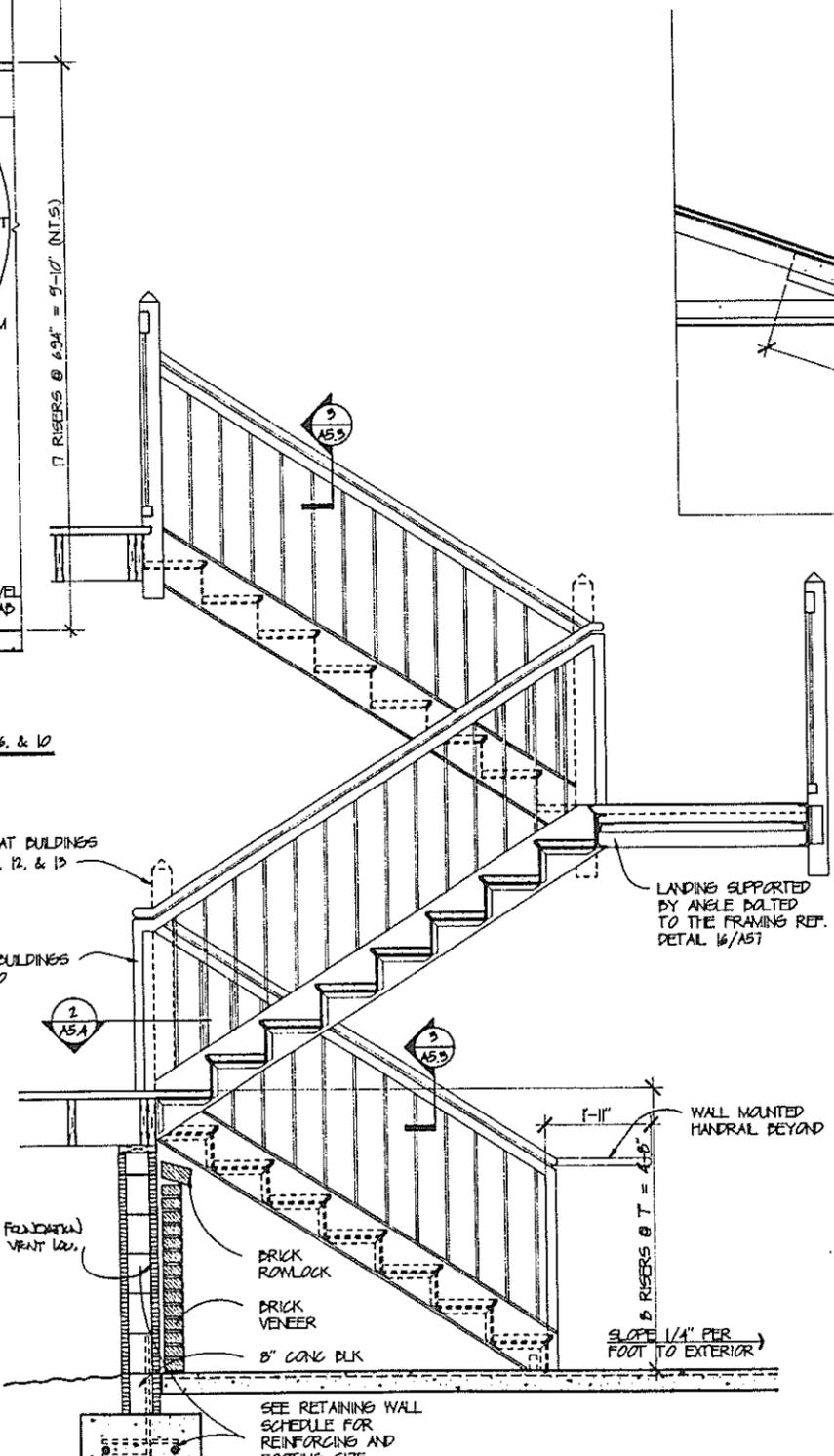
ENLARGED STAIR PLANS

MARRA

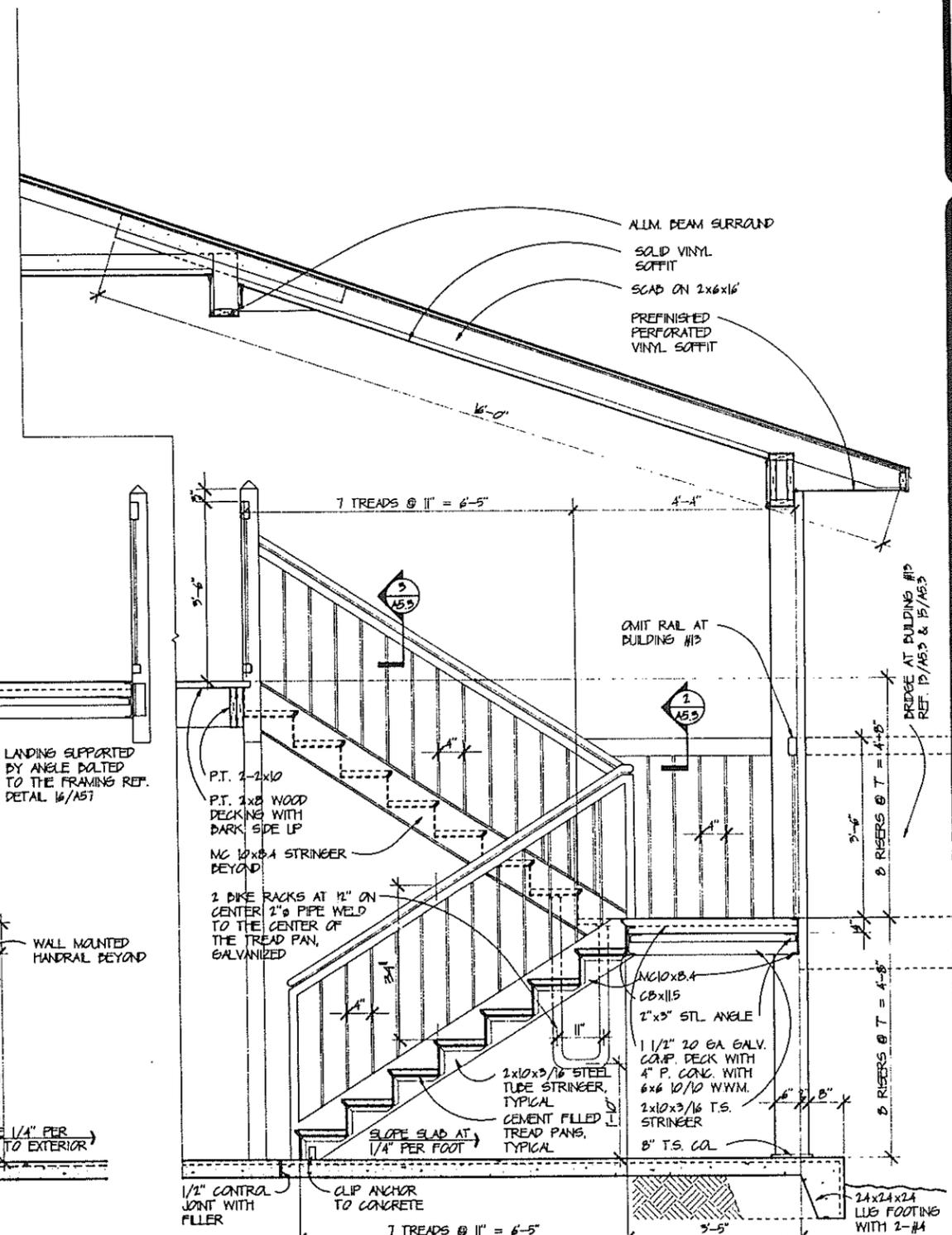
A5.4



5 STRAIGHT STAIR SECTION BLDGS. 2, 3, 4, 6, & 10
2/14-0



2 REAR SCISSOR STAIR SECTION BLDGS. 3, 4, 5, 6, 10, 11, 12, & 13
2/14-0



1 SCISSOR STAIR SECTION BUILDING 15, 7, 8, 9, 11, 12, & 14, 13 SIMILAR
2/14-0

REVISION 12-01-13

PROJECT 95002

DATE 11-5-09

DRAWN BY PLT/UCV

STATE OF GEORGIA
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

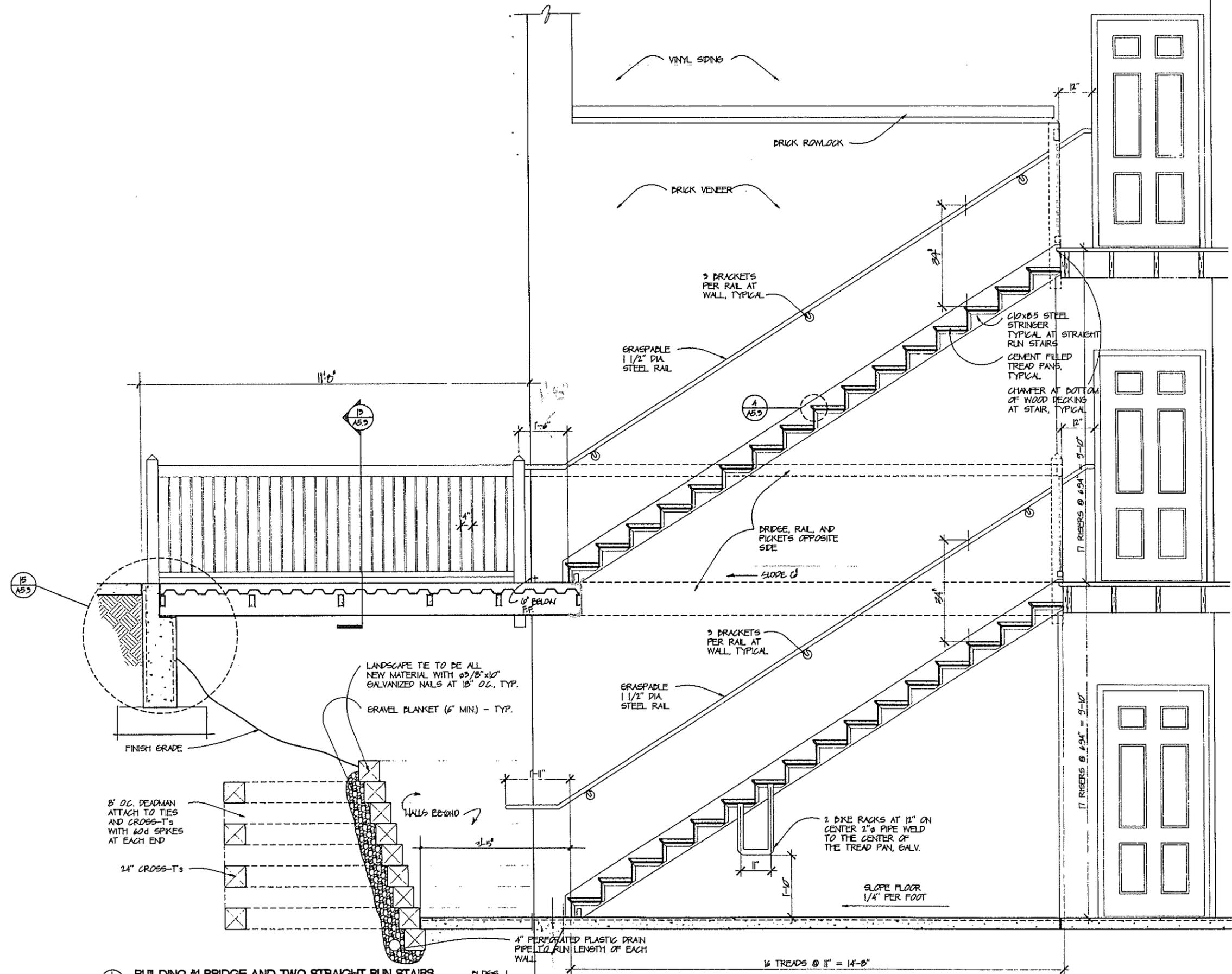
TANGLEWOOD PARK APARTMENTS
145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

STAIR SECTION DETAILS

MARRA

A55

F:\NORSOUTH\CONV\ISSUING



BUILDING #1 BRIDGE AND TWO STRAIGHT RUN STAIRS PLGS. 1
 3/4-0

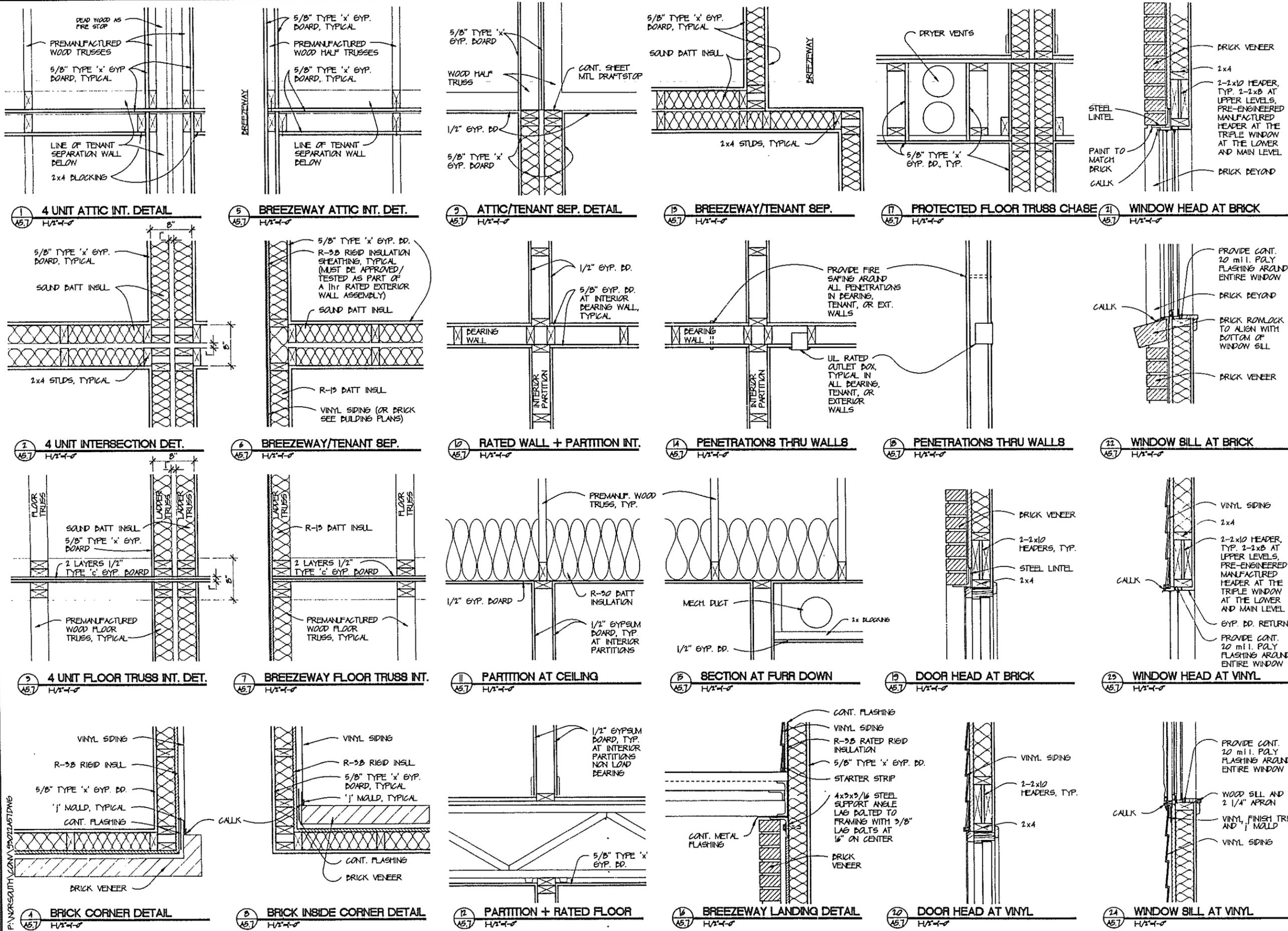
PROJECT	DATE	BY	CHECKED BY
2002	11-5-99		
STATE OF GEORGIA MICHAEL THOMAS RILEY REGISTERED ARCHITECT			

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. CHWENNETT COUNTY, GEORGIA

MARRA
 A5.6

STAIR SECTION DETAIL

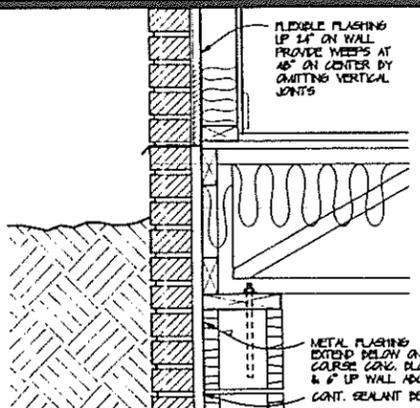
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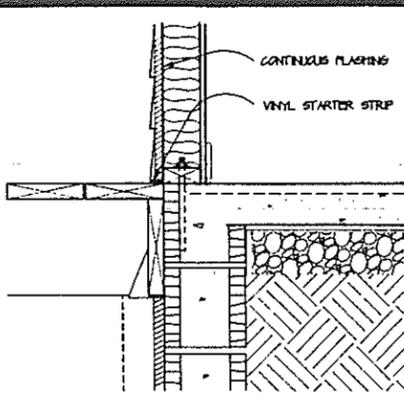
NUMBER 12-0193
 SHEET 5/212
 DATE 11-5-99
 DRAWN BY KJM/PLF
 CHECKED BY
 STATE OF GEORGIA
 MICHAEL THOMAS RILEY
 REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-573-2800
TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

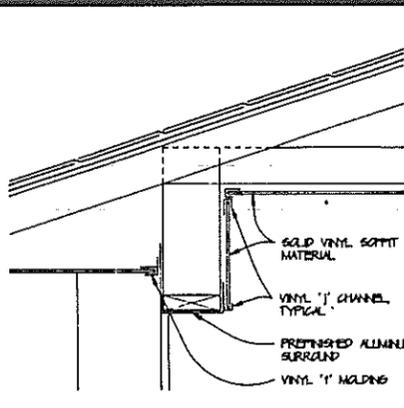
MAR
 PLAN & SECTION DETAILS
A5.7



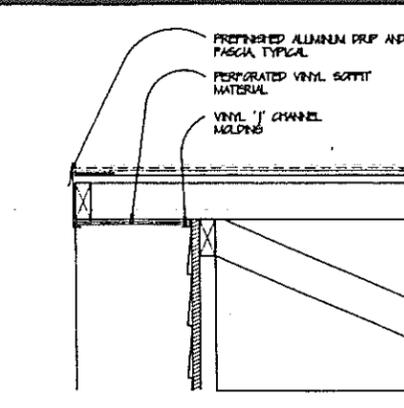
1 DETAIL AT BRICK/CRAWL
A5.8 H/2'-4'-0"



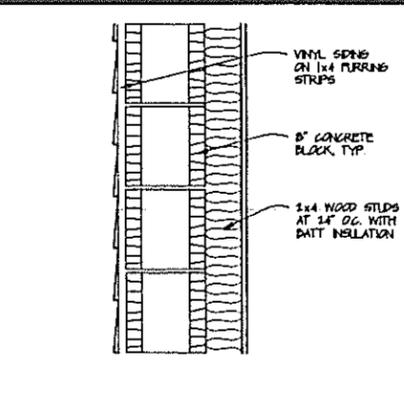
5 DETAIL AT DECK/SLAB
A5.8 H/2'-4'-0"



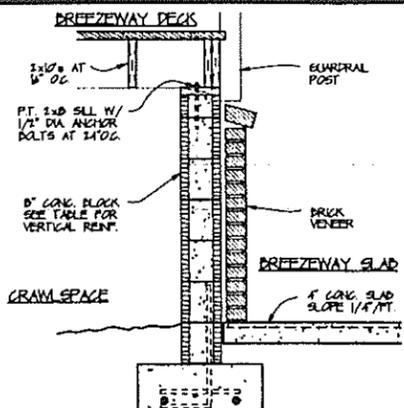
9 DETAIL AT PORCH ROOF
A5.8 H/2'-4'-0"



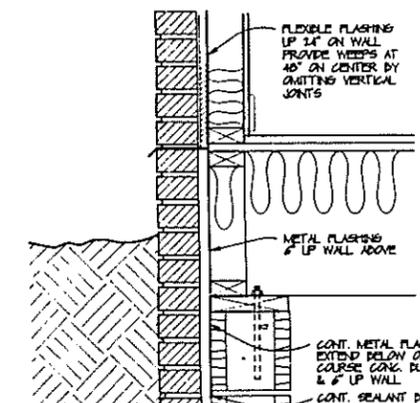
13 DETAIL AT RAKE AT VINYL
A5.8 H/2'-4'-0"



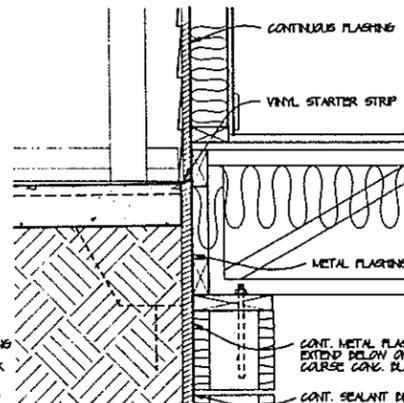
17 SECTION AT SIDING AND BLOCK
A5.8 H/2'-4'-0"



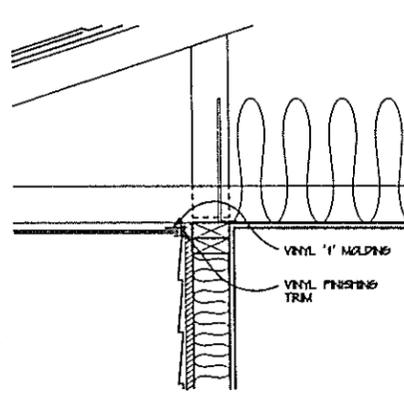
21 BREEZEWAY DECK TO BREEZEWAY SLAB
A5.8 2/4'-0"



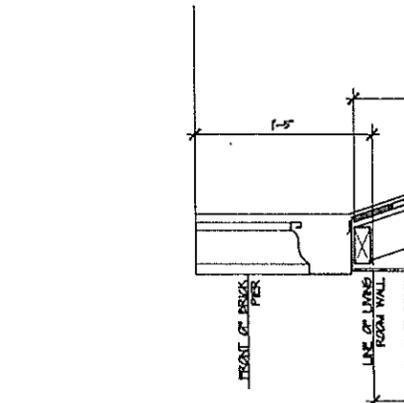
2 DETAIL AT BRICK/CRAWL
A5.8 H/2'-4'-0"



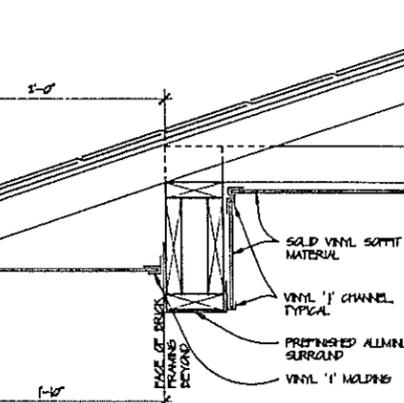
6 DETAIL AT PORCH/CRAWL
A5.8 H/2'-4'-0"



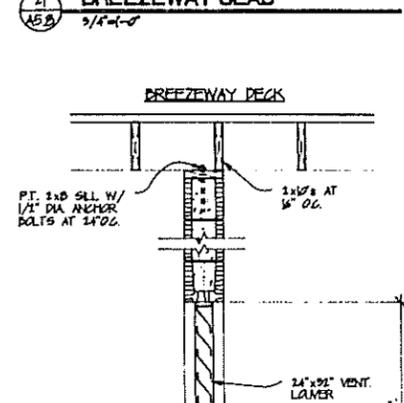
10 DETAIL AT PORCH CEILING
A5.8 H/2'-4'-0"



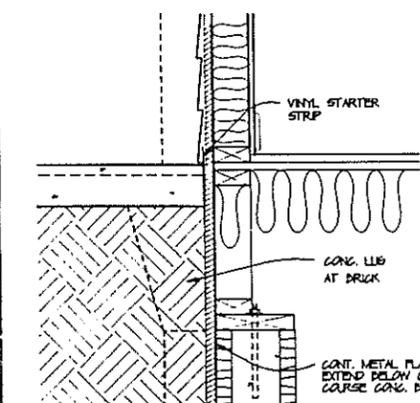
14 NOT USED
A5.8 H/2'-4'-0"



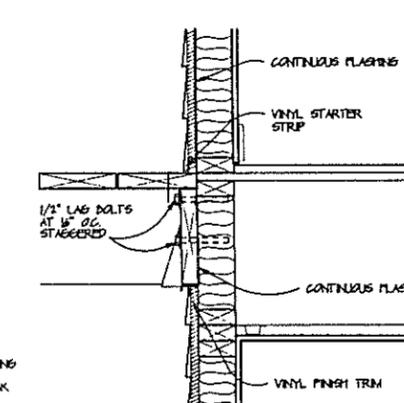
18 DETAIL AT BREEZEWAY BEAM
A5.8 H/2'-4'-0"



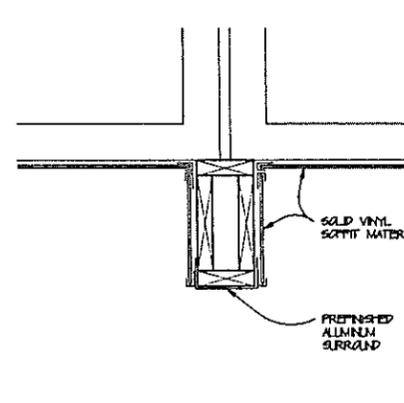
22 BREEZEWAY DECK TO BREEZEWAY DECK
A5.8 2/4'-0"



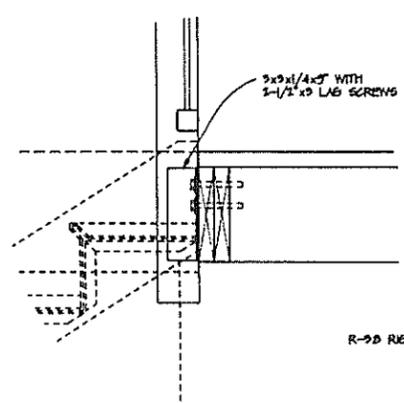
3 DETAIL AT SLAB/CRAWL
A5.8 H/2'-4'-0"



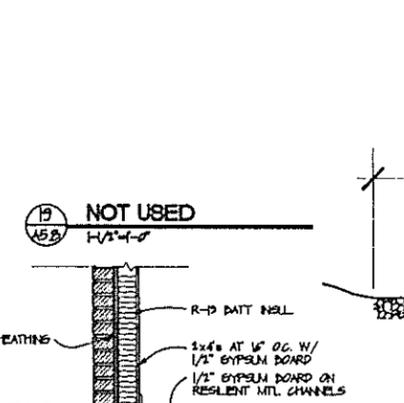
7 DETAIL AT DECK/FLOOR TRUSS
A5.8 H/2'-4'-0"



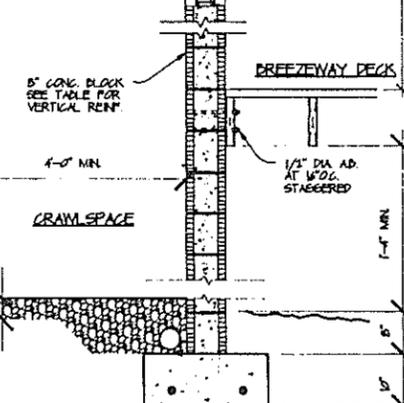
11 BEAM DETAIL
A5.8 H/2'-4'-0"



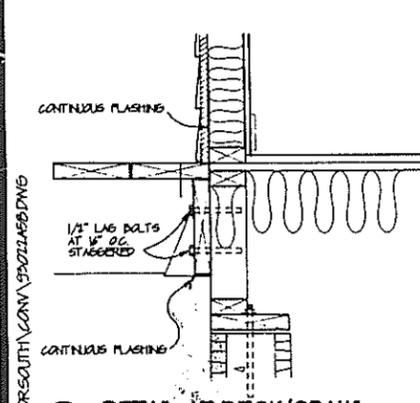
15 DETAIL AT PICKET
A5.8 H/2'-4'-0"



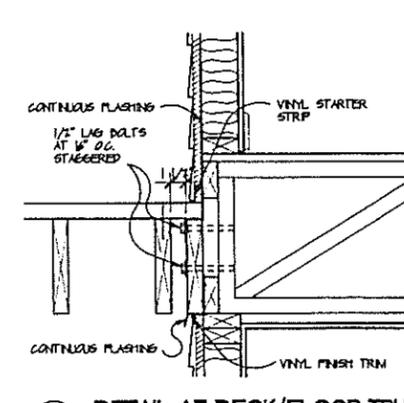
19 NOT USED
A5.8 H/2'-4'-0"



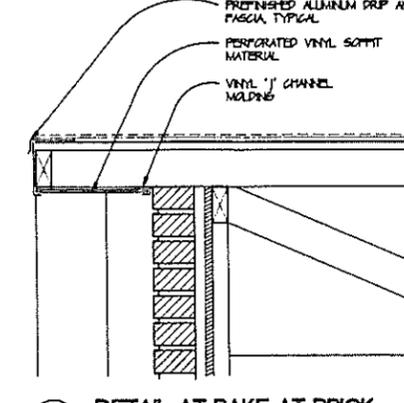
23 BREEZEWAY SLAB TO BREEZEWAY DECK
A5.8 2/4'-0"



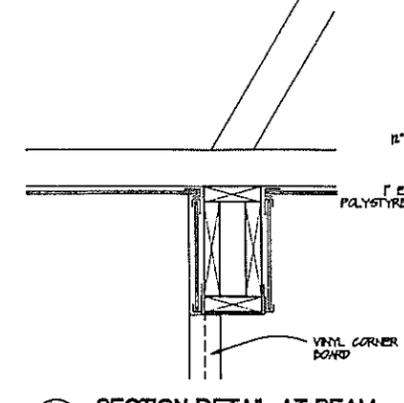
4 DETAIL AT DECK/CRAWL
A5.8 H/2'-4'-0"



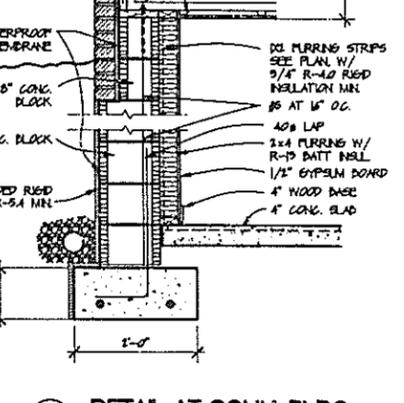
8 DETAIL AT DECK/FLOOR TRUSS
A5.8 H/2'-4'-0"



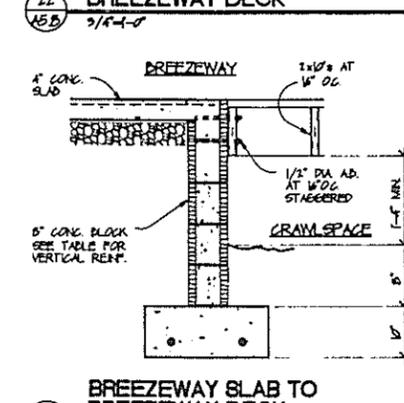
12 DETAIL AT RAKE AT BRICK
A5.8 H/2'-4'-0"



16 SECTION DETAIL AT BEAM
A5.8 H/2'-4'-0"



20 DETAIL AT COMM. BLDG.
A5.8 2/4'-0"



24 BREEZEWAY SLAB TO BREEZEWAY DECK
A5.8 2/4'-0"

PROJECT: 99072 DATE: 11-5-99 DRAWN BY: P.L.F./C.V.
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF GEORGIA
 LICENSE NO. 13180

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 145 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MARNA
 TYPICAL SECTION DETAILS
 A5.8

NOTES ON MECHANICAL PLANS

A - WATERING INDICATES CEILING PLUMB DOWN TO T-DRIP. DRIP TO BE CONT. ABOVE.
 B - PURCHASE TO BE MOUNTED TO WALL.
 C - PROVIDE 1/2" RETURN AIR GRILLE ON MECH ROOM WALL.
 D - INDICATES INSULATED DUCT.
 E - INDICATES WALL DEFLECTOR.
 F - INDICATES LIGHT FIXTURE.

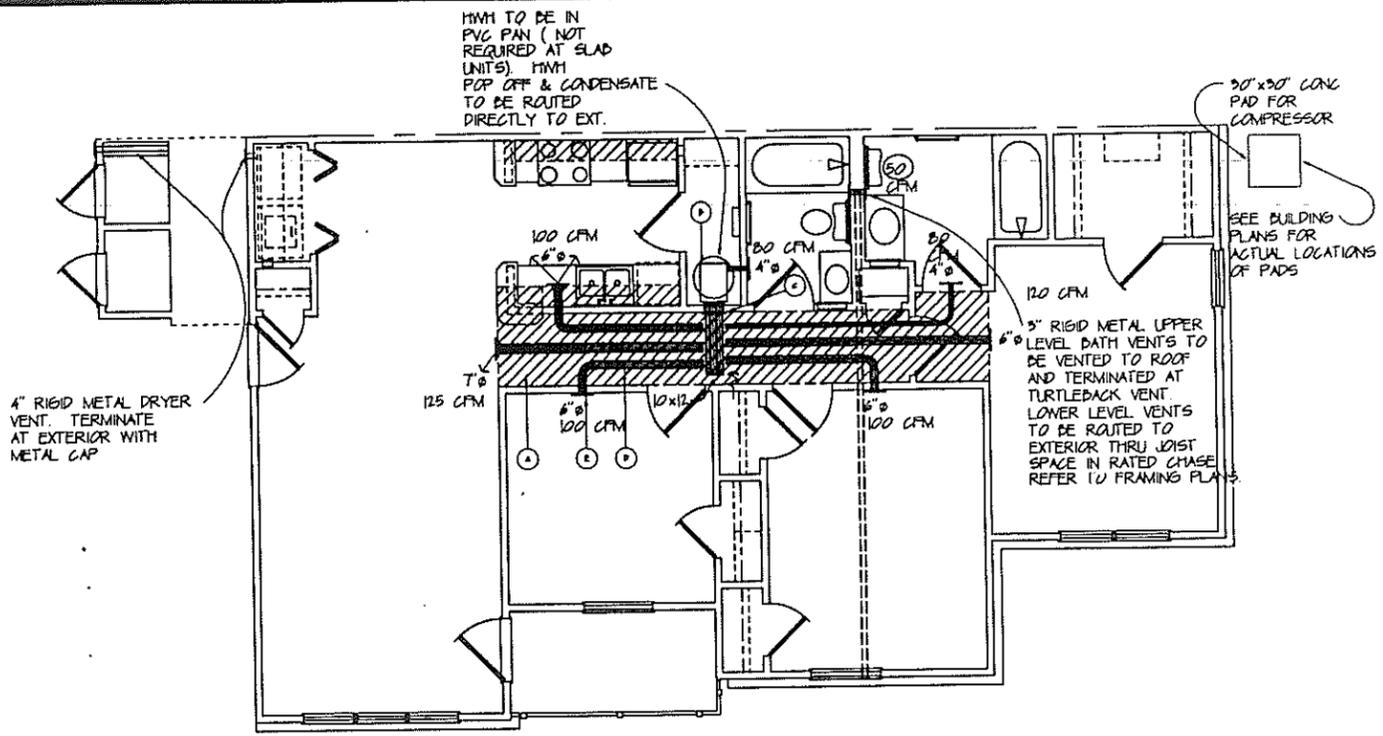
GENERAL NOTES

1 - ALL MECH. UNITS MAY OCCUR OPPOSITE FUND DRAWINGS ARE SCHEMATIC AND MAY VARY FROM FINAL INSTALLATION.
 2 - ASSURE R/A SYSTEM IS NOT OBSTRUCTED BY WATER HEATER.
 3 - AT UPPER LEVEL UNITS DELETE PLUMB DOWN FOR MECH. AND PLACE DUCTS IN THE ATTIC AND USE CEILING DEFLECTORS.

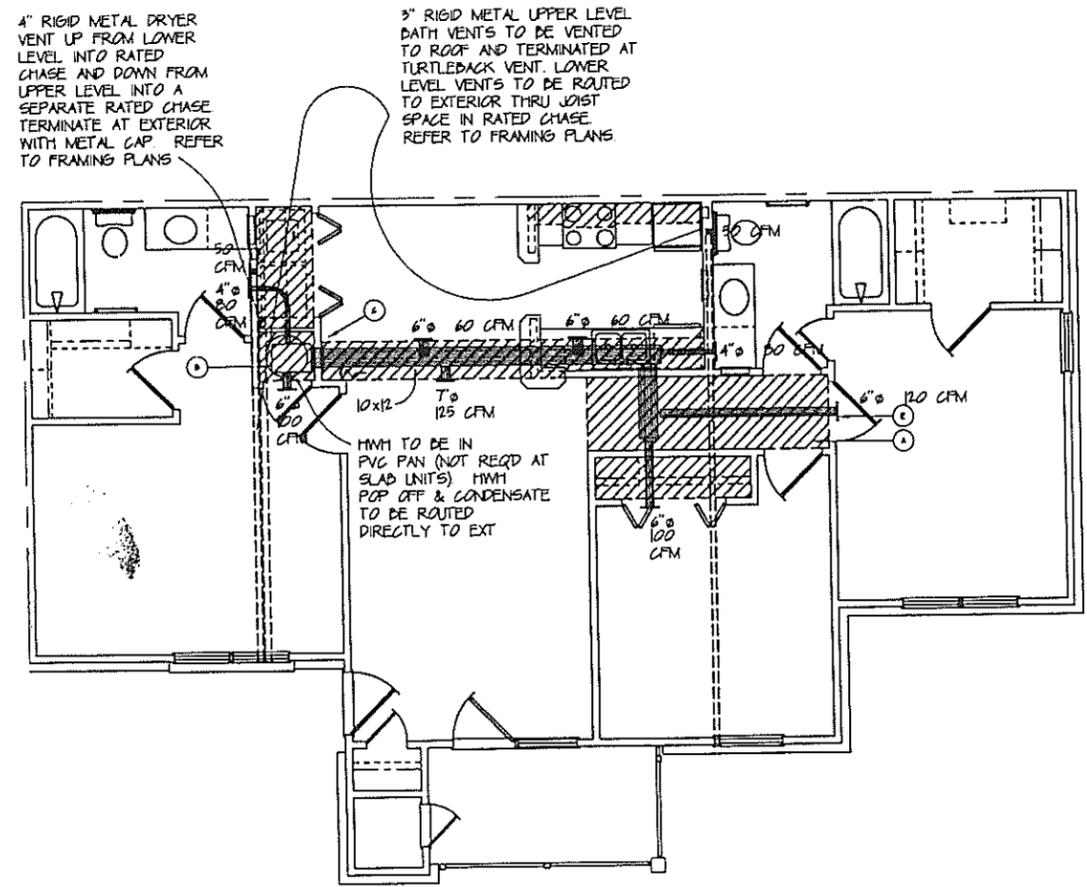
1/2 TON SPLIT SYSTEM HEAT PUMP 105 SEER W/ 30W EMERGENCY HEATING STRIP (EAOV)
 2 TON SPLIT SYSTEM HEAT PUMP 105 SEER W/ 30W EMERGENCY HEATING STRIP (EAOV)

NOTED: THERE IS NO GAS PIPING WITHIN THE PROJECT.
COOLING: UNIT: HEAT: DR: EXHAUST: AIR: GR: BA

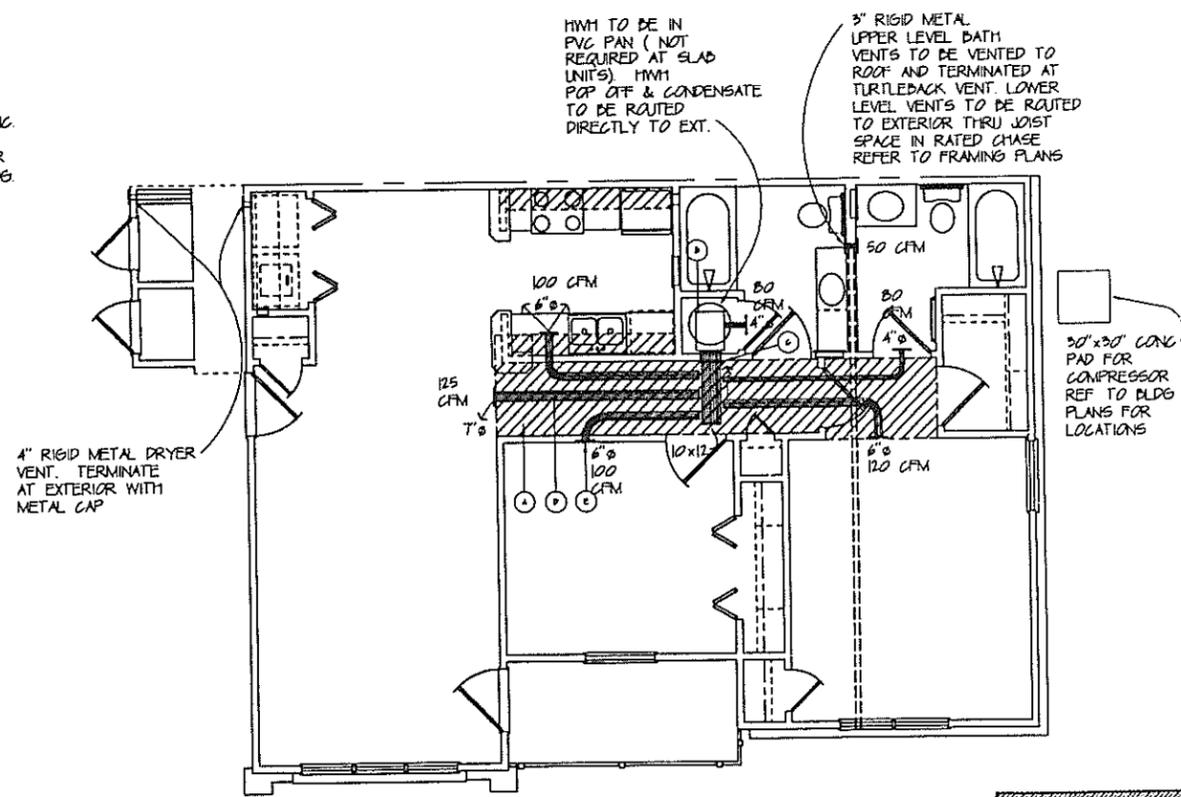
PER ASHRAE 62-89, VENTILATION AIR "RESIDENTIAL" 15CFM/PERSON x 4 = 60CFM FOR LIVING AREAS. NATURAL VENTILATION IS PROVIDED BY OPERABLE WINDOWS IN ACCORDANCE WITH SECTION 307.1.1 OF STANDARD MECHANICAL CODE FOR LIVING AREAS. KITCHENS, AND TOILETS ARE EXHAUSTED PER CODE.



2 THREE BEDROOM TYPE 'B' MECHANICAL FLOOR PLAN
 MI 1/8"=1'-0"



3 THREE BEDROOM TYPE 'C' MECHANICAL FLOOR PLAN
 MI 1/8"=1'-0"



1 TWO BEDROOM TYPE 'A' MECHANICAL FLOOR PLAN
 MI 1/8"=1'-0"

DATE: 12-4-09
 PROJECT: 200712
 DRAWN BY: 11-5-JP
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

STATE OF GEORGIA
 PROFESSIONAL ENGINEER
 [Signature]
 No. 12008
 EXPIRES 12/31/11

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-1271 404-375-2800

TANGLEWOOD PARK APARTMENTS
 425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

MECHANICAL FLOOR PLANS

R.M. SUGGS COMPANY
 Professional Consulting Engineers
 430 HENRI STREET SUITE 300
 ATLANTA, GEORGIA 30308 (404) 656-1009

MARRA

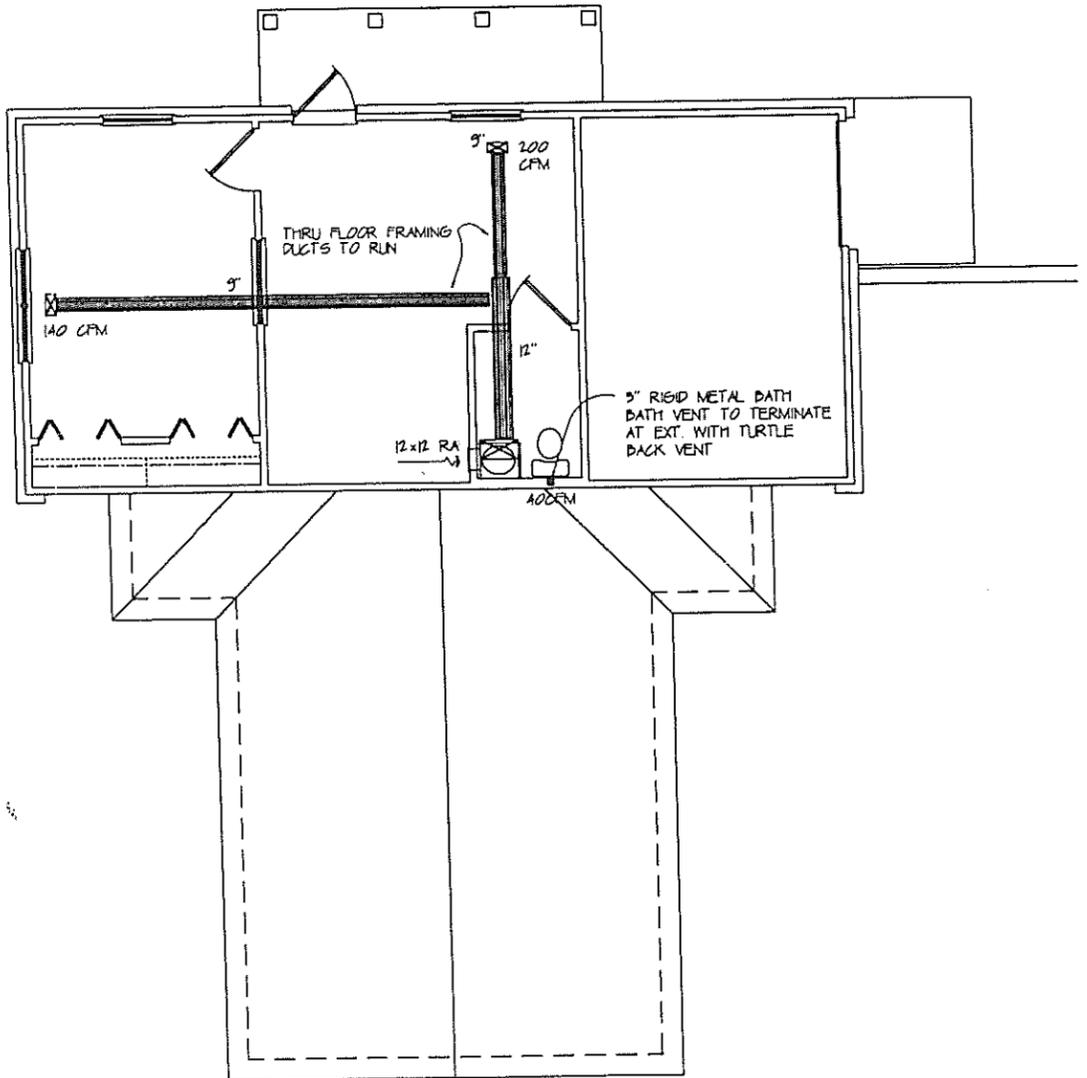
MI

NORSECURITY.COM 370721MIDWG

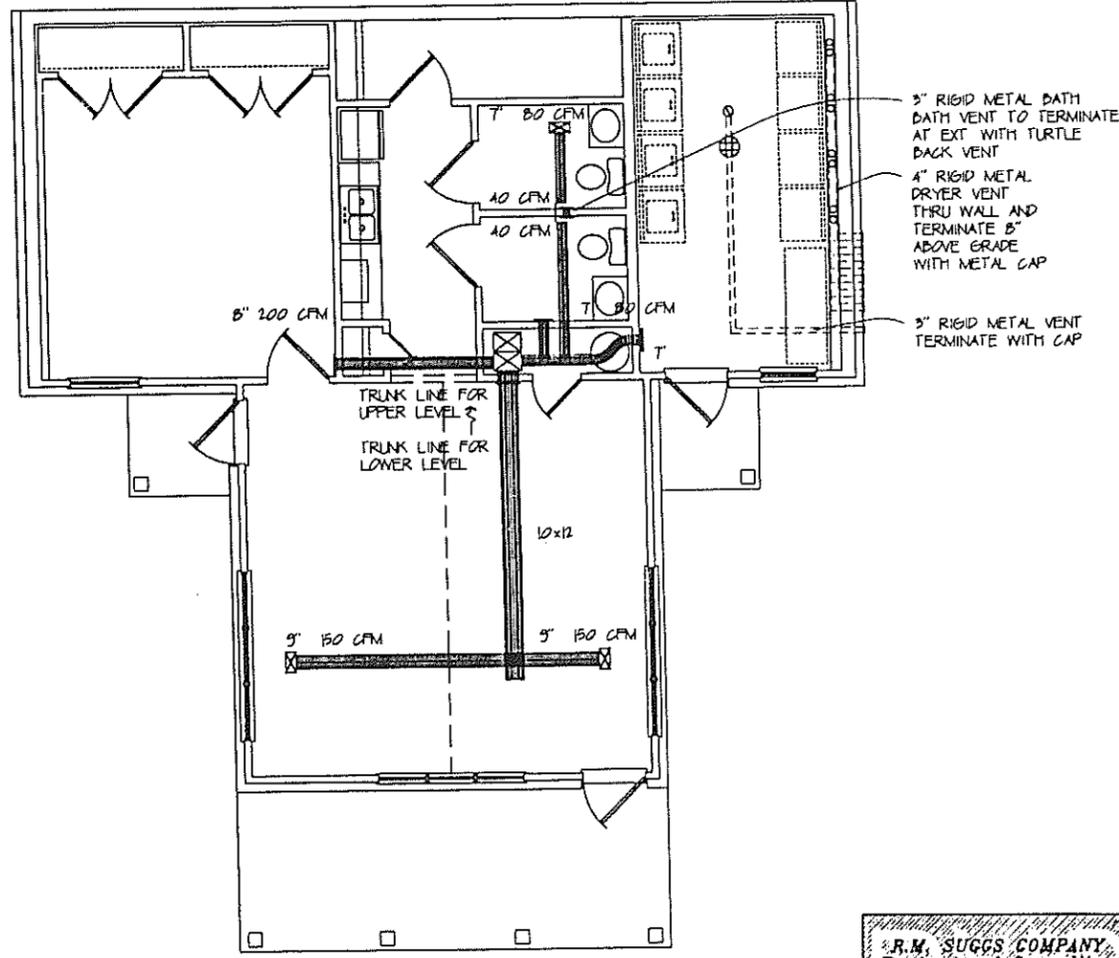
PROJECT	DATE	BY	CHECKED
75022	11-5-93		
NO. OF SHEETS	TOTAL SHEETS	SCALE	
1	1	AS SHOWN	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800
 TANGLEWOOD PARK APARTMENTS
 1025 ATKINSON ROAD GWINNETT COUNTY, GEORGIA

MARRA
 MECHANICAL FLOOR PLAN
 M2

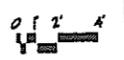


2
M2
OFFICE UPPER LEVEL MECHANICAL PLAN
 1/4" = 1'

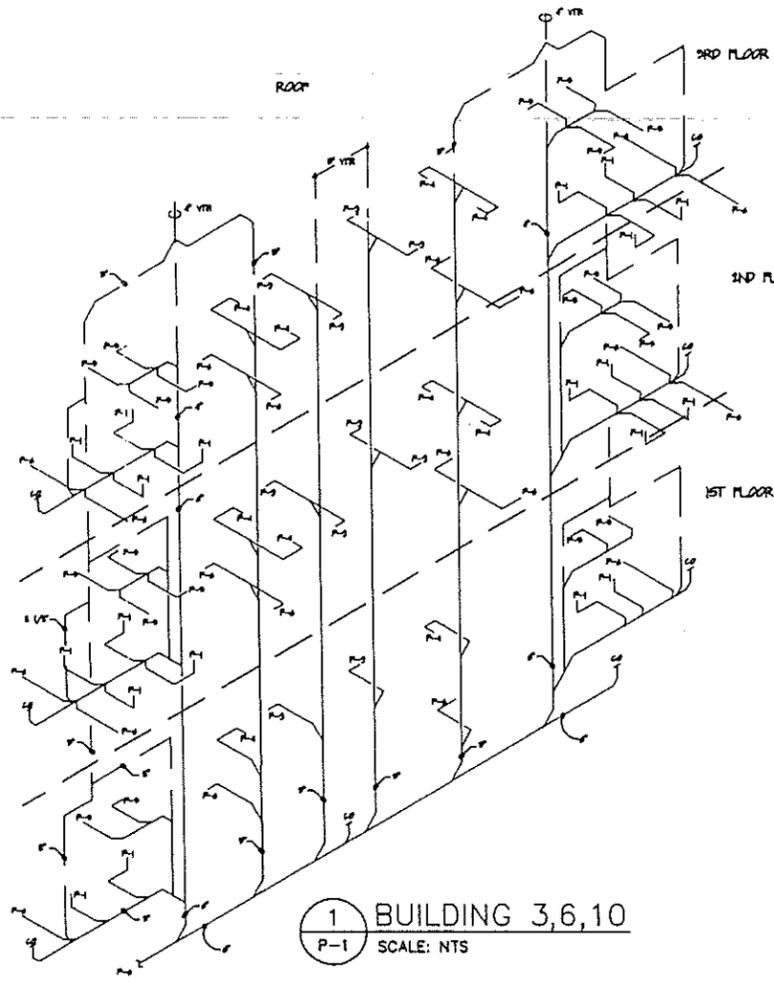


1
M2
COMMUNITY ROOM LOWER LEVEL MECHANICAL PLAN
 1/4" = 1'

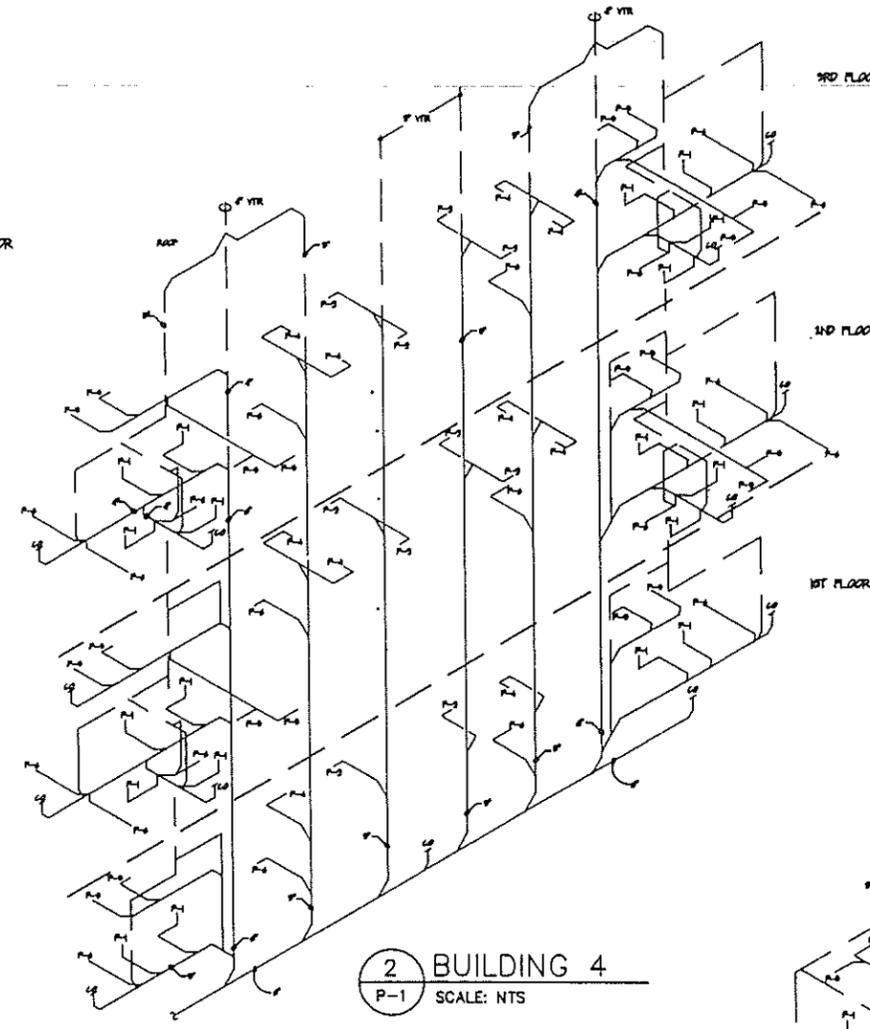
R.M. SUGGS COMPANY
 Professional Consulting Engineers
 330 WEANS STREET SUITE 300
 ATLANTA, GEORGIA 30318 (404) 858-1004



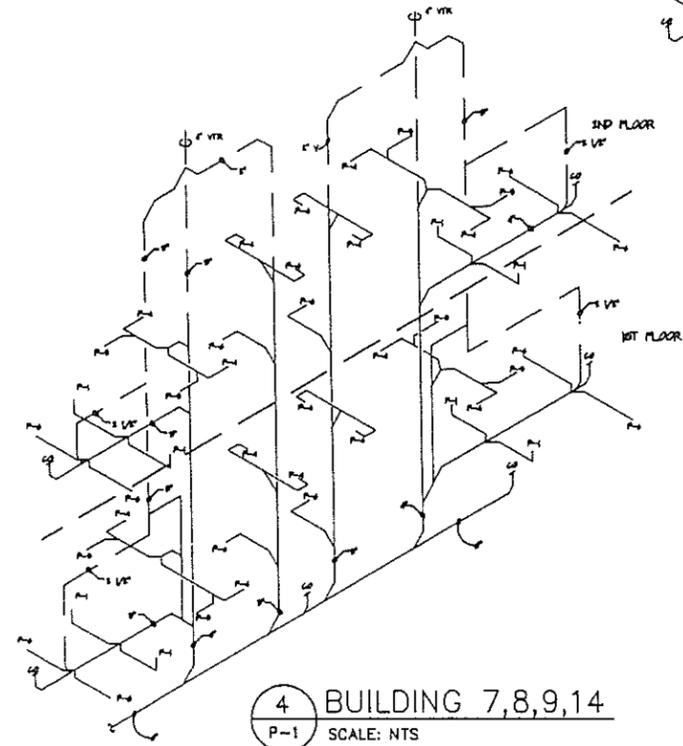
V:\PROJECTS\COMM\SPRINT.MXD



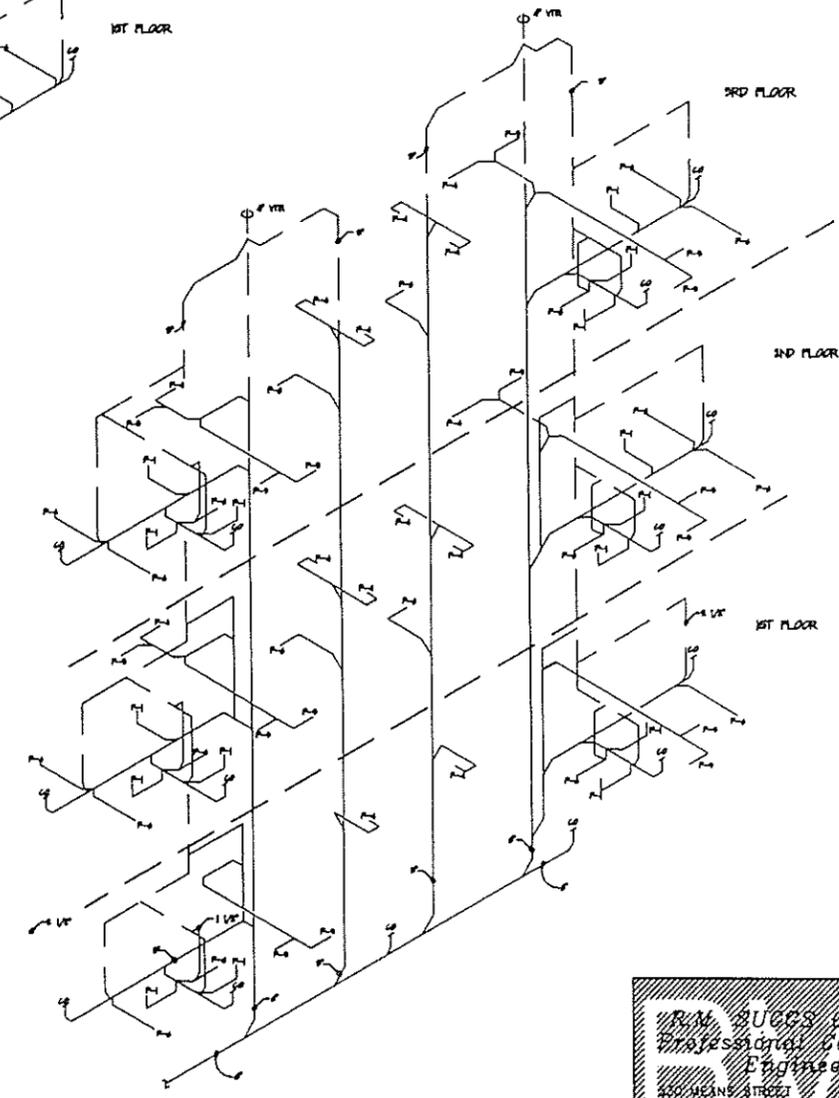
1 BUILDING 3,6,10
P-1 SCALE: NTS



2 BUILDING 4
P-1 SCALE: NTS



4 BUILDING 7,8,9,14
P-1 SCALE: NTS



3 BUILDING 5,11,12,13
P-1 SCALE: NTS

PLUMBING FIXTURE SCHEDULE						
MARK	REMARKS	WASTE	HOT WATER	COLD WATER	VENT	TRAP
P-1	WATER CLOSET	3"	-	1/2"	2"	-
P-3	LAV	1 1/2"	1/2"	1/2"	1 1/2"	1 1/2"
P-4	K. SINK W./DIEP	1 1/2"	1/2"	1/2"	1 1/2"	1 1/2"
P-6	SHOWER/BATH	2"	1/2"	1/2"	1 1/2"	2"
P-9	WASHER	2"	1/2"	1/2"	1 1/2"	-

R.M. SUGGS COMPANY
Professional Consulting
Engineers
450 WEAVER STREET SUITE 300
ATLANTA, GEORGIA 30318 (404) 658-1809

REVISIONS

NO.	DATE	DESCRIPTION
1	12-1-99	
2	11-5-99	
3		
4		

PROJECT: TANGLEWOOD PARK APARTMENTS
DATE: 11-5-99
DRAWN BY: JAL
CHECKED BY: JAL

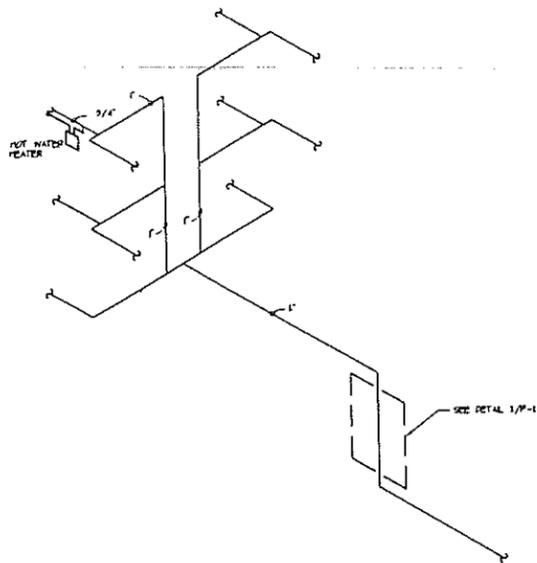
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 10000
EXPIRES 12/31/01

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-575-2800
TANGLEWOOD PARK APARTMENTS
1425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

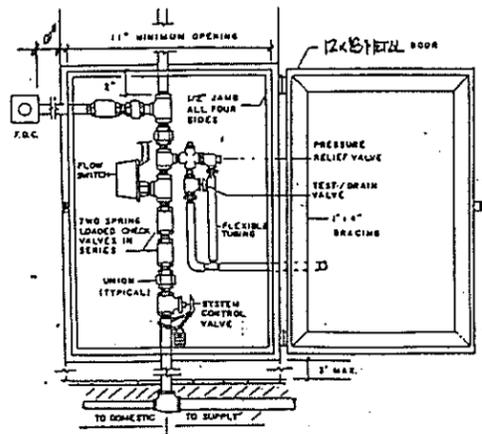
RISER DIAGRAMS

MARRAS

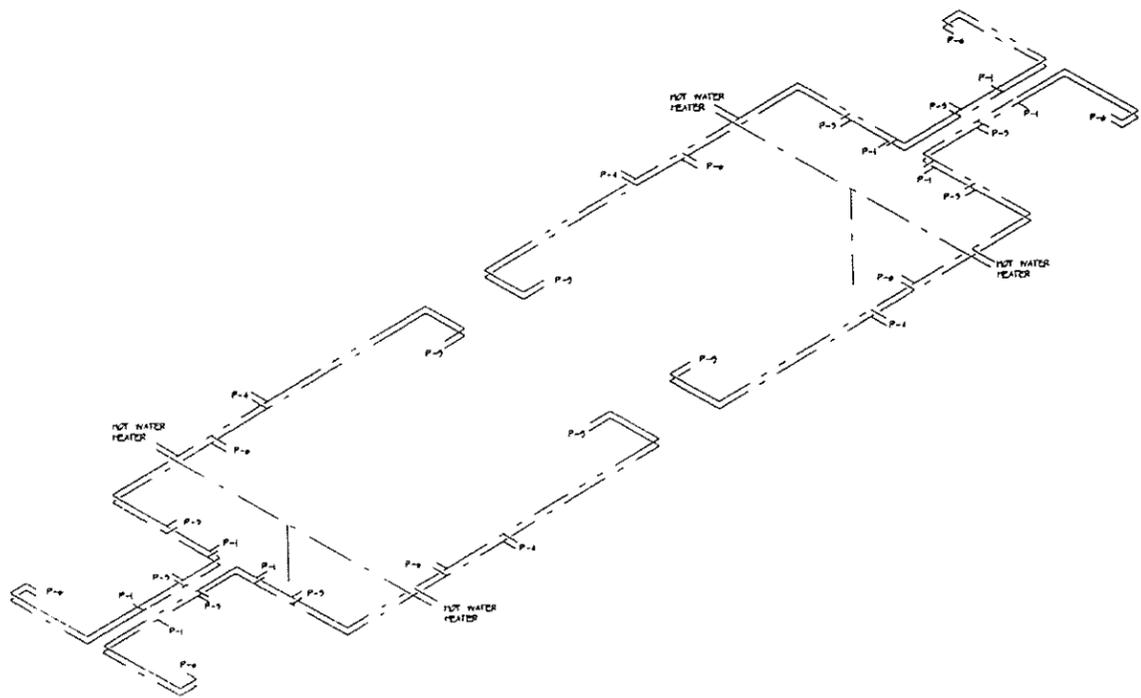
P1



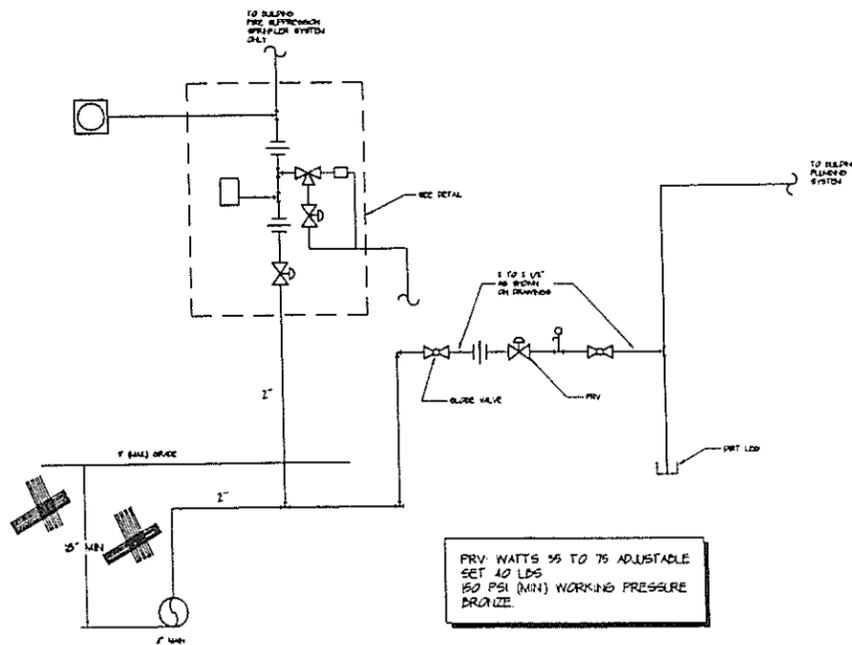
1 TYPICAL BUILDING WATER RISER
P-2 SCALE: NTS



5 SPRINKLER CONTROL PANEL DETAIL
P-2 SCALE: NTS



2 TYPICAL TYPE "A" FLOOR PLAN H/C WATER
P-2 SCALE: NTS



3 DETAIL - BUILDING WATER SERVICE
P-2 SCALE: NTS

PROJECT	17-14-79
DATE	1-1-80
DESIGNED BY	JAL
CHECKED BY	
DATE	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-375-2800
TANGLEWOOD PARK APARTMENTS
165 ATKINSON RD: GWINNETT COUNTY, GEORGIA

RISER DIAGRAMS



R.W. JUDGS COMPANY
Professional Consulting
Engineers
100 W. 15th St. S.W. SUITE 200
ATLANTA, GEORGIA 30334 (404) 525-1000

ELECTRICAL LEGEND

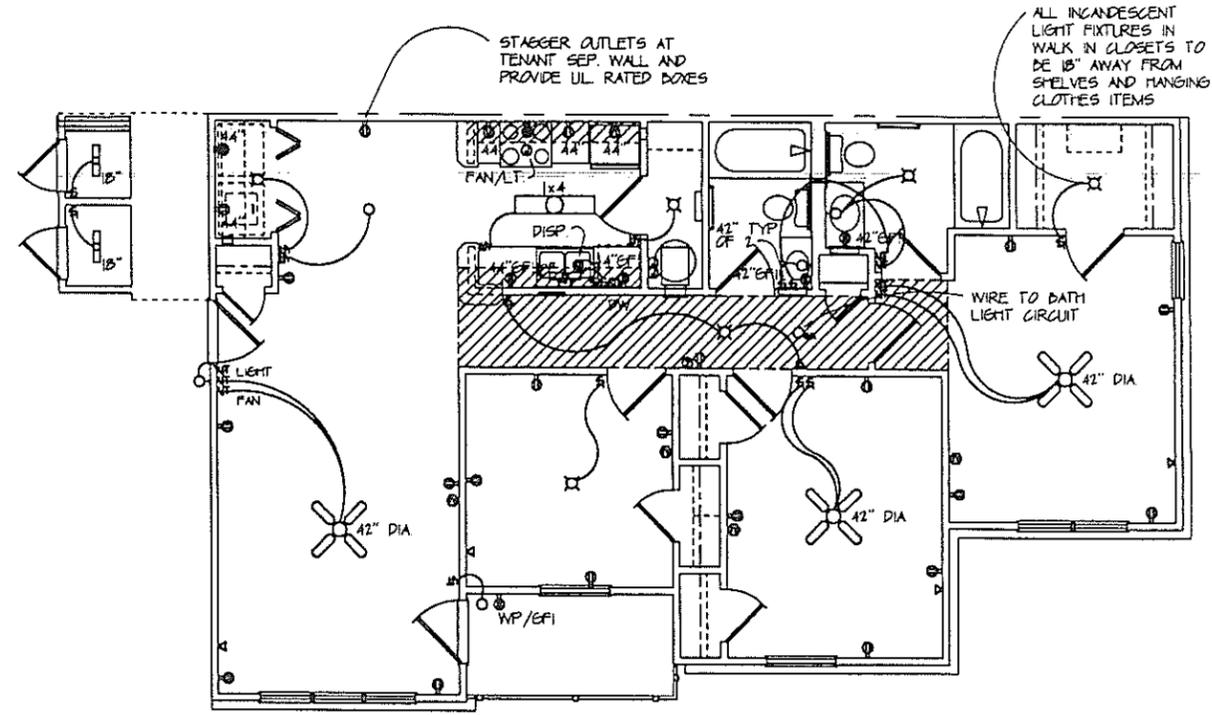
RECESSED ELEC PANEL TOP BREAKER @ 60"	TELEPHONE OUTLET - MTD 8" AFF OR AS NOTED
DUPLEX OUTLET - MTD 8" AFF OR AS NOTED ON PLAN (W/ WATERPROOF)	SMOKE DETECTOR MTD ON CEILING
HIGH VOLTAGE OR SPECIAL PURPOSE	EXHAUST FAN
DUPLEX OUTLET W/ GROUND FAULT BREAKER MTD AS NOTED	THERMOSTAT - MTD 48" AFF MTD 60" AFF IN STANDARD UNITS
SINGLE POLE SWITCH - MTD 46" AFF	42" MTD INCANDESCENT LIGHT FIXTURE (P.C. = FULL CORD)
THREE WAY SWITCH	WALL MTD. INCANDESCENT LIGHT FIXTURE
TV ANTENNA OUTLET - MTD 8" AFF OR AS NOTED	STRIP FLUORESCENT LIGHT FIXTURE SIZE AS NOTED
EMERGENCY BELL & LIGHT	SURFACE MOUNTED 1x4 FLUORESCENT LIGHT FIXTURE 1 BLD
PHOTOCELL	CEILING FAN - 42" DIA.
RECESSED DOWN LIGHT	

ALL SWITCH AND OUTLET COVERS TO BE IVORY COLOR

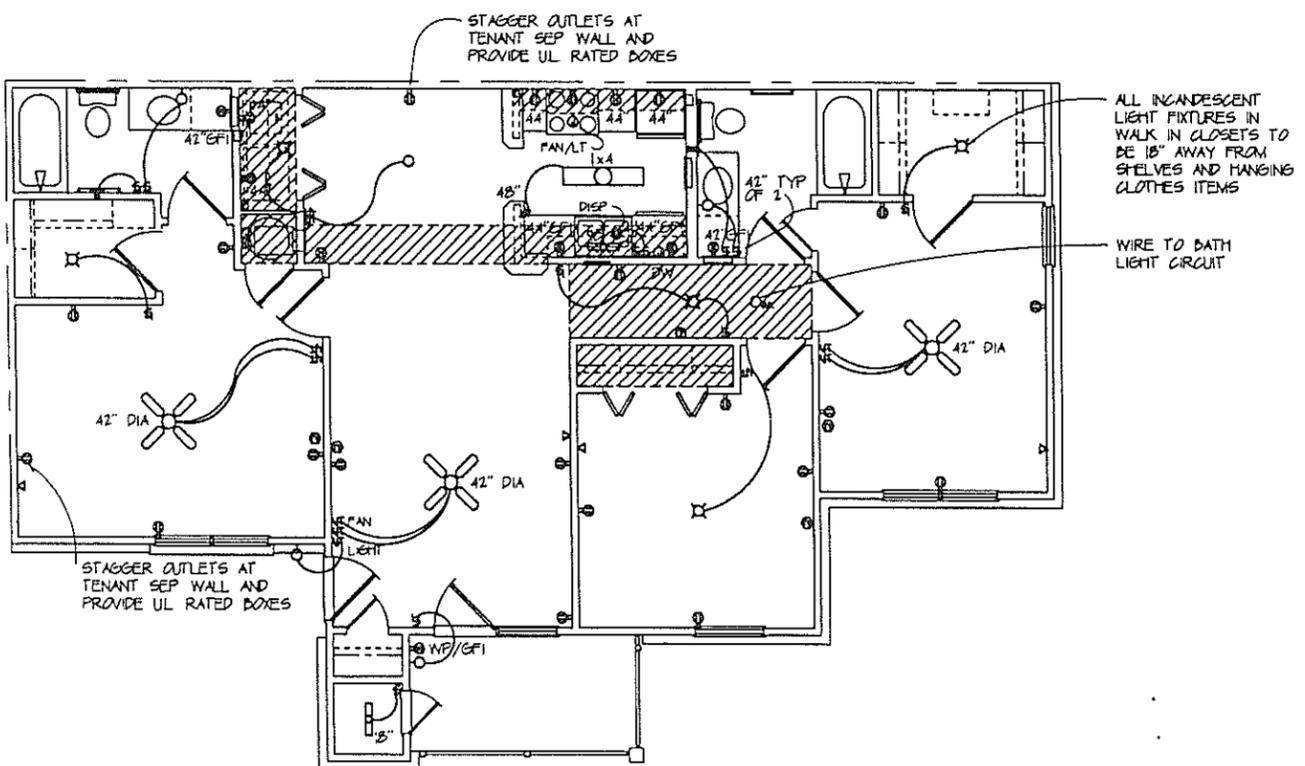
DIMENSIONS ARE TO THE CENTERLINE OF THE OUTLET OR SWITCH

NOTES ON ELECTRICAL PLANS

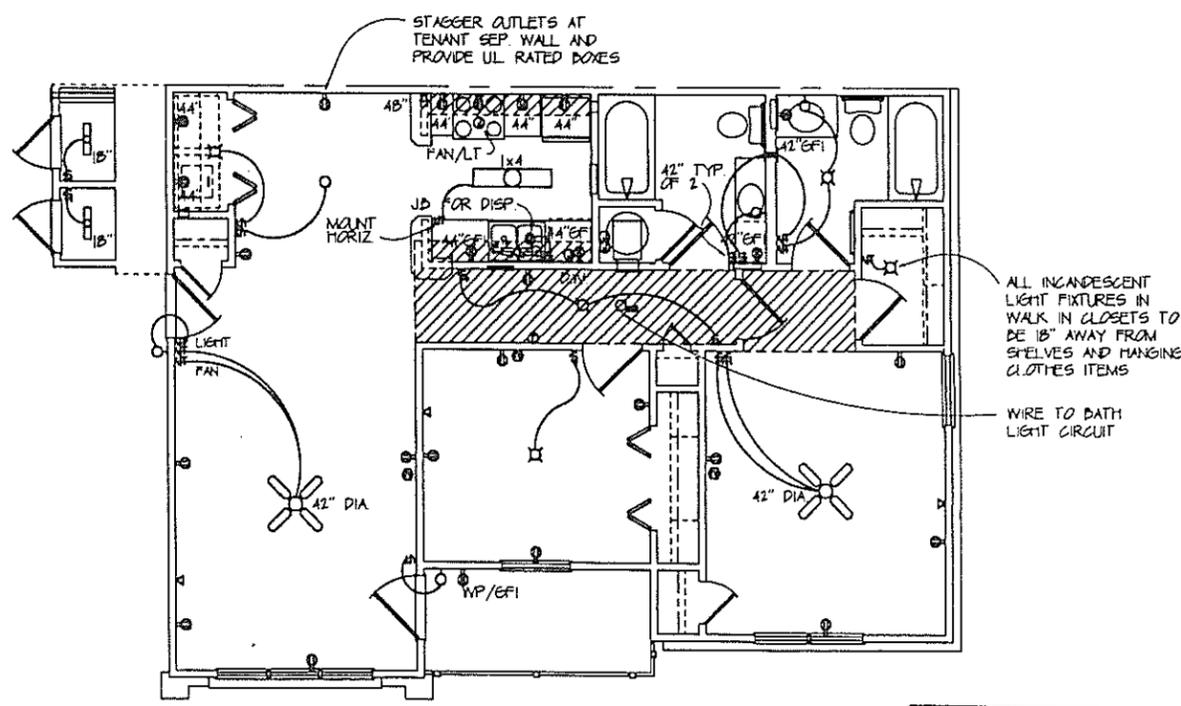
- FEEDER FROM METER TO ELECTRICAL PANEL TO BE IN CONDUIT UNDER SLAB
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL
- SMOKE DETECTOR TO BE HARDWIRED, PROVIDE AN ALARMS ALARM OF MIN. 20 DECIBELS THROUGHOUT THE BUILDING AND SOUND "HALL THE APARTMENT ROOM" SOUND BY A MIN. OF 15 DECIBELS AT FLOOR LEVEL WITH DOOR CLOSED



2
E1
THREE BEDROOM TYPE 'B' ELECTRICAL FLOOR PLAN
1/4-4-8



3
E1
THREE BEDROOM TYPE 'C' ELECTRICAL FLOOR PLAN
1/4-4-8



1
E1
TWO BEDROOM TYPE 'A' ELECTRICAL FLOOR PLAN
1/4-4-8

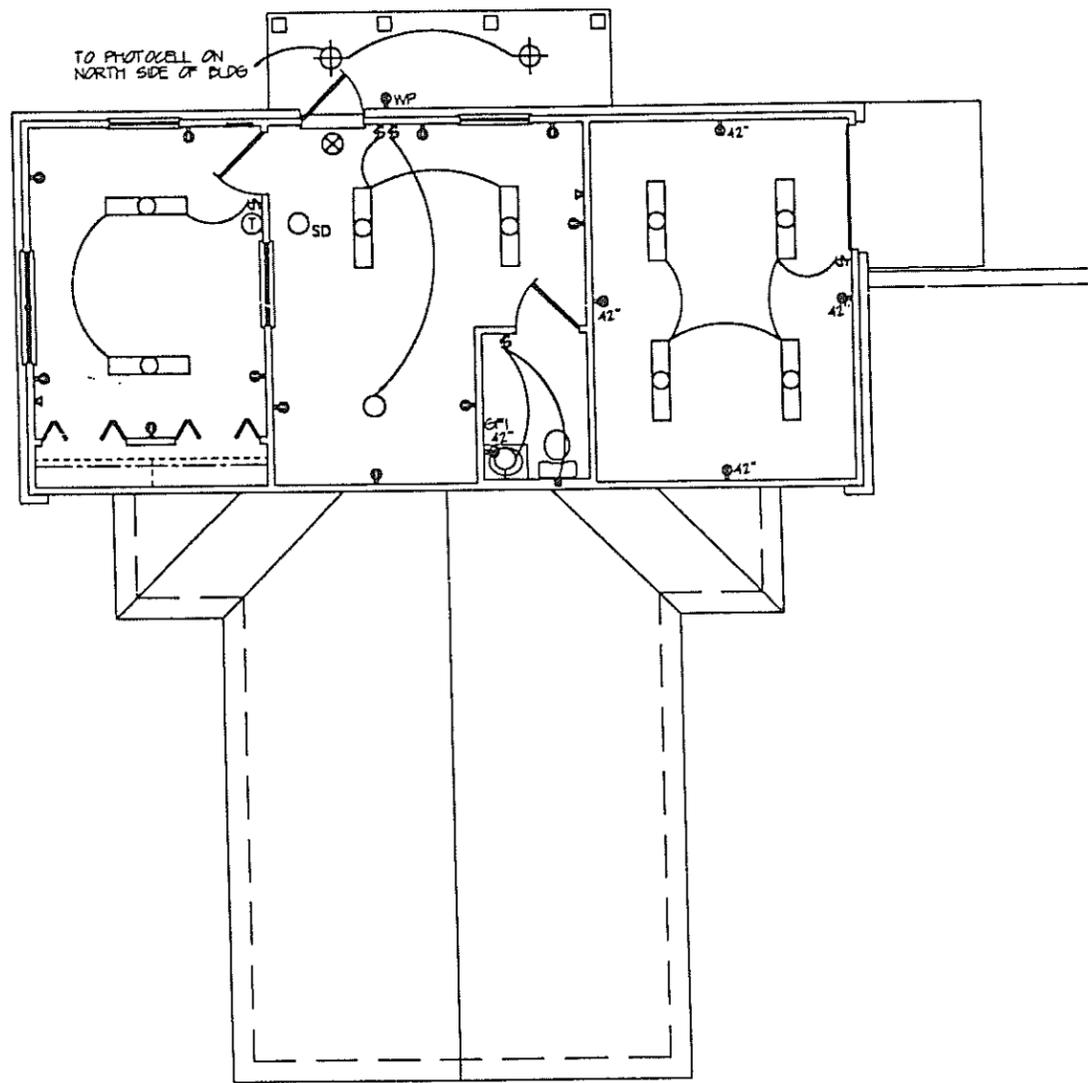
R.M. SUGGS COMPANY
Professional Consulting Engineers
330 HENRY STREET, SUITE 300
ATLANTA, GEORGIA 30310 (404) 526-1000

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-1271 404-373-2800

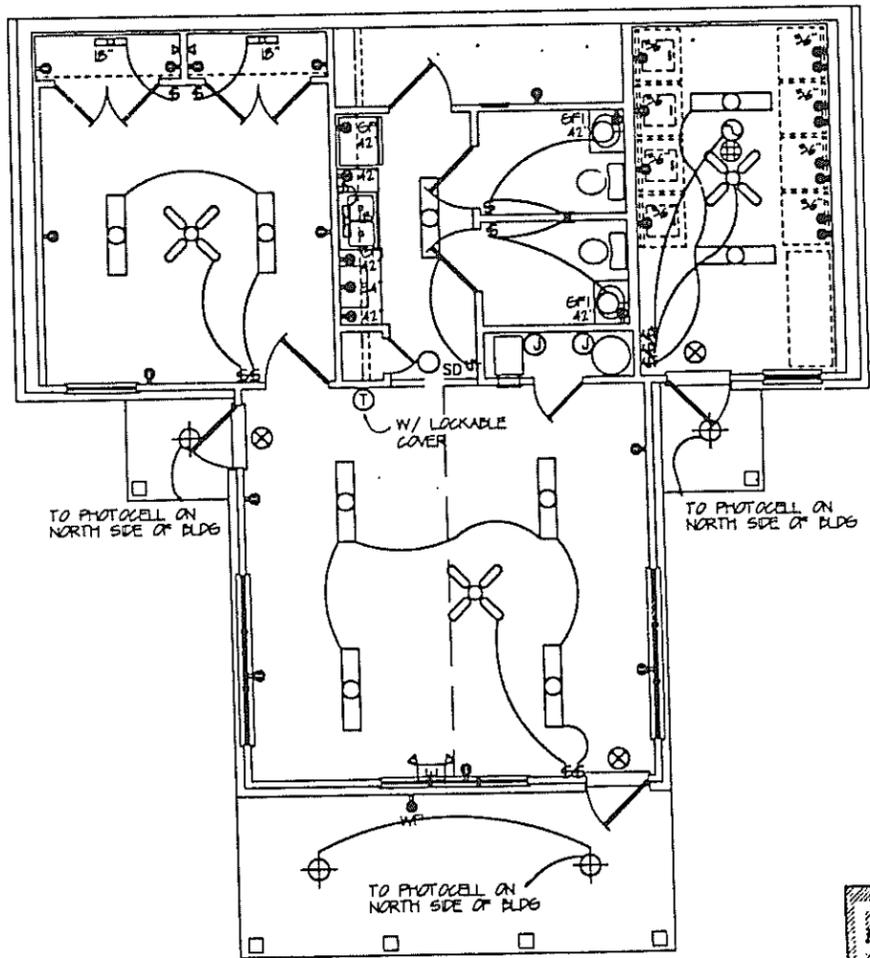
TANGLEWOOD PARK APARTMENTS
425 ATKINSON RD. GWINNETT COUNTY, GEORGIA

RA

ELECTRICAL FLOOR PLANS



OFFICE UPPER LEVEL ELECTRICAL PLAN
VF-1



COMMUNITY ROOM LOWER LEVEL ELECTRICAL PLAN
VF-1

R.M. SUGGS COMPANY
Professional Consulting Engineers
130 WOOD STREET
ATLANTA, GEORGIA 30303 (404) 525-1000

PROJECT	DATE	BY	CHECKED
7-27-72	1-5-73	SP/PLF	

GEORGIA PROFESSIONAL ENGINEERS & SURVEYORS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
201 SWANTON WAY SUITE 200 DECATUR GEORGIA 30030-3271 404-373-2800

TANGLEWOOD PARK APARTMENTS
145 ATKINSON ROAD GWINNETT COUNTY, GEORGIA

ELECTRICAL PLANS

MARTIN RILEY

E2



P:\PROJECTS\72072\DWG

ATTACHMENT 1, PHASE II REPORT

NOT APPLICABLE