

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

May 30, 2012

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

SUBJECT: Wetland & Floodplain Evaluation Letter
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Job #120297.240

Dear Mr. Braden:

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

The subject property is found on the Fannin County, Georgia Flood Insurance Rate Map (13111C0181E) dated September 17, 2010. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance floodplain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property.

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

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

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

Mary A. Brooks, PWS
Wetland Services Director



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





U.S. Fish and Wildlife Service

National Wetlands Inventory



Wetlands

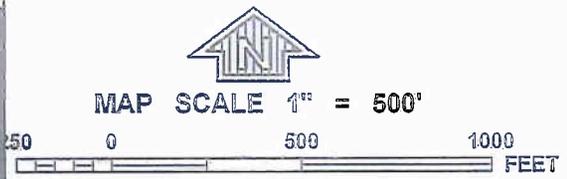
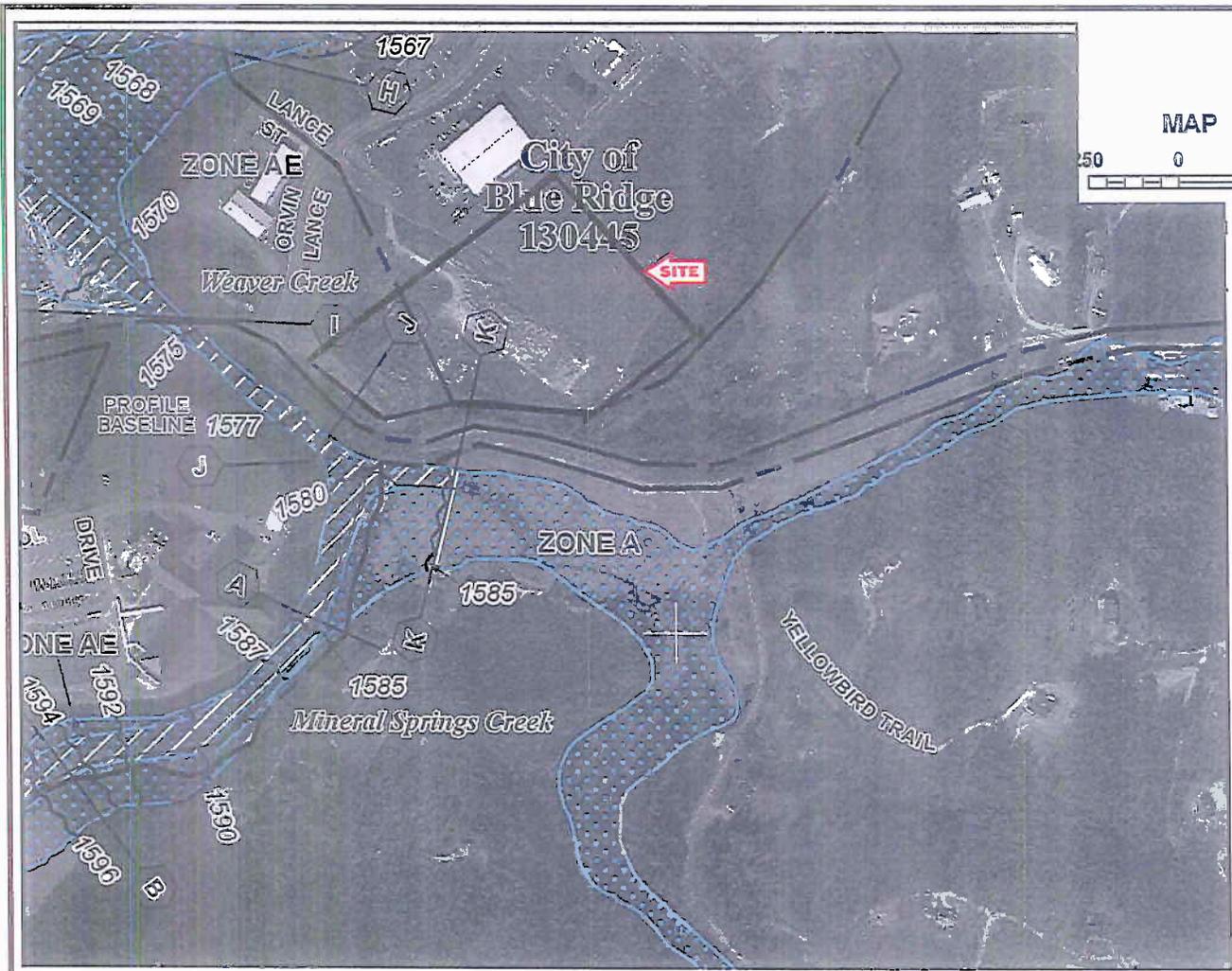
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

1000 ft

National Wetlands Inventory (NWI) Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"=667'
Source: U.S. Fish & Wildlife Service

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



PANEL 0181E

FIRM
FLOOD INSURANCE RATE MAP

FANNIN COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 181 OF 350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BLUE RIDGE, CITY OF	130445	0101	E
FANNIN COUNTY	130248	0101	E

Notes 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
13114C0181E

MAP REVISED
SEPTEMBER 17, 2010

Federal Emergency Management Agency

Flood Insurance Rate Map (FIRM)
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"=500'
Source: FEMA Map Service Center Website

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FIRM Map Legend

LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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



OTHER AREAS

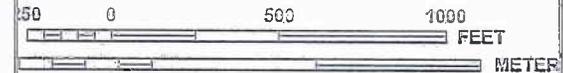
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 500'



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



OTHERWISE PROTECTED AREAS (OPAs)

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

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Limit of Moderate Wave Action

513 Base Flood Elevation line and value; elevation in feet*

(EL. 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

—○—○— Cross section line

—○—○— Transsect line

87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

276000mN 1000-meter Universal Transverse Mercator grid values, zone 16

600000 FT 5000-foot grid values; Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

○ M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
July 19, 2000

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

September 17, 2010 - to update corporate limits, to change Special Flood Hazard Areas, to update base map information, and to reflect updated topographic information. For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

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

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PROPOSED BROADVIEW COVE
ORVIN LANCE DRIVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA
GEC JOB #120297.240**

PREPARED FOR

**BROADVIEW COVE, L.P.
C/O THE BRADEN GROUP
P.O. BOX 447
SUMMERVILLE, GEORGIA 30747
ATTN: MR. JERRY BRADEN**

PREPARED BY

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

ISSUE DATE

JUNE 11, 2012

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 11, 2012

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

Ladies and Gentlemen:

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

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

6/11/12
Date

Tameka Gordon
Tameka Gordon
Environmental Specialist

Geotechnical & Environmental Consultants, Inc. (GEC) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and most current ASTM standard (ASTM E 1527-2005, Standard Practice for Environmental Site Assessments) of the proposed Broadview Cove development located south of Orvin Lance Drive and northeast of Old Highway 76, Blue Ridge, Georgia, *the subject property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this report. GEC certifies that the Phase I was performed by a qualified Environmental Professional meeting the requirement set forth in 40 CFR §312.10(b).

6/11/12
Date

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

6-11-12
Date

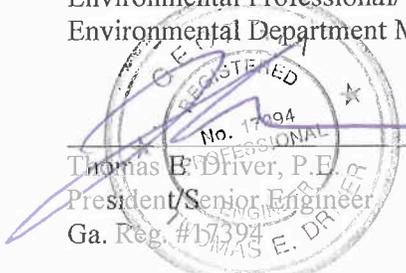
Thomas B. Driver
Thomas B. Driver, P.E.
President/Senior Engineer
Ga. Reg. #17394


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ORVIN LANCE DRIVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA
GEC JOB #120297.240

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

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION

- EDR Historical Aerial Package (Years: 2007, 2006, 2005, 1993, 1988, 1975, & 1957)
- Environmental Data Resources (EDR) Sanborn Map Report
- EDR Historical Topographic Maps
- EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL

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

APPENDIX E: NON-SCOPE TESTING

- Lead-based paint
- Lead in soil
- Lead in water
- Asbestos
- Radon
- Vapor encroachment screening

APPENDIX F: NOISE ASSESSMENT DOCUMENTATION

APPENDIX G: REGULATORY ENVIRONMENTAL SEARCH INFORMATION

- Environmental Data Resources (EDR) Environmental Database Report

APPENDIX H: RECORD OF COMMUNICATIONS & INTERVIEWS

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

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**PROPOSED BROADVIEW COVE
ORVIN LANCE DRIVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA
GEC JOB #120297.240**

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

Resume: THOMAS E. DRIVER, P.E.

Resume: ROBERT T. HADDEN

Resume: TAMEKA GORDON

APPENDIX J: OWNER ENVIRONMENTAL QUESTIONNAIRE

APPENDIX K: PROPERTY LOG & INFORMATION CHECKLIST

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APPENDIX O: CONSUMER CONFIDENCE REPORT ON WATER QUALITY

APPENDIX P: ENDANGERED SPECIES DOCUMENTATION

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

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

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

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

APPENDIX U: OTHER *[if applicable]*

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

1.0 EXECUTIVE SUMMARY

Mr. Jerry Braden with The Braden Group retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of Broadview Cove, L.P. to perform a Phase I Environmental Site Assessment (ESA) on the approximately 10-Acre proposed Broadview Cove site located to the south of Orvin Lance Drive and northeast of Old Highway 76 in the City of Blue Ridge, Fannin County, Georgia. GEC is not affiliated with Mr. Braden; The Braden Group; Broadview Cove, L.P., or the seller of the subject property.

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

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

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

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

- The site reconnaissance and research revealed no business risk issues or no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Based on GEC’s review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically undeveloped wooded/agricultural land on the reviewed 1957 to 1993 aerial photographs. The 2005 to 2009 aerial photographs show the site as being cleared with sparse vegetation, but with

signs of stored surplus construction material in the southwestern portion of the subject site. The land north of the subject property was undeveloped open land from the 1957 to 1993 aerial photographs. From 2005 to 2009, commercial properties appear to the north and east of the subject property. The surrounding properties east, south, and west of the subject site appear as undeveloped wooded/cleared land on the 1957 aerial photograph. Residential properties appear south of the subject site beginning on the 1975 aerial photograph. The land east of the subject site appears to be wooded with some residential properties emerging beyond in the 1988 aerial. The land west of the subject site appears to be undeveloped wooded land from the 1957 to 1988 aerial photographs. In the 1993 to 2009 aerial photographs, some commercial properties begin emerging to the west of the subject site. The site vicinity appears essentially as it does currently since the 2005 aerial photograph. The subject property's chain of title information indicated that the subject property was part of a larger tract which was privately owned until 1983 when Ranell Lowman subdivided the property and sold off individual lots. The site is composed of parts of tracts 4 & 8 as shown of plat book 12/153. The tracts are currently owned by Lance Real Estate Investments, LLC. Research of readily available historic tax records and aerial photographs indicated the property has been in private individuals' or non-industrial entities' ownership and has been undeveloped wooded/agricultural land since and likely before, 1918 according to title records.

- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any Federal, State, or Local databases. The EDR report identified one RCRA-SQG database site within the ASTM E 1527 prescribed search radii of the subject property. However, the listed database site is not considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1.1.1 and Appendix G for the EDR Environmental Database Report.
- Geotechnical & Environmental Consultants, Inc. (GEC) reviewed the National Wetlands Inventory (NWI) map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) to determine if these records indicate potential wetland and/or floodplain concerns on the subject property. According to the maps, no wetland areas or flood plains were identified on the subject property.

1.1 Location & Legal Description of the Property

The subject site, which is approximately 10 acres in size, is located south of Orvin Lance Drive and northeast of Old Highway 76 in Blue Ridge, Georgia. The subject property consists of an undeveloped cleared tract of land. A site location map is included in Appendix I as Figure 1.

The subject property is located within Land Lots 265 & 276 in the 8th District of Fannin County in the City of Blue Ridge, Georgia in Tax Parcels 0045-081G, 0045-081J, and 0045-081J1. The subject property is legally described in the most current available deeds (Deed Book 944, Page 125; Deed Book 914, Page 203; and Deed Book 944, Page 126), a copy of which is provided in Appendix D.

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

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

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

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

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by Geotechnical & Environmental Consultants, Inc. (GEC), for the approximately 10-acre proposed Broadview Cove site situated south of Orvin Lance Drive and northeast of Old Highway 76 in the City of Blue Ridge, Georgia. The subject property, which is included in the 8th District of Fannin County, Georgia, currently contains undeveloped cleared land. A U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 1, 5, and 6, respectively.

2.2 Procedures

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

with good commercial or customary practice as defined at 42 USC §9601 (35)(B).

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

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

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

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

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

2.3 Significant Assumptions

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

2.4 Qualifications of Personnel/Documentation of Qualifications as an EP

Thomas E. Driver, P.E., is the **President** of GEC and **Managing Senior Engineer** of all offices. Tom graduated from Auburn University with a Bachelor's degree in Civil Engineering in 1983 and has over 28 years of experience in the geotechnical, environmental and construction materials testing fields. Tom is a member of the American Society of Civil Engineers (ASCE), the Georgia Society of Professional Engineers (GSPE), and the Consulting Engineers Council of Georgia (CECG). He is a past State President of GSPE, a past board member of the Macon Economic Development Commission, and a board member of the Consulting Engineers Council of Georgia. He is a Past President of the Macon Chapter of ASCE and a past president of the GSPE Middle Georgia Branch. Tom was named the 1992 Young Engineer of the Year and the 1996 Professional Engineer of the Year in Private Practice by the Georgia Society of Professional Engineers. Tom is a registered Professional Engineer in Alabama, Florida, Georgia, Kentucky, North Carolina, South Carolina, and Tennessee.

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

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

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

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

2.6 Limitations & Exceptions

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

GEC is not responsible for opinions, conclusions, or recommendations made by others based on the findings in this report. This report and its findings shall not, in whole or in part, be disseminated to any other party, or used by any other party without prior written consent by Geotechnical & Environmental Consultants, Inc. The conclusions of this Phase I Environmental Site Assessment are based on conditions as observed on our site visit and on historical information about the site. Information contained in this report was obtained by means of document review, interviews, and on-site observations. Since no assessment can absolutely deny the existence of hazardous materials, especially surficial environmental assessments with limited or no subsurface sampling, existing hazardous materials can escape detection using the customary methods. Future changes in environmental conditions and site characteristics may occur with the passage of time, in which case, the conclusions of this report may have to be reevaluated.

2.7 Special or Additional Conditions or Contract Terms

There are no special terms and conditions aside from those detailed in the professional services agreement, included with GEC proposal ME-12-5143, under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Broadview Cove site, approximately 10 acres in size, is located south of Orvin Lance Drive and northeast of Old Highway 76 in the City of Blue Ridge, Georgia. GEC observed that the subject site is currently undeveloped cleared land. The site vicinity currently consists of residential, commercial, and undeveloped wooded properties. GEC observed undeveloped wooded land bordering the subject site to the north with residential properties beyond. Undeveloped wooded land was observed bordering the subject site to the south with residential properties beyond Old Highway 76. Residential properties border the subject site to the southeast. Commercial properties can be found to the north and east of the site and to the west beyond Old highway 76. A site map and a site plan are included in Appendix A as Figures 5 and 6, and U.S.G.S. topographic map is presented in Appendix A as Figure 1.

3.1.1 Current Site Use & Description

During our reconnaissance of the subject property on May 7, 2012, GEC observed that the subject site is currently an undeveloped cleared tract of land. Miscellaneous building material debris (pipes) was observed near the southeast corner of the subject site. There were no signs of contamination, such as unusual odors, stressed vegetation, or labeling to suggest any significant

environmental impact from the waste materials.

GEC recommends cleaning up the construction materials properly disposing of them. The zoning for the subject site is R-3 (Residential) and city water and sewer is available to serve the subject site.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential, commercial, and undeveloped wooded properties. During our reconnaissance of the surrounding area on May 7, 2012, GEC observed undeveloped wooded land bordering the subject site to the south with residential properties beyond Old Highway 76. Commercial properties were observed bordering the subject site to the north and west beyond Old Highway 76. Residential properties border the subject site to the southeast.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is an undeveloped tract of land with no structures or other improvements on the subject property. The adjacent improved roadways consist of Old Highway 76, which borders the property to the southwest, and Orvin Lance Drive which is north of the subject site. According to various sources, municipal water and sewer are available to serve the subject site.

3.2 Hydrogeology

3.2.1 Geologic Setting

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

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

3.2.2 Surface Drainage

Based on our review of the U.S.G.S. Topographic Map (Figure 5, Appendix A) and observations made during the site reconnaissance, the surface drainage from the subject site is generally to the southwest toward Weaver Creek.

3.2.3 Groundwater

Site specific hydrogeologic information was not available for this assessment, but based on the general assumption that groundwater flow direction in the upper most aquifer mimics surface

water flow, the anticipated groundwater flow direction at this site appears to be generally southwest.

3.3 Wetlands

GEC reviewed the U.S. Department of the Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map. The National Wetlands Inventory (NWI) map is a tool used to investigate if wetlands are on a specific property. Wetlands on these maps are usually indicated from the review of aerial photographs, U.S.G.S. Topographic maps, and soils maps. Wetlands are not necessarily field delineated for inclusion on the NWI Map. According to the map, no wetland areas were identified on the subject property. A copy of the NWI Map is presented as Figure 2, Appendix A.

3.4 Flood Plain/Floodway

GEC went to the Federal Emergency Management Agency (FEMA) Map Service Center (MSC) Flood Map Store website at www.msc.fema.gov/ to review a flood map for the subject site. GEC reviewed a copy of the FEMA Flood Insurance Rate Map (FIRM) for Fannin County, Georgia. The subject property is found on Community Panel 181 (13111C0181E), dated September 17, 2010. According to the FIRM map, the subject property is located in Zone X-white, which is defined as “area determined to be outside the 0.2% annual chance floodplain”. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property. A copy of the FIRM is presented as Figure 4, Appendix A.

3.5 State Waters

During GEC’s site reconnaissance on May 7, 2012, no state waters were observed on the subject property.

3.6 Endangered Species

According to the U.S. Fish and Wildlife Service (USFWS), Listed Species for Fannin County included (www.georgiawildlife.org/node/1370), 10 animal and 9 plant occurrences are Federal and State listed species. None of the habitats listed for these species was observed on the subject property; therefore, the USFWS was not contacted regarding the subject property. GEC does not anticipate that the protected species and critical habitat issues will factor into a project for this area. Refer to Appendix P for the list of federal and state species.

4.0 REGULATORY INFORMATION

4.1 Data Review

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The EDR Report is dated April 19, 2012. The EDR search meets the requirements of the ASTM E 1527-05 standard. The AST database search radius was expanded to ½-mile in accordance with HUD guidelines. The following lists

were included in the records review: (FEDERAL) NPL, Proposed NPL, Delisted NPL, NPL RECOVERY, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSD, RCRA-LQG, RCRA-SQG, ERNS, HMIRS, US ENGINEERING CONTROLS, US INSTITUTIONAL CONTROLS, DOD, FUDS, US BROWNFIELDS, CONSENT, ROD, UMTRA, ODI, TRIS, TSCA, FTTS, SSTS, ICIS, RADINFO, CDL, LUCIS, PADS, MLTS, MINES, FINDS, RAATS, (STATE) SHWS (includes HSI, the state CERCLIS equivalent), Non-HSI, STATE LANDFILL, HISTORIC LANDFILL, LUST, UST, GA SPILLS, INSTITUTIONAL CONTROL, DRYCLEANERS, BROWNFIELDS, AIRS, and TIER 2. The EDR Report also includes TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST and an EDR proprietary database record on MANUFACTURED GAS PLANTS (see attached EDR report in Appendix IV for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 4 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the U.S. EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05). Neither a State Engineering Controls database nor state or tribal voluntary cleanups databases are available in Georgia.

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

4.1.1 Standard Environmental Record Sources

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

The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any Federal, State, or Local databases. The EDR report identified one RCRA-SQG database site within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases site is not considered to be a potential environmental and/or financial concern to the subject site.

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

Mason Tractor Company, located 0.219 miles north-northeast of the subject property at 1050 Appalachian Highway, was identified as a RCRA-SQG database site. No violations were reported for the listed site. Although the listed site is located at a higher elevation than the subject property, the distance from the subject site as well as the status/listing of the site does not pose a concern. Therefore, Mason Tractor Company is judged to not present a potential environmental and/or financial concern to the subject site.

All of the listed database facilities in the EDR report are registered with or under review by

regulatory agencies, and liability for such a release, if or when it occurs, should remain with the respective site owners.

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 12 "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR Report. GEC reviewed the listed sites and found that none of the sites were within a distance of concern of the subject site. GEC is of the opinion that these sites do not present a potential environmental and/or financial concern to the subject site. None of the listed orphan sites appeared to be located within the ASTM search radii of the subject property.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (AULs)

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

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

GEC reviewed the local/regional water agency records information provided on Pages A-15 through A-16 of the EDR Environmental Database Report (see Appendix G). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. No Federal FRDS wells or federal or state U.S.G.S. wells were found on or near the subject property. The EDR report did not indicate any wells on the subject site, and did not indicate records of any groundwater use permits for the subject site. Furthermore, the most current version of the annual water quality report indicated that the City of Blue Ridge's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD.

4.1.2.8 Planning Department Records

GEC's client provided zoning information to GEC that indicated that zoning for the subject property is R-3 (Residential). The received letters indicated that the noted district will allow for the 60 units proposed in Broadview Cove and that the subject property is not prime or unique farmland. Copies of the zoning letters and ordinance are included in Appendix H.

4.1.2.9 Local/Regional Pollution Control Agency Records

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

4.1.2.10 Local/Regional Water Quality Agency Records

GEC obtained a copy of the 2011 City of Blue Ridge Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that City of Blue Ridge's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of the AWQR, verifying this information, is included in Appendix O.

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

4.1.2.11 Local Electric Utility Companies (PCBs)

No suspected PCB-containing equipment was observed on the subject property during GEC's site reconnaissance on May 7, 2012.

GEC received a letter from Mr. Tim Towe with Tri-State Electric, the electrical utility provider for the proposed Broadview Cove development. Tri-State Electric indicated that they have available and will supply electric serve to the subject property. A copy of the power letter is presented in Appendix H.

4.1.2.12 Other

GEC contracted with EDR to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which

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

4.2 Agency Contacts/Records

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

4.2.1 Local Fire Department Official

GEC attempted to contact the Fannin County Fire Department by telephone on April 27, 2012 and May 11, 2012, due to no fax number being available, but received no answer or answering service on both occasions. Therefore, the department could not be reached to complete the questionnaire. A copy of the fire department's response is presented in Appendix H.

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to Mr. James McIntyre of the Fannin County Environmental Health Department on April 27, 2012. GEC received a response from Ms. Cheryl Cannaverde with the department on April 27, 2012. Ms. Cannaverde indicated that the department had no record of environmental/health responses or other known environmental concerns at the subject property. She noted that she did not know which utilities were available to serve the subject site. Ms. Cannaverde was unaware of past usage of the subject property. A copy of the information questionnaire is presented in Appendix H.

4.2.3 Local Building Permit Agency Official

See above in Section 4.1.2.8.

4.2.4 Local Groundwater Use Permit Agency Official

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

See above in Section 4.1.2.7.

4.3 Interviews

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

GEC received a completed DCA version of the ASTM Questionnaire from Mr. Jerry Braden, client, on June 5, 2012. Mr. Braden noted that he was not aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the property. Mr.

Braden indicated he was not aware of any specialized knowledge or experiences that are material to any potential recognized environmental conditions. He is not aware of any commonly known or reasonably ascertainable information within the local community that is material to any potential recognized environmental conditions in connection with the property. Mr. Braden does not have in his possession or control title records for the property, and he is not aware of any environmental liens. Mr. Braden noted that the reason for having the Phase I performed was to support a tax credit assessment of the property. A copy of the completed DCA version of the ASTM Questionnaire is provided in Appendix H.

GEC received a completed owner environmental questionnaire from Larry Lance, Property Owner, with Lance Real Estate Investments, LLC. Mr. Lance indicated that neither his property nor any adjoining properties are currently used for industrial and/or manufacturing purposes. Mr. Lance noted that no plastic or metal drums, stained soil or stressed vegetation, fill dirt, storage tanks (above or underground), or vent pipes have ever been brought onto the site. He indicated that no storage tanks had been removed from the subject site. Mr. Lance also stated that the subject property had not ever been evaluated, investigated, notified, held responsible for, or otherwise involved with any contamination, clean-up, environmental law, or health and safety law, regulation or violation.

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

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

4.3.2 Current Owners or Occupants of Neighboring Properties

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

4.3.3 Past Owners, Occupants, or Operators of the Property

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

4.3.4 User(s)

The User Responsibility information obtained from the User(s) of this report or from other sources is detailed in the following text. The primary User (Broadview Cove, L.P.) contracted

with GEC to provide the information, except where specifically requiring a User response to information needs. The users were identified as Broadview Cove, L.P.; The Braden Group; and Mr. Jerry Braden is the designated representative to whom GEC has access, and he provided the User information received on behalf of all parties.

4.3.4.1 Title Records

Property ownership history sometimes provides an indication of a potential environmental problem at a site. The ownership and deeds reviewed may not include all of the previous owners or occupants that may have or have had an interest in the subject property. The subject site, which is approximately 10 acres in size, is located south of Orvin Lance Drive and Northeast of Old Highway 76 in the City of Blue Ridge, Fannin County, Georgia. The subject property, which is situated within Land Lots 265 & 276 of the 8th District of Fannin County, consists of undeveloped cleared land. The subject property appears on the Fannin County Tax Map as Parcels 0045-081G, 0045-081J, and 0045-081J1.

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. Mr. May provided the chain of ownership information for GEC's review on June 4, 2012. Mr. May's review of the subject property's chain of title information indicated that the subject property was part of a larger tract which was privately owned until 1983 when Ranell Lowman subdivided the property and sold off individual lots. The site is composed of parts of tracts 4 & 8 as shown of plat book 12/153. The tracts are currently owned by Lance Real Estate Investments, LLC. Mr. May found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site. The review of the deed records and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property (see Section 5.5.1).

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

4.3.4.2 Environmental Liens

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

4.3.4.3 Specialized Knowledge of the User

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

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

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

4.3.4.5 Reason for Performing the Phase I

GEC was asked to perform a DCA Phase I ESA (as part of the proposed submittal for tax credits

for development of the property) in accordance with the ASTM-E 1527-2005 standard to qualify for the innocent landowner defense to CERCLA liability and to identify RECs that could impact the property's financial liability.

4.3.4.6 Relationship of Purchase Price to Fair Market Value

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

4.3.4.6.1 Purchase Price

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

4.3.4.6.2 Differential between Purchase Price & Market Value

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

4.3.4.6.3 Reasons for any Differential

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

5.0 SITE INFORMATION AND USE

5.1 Site Reconnaissance Methodology & Limiting Conditions

GEC's methodology for performing the ESA was in accordance with ASTM E 1527-05. No significant limiting conditions were encountered during the site reconnaissance performed on May 7, 2012.

5.2 General Site Setting

The subject site, which is approximately 10 acres in size, is currently undeveloped cleared land, located south of Orvin Lance Drive and northeast of Old Highway 76, in the City of Blue Ridge, Fannin County, Georgia. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been undeveloped wooded land from, if not before, 1957 until 2005. The reviewed aerial photographs strongly suggest the subject property was undeveloped wooded land prior to the oldest available photograph taken in 1957.

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

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

GEC's assessment of all commonly known and reasonably ascertainable information about the

proposed Broadview Cove property indicates there are no recognized environmental conditions associated with the subject site.

5.4 Current Site Use

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

5.4.1 Storage Tanks

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

5.4.2 Hazardous & Petroleum Products Containers/Drums

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

5.4.3 Heating & Cooling

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

5.4.4 Solid Waste

No solid waste was observed on the subject property during GEC's site reconnaissance other than the miscellaneous building material debris (pipes) in the southwestern portion of the subject site. There were no signs of contamination, such as unusual odors, stressed vegetation, or labeling to suggest any significant environmental impact from the waste materials.

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

5.4.5 Sewage Disposal/Septic Tanks

No septic tanks or evidence thereof were observed on the subject property and, due to the undeveloped nature of the subject property, none is expected on the site.

5.4.6 Hydraulic Equipment

No hydraulic equipment or potential hydraulic equipment was observed during GEC's site reconnaissance on May 7, 2012.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

No suspected PCB-containing equipment was observed on the subject property during GEC's site reconnaissance on May 7, 2012.

GEC received a letter from Mr. Tim Towe with Tri-State Electric, the electrical utility provider for the proposed Broadview Cove development. Tri-State Electric indicated that they have available and will supply electric serve to the subject property. A copy of the power letter is presented in Appendix H.

5.4.9 Water Supply & Wells

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

5.4.10 Drains & Sumps

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

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

No pits, ponds, or lagoons used for industrial purposes, or surface waters were observed on the subject property during GEC's site reconnaissance.

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

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

5.4.15 Utilities/Roadway Easements

No utility or roadway easements appeared to traverse the subject property during GEC's site visit.

5.4.16 Chemical Use

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

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

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

5.4.18 Asbestos

During the site reconnaissance on May 7, 2012, no on-site structures were observed on the subject property; as a result, the presence of asbestos containing materials (ACMs) is not applicable to the subject property.

5.4.19 Lead-Based Paint

During the site reconnaissance on May 7, 2012, no on-site structures were observed on the subject property; as a result, the presence of lead-based paint is not applicable to the subject property.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2011 City of Blue Ridge Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that the City of Blue Ridge's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. A copy of the AWQR, verifying this information, is included in Appendix O.

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

5.4.21 Radon

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

According to the radon information provided on page A-17 of the EDR Report presented in Appendix G, of the 2 sites tested in Fannin County, one was less than 4 pCi/L, and one was 4-20 pCi/L. The National Radon Database has been developed by the U.S. Environmental Protection Agency (EPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

In accordance with the Georgia DCA Environmental Manual, all new construction of buildings

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

5.4.22 Noise

During GEC's site reconnaissance on May 7, 2012, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found no major potential contributors to noise at the subject site. Roads within 1,000 feet of the subject site were evaluated and none were found to exceed a projected 10,000 AADT for the year 2022. No railroads were found within 3,000 feet of the site. No civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site. Therefore, GEC does not anticipate that noise issues will be a concern that would preclude the development of the subject property as a DCA-funded project. The relevant Noise Assessment Guidelines (NAG) worksheets and other supporting documentation are presented in Appendix F. See the HOME/HUD Environmental Questionnaire in Appendix R for further details.

5.4.23 Vapor Encroachment Screening

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

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

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

The Vapor Encroachment (VE) Screening Report identified did not identify any sites within the ASTM E 2600 prescribed search radii of the subject property.

GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the subject property. Refer to Section 4.1.1.1 and Appendix E (EDR Vapor Encroachment Screen) for further details.

5.4.24 Other Site Reconnaissance Issues

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

5.5 Past Site Use

5.5.1 Recorded Land Title Records

Property ownership history sometimes provides an indication of a potential environmental problem at a site. The ownership and deeds reviewed may not include all of the previous owners or occupants that may have or have had an interest in the subject property. The subject site, which is approximately 10 acres in size, is located south of Orvin Lance Drive and northeast of Old Highway 76 in the City of Blue Ridge, Fannin County, Georgia. The subject property, which is situated within Land Lots 265 & 276 the 8th District of Fannin County, Georgia, consists of undeveloped cleared land. The subject property appears on the Fannin County Tax Map as Parcels 0045-081G, 0045-081J, and 0045-081J1

GEC contracted Mr. Frank May, a professional title researcher, for the purpose of researching and establishing a chain of ownership for environmental purposes for the subject property. Mr. May provided the chain of ownership information for GEC's review on June 4, 2012. Mr. May's review of the subject property's chain of title information indicated that the subject property was part of a larger tract which was privately owned until 1983 when Ranell Lowman subdivided the property and sold off individual lots. The site is composed of parts of tracts 4 & 8 as shown in plat book 12/153. The tracts are currently owned by Lance Real Estate Investments, LLC. Mr. May found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site. The review of the deed records and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property.

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

5.5.2 Environmental Liens

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

5.5.3 Activity & Use Limitations

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

5.5.4 Aerial Photographs & Topographic Maps

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Aerial photographs (2007, 2006, 2005, 1993, 1988, 1975, and 1957) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2009 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of the 2009 aerial photograph appears in Appendix I (Maps/Figures as Figure 8), and copies of the additional historical aerial photographs appear in Appendix C.

The aerial photographs reviewed did not indicate obvious environmental impacts to the site. During GEC's site visit on May 7, 2012, the approximately 10-acre tract of land consisted of undeveloped, cleared land. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been undeveloped wooded land since, if not before, 1951 to the 1993 aerial photograph. The 2005 to 2009 aerial photographs show the property as cleared land.

The site vicinity currently consists of residential, commercial and undeveloped wooded properties. The land north of the subject property has been commercially developed land since the 2005 aerial photograph. The surrounding properties east, south, and west of the subject site appear as undeveloped wooded/agricultural land with sparse residential properties on the 1957 to 1993 aerial photographs. Residential properties appear southeast of the subject site beginning on the 1975 aerial photograph. The site vicinity appears essentially as it does currently since the 2005 aerial photograph.

The subject property can be found on the Blue Ridge, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 10 feet, printed in 1988. A copy of the pertinent portions of this topographic map, showing the subject property and the surrounding area, is presented as Figure 1 in Appendix A. The Environmental Data Resources, Inc. (EDR) Historical Topographic Map Report, which provided additional U.S.G.S. Topographic Maps, is presented in Appendix C. No structures are shown on the site.

The site elevation, as shown on the topographic map is approximately 1600 feet above mean sea level, and the down slope of on-site surface drainage features currently appears to be to the southwest. Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of surface drainage flow at the subject property (assuming the flow mimics topography) should generally be to the southwest toward Weaver Creek.

5.5.5 Sanborn Fire Insurance Maps

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

Sanborn Map coverage does not exist for the target property. The Sanborn Map no coverage

report is presented in Appendix C.

5.5.6 City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage does not exist for the target property. A copy of the EDR – City Directory Abstract is presented in Appendix C.

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

5.5.7 Previous Environmental Studies

No previous Phase I Environmental Report(s) were available, provided, or reviewed for this DCA Phase I ESA.

5.5.8 Other

Additional knowledge of the area, interviews, research of Sanborn maps, U.S.G.S. Topographic Maps, tax records, and interpolation between other aeriels, the subject site was undeveloped land prior to the oldest available aerial photograph taken in 1957 and the oldest available topographic map taken in 1911, likely the first known use of the property. The reviewed historical information and research leads GEC to believe that the subject property has been nothing other than undeveloped wooded/agricultural land.

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

5.6 Current Surrounding Land Use

5.6.1 North

Commercial properties border the subject site to the north.

5.6.2 East

A commercial property was observed to the east with undeveloped wooded land and sparse residential properties beyond.

5.6.3 South

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

south.

5.6.4 West

Wooded land with commercial properties beyond borders the subject site to the west.

5.7 Past Surrounding Land Use

5.7.1 North

The land north of the subject property has been commercially developed land since the 2005 aerial photograph. The land north of the subject site appears as undeveloped wooded/cleared land from the 1957 to 1993 aerial photographs. The land north of the subject site appears essentially as it does currently since the 2005 aerial photograph.

5.7.2 East

The surrounding properties east of the subject site appear as undeveloped wooded land on the 1957 to 1993 aerial photographs. The land east of the subject site appears developed with commercial properties with residential properties beyond beginning on the 2005 aerial photograph. The land east of the subject site appears essentially as it does currently since the 2005 aerial photograph.

5.7.3 South

The surrounding properties south of the subject site appear as undeveloped wooded/cleared land on the 1957 to 2009 aerial photographs. Sparse residential properties appear south of the subject site beyond Old Highway 76 beginning on the 1988 aerial photograph. The land south of the subject site appears essentially as it does currently since the 1988 aerial photograph.

5.7.4 West

The surrounding properties west of the subject site appear as undeveloped wooded land on the 1957 to 1988 aerial photographs. The land west of the subject site appears developed with mostly commercial properties beginning on the 1993 aerial photograph. The land west of the subject site appears essentially as it does currently since the 2005 aerial photograph.

5.8 Historic Preservation

GEC submitted a letter for SHPO Review (See Appendix Q) with descriptive details on the property and photographs of the site as a request for verification to the Georgia Historic Preservation Division (HPD). The Georgia HPD is requested by the letter to issue a determination as to whether the proposed development in the Area of Potential Effects (APE) could be considered eligible for listing on the Georgia Register of Historic Places, and also ensure that potential effects to historic resources are adequately considered in project planning. Based on the research collected for this Phase I ESA, information shows the site to have been historically undeveloped wooded/agricultural land as far back as, and likely before, the oldest aerial photograph taken in 1957 and likely earlier as no development is indicated by the ownership/title records that show only private family ownership to 1918. GEC is of the opinion

that the development of the proposed Broadview Cove Apartments site will not have any significant historic impact on the subject property. SHPO may request the opportunity to review the final project plans.

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

GEC reviewed information provided on the National Register of Historic Places website in June 2012. According to the reviewed information, there is one historic site (Baugh, James W., Homeplace) more than one mile west-southwest of the subject property. GEC is of the opinion that the development of the proposed apartment complex will not have a negative impact on any historic property in the area. A copy of the map can be found in Appendix Q.

6.0 DATA GAPS

6.1 Identification of Data Gaps

The only data gaps experienced during the course of this DCA Phase I ESA were in intervals between aerial photographs longer than five years. Additional knowledge of the area, interviews, research of Sanborn maps, U.S.G.S. Topographic Maps, tax records, and interpolation between other aerials, the subject site was undeveloped wooded/agricultural land prior to the oldest available aerial photograph taken in 1957 and the oldest available topographic map taken in 1911, likely the first known use of the property. The reviewed historical information and research leads GEC to believe that the subject property has been nothing other than undeveloped wooded/agricultural land.

6.2 Sources of Information Consulted to Address Data Gaps

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

6.3 Significance of Data Gaps

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

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

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

7.2 Off-Site

The site reconnaissance and research conducted during the course of this project revealed no

evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property from an adjacent property.

8.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the approximately 10-acre proposed Broadview Cove site located south of Orvin Lance Drive and northeast of Old Highway 76 in the City of Blue Ridge, Fannin County, Georgia.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of the proposed Broadview Cove site south of Orvin Lance Drive and northeast of Old Highway 76, Blue Ridge, Georgia, and legally described as contained in Land Lots 265 & 276 of the 8th District of Fannin County, Georgia, the *property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.

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

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

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

The user of this report is encouraged to read the entire report for detailed descriptions of the property and the observations and judgments made by GEC. The user is ultimately responsible for assessing whether the limitations of the ASTM Practice and this project’s scope of work are

appropriate to the level of risk the user assumes for the subject property transaction. The following summarizes general information discovered during GEC's Phase I ESA.

- The site reconnaissance and research revealed no business risk issues or no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically undeveloped wooded/agricultural land on the reviewed 1957 to 1993 aerial photographs. The 2005 to 2009 aerial photographs show the site as being cleared with sparse vegetation, but with signs of stored surplus construction material in the southwestern portion of the subject site. The land north of the subject property was undeveloped open land from the 1957 to 1993 aerial photographs. From 2005 to 2009, commercial properties appear to the north and east of the subject property. The surrounding properties east, south, and west of the subject site appear as undeveloped wooded/cleared land on the 1957 aerial photograph. Residential properties appear south of the subject site beginning on the 1975 aerial photograph. The land east of the subject site appears to be wooded with some residential properties emerging beyond in the 1988 aerial. The land west of the subject site appears to be undeveloped wooded land from the 1957 to 1988 aerial photographs. In the 1993 to 2009 aerial photographs, some commercial properties begin emerging to the west of the subject site. The site vicinity appears essentially as it does currently since the 2005 aerial photograph. The subject property's chain of title information indicated that the subject property was part of a larger tract which was privately owned until 1983 when Ranell Lowman subdivided the property and sold off individual lots. The site is composed of parts of tracts 4 & 8 as shown of plat book 12/153. The tracts are currently owned by Lance Real Estate Investments, LLC. Research of readily available historic tax records and aerial photographs indicated the property has been in private individuals' or non-industrial entities' ownership and has been undeveloped wooded/agricultural land since and likely before, 1918 according to title records.
- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any Federal, State, or Local databases. The EDR report identified one RCRA-SQG database site within the ASTM E 1527 prescribed search radii of the subject property. However, the listed database site is not considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1.1.1 and Appendix G for the EDR Environmental Database Report.
- Geotechnical & Environmental Consultants, Inc. (GEC) reviewed the National Wetlands Inventory (NWI) map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) to determine if these records indicate potential wetland and/or floodplain concerns on the subject property. According to the maps, no wetland areas or flood plains were identified on the subject property.

8.1 On-Site

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

of the site at this time.

8.2 Off-Site

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

9.0 DATA REFERENCES

GDCA 2012 Environmental Manual
American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for
Environmental Site Assessments
Mr. Jerry Braden with The Braden Group – client
Mr. Larry Lance, Lance Real Estate Investments, LLC – owner environmental questionnaire
City of Blue Ridge and Fannin County, Georgia
City of Blue Ridge Water and Sewerage Authority
Fannin County Health Department, Environmental Services
Fannin County Fire Department
City of Blue Ridge Planning & Zoning
Tri-State Electric
Fannin County Tax Assessor’s website
Fannin County Clerk of Superior Court (Deed Copies)
Environmental Data Resources, Inc. (EDR) – environmental database report &
historical aerial photographs and topographic map, Sanborn Maps, and City Directories
Google Earth website (2011 aerial photograph)
United States Geological Survey (U.S.G.S.)
Georgia Geologic Survey
Federal Emergency Management Agency (FEMA) Map Service Center (MSC) website (FIRM)
U.S. Dept. of the Interior Fish & Wildlife Service’s National Wetlands Inventory (NWI) Map
United States Environmental Protection Agency (EPA) Publication 402-R-93-030:
EPA’s Map of Radon Zones for Georgia, dated September 1993
Delorme™ 3-D TopoQuads™

10.0 VALUATION REDUCTION

10.1 Purchase Price

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

10.2 Interview of Broker regarding Market Value

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

10.3 Differential between Purchase Price & Market Value

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

10.4 Environmental Reasons for any Differential

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

APPENDICES

GEC

**APPENDIX A:
Figures & Maps**

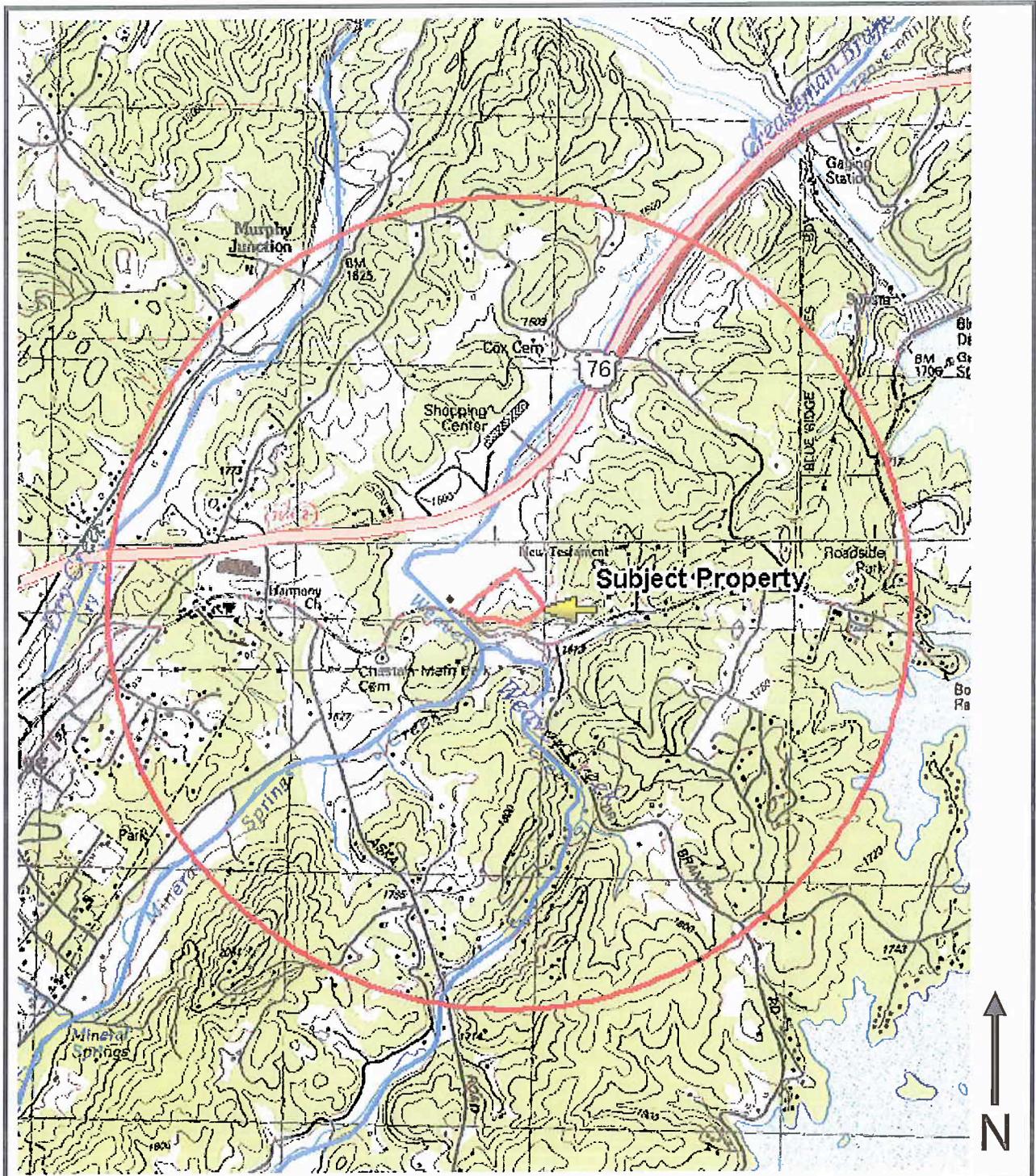


Figure 1
U.S.G.S. Topographic Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project # 120297.240
Approximate Scale: 1" = 2,000'
Source: Blue Ridge Quadrangle (1988)

GEC
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CONSULTANTS, INC.

514 Hillcrest Industrial Blvd. Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608

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



U.S. Fish and Wildlife Service

National Wetlands Inventory



Figure 2
National Wetlands Inventory (NWI) Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"=667'
Source: U.S. Fish & Wildlife Service

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MAP LEGEND

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

MAP INFORMATION

Map Scale: 1:8,090 if printed on A size (8.5" × 11") sheet.

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

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

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

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

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

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

Soil Survey Area: Fannin and Union Counties, Georgia
 Survey Area Data: Version 6, Jun 23, 2009

Date(s) aerial images were photographed: 11/30/2007

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

Fannin and Union Counties, Georgia (GA637)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Arkaqua loam, frequently flooded	14.2	4.4%
BrE	Bradson loam, 10 to 25 percent slopes	9.3	2.9%
CIC	Clifton-Evard complex, 6 to 10 percent slopes	4.5	1.4%
CIE	Clifton-Evard complex, 10 to 25 percent slopes	47.4	14.8%
CxE	Cowee-Evard complex, 10 to 25 percent slopes	5.5	1.7%
CxF	Cowee-Evard complex, 25 to 45 percent slopes	76.4	23.8%
CxG	Cowee-Evard complex, 45 to 60 percent slopes	1.2	0.4%
DaB	Dillard fine sandy loam, 2 to 6 percent slopes	21.3	6.6%
Fr	French fine sandy loam, frequently flooded	31.4	9.8%
JtE	Junaluska-Tsali complex, 10 to 25 percent slopes	54.3	16.9%
JtF	Junaluska-Tsali complex, 25 to 45 percent slopes	16.4	5.1%
ThC	Thurmont fine sandy loam, 6 to 12 percent slopes	16.2	5.1%
UtE	Urban land-Junaluska-Tsali complex, 6 to 35 percent slopes	22.4	7.0%
Totals for Area of Interest		320.6	100.0%

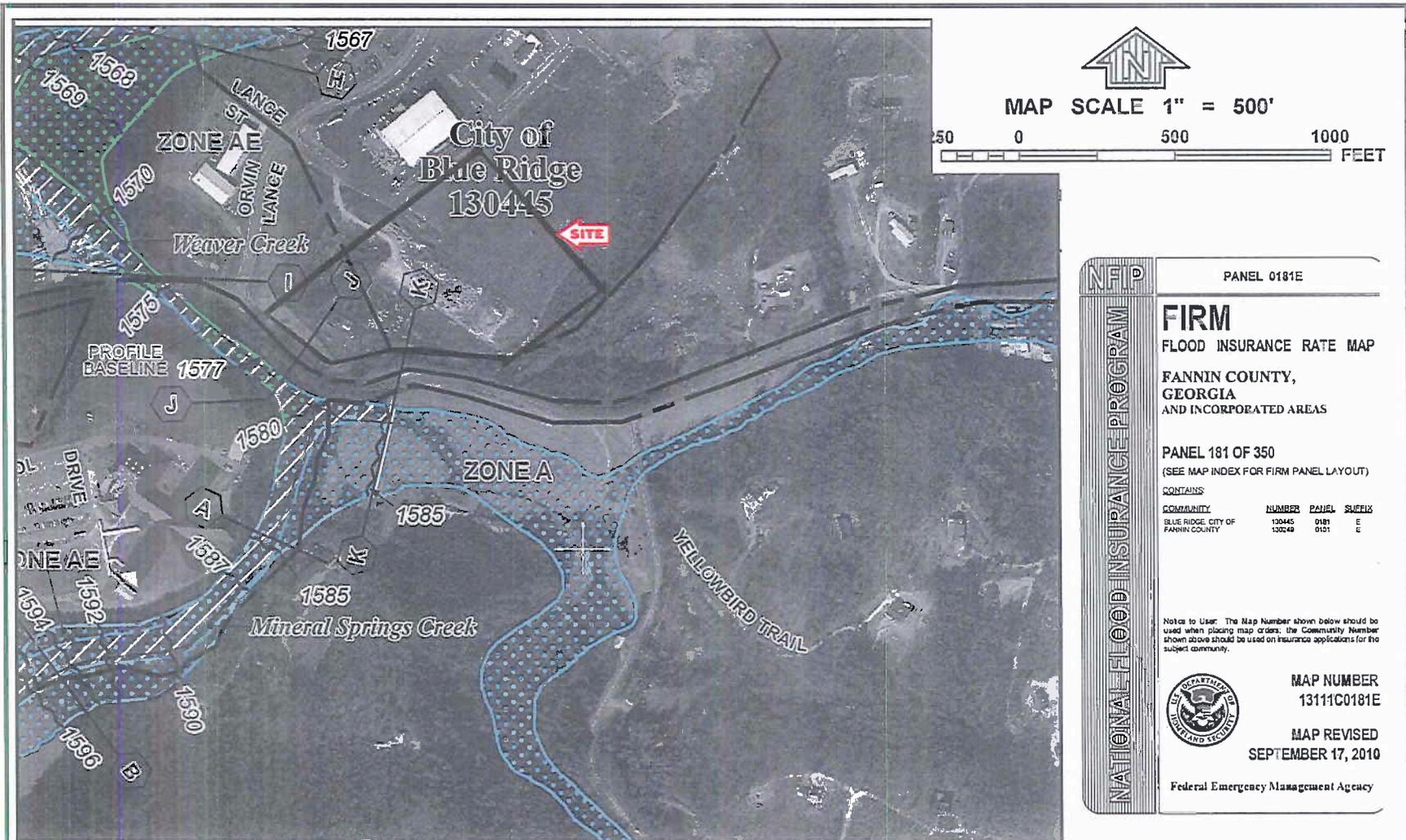


Figure 4
Flood Insurance Rate Map (FIRM)
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"=500'
Source: FEMA Map Service Center Website

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FIRM Map Legend

LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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



OTHER AREAS

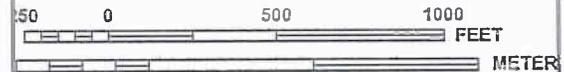
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are **undetermined**, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 500'



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



OTHERWISE PROTECTED AREAS (OPAs)

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



1% annual chance floodplain boundary



0.2% annual chance floodplain boundary



Floodway boundary



Zone D boundary



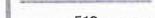
CBRS and OPA boundary



Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.



Limit of Moderate Wave Action



Base Flood Elevation line and value; elevation in feet*



Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988



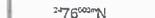
Cross section line



Transect line

87°07'45", 32°22'30"

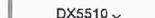
Geographic coordinates, referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere



100-meter Universal Transverse Mercator grid values, zone 16



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



Bench mark (see explanation in Notes to Users section of this FIRMs panel)



River Mile

MAP REPOSITORY

Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE

FLOOD INSURANCE RATE MAP

July 19, 2000

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

September 17, 2010 - to update corporate limits, to change Special Flood Hazard Areas, to update base map information, and to reflect updated topographic information.

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

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

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

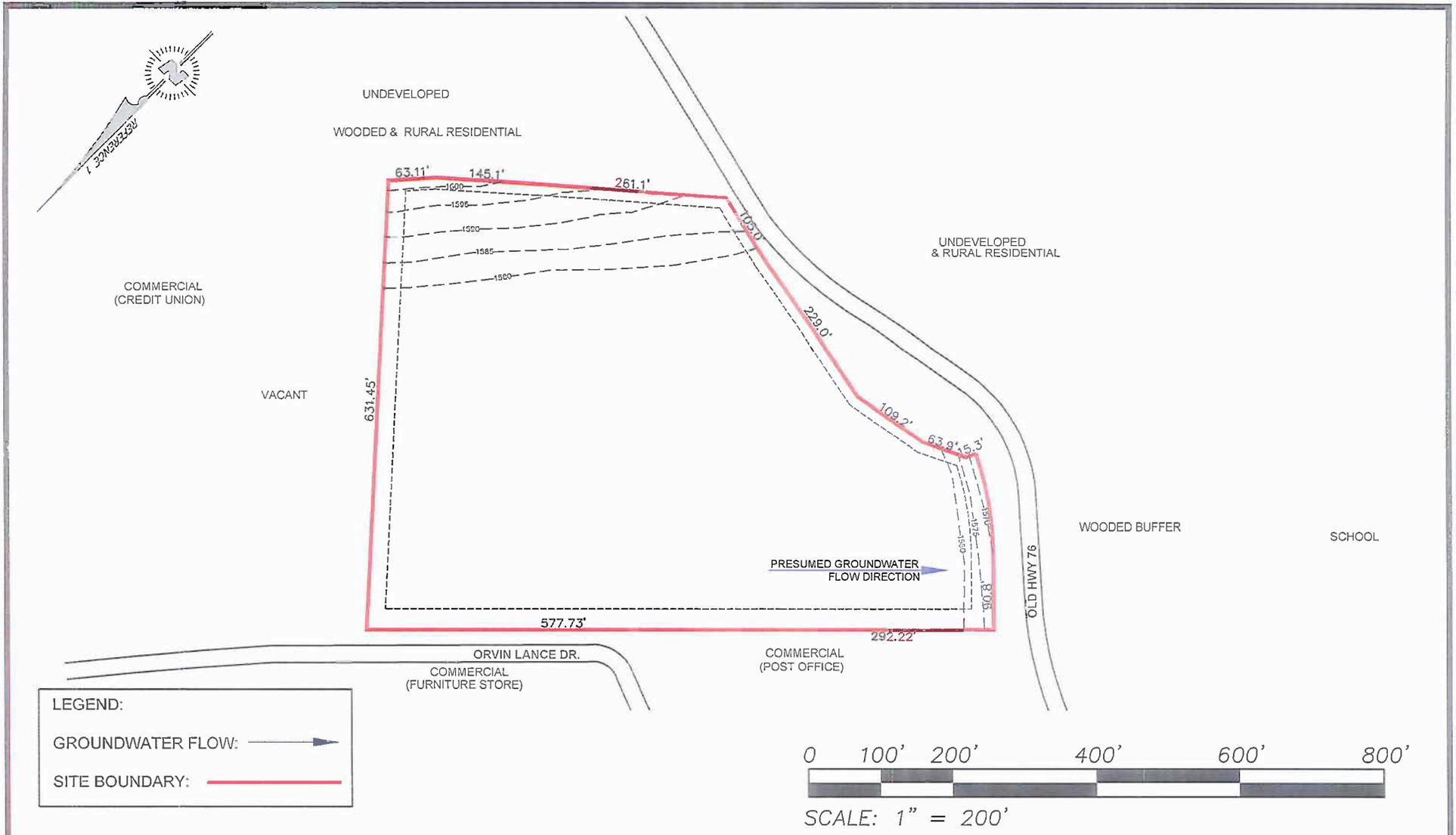


Figure 5
Site Map
 Broadview Cove
 Orvin Lance Drive
 Blue Ridge, Fannin County, Georgia
 GEC Project No. 120297.240
 Source: McKean & Associates

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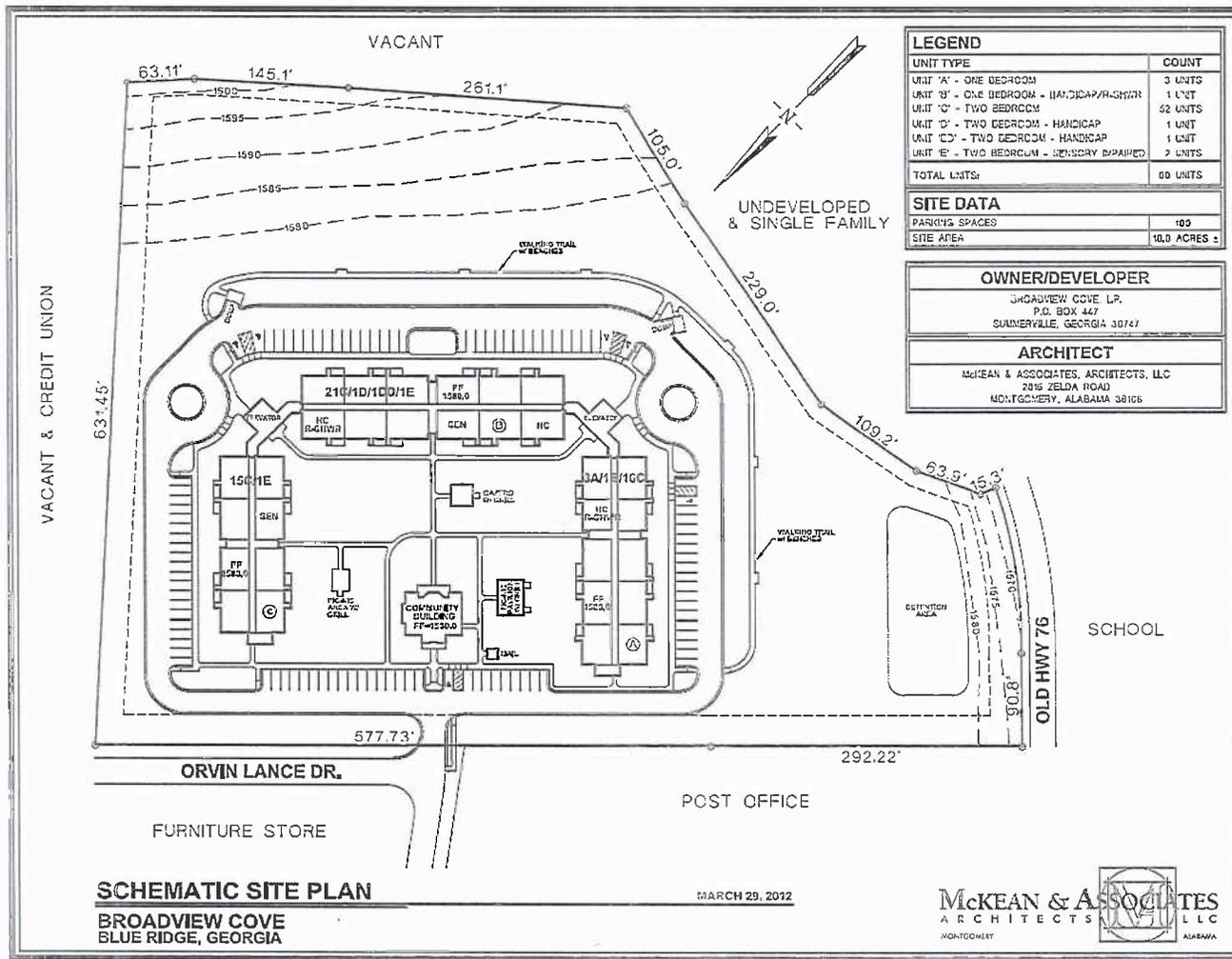


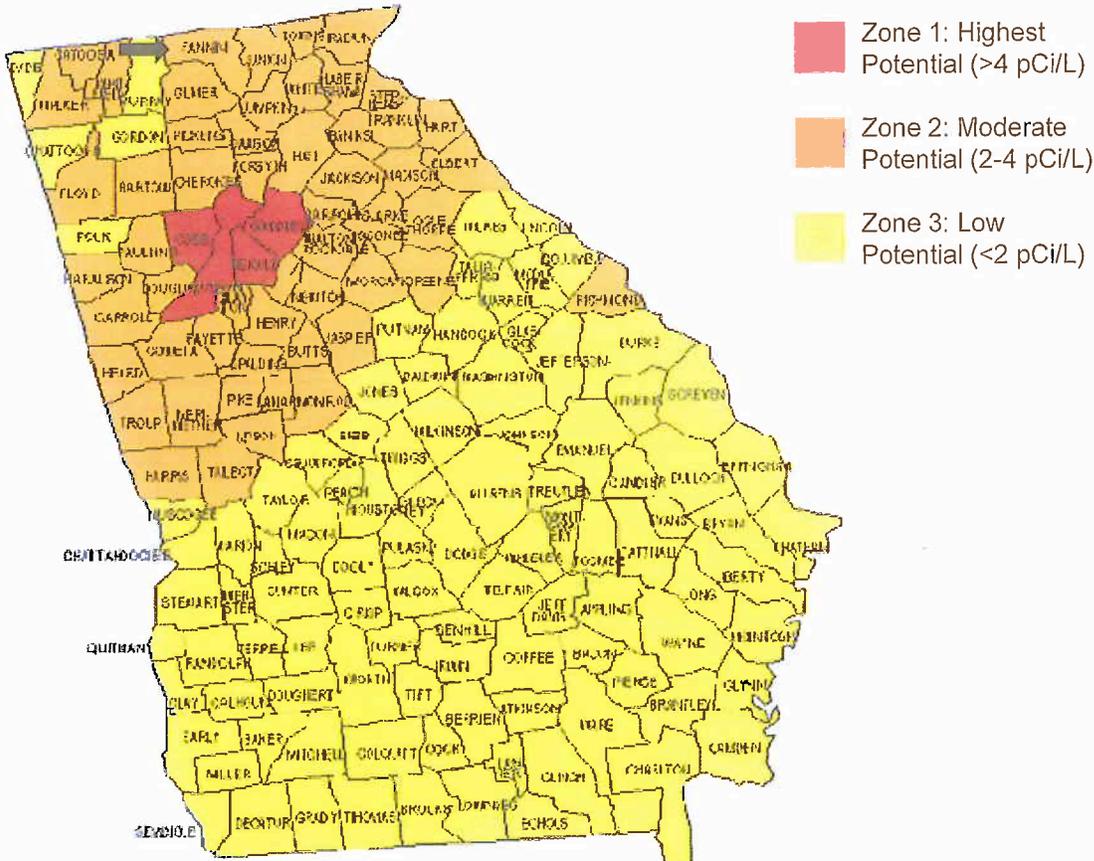
Figure 6
Site Plan
 Broadview Cove
 Orvin Lance Drive
 Blue Ridge, Fannin County, Georgia
 GEC Project No. 120297.240
 Approximate Scale: Graphic
 Source: GEC's Client

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GEORGIA

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



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

Figure 7
Radon Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Source: US EPA Website
(www.epa.gov/iaq/radon/zonemap)

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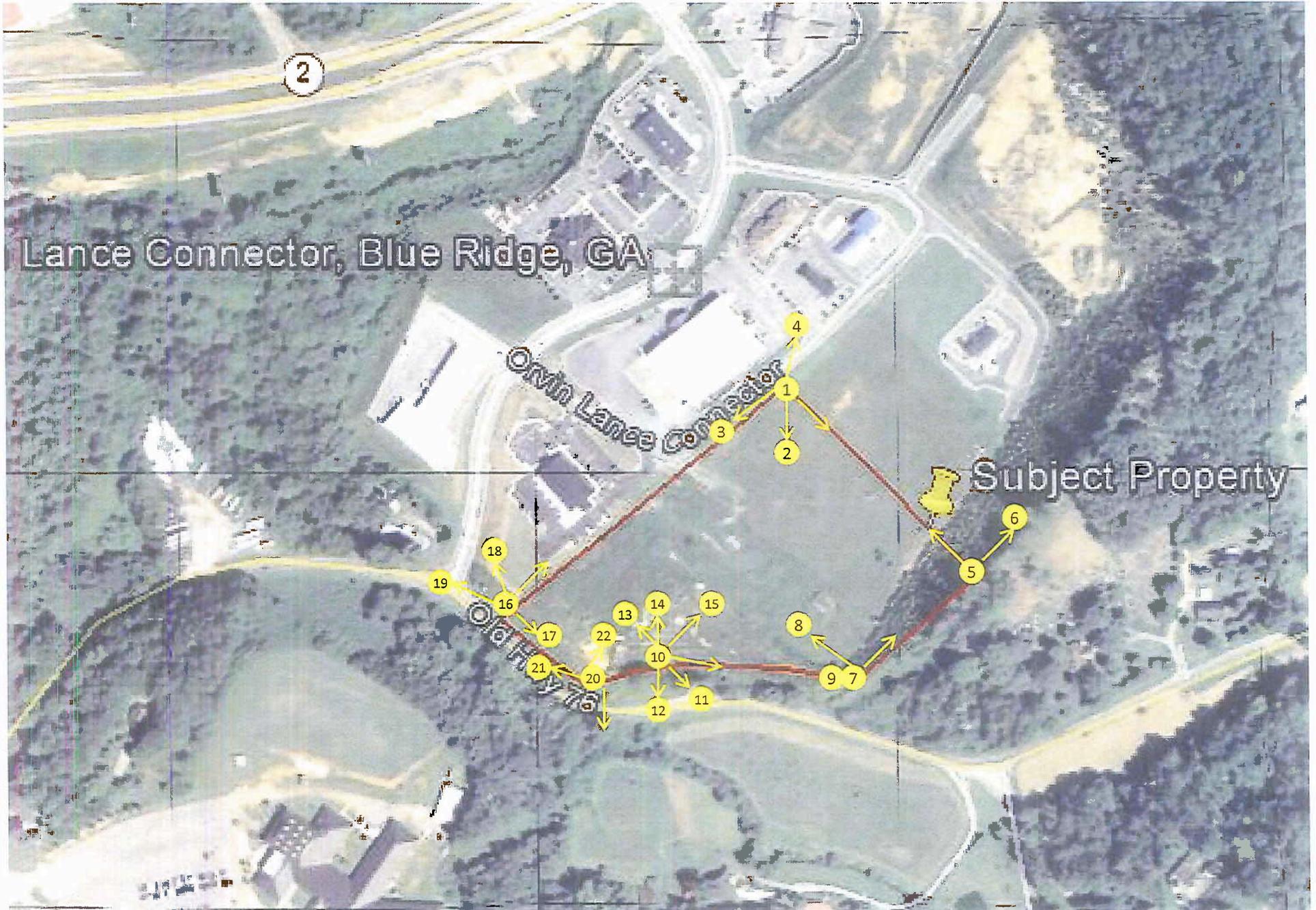
Figure 8
2009 Aerial Photograph
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1" = 367'
Source: Google Earth Website

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APPENDIX B:
Site Photographs
(All Photographs taken May 7, 2012)

Photograph Map Key: Broadview Cove 120297.240





Photograph 1: View from the northern property corner looking southeast along the property boundary



Photograph 2: View from the northern property corner looking south toward the subject property



Photograph 3: View from the northern property corner looking southwest along the property boundary and Orvin Lance Connector



Photograph 4: View from the northern property corner looking northeast toward an adjacent Express Lube and Blue Ridge Insurance



Photograph 5: View from the eastern property corner at the top of a slope looking northwest along the subject property boundary



Photograph 6: View from the eastern property corner looking northeast along a fenced boundary on the slope ridge



Photograph 7: View from the southeastern property corner looking northeast at a wood debris pile along the property boundary



Photograph 8: View from the southeastern property corner looking northwest along a fence that runs through the subject property



Photograph 9: View of some pipe debris near the southeastern property corner



Photograph 10: View from the southwestern property boundary looking southeast along the property boundary



Photograph 11: View from the southwestern property boundary looking southeast toward adjacent land with miscellaneous debris and equipment



Photograph 12: View from the southwestern property boundary looking south toward adjacent land with miscellaneous equipment and debris



Photograph 13: View from the southwestern property boundary looking northwest across the subject property toward a US Postal Service building



Photograph 14: View from the southwest property boundary looking north across the subject property toward an adjacent furniture store



Photograph 15: View from the southwestern property boundary looking northeast across the subject property



Photograph 16: View from the western property corner looking northeast along the subject property boundary



Photograph 17: View from the western property corner looking southeast along the subject property border



Photograph 18: View from the western property corner looking northwest toward a Dollar General store



Photograph 19: View from the western property corner looking northwest toward the down-gradient Old Highway 76



Photograph 20: View from the southwestern property corner looking south toward adjacent vacant land



Photograph 21: View from the southwestern property corner looking northeast toward the down-gradient Old Highway 76



Photograph 22: View from the southwestern property corner looking northeast across the subject property

**APPENDIX C:
Historical Research
Documentation**

Broadview Cove

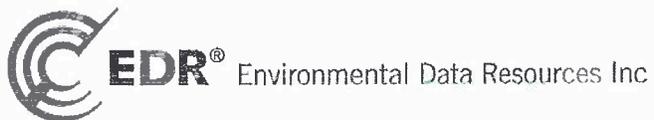
Orvin Lance Drive

Blue Ridge, GA 30513

Inquiry Number: 3305828.5

April 23, 2012

The EDR Aerial Photo Decade Package



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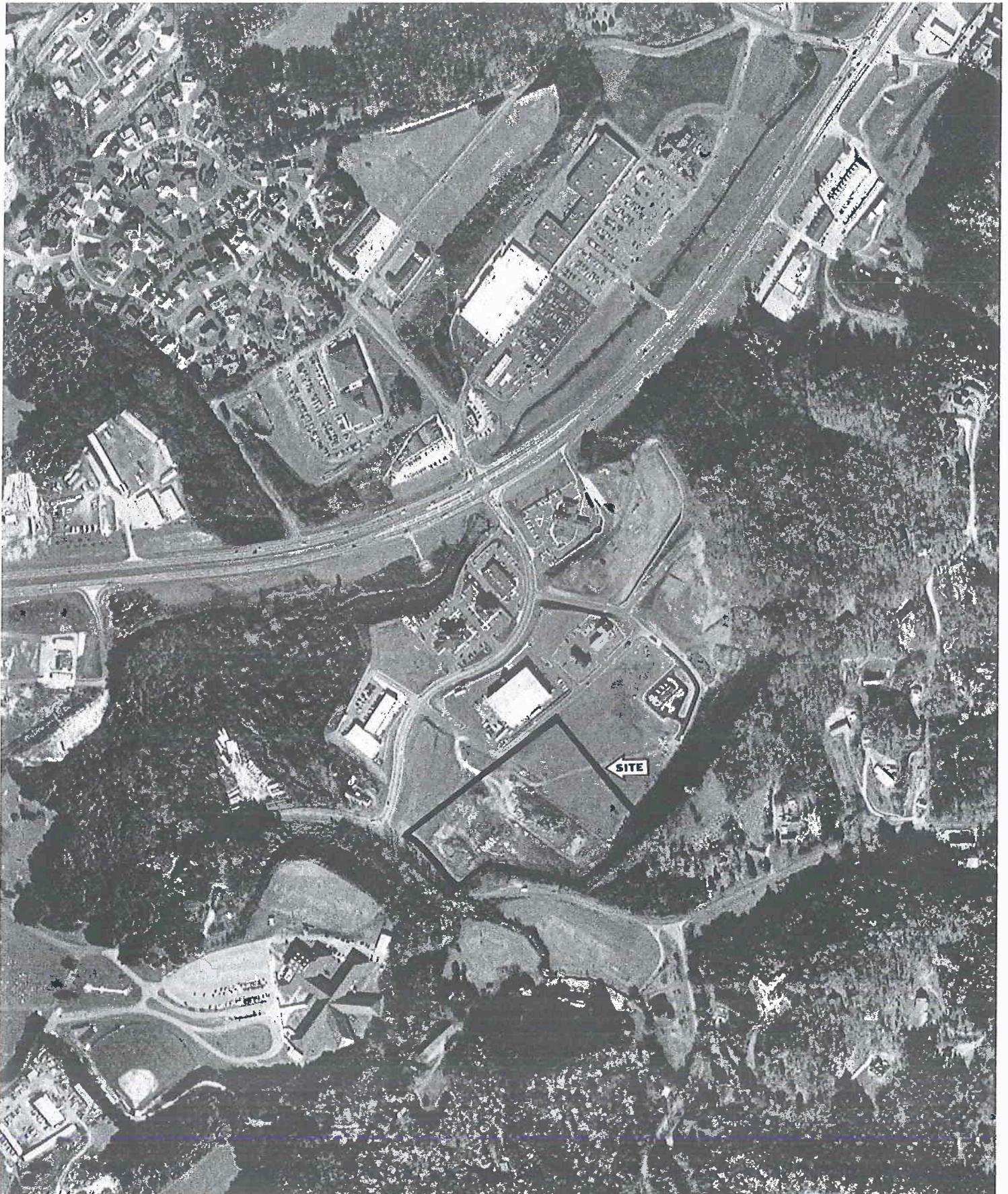
Date EDR Searched Historical Sources:

Aerial Photography April 23, 2012

Target Property:

Orvin Lance Drive
Blue Ridge, GA 30513

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1957	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1957	AMS
1975	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1975	USGS
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=500'	/Composite DOQQ - acquisition dates: 1993	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2007	Aerial Photograph. Scale: 1"=500'	Flight Year: 2007	EDR



INQUIRY #: 3305828.5

YEAR: 2007

| = 500'



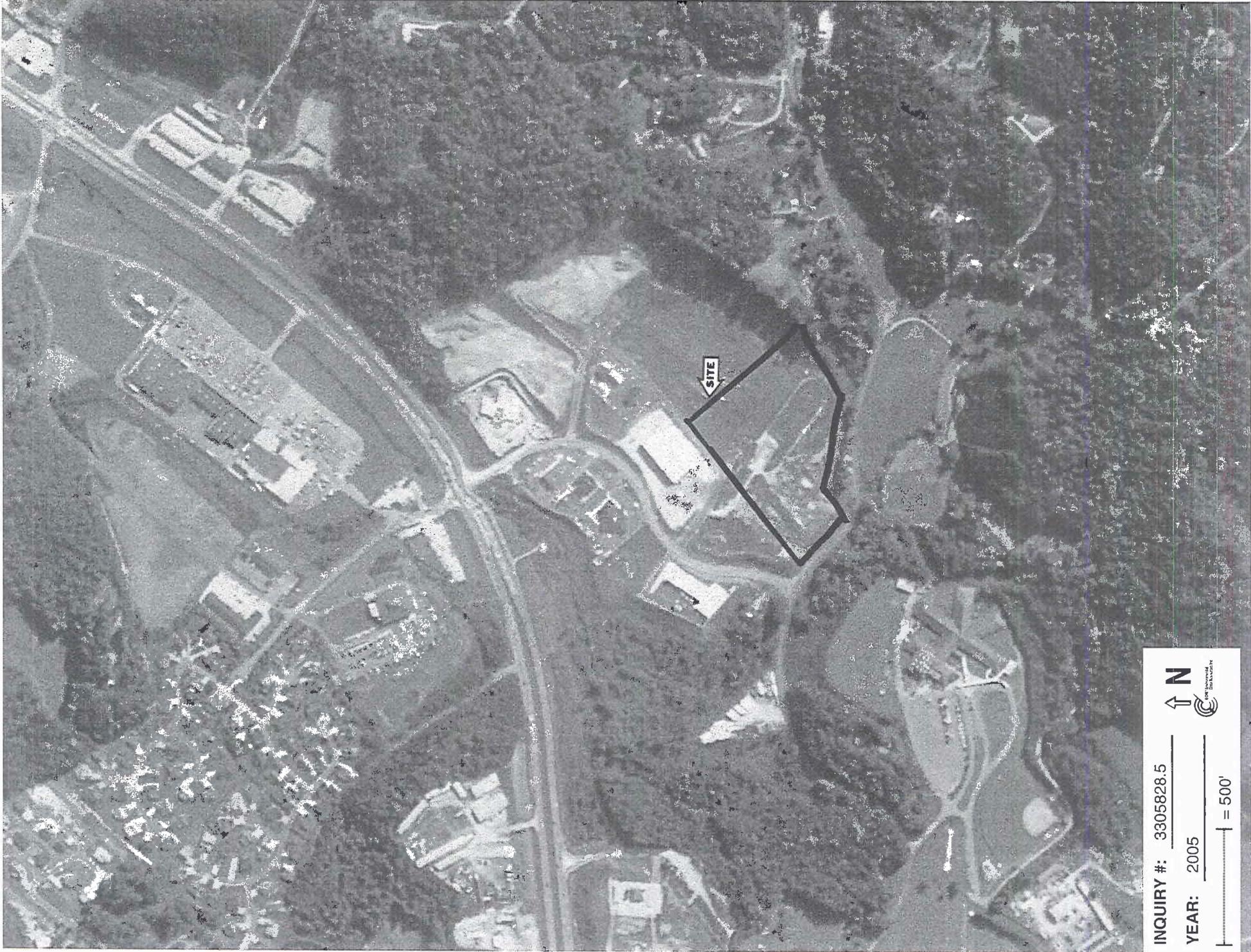


INQUIRY #: 3305828.5

YEAR: 2006

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INQUIRY #: 3305828.5

YEAR: 2005

1" = 500'



City of Portland
Oregon

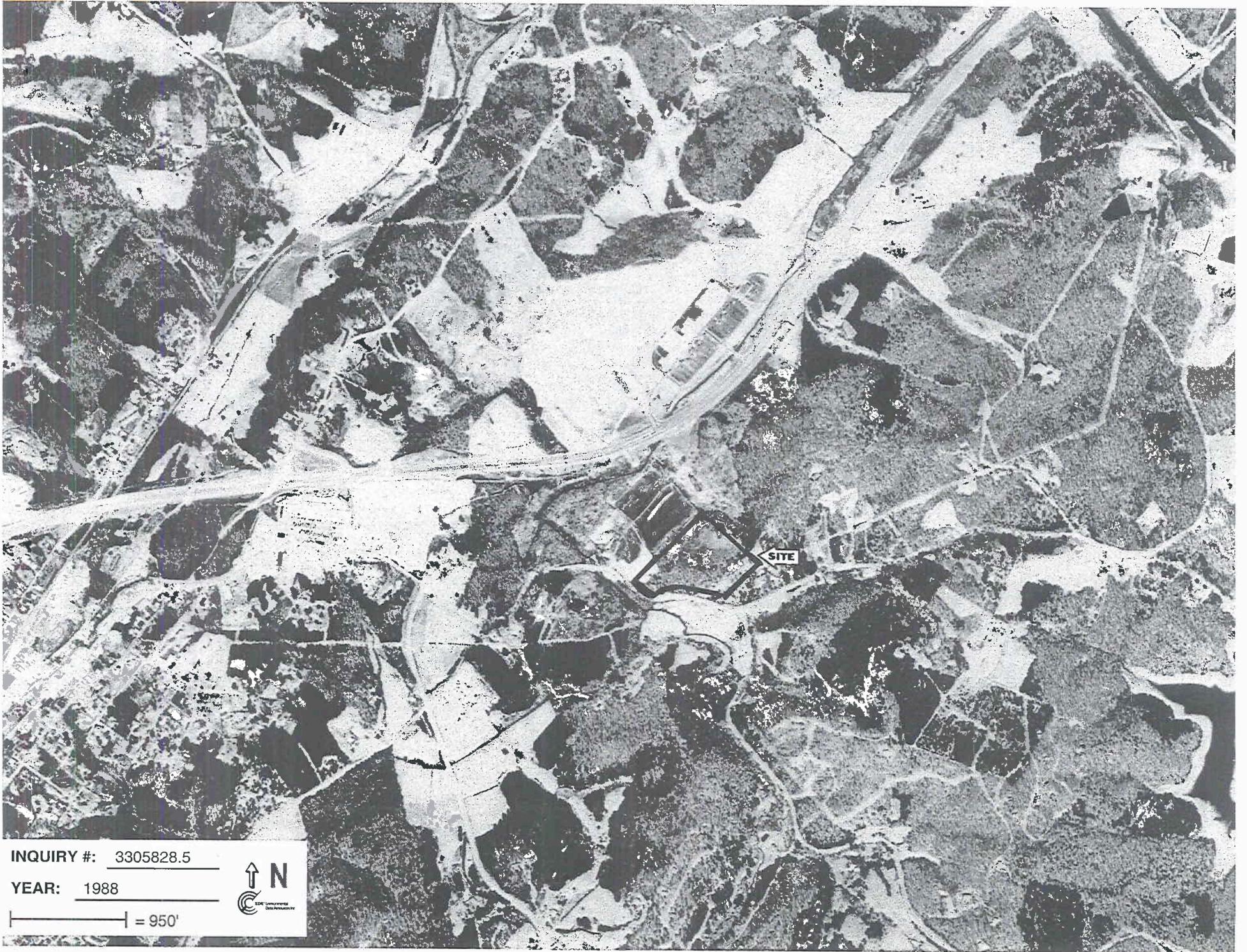


INQUIRY #: 3305828.5

YEAR: 1993

| = 500'



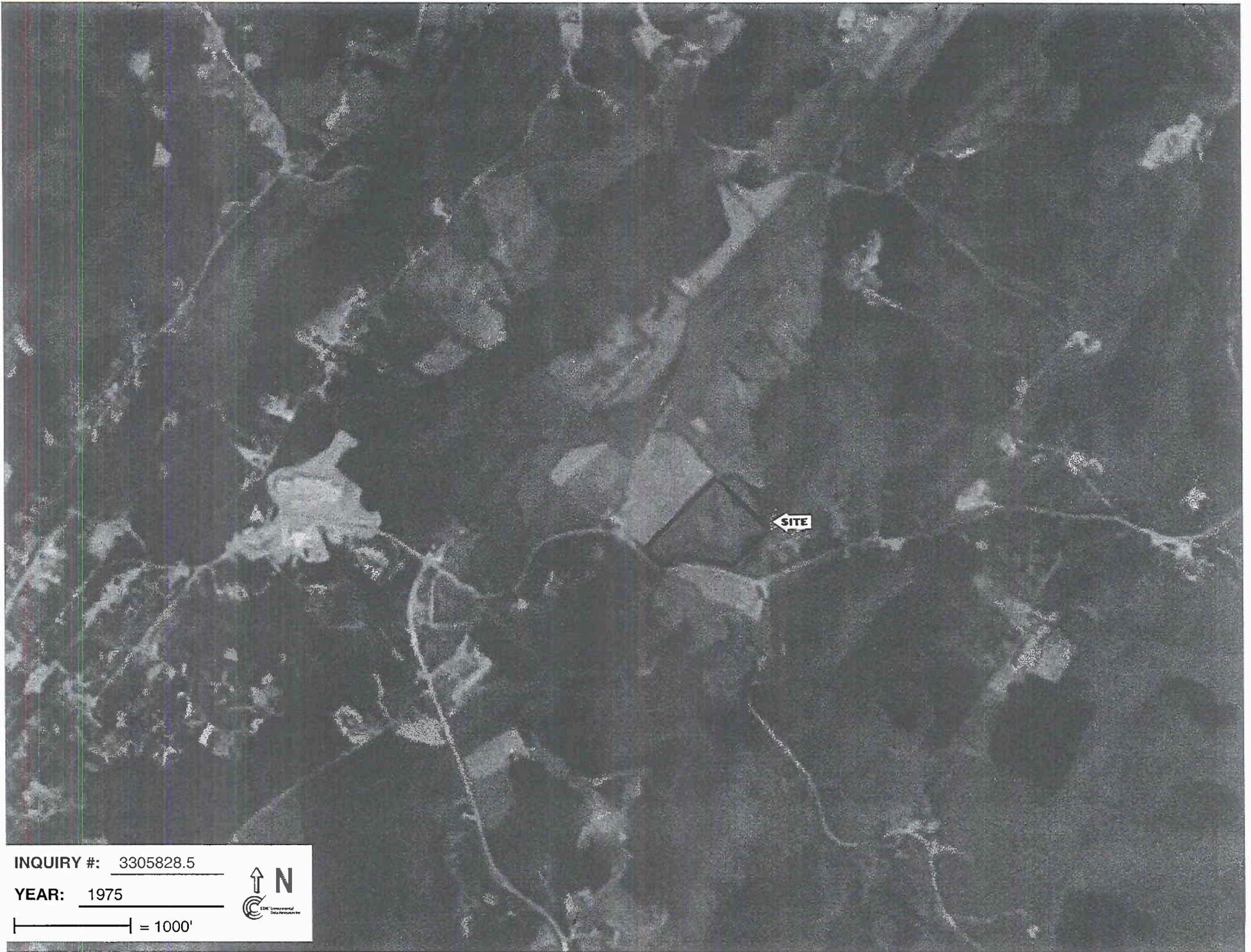


INQUIRY #: 3305828.5

YEAR: 1988

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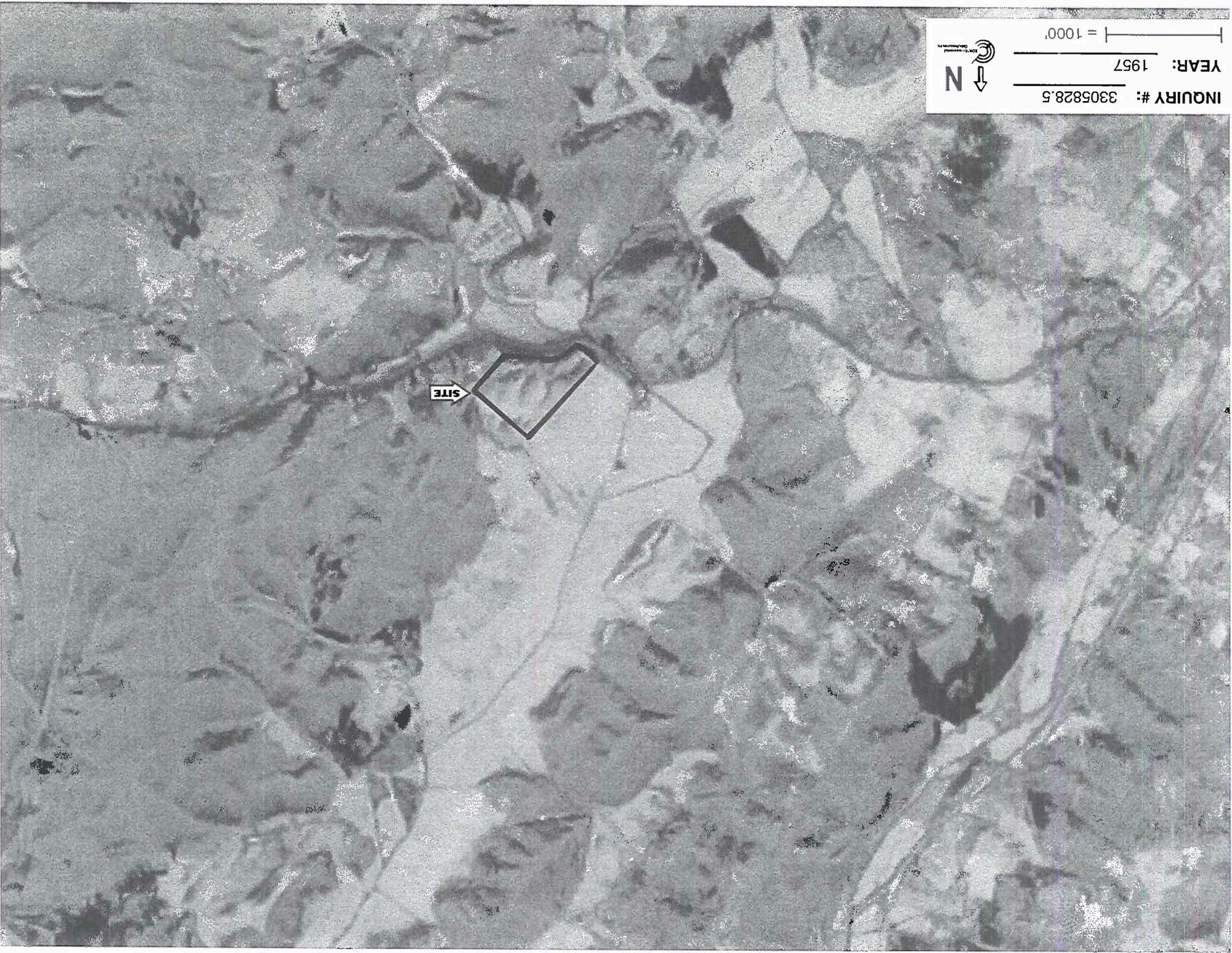


INQUIRY #: 3305828.5

YEAR: 1975

| = 1000'





INQUIRY #: 3305828.5
YEAR: 1957
= 1000'
N
LORAIN COUNTY
Geographical Information System

Broadview Cove

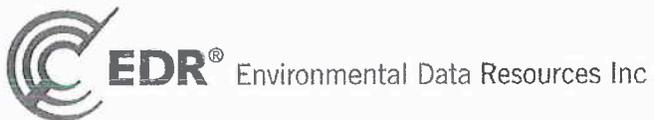
Orvin Lance Drive

Blue Ridge, GA 30513

Inquiry Number: 3305828.3

April 19, 2012

Certified Sanborn® Map Report



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www.edrnet.com

Certified Sanborn® Map Report

4/19/12

Site Name:

Broadview Cove
Orvin Lance Drive
Blue Ridge, GA 30513

Client Name:

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



EDR Inquiry # 3305828.3

Contact: Tameka Gordon

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Certified Sanborn Results:

Site Name: Broadview Cove
Address: Orvin Lance Drive
City, State, Zip: Blue Ridge, GA 30513
Cross Street:
P.O. # 120297.240
Project: Broadview Cove
Certification # 8EB2-458F-926E



Sanborn® Library search results
Certification # 8EB2-458F-926E

UNMAPPED PROPERTY

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- University Publications of America
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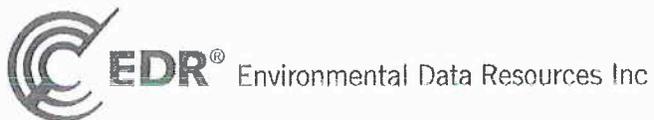
Broadview Cove

Orvin Lance Drive
Blue Ridge, GA 30513

Inquiry Number: 3305828.4

April 19, 2012

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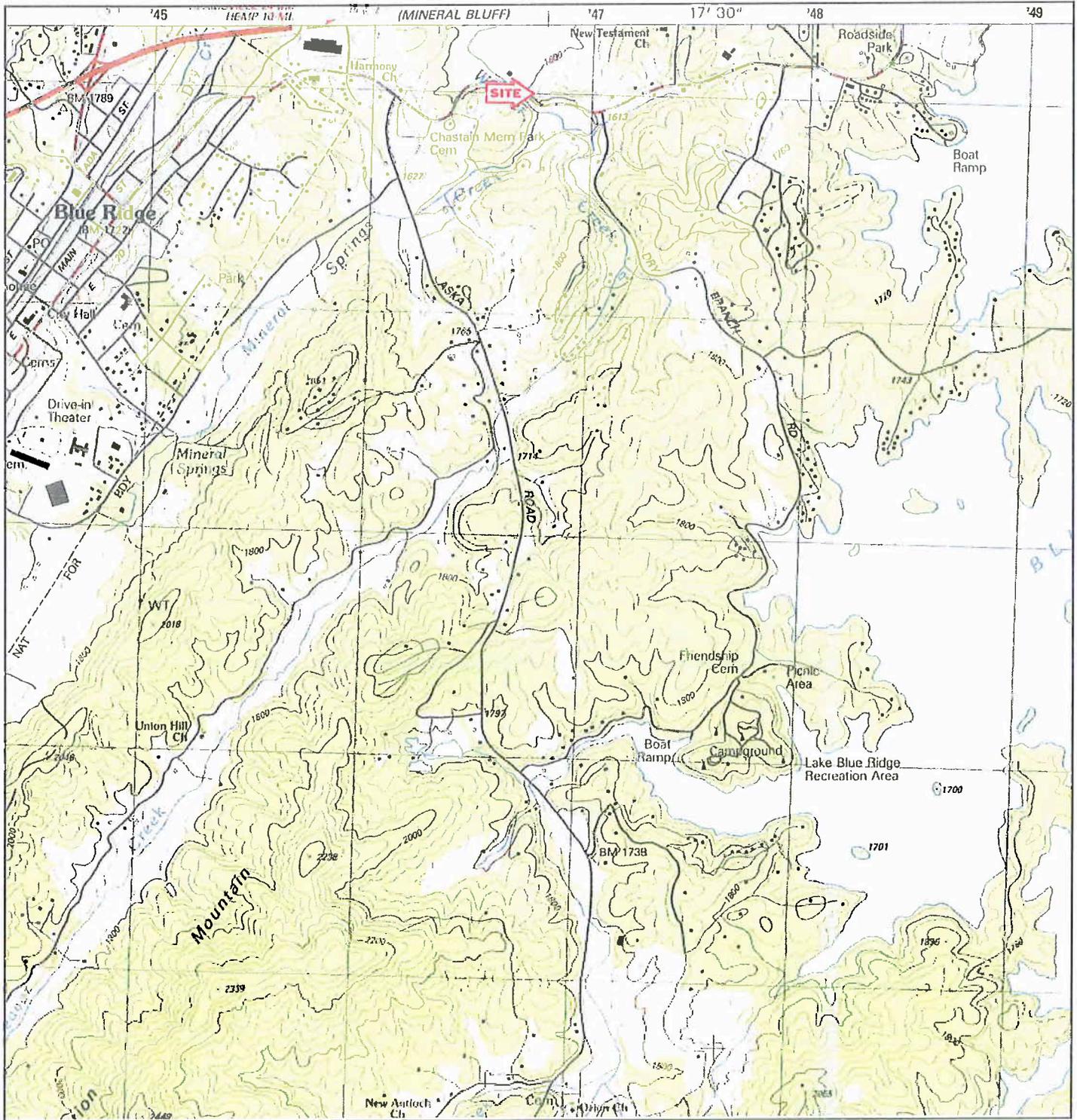
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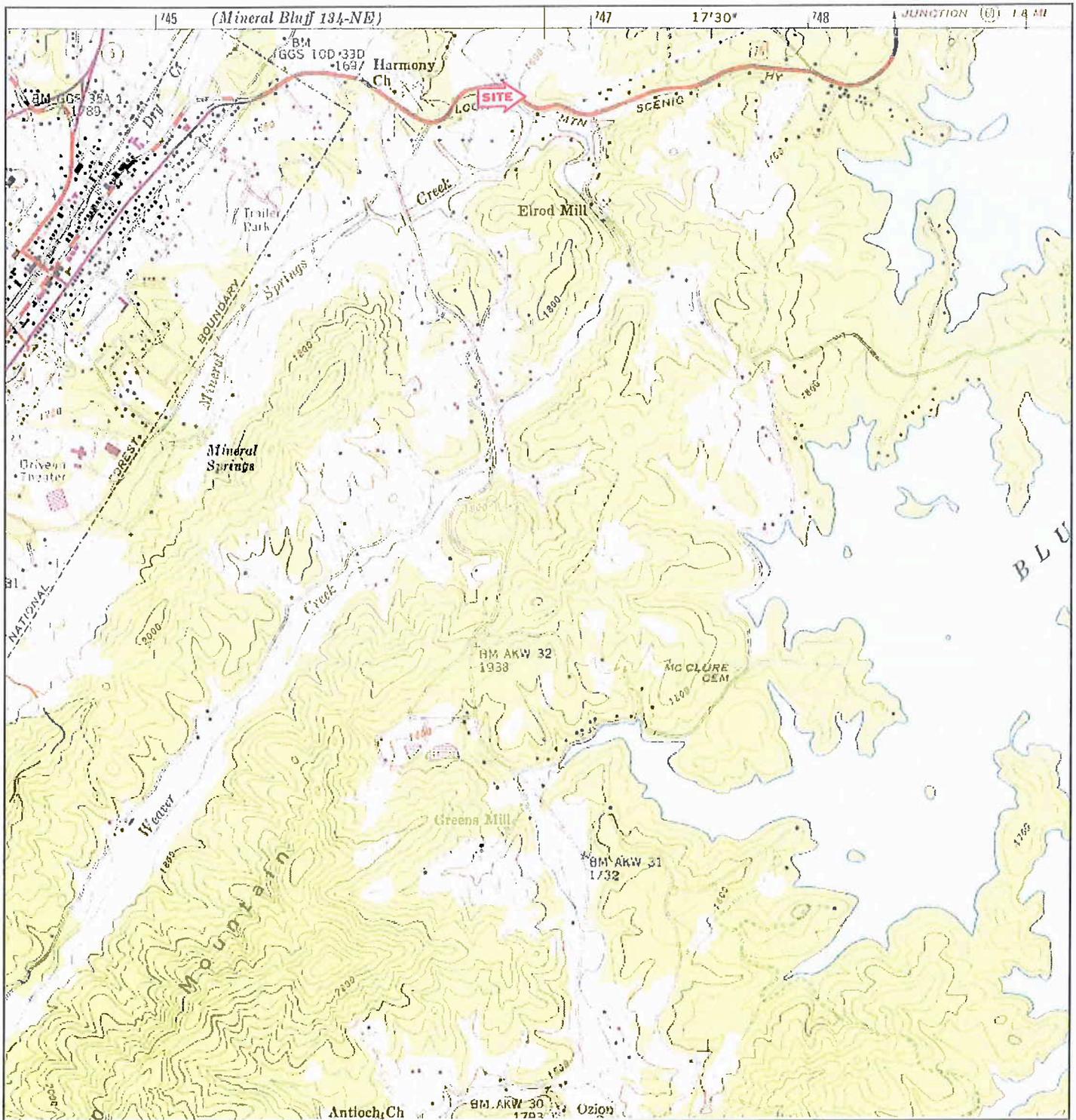
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Historical Topographic Map



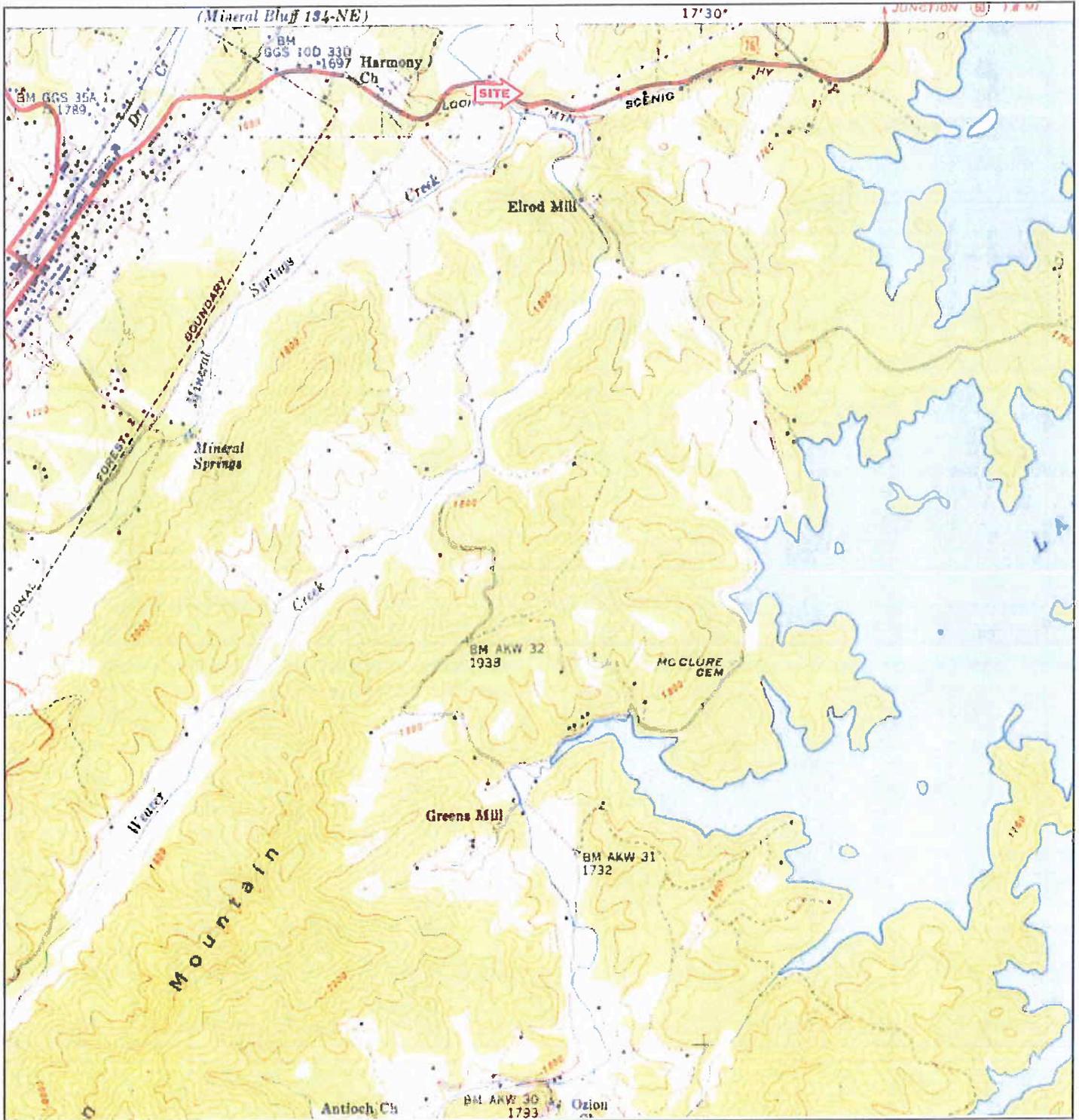
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	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



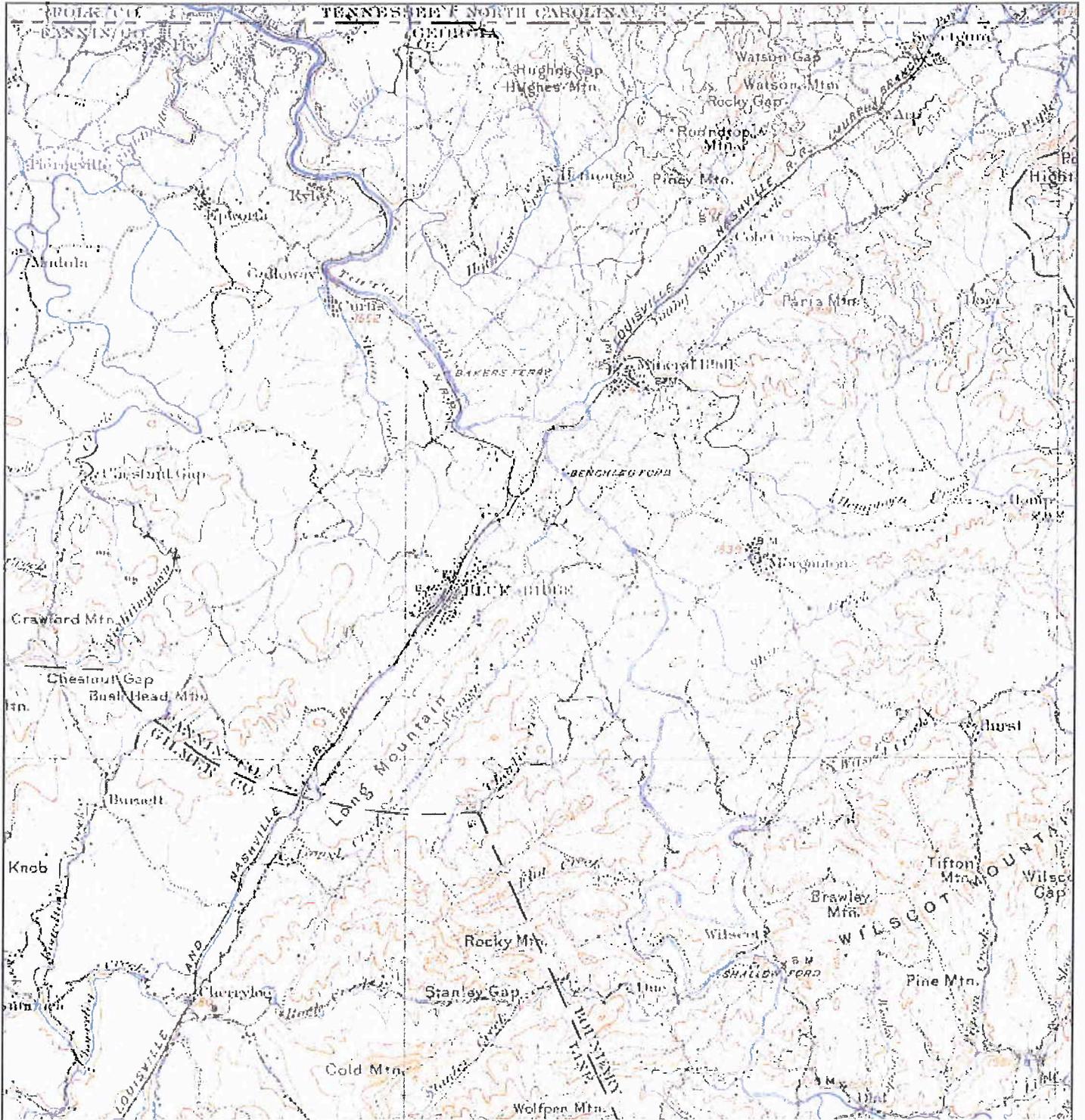
<p>N ↑</p>	TARGET QUAD	SITE NAME:	CLIENT:
	NAME: BLUE RIDGE	ADDRESS: Broadview Cove	Geotechnical & Envtl. Cons.
	MAP YEAR: 1973	ADDRESS: Orvin Lance Drive	CONTACT: Tameka Gordon
	PHOTOREVISED FROM :1946	ADDRESS: Blue Ridge, GA 30513	INQUIRY#: 3305828.4
	SERIES: 7.5	LAT/LONG: 34.8746 / -84.2998	RESEARCH DATE: 04/19/2012
	SCALE: 1:24000		

Historical Topographic Map



N 	TARGET QUAD NAME: LAKE TOCCOA MAP YEAR: 1947	SITE NAME: Broadview Cove ADDRESS: Orvin Lance Drive Blue Ridge, GA 30513 LAT/LONG: 34.8746 / -84.2998	CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY#: 3305828.4 RESEARCH DATE: 04/19/2012
	SERIES: 7.5 SCALE: 1:24000		

Historical Topographic Map



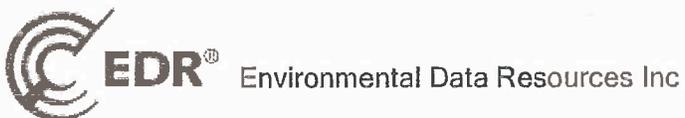
<p>N ↑</p>	<p>TARGET QUAD NAME: ELLIJAY MAP YEAR: 1911</p>	<p>SITE NAME: Broadview Cove ADDRESS: Orvin Lance Drive Blue Ridge, GA 30513 LAT/LONG: 34.8746 / -84.2998</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY#: 3305828.4 RESEARCH DATE: 04/19/2012</p>
	<p>SERIES: 30 SCALE: 1:125000</p>		

Broadview Cove

Orvin Lance Drive
Blue Ridge, GA 30513

Inquiry Number: 3305828.6
April 23, 2012

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NO COVERAGE

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

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APPENDIX D:
Title Company/ Professional
Documentation

CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job #: 120297.240

Date: 6/4/12

According to Fannin County Tax Assessor's records, the site is comprised of parts of three tax parcels:

1.)Tax Parcel #: 0045-081G

Owner: Lance Real Estate Investments, LLC

Address: -----

Location: Land Lots 265 & 276 of the 8th District of Fannin County

++++Tax Assessors records indicated the site is composed of 13.68 acres and is currently reported vacant.

2.)Tax Parcel #: 0045-081J

Owner: Lance Real Estate Investments, LLC

Address: -----

Location: Land Lots 276 of the 8th District of Fannin County

++++Tax Assessors records indicated the site is composed of 1.74 acres and is currently reported vacant.

3.)Tax Parcel #: 0045-081J1

Owner: United States Postal Service

Address: -----

Location: Land Lots 276 of the 8th District of Fannin County

++++Tax Assessors records indicated the site is composed of 2.62 acres and is currently reported to be occupied by an office building constructed in 2009.

++The deed record indicated the site(s) were part of a larger tract which was privately owned until 1983 when Ranell Lowman subdivided the property and sold off individual lots. The site is composed of parts of Tracts 4 & 8 as shown on PB 12/153. See chain for the various owners of each parcel after 1983.

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

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

= No Environmental Liens found in the deed record filed against this property for names listed in the attached chain(s) =

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

Chain of Ownership for Tax Parcel 45-081J1

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	12/16/1918	WD	Mrs. Sarah Jenkins	W.L. Conley	340 acres; All of LL 165 containing 160 acres	2/507
B	3/28/1942	WD	W.L. Conley	H.C. Conley	300 acres in various LL's	16/154
C	8/16/1945	WD	H.C. Conley	Luther H. Bailey	300 acres in various LL's	19/125
D	6/18/1952	WD	Luther H. Bailey	Erskine Millsaps and Mrs. Ava Millsaps	300 acres in various LL's	22/507
E	7/5/1966	WD	K.E. (Erskine) Millsaps and Mrs. Alva Millsaps	Ranell Lowman	300 acres in various LL's	32/298
F	8/2/1983	WD	Ranell Lowman	James Norman Lance	4.36 acres shown as Tract 8 on PB 12/153	94/15
G	4/24/1984	WD	James Norman Lance	James O. Lance; Garry O. Lance & James Larry Lance	4.36 acres shown as Tract 8 on PB 12/153	92/46
H1	7/15/2008	WD	John O. Lance; Gary O. Lance; James Larry Lance & Blue Ridge Valley Properties, LLC	Unites States Postal Service	2.622 acres	855/537
H2	6/14/2010	Corrective WD	John O. Lance; Gary O. Lance; James Larry Lance & Blue Ridge Valley Properties, LLC	Unites States Postal Service	2.622 acres	944/125

Chain of Ownership for Tax Parcel 45-081J

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	12/16/1918	WD	Mrs. Sarah Jenkins	W.L. Conley	340 acres; All of LL 165 containing 160 acres	2/507
B	3/28/1942	WD	W.L. Conley	H.C. Conley	300 acres in various LLs	16/154
C	8/16/1945	WD	H.C. Conley	Luther H. Bailey	300 acres in various LLs	19/125
D	6/18/1952	WD	Luther H. Bailey	Erskine Millsaps and Mrs. Ava Millsaps	300 acres in various LLs	22/507
E	7/5/1966	WD	K.E. (Erskine) Millsaps and Mrs. Alva Millsaps	Ranell Lowman	300 acres in various LLs	32/298
F	8/2/1983	WD	Ranell Lowman	James Norman Lance	4.36 acres shown as Tract 8 on PB 12/153	94/15
G	4/24/1984	WD	James Norman Lance	John O. Lance; Garry O. Lance (a/k/a Gary) & James Larry Lance	4.36 acres shown as Tract 8 on PB 12/153	92/46
H	11/30/2009	WD	John O. Lance; Garry O. Lance (a/k/a Gary) & James Larry Lance	Lance Real Estate Investments, LLC	4.36 acres shown as Tract 8 on PB 12/153 (less & except)	914/203

Chain of Ownership for Tax Parcel 45-081G

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	12/16/1918	WD	Mrs. Sarah Jenkins	W.L. Conley	340 acres; All of LL 165 containing 160 acres	2/507
B	3/28/1942	WD	W.L. Conley	H.C. Conley	300 acres in various LL's	16/154
C	8/16/1945	WD	H.C. Conley	Luther H. Bailey	300 acres in various LL's	19/125
D	6/18/1952	WD	Luther H. Bailey	Erskine Millsaps and Mrs. Ava Millsaps	300 acres in various LL's	22/507
E	7/5/1966	WD	K.E. (Erskine) Millsaps and Mrs. Alva Millsaps	Ranell Lowman	300 acres in various LL's	32/298
F	8/5/1983	WD	Ranell Lowman	Wayne Cruse & Hubert Bramlett	21.12 acres shown as Tract 4 on PB 12/153	85/445
G	1/22/1999	WD	Wayne Cruse & Hubert Bramlett	Blue Ridge Valley Properties, LLC	21.12 acres shown as Tract 4 on PB 12/153	313/772
H1	11/30/2009	WD	Blue Ridge Valley Properties, LLC	Lance Real Estate Investments, LLC	21.12 acres shown as Tract 4 on PB 12/153	914/213
H2	6/14/2010	Corrective WD	Blue Ridge Valley Properties, LLC	Lance Real Estate Investments, LLC	21.12 acres shown as Tract 4 on PB 12/153 (less & except)	944/126

SPACE ABOVE THIS LINE FOR RECORDING USE ONLY

22,803 nts-dpo
STATE OF GEORGIA
COUNTY OF FANNIN

Angela Stewart DeLorme, P.C.
Attorneys at Law
P.O. Box 1549
Blue Ridge, GA 30513

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, in the year of our Lord Two Thousand Nine, between **JOHN O. LANCE, GARRY O. LANCE (a/k/a GARY O. LANCE), and JAMES LARRY LANCE**, as parties of the first part, and **LANCE REAL ESTATE INVESTMENTS, LLC**, a limited liability company organized under the laws of the State of Wyoming, as party of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, and convey unto the said party of the second part, its heirs and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 276 of the 8th Land District, 2nd Section of Fannin County, Georgia, and being more particularly described as being Tract 8 all as shown by a plat made for Ranell Lowman by J.H. Rea, R.L.S. No. 1955, which plat is recorded in Plat Book 12, page 153, Clerk's Office, Fannin County Superior Court, which plat is incorporated herein and made a part hereof for a more complete description and reference thereto should be made for the metes and bounds of said property. Said Tract I contain 4.36 acres.

LESS AND EXCEPT 2.622 acres conveyed to United States Postal Service by Warranty Deed dated July 15, 2008, recorded in Deed Book 855, page 537, Fannin County Deed Records.

The above described property is the same as that conveyed by Warranty Deed dated April 24, 1983, from James Norman Lance to John O. Lance, Garry O. Lance and James Larry Lance, recorded April 27, 1984, in Deed Book 92, page 546, Fannin County Deed Records.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, its heirs and assigns forever in fee simple.

And the said parties of the first part, for themselves, their successors and or assigns, and administrators, will warrant and forever defend the right and title to the above-described property unto the said party of the second part, its heirs, successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered
in the presence of

Witness

Notary Public
My Commission Expires:



John O. Lance

Garry O. Lance

James Larry Lance

(Seal)

(Seal)

(Seal)

AFFIDAVIT OF POSSESSION

STATE OF GEORGIA
COUNTY OF FANNIN

IN RE: PROPERTY OF RANELL LOWMAN
Deed Book 32, page 298
Fannin County, Georgia

Before me, a notary public in and for said State and County, came
RANELL LOWMAN, whose age is 67 years, and whose address is Ellijay,
Georgia, who, being duly sworn, deposes and says on oath that this deponent
has been familiar over a period of 30 years with a tract of land now owned by
himself as follows:

All that tract or parcel of land lying and being in Land Lots
264, 265, 276 and 277 of the 8th District and 2nd Section of
Fannin County, Georgia, being 85.08 acres as per plat of survey
for Ranell Lowman by The Cherry Log Survey Co., Inc. dated July,
1983, Plat Book 12, page 153, Fannin County, Georgia Records,
and being 5.0 acres as per plat of survey for Joey and Cindy
Pierce by The Cherry Log Survey Co., Inc., dated June, 1983,
Plat Book 12, page 154, Fannin County, Georgia Records; both
of said tracts being portions of the property conveyed to Ranell
Lowman by K. E. (Erskine) Millsaps and Mrs. Alva Millsaps by
warranty deed dated July 5, 1966, Deed Book 32, page 298, Fannin
County, Georgia Records.

This deponent has been familiar with the history of the possession of
said property over a period of 30 years and knows that throughout said period
said property has been continuously used and occupied, personally or through
agents and tenants, by said owner and the predecessors in title of said owner,
namely: Ranell Lowman, K. E. (Erskine) Millsaps and Mrs. Alva Millsaps, and
Luther H. Bailey.

To deponent's knowledge, no other person or persons during said period have
occupied or claimed any part of said property adversely to said owner and said
predecessors in title.

Deponent further says that said possession has been open, notorious,
continuous, exclusive and uninterrupted throughout said period of time, and
has been evidenced by the following specific acts or uses: maintaining a residence
and farm buildings thereon; maintaining fences and pasturing thereof; cultivating
farm crops thereon from year to year for over thirty years.

Deponent further states that the portion of the above-described property
which lies in Land Lot 276 is included within the property description set forth
in deed from Luther H. Bailey to K. E. (Erskine) Millsaps and Mrs. Alva Millsaps
dated June 18, 1952, Deed Book 22, page 507; and in deed from K. E. (Erskine)
Millsaps and Mrs. Alva Millsaps to Ranell Lowman dated July 5, 1966, Deed Book
32, page 298, Fannin County, Georgia Records.

Return to:
Charles B. Waters, Jr.
STITES & HARBISON, PLLC
303 Peachtree Street, N.E.
2800 SunTrust Plaza
Atlanta, GA 30308

Please cross-reference to:
Deed Book 855, Page 537
Fannin County records



Doc ID: 001062250003 Type: GLR
Filed: 10/19/2010 at 01:13:00 PM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

BK **944** PG **123-125**

**THE PURPOSE OF THIS CORRECTIVE WARRANTY DEED IS TO CORRECT THE
LEGAL DESCRIPTION OF THE CONVEYED PROPERTY.**

STATE OF GEORGIA
COUNTY OF FANNIN

CORRECTIVE WARRANTY DEED

THIS INDENTURE is made this 14th day of June, 2010, by and between **JOHN O. LANCE, GARY O. LANCE, JAMES LARRY LANCE AND BLUE RIDGE VALLEY PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **UNITED STATES POSTAL SERVICE**, an independent establishment of the Executive Branch of the Government of the United States, having a mailing address at United States Postal Service, Facilities Service Office, 1735 North Brown Road, Suite 200, Lawrenceville, GA 30043-8153 (hereinafter referred to as "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, Grantor has granted, bargained, sold, conveyed, and confirmed and by these presents does hereby grant, bargain, sell, convey, and confirm unto Grantee, and the successors and assigns of Grantee,

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 276 OF THE 6TH DISTRICT, 2ND SECTION OF FANNIN
COUNTY, GEORGIA, AND BEING MORE PARTICULARLY
DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.**

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee, and the successors and assigns of Grantee, forever IN FEE SIMPLE.

GRANTOR HEREBY WARRANTS and will forever defend all right, title and interest in and to the above-described property unto Grantee and the successors and assigns of Grantee against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this document under seal on the day and year first above written.

GRANTOR:

BLUE RIDGE VALLEY PROPERTIES, LLC,
a Georgia limited liability company

By: *John O. Lance*
Name: John O. Lance
Its: One of its three members

By: *Gary O. Lance*
Name: Gary O. Lance
Its: One of its three members

By: *James Larry Lance*
Name: James Larry Lance
Its: One of its three members

John O. Lance
John O. Lance, individually

Gary O. Lance
Gary O. Lance, individually

James Larry Lance
James Larry Lance, individually

Signed, sealed and delivered in the presence of

John W. Martin Jr.
Unofficial Witness

Rebecca A. Murphy
Notary Public
My Commission Expires:
2-13-2014
[Notarial Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 276 of the 6th District, 2nd Section of Fannin County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point formed by the Southeasterly side of the intersection of the rights-of-way of old Highway 76 (apparent 80' right-of-way) and the Orvin Lance Connector (apparent 80' right-of-way); FROM THE TRUE POINT OF BEGINNING, AS THUS ESTABLISHED, run thence along the right-of-way of the Orvin Lance Connector North 24 degrees 55 minutes 44 seconds East for a distance of 158.93 feet to a point; Thence along a curve to the left having a radius of 500.93 feet and arc length of 154.29 feet being subtended by a chord bearing of North 16 degrees 06 minutes 18 seconds East for a chord distance of 153.68 feet to a point; Thence along a curve to the right having a radius of 332.00 feet and an arc length of 151.17 feet being subtended by a chord bearing of North 20 degrees 19 minutes 31 seconds East for a chord length of 149.87 feet to a point; Thence along a curve to the right having a radius of 50.00 feet and an arc length of 86.95 feet being subtended by chord bearing of North 83 degrees 03 minutes 31 seconds East for a chord distance of 76.40 feet to a point on the Orvin Lance Drive (apparently 50' right-of-way); Thence along the right-of-way of the Orvin Lance Drive South 47 degrees 59 minutes 01 seconds East for a distance of 191.76 feet to a point; Thence continuing along said right-of-way South 51 degrees 10 minutes 02 seconds East for a distance of 61.19 feet to a point; Thence continuing along said right-of-way South 52 degrees 50 minutes 54 seconds East for a distance of 77.49 feet to a point; Thence leaving said right-of-way South 57 degrees 06 minutes 19 seconds West for a distance of 523.47 feet to a point on the northeasterly right-of-way of Old Highway 76; Thence along said right-of-way along a curve to the left having a radius of 1473.10 feet and an arc length of 56.34 feet being subtended by a chord bearing of North 40 degrees 37 minutes 01 seconds West for a chord distance of 56.33 feet to a point; Thence continuing along said right-of-way along a curve to the left having a radius of 441.44 feet and an arc length of 18.88 feet being subtended by a chord bearing of North 44 degrees 20 minutes 02 seconds West for a chord bearing of North 44 degrees 20 minutes 02 seconds West for a chord distance of 18.88 feet to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 2.622 +/- acres.

Return to:
Charles B. Waters, Jr.
STITES & HARBISON, PLLC
303 Peachtree Street, N.E.
2800 SunTrust Plaza
Atlanta, GA 30308

Please cross-reference to:
Deed Book 914, Page 213
Fannin County records



Doc ID: 001062260005 Type: GLR
Filed: 10/19/2010 at 01:13:00 PM
Fee Amt: \$18.00 Page 1 of 5
Transfer Tax: \$0.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

BK **944** PG **126-130**

THE PURPOSE OF THIS CORRECTIVE WARRANTY DEED IS TO CORRECT THE LEGAL DESCRIPTION BY INCLUDING CERTAIN "LESS AND EXCEPT" TRACTS THAT WERE INADVERTENTLY NOT INCLUDED IN THE ORIGINAL WARRANTY DEED.

STATE OF GEORGIA
COUNTY OF FANNIN

CORRECTIVE WARRANTY DEED

THIS INDENTURE is made this 14th day of June, 2010, by and between **BLUE RIDGE VALLEY PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **LANCE REAL ESTATE INVESTMENTS, LLC**, a Wyoming limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, Grantor has granted, bargained, sold, conveyed, and confirmed and by these presents does hereby grant, bargain, sell, convey, and confirm unto Grantee, and the successors and assigns of Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 265 AND 276 OF THE 8TH DISTRICT, 2ND SECTION OF FANNIN COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

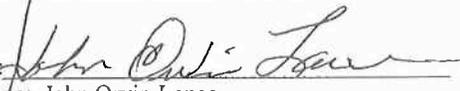
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee, and the successors and assigns of Grantee, forever IN FEE SIMPLE.

GRANTOR HEREBY WARRANTS and will forever defend all right, title and interest in and to the above-described property unto Grantee and the successors and assigns of Grantee against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this document under seal on the day and year first above written.

GRANTOR:

BLUE RIDGE VALLEY PROPERTIES, LLC,
a Georgia limited liability company

By: 
Name: John Orvin Lance
Its: Member/Manager

Signed, sealed and delivered in the presence of:


Unofficial Witness



Notary Public

My Commission Expires:

2-13-2014

[Notarial Seal]



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 265 AND 276, OF THE 8TH DISTRICT, 2ND SECTION OF FANNIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS BEING TRACT 4 ALL AS SHOWN BY A PLAT MADE FOR RANNELL LOWMAN BY J.H. REA, R.L.S. NO. 1955, WHICH PLAT IS RECORDED IN PLAT BOOK 12, PAGE 153, CLERK'S OFFICE, FANNIN COUNTY SUPERIOR COURT, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION AND REFERENCE THERETO SHOULD BE MADE FOR THE METES AND BOUNDS OF SAID PROPERTY. SAID TRACT 4 CONTAINS 21.31 ACRES OF LAND.

LESS AND EXCEPT 0.08 ACRE, MORE OR LESS AS SHOWN ON DRAWING NO. 8063-P.A.-002, DATED JUNE 12, 1986, PREPARED BY HENSLEY-SCHMIDT, INC., ENGINEERS AND SURVEYORS, AND BEING MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED DATED JUNE 26, 1986, FROM WAYNE CRUSE AND HUBERT BRAMLETT TO THE CITY OF BLUE RIDGE, GEORGIA, SAID DEED BEING RECORDED IN DEED BOOK 114, PAGE 689, FANNIN COUNTY DEED RECORDS.

LESS AND EXCEPT PROPERTY CONVEYED TO FANNIN COUNTY, BY WARRANTY DEED RECORDED IN DEED BOOK 362, PAGE 430; 2.002 ACRES CONVEYED IN DEED BOOK 570, PAGE 441; 3.00 ACRES CONVEYED IN DEED BOOK 570, PAGE 449; 0.616 ACRE CONVEYED IN DEED BOOK 639, PAGE 713; AND 2.622 ACRE CONVEYED IN DEED BOOK 855, PAGE 537, FANNIN COUNTY DEED RECORDS, AS RE-RECORDED IN DEED BOOK 944, PAGE 123-125, AFORESAID RECORDS.

FURTHER LESS AND EXCEPT

All that tract or parcel of land lying and being in Land Lot 265 of the 8TH District, 2ND Section of Fannin County, Georgia, and being more particularly described as follows:

Beginning at a point of intersection of the southeasterly right-of-way line of State Highway 515 (340 foot right-of-way) with the southwesterly right-of-way line of the Orvin Lance Connector (60 foot right-of-way), said point being the POINT OF BEGINNING; thence, South 36°5'30" East, a distance of 65.27 feet to a point on the arc of a curve to the right having a length of 378.98 feet (said arc having a radius of 352.00 feet and being subtended by a chord of South 06°04'54" East, a distance of 360.94 feet); thence, North 46°32'17" West, a distance of 159.62 feet to a point; thence, South 46°00'51" West, a distance of 16.74 feet to a point; thence, North 42°48'59" West, a distance of 128.41 feet to a point; thence, North 40°01'09" West, a distance of 61.79 feet to a point; thence, North 43°34'03" East, a distance of 215.54 feet to a point on the arc of a curve to the left having a length of 32.67 feet (said arc having a radius of 3044.80 feet and being subtended by a chord of North 62°13'39" East, a distance of 32.67 feet) to the point to the POINT OF BEGINNING.
Containing 64,110 square feet or 1.47 acres, more or less.

The above-described real property being same property depicted as Lot 5 on that certain Annexation Plat dated May 28, 2001 and last revised January 31, 2002 for Blue Ridge Valley Properties and John Orvin Lance, James L. Lance and Gary O. Lance by Marcus Eugene Cook, Georgia Registered Land Surveyor No. 1935, of Whitfield Engineering and recorded February 1, 2002 in Plat Hanger C-174 Pages 3 and 4 of the Fannin County Real Estate Records.

FURTHER LESS AND EXCEPT

All that tract or parcel of land situated, lying and being in the 8th District and 2nd Section of Fannin County, Georgia, and being a part of Land Lot Nos. 264, 265, 276 and 277 and being more particularly described as being Lot 6 containing 0.602 acres, Lot 7 containing 0.659 acres, Lot 8 containing 0.870 acres and Lot 9 containing 0.578 of Blue Ridge Valley Properties, Phase I as shown by that certain plat for Blue Ridge Valley Properties, Phase I dated May 28, 2001 by Marcus Eugene Cook G.R.L.S. No. 1935. Said plat is recorded on May 21, 2002 in Plat Hanger C-200, Page 6 in the Office of the Clerk of the Superior Court of Fannin County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed.

No 2

THIS BEING THAT SAME PROPERTY CONVEYED UNTO Blue Ridge Valley Properties, LLC by Warranty Deed from Wayne Cruse and Hubert Bramlett, recorded on January 25, 1999, in Deed Book 313, Page 99, in the Office of the Clerk of Superior Court of Fannin County, Georgia.

FURTHER LESS AND EXCEPT

All that tract or parcel of land lying and being in the 8th District and 2nd Section of Fannin County, Georgia, and being part of Land Lot Nos. 264, 265, 276 and 277 and being more particularly described as that certain private road right-of-way accessing Lot Nos. 6, 7, 8 and 9 of Blue Ridge Valley Properties Subdivision, Phase I from the Orvin Lance Connector as shown on that certain final subdivision plat by Marcus Eugene Cook, G.R.L.S. No. 1935, for Blue Ridge Valley Properties, Phase I dated May 28, 2001, as subsequently revised through May 9, 2001, as subsequently revised through May 9, 2002. Said plat was recorded on May 21, 2002 and is indexed in Plat Hanger C-200, Page 6 in the Office of the Clerk of the Superior Court of Fannin County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating the same herein for a more complete metes and bounds description of the property herein conveyed.

TRACT ONE:

All that tract or parcel of land lying and being in the 8th District and 2nd Section of Fannin County, Georgia and being in Land Lot Nos. 264, 265, 276 and 277 and being more particularly described as Lot 10 of Blue Ridge Valley Properties, Phase I, containing 0.616 acres, more or less as shown on that certain plat of survey dated the 28th day of May, 2001 prepared by Whitfield Engineering Company, G.R.L.S. No. 1935 and being recorded in Plat Hanger C-200, page 6, Fannin County Records. Said recorded plat is hereby made a part of this deed by reference thereto for a more complete description of the above described property.

This being a portion of the same property as conveyed by that certain deed dated the 22nd day of January, 1999 and being recorded in Deed Book 313, page 772-73, Fannin County Records.

FURTHER LESS AND EXCEPT

TRACT TWO:

All that tract or parcel of land lying and being in the 8th District and 2nd Section of Fannin County, Georgia and being in Land L.O. Nos. 264, 265, 276 and 277 and being more particularly described as Lot 11 of Blue Ridge Valley Properties, Phase I, containing 1.288 acres, more or less as shown on that certain plat of survey dated the 28th day of May, 2001 prepared by Whitfield Engineering Company, G.R.L.S. No. 1935 and being recorded in Plat Harger C-200, page 6, Fannin County Records. Said recorded plat is hereby made a part of this deed by reference thereto for a more complete description of the above described property.

This being a portion of the same property as conveyed by that certain deed dated the 22nd day of January, 1999 and being recorded in Deed Book 313, page 772-73, Fannin County Records.

SURVEY FOR
RANELLE LOWMAN
 IN LAND LOTS 264, 265, 276, 277
 8TH LAND DIST. - 2ND SEC.
Fannin County, Georgia
 1" = 200' JULY 1983



SURVEY BY 10" THEOD. & EDM. LEC
 IN 1959. TOTAL ANGULAR ERROR 15".
 TRANSIT RULE ADJUSTM'T.

IN MY OPINION, THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATTED, AND HAS
 BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS OF LAW.

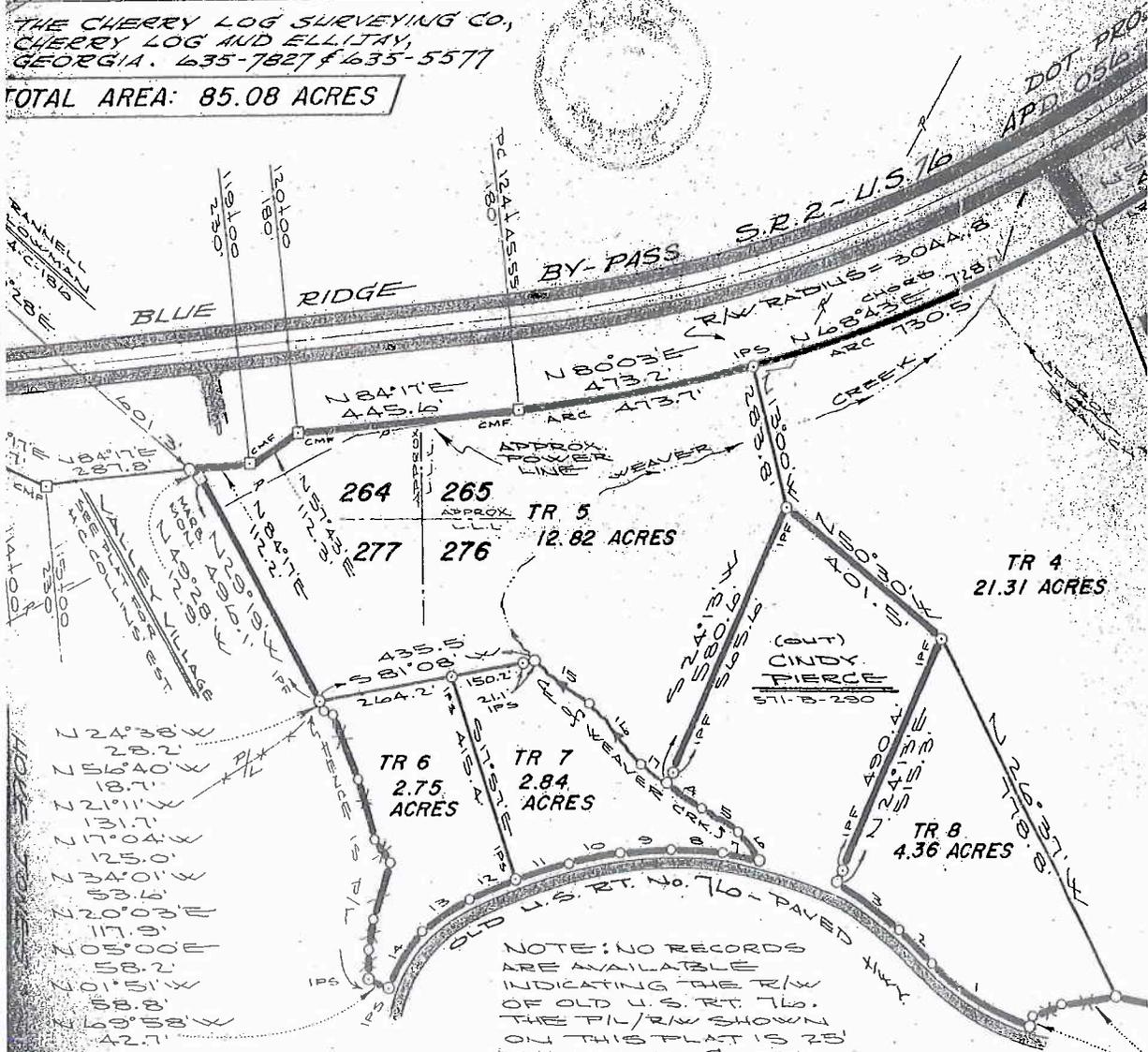
J.H. Roper GA. R.L.S. 1955

THE CHERRY LOG SURVEYING CO.,
 CHERRY LOG AND ELLITAY,
 GEORGIA. 435-7827 & 435-5577

TOTAL AREA: 85.08 ACRES

LINE NO.	BEARING	LENGTH
1	N 53° 01' W	158.0'
2	N 44° 38' W	90.8'
3	N 57° 51' W	233.7'
4	S 55° 21' E	83.3'
5	S 58° 59' E	88.3'
6	S 28° 16' E	55.3'
7	N 80° 23' W	57.7'
8	N 86° 43' W	102.7'
9	S 85° 52' W	103.0'
10	S 79° 26' W	102.4'
11	S 73° 59' W	108.2'
12	S 68° 33' W	104.1'
13	S 54° 34' W	107.6'
14	S 31° 06' W	128.2'
15	S 50° 54' E	132.7'
16	S 41° 44' E	154.4'
17	S 55° 46' E	163.8'

NOTE:
 1. BACK CO...
 2. SIDE LIN...
 3. SIDELINE...
 4. THIS PROP...
 BE SUBJE...
 RIGHTS C...
 MAY NOT H...
 BEEN EVI...
 AT THE TI...
 OF THE SU...



NOTE: NO RECORDS
 ARE AVAILABLE
 INDICATING THE R/W
 OF OLD U.S. RT. 76.
 THE P/L/R/W SHOWN
 ON THIS PLAT IS 28'
 FROM THE P OF
 THE PAV'T.

CROSS REFERENCE
 INDEXED BOOK 871
 PAGE 102-109

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Owner and Parcel Information

Owner Name	UNITED STATES POSTAL SERVICE	Today's Date	April 17, 2012
Mailing Address	1735 N BROWN ROAD SUITE 200 LAWRENCEVILLE, GA 30043-8135	Parcel Number	0045 081J1
Location Address	273 ORVIN LANCE DRIVE	Tax District	(District 01)
Legal Description	8-2 LL276 DB855-537* 2.622 ACS	2008 Millage Rate	
Property Class (NOTE: Not Zoning Info)	E1-Exempt	Acres	2.62
Zoning		Neighborhood	
		Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 329,596	\$ 526,238	\$ 26,695	\$ 882,529	\$ 882,529

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	COMM 515 2-3.99AC (1018)	Acres	2.62	NA

Improvement Information

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
Office Buildings-C	\$ 526,238	2009		8,250	9		
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
						015-0	Sketch Building 1

Accessory Information

Description	Year Built	Dimensions/Units	Value
Paving: Asphalt	2009	0x0 27240	\$ 26,695

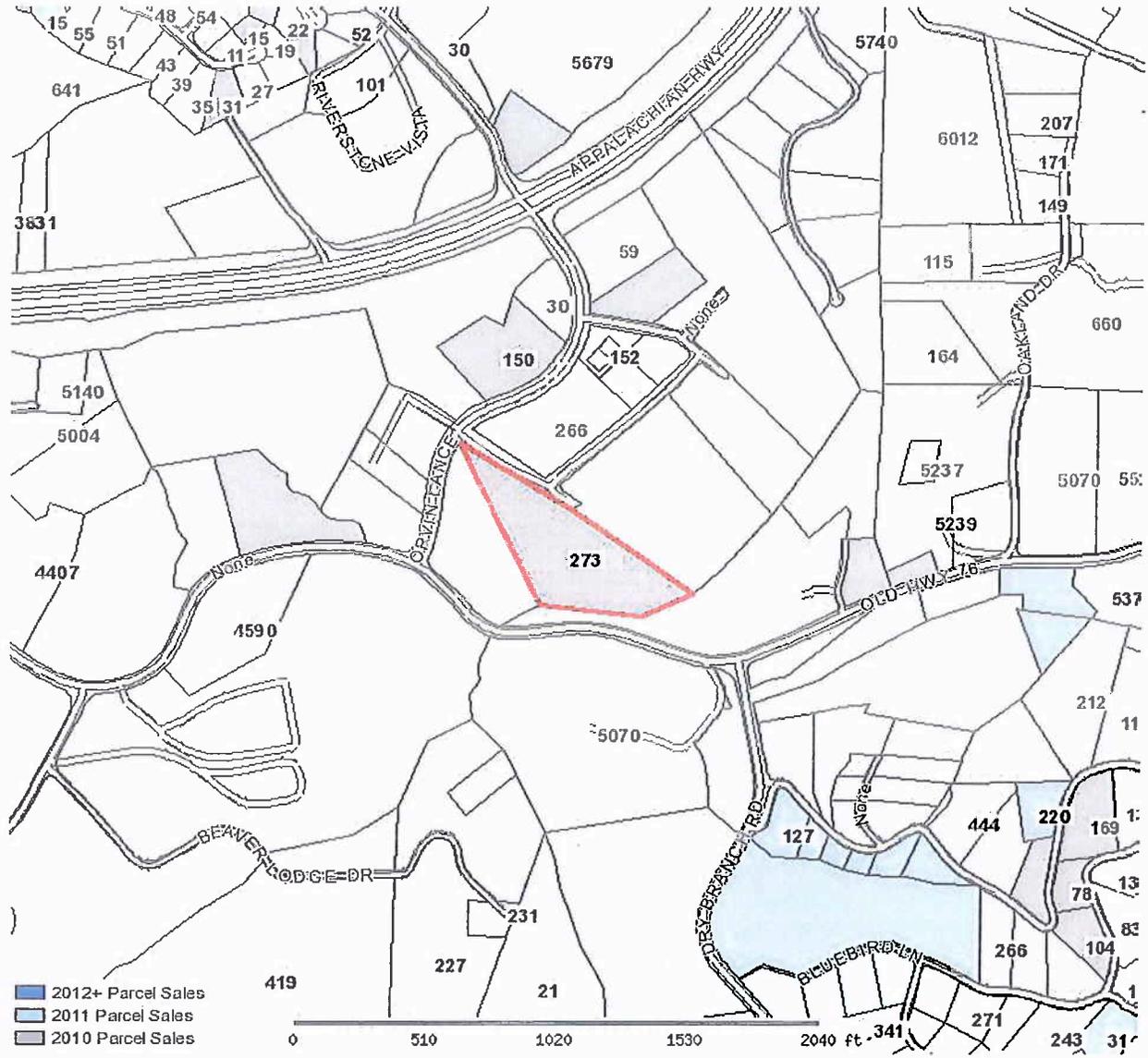
Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
06-14-2010	944 123*		\$ 0	Deed of Correction	LANCE JOHN O & GARY O & LARRY & ETAL	UNITED STATES POSTAL SERVICE
07-15-2008	855 537*		\$ 333,250	Land Market Sale	LANCE JOHN O & GARY O & JAMES LARRY	UNITED STATES POSTAL SERVICE

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2012+ Parcel Sales
 2011 Parcel Sales
 2010 Parcel Sales

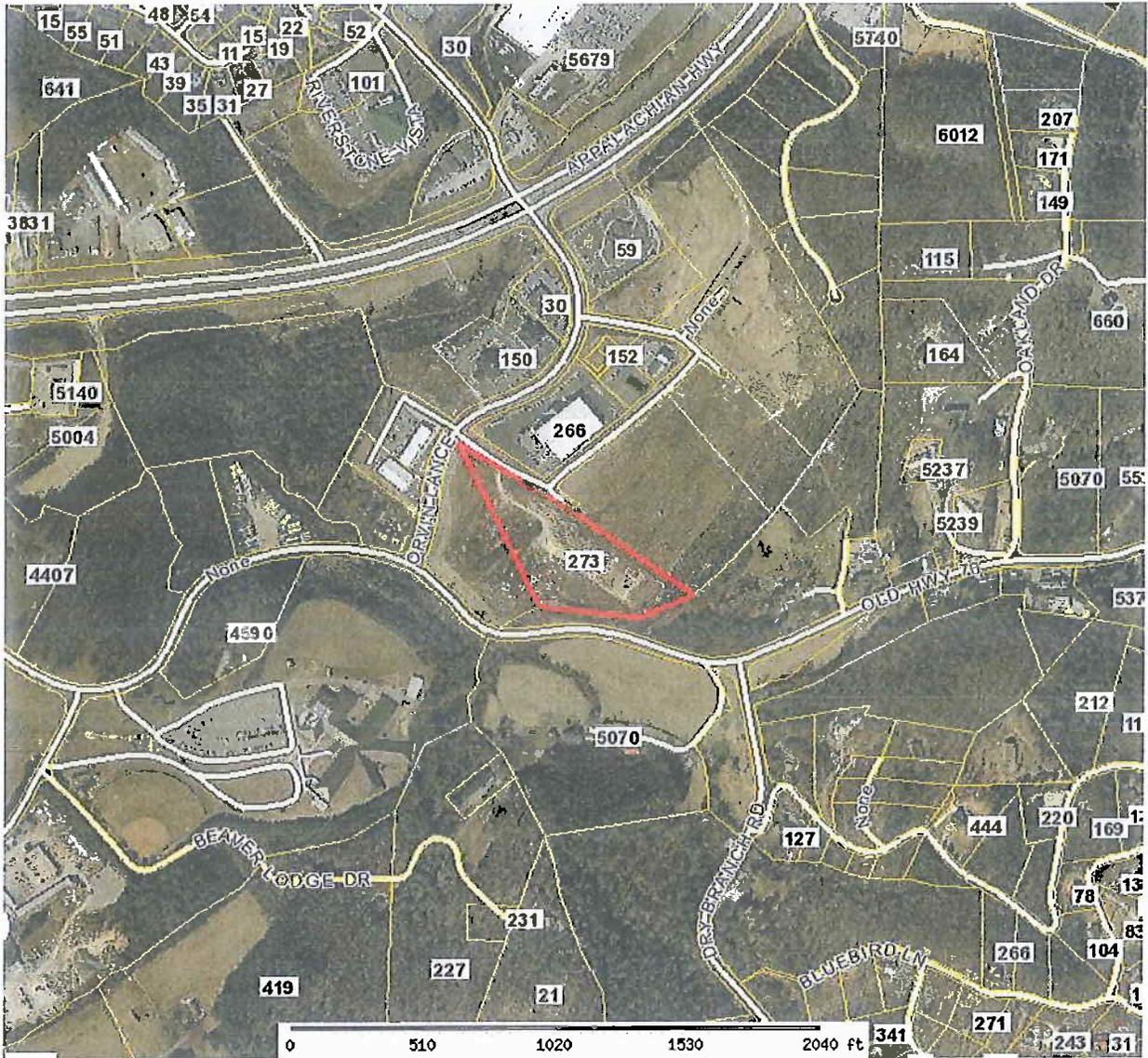
0 510 1020 1530 2040 ft - 341'

Fannin County Assessor			
Parcel: 0045 081J1 Acres: 2.62			
Name:	UNITED STATES POSTAL SERVICE	Land Value	\$329,596.00
Site:	273 ORVIN LANCE DRIVE	Building Value	\$526,238.00
Sale:	\$0 on 06-2010 Reason=DC Qual=U	Misc Value	\$26,695.00
Mail:	1735 N BROWN ROAD SUITE 200 LAWRENCEVILLE, GA 300438135	Total Value:	\$882,529.00



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Date printed: 04/17/12 : 12:00:22



Fannin County Assessor

Parcel: 0045 081J1 Acres: 2.62

Name:	UNITED STATES POSTAL SERVICE	Land Value	\$329,596.00
Site:	273 ORVIN LANCE DRIVE	Building Value	\$526,238.00
Sale:	\$0 on 06-2010 Reason=DC Qual=U	Misc Value	\$26,695.00
	1735 N BROWN ROAD	Total Value:	\$882,529.00
	SUITE 200		
Mail:	LAWRENCEVILLE, GA 300438135		



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Date printed: 04/17/12 : 12:00:48

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Owner and Parcel Information

Owner Name	LANCE REAL ESTATE INVESTMENTS LLC	Today's Date	April 17, 2012
Mailing Address	PO BOX 8 BLUE RIDGE, GA 30513	Parcel Number	0045 081G (District 01)
Location Address		Tax District	
Legal Description	8-2 LL265,276 DB914-213* 13.68 ACS	2008 Millage Rate	
Property Class(NOTE: Not Zoning Info)	C4-Commercial	Acres	13.68
Zoning		Neighborhood	
		Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 725,040	\$ 0	\$ 0	\$ 725,040	\$ 725,040

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	COMM 515 4-19.99AC (1019)	Acres	13.68	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

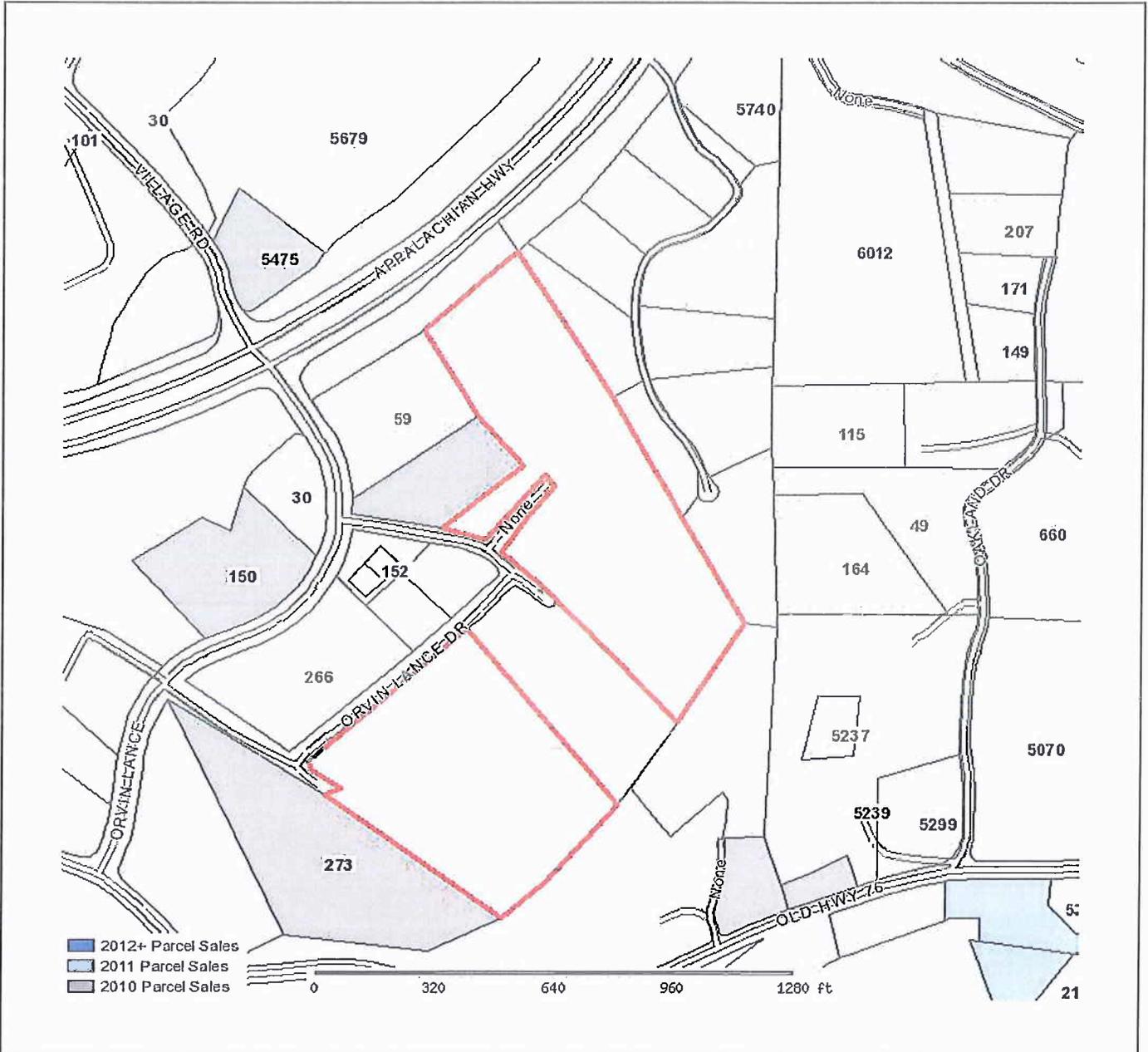
Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
11-30-2009	914 213*	12 153	\$ 0	Corporation to Corporation	BLUE RIDGE VALLEY PROPERTIERS LLC	LANCE REAL ESTATE INVESTMENTS LLC
05-09-2005	641 211		\$ 0	Quit Claim	UNITED COMUNITY BANK	BLUE RIDGE VALLEY
08-06-2004	589 212*		\$ 0	Quit Claim	PEOPLES BANK OF FANNIN COUNTY	BLUE RIDGE VALLEY
04-05-2003	498 247		\$ 0	Quit Claim	APPALACHIAN COMMUNITY BANK	BLUE RIDGE VALLEY
01-22-1999	313 772*	12 153	\$ 1,571,020	Land Market Sale	CRUSE WAYNE & ETAL	BLUE RIDGE VALLEY
08-05-1983	85 445	12 153	\$ 43,700	Pre Date		CRUSE WAYNE & ETAL

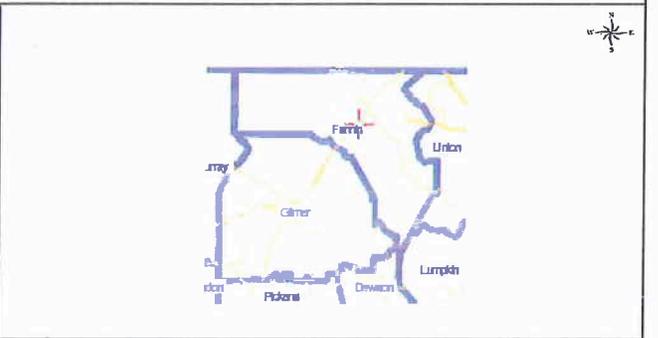
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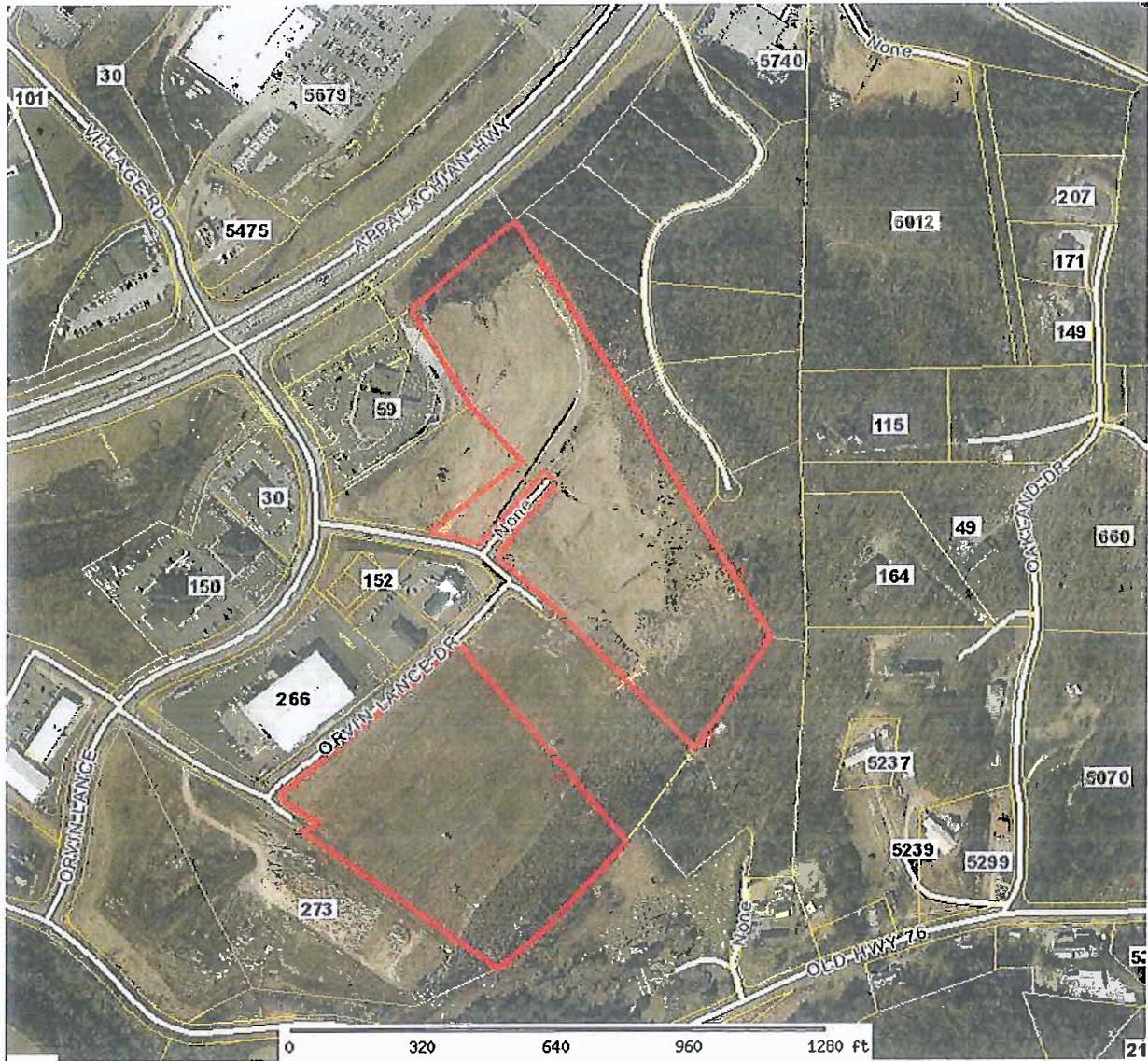


Fannin County Assessor			
Parcel: 0045 081G Acres: 13.68			
Name:	LANCE REAL ESTATE INVESTMENTS LLC	Land Value	\$725,040.00
Site:	0	Building Value	\$0.00
Sale:	\$0 on 11-2009 Reason=CC Qual=U	Misc Value	\$0.00
Mail:	PO BOX 8 BLUE RIDGE, GA 30513	Total Value:	\$725,040.00



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Date printed: 04/17/12 : 11:57:54



Fannin County Assessor			
Parcel: 0045 081G Acres: 13.68			
Name:	LANCE REAL ESTATE INVESTMENTS LLC	Land Value	\$725,040.00
Site:	0	Building Value	\$0.00
Sale:	\$0 on 11-2009 Reason=CC Qual=U	Misc Value	\$0.00
Mail:	PO BOX 8	Total Value:	\$725,040.00
	BLUE RIDGE, GA 30513		



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Date printed: 04/17/12 : 11:58:26

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Owner and Parcel Information

Owner Name	LANCE REAL ESTATE INVESTMENTS LLC	Today's Date	April 19, 2012
Mailing Address	PO BOX 8 BLUE RIDGE, GA 30513-0008	Parcel Number	0045 081J
Location Address		Tax District	(District 01)
Legal Description	8-2 LL276 DB914-203 1.738 ACS	2008 Millage Rate	
Property Class (NOTE: Not Zoning Info)	R4-Residential	Acres	1.74
Zoning	04	Neighborhood	
		Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 16,380	\$ 0	\$ 0	\$ 16,380	\$ 16,380

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Small Parcels	Rural	4	1.74	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

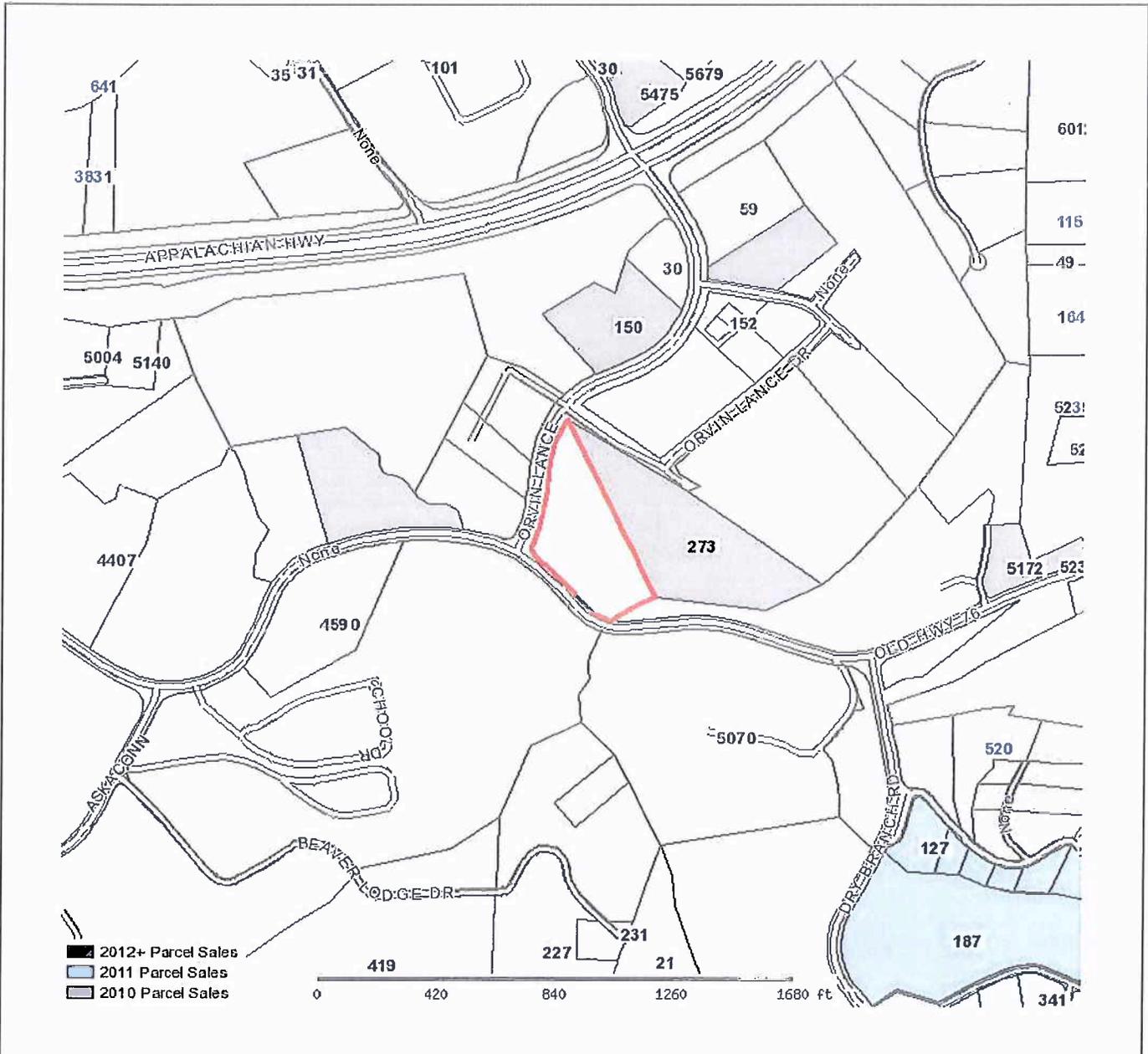
Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
11-30-2009	914 203		\$ 0	Pers to Corp	LANCE JOHN O & GARY & JAMES	LANCE REAL ESTATE INVESTMENTS LLC
04-24-1983	92 546	12 153	\$ 12,000	Pre Date		LANCE JOHN O & ETAL

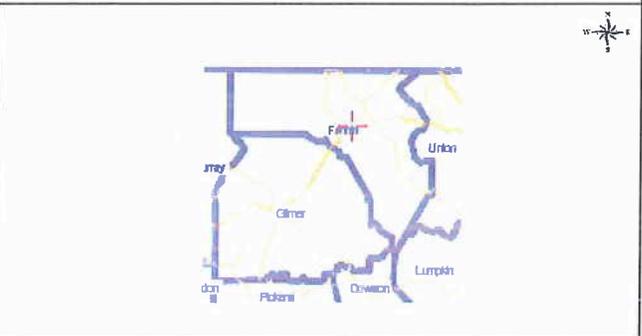
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Fannin County Assessor	
Parcel: 0045 081J Acres: 1.74	
Name:	LANCE REAL ESTATE INVESTMENTS LLC
Site:	0
Sale:	\$0 on 11-2009 Reason=PC Qual=U
Mail:	PO BOX 8 BLUE RIDGE, GA 305130008
Land Value	\$16,380.00
Building Value	\$0.00
Misc Value	\$0.00
Total Value:	\$16,380.00



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Date printed: 04/19/12 : 08:32:43

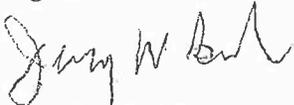
Attachment to Sample Pre-Contract Agreement

Jerry W. Braden estimates the value of the property being purchased at \$75,000 per acre. This is arrived after review of the following information.

1. The Fannin County Tax Assessor has 13.68 acres (which includes more than the site) at \$725,040 or \$52,300 per acre (see attached printout).
2. The Fannin County Tax Assessor has the 2.62 acre site adjacent to the site to the west at \$329,596 or \$125,800 per acre(see attached printout).
3. The Fannin County Tax Assessor has the 3.06 acre site adjacent and to the north of this site valued at \$537,120 or \$175,529 per acre(see attached printout).

It is obvious that the Fannin County Tax Assessor tends to value larger tracts at a higher rate per acre even if they are adjacent. Based on the size of the tract being purchased and considering the above per acre values, we estimate the value of the tract being optioned at a reasonable \$75,000 per acre.

Signed:



Jerry W. Braden

OPTION FOR PURCHASE OF REAL ESTATE

This agreement made and entered into this ___ day of February, 2012, between Jerry W. Braden, hereinafter called buyer, and Lance Real Estate Investments, LLC, hereinafter called seller, witnesseth:

For and in consideration of Four THOUSAND and no/100 Dollars(\$4,000.00) paid by buyer, the receipt and sufficiency of which is hereby acknowledged, seller does hereby agree to sell and the buyer agrees to purchase an option to purchase all that tract of land in Fannin County, adjacent to the City of Blue Ridge, Georgia, located on Orvin Lance Drive, said tract of land contains 10 acres. Said tract is more fully described as a portion of LL 276, 6th Dist, 2nd Section of Fannin County and also described in the attached drawing attached herewith as Exhibit A. The purchase price of said property shall be as follows: Seventy Five Thousand DOLLARS (\$75,000) per acre for the 10 acres or a total price of \$750,000.

The Four Thousand and no/100 Dollars (\$4,000.00) is to apply to the purchase price of this property at the time of purchase. Purchase of the property will be on or before November 30, 2012. However there is a provision for extension of the closing for an additional 120 days upon payment of an additional \$35,000 in earnest money which is due to be paid by November 30, 2012. All earnest money (the \$4,000 and the \$35,000 if paid) will be applied to the purchase price.

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

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

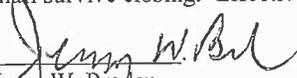
Said property is sold subject to (1) all valid restrictions of record and (2) Zoning Ordinances affecting the same. Real Estate taxes shall be prorated as of the date of closing. This contract constitutes the sole and entire agreement between the parties and no modification hereof shall be binding unless

attached hereto and signed by each, and no representations, promises or inducements shall be binding upon either party except as herein stated.

Special Stipulations

1. This property requires rezoning to allow building of multi-family. The owners will assist in this rezoning and once it is rezoned, the new zoning will not change prior to purchase.
2. Seller warrants that property has not been subject to any hazardous or toxic waste disposal or effect and will identify through an environmental questionnaire any known environmental concerns.
3. If an easement is required for utilities and drainage, Seller will provide the easement at closing.
4. The earnest money is non refundable but applies to the purchase price. The only exception to this is in the event rezoning is not approved the earnest money will be returned.
5. This option is to Jerry W. Braden. There is a right to assign this contract to another entity such as a limited partnership which will apply for financing and this assignment right does not require further signature of the seller.
6. Seller will bear no expense of the sale other than the expense of drawing a warranty deed. All expenses, including and not limited to surveys, zoning fees, Phase I environmentals, market studies, and soil borings will be paid by the buyer. There is no real estate agent involved in this land transaction. Unencumbered fee simple title will be provided to the buyer at the closing.

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


Jerry W. Braden
706-857-1414
P.O. Box 447
Summerville, GA 20747

Lance Real Estate Investments, LLC
P.O. Box 8
Blue Ridge, Georgia 30513
706-633-7725

706-857-1414

All Members of the LLC are to Sign:





SAMPLE PRE-CONTRACT AGREEMENT

This Pre-Contract Agreement (Agreement) is executed for the property located at _____
Orvin Lance Drive between the following parties:

Buyer: Jerry W. Braden Address: P.O. Box 447, Summerville, Georgia 30747

Seller: Lance Real Estate Investments, LLC Address: P.O. Box 8, Blue Ridge, Ga 30513

AGREEMENT CONDITIONS:

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

Voluntary Sale –

- 1) The Buyer does not have the right of eminent domain.
- 2) Because this is a voluntary transaction, the Buyer will not be able to acquire the property offered for sale if negotiations fail to result in an amicable agreement.
- 3) The Buyer estimates the fair market value of the property to be \$75,000 per acre See Attached.
- 4) Even though Federal funds will be used in the acquisition of the property, the Seller WILL NOT be entitled to any relocation benefits.
- 5) Any tenant legally occupying the property is eligible to receive relocation assistance and benefits as identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended.

Timely Notices –

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

Recordkeeping –

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

AGREEMENT ACCEPTANCE:

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

John Curtis Love 1-31-12 James Larry Lince
 Signature of Seller Lance Real Estate Investments, LLC Date _____

Jinda Hedder 1-31-12 706-633-7682
 Signature of Witness Date Witness Phone Number: _____

Address of Witness: PO Box 1446 Blue Ridge Ga 30513

Jerry W Braden 1-31-12
 Signature of Buyer Jerry W. Braden Date _____

Armando Braden 1-31-12 706-506-3393
 Signature of Witness Date Witness Phone Number: _____

Address of Witness: 135 N. Washington St. Summerville, Ga 30747

Mr. Larry Lance

Lance Trucking

4246 E. First St.

Blue Ridge, Ga 30513

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Owner and Parcel Information

Owner Name	LANCE REAL ESTATE INVESTMENTS LLC	Today's Date	January 31, 2012
Mailing Address	PO BOX 8	Parcel Number	0045 081G
	BLUE RIDGE, GA 30513	Tax District	(District 01)
Location Address		2008 Millage Rate	
Legal Description	8-2 LL265,276 DB914-213* 13.68 ACS	Acres	13.68
Property Class(NOTE: Not Zoning Info)	C4-Commercial	Neighborhood	
Zoning	04	Homestead Exemption	No (\$0)
		Parcel Map	Show Parcel Map

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 725,040	\$ 0	\$ 0	\$ 725,040	\$ 725,040

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	COMM 515 4-19.99AC (1019)	Acres	13.68	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
11-30-2009	914 213*	12 153	\$ 0	Corporation to Corporation	BLUE RIDGE VALLEY PROPERTIERS LLC	LANCE REAL ESTATE INVESTMENTS LLC
05-09-2005	641 211		\$ 0	Quit Claim	UNITED COMMUNITY BANK	BLUE RIDGE VALLEY
08-06-2004	589 212*		\$ 0	Quit Claim	PEOPLES BANK OF FANNIN COUNTY	BLUE RIDGE VALLEY
04-05-2003	498 247		\$ 0	Quit Claim	APPALACHIAN COMMUNITY BANK	BLUE RIDGE VALLEY
01-22-1999	313 772*	12 153	\$ 1,571,020	Land Market Sale	CRUSE WAYNE & ETAL	BLUE RIDGE VALLEY
08-05-1983	85 445	12 153	\$ 43,700	Pre Date		CRUSE WAYNE & ETAL

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Owner and Parcel Information

Owner Name	UNITED STATES POSTAL SERVICE	Today's Date	January 31, 2012
Mailing Address	1735 N BROWN ROAD SUITE 200 LAWRENCEVILLE, GA 30043-8135	Parcel Number	0045 081J1
Location Address	273 ORVIN LANCE DRIVE	Tax District	(District 01)
Legal Description	8-2 LL276 DB855-537* 2.622 ACS	2008 Millage Rate	
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Zoning	04	Neighborhood	
		Homestead Exemption	No (S0)
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2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
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Land Information

Type	Description	Calculation Method	Acres	Photo
RES	COMM 515 2-3.99AC (1018)	Acres	2.62	NA

Improvement Information

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
Office Buildings-C	\$ 526,238	2009		8,250	9		
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
						015-0	Sketch Building 1

Accessory Information

Description	Year Built	Dimensions/Units	Value
Paving: Asphalt	2009	0x0 27240	\$ 26,695

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
06-14-2010	944 123*		\$ 0	Deed of Correction	LANCE JOHN O & GARY O & LARRY & ETAL	UNITED STATES POSTAL SERVICE
07-15-2008	855 537*		333,250	Land Market Sale	LANCE JOHN O & GARY O & JAMES LARRY	UNITED STATES POSTAL SERVICE

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Fannin County Assessors Office

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Owner and Parcel Information

Owner Name	COPPER BASIN FEDERAL	Today's Date	January 31, 2012
Mailing Address	CREDIT UNION 85 ORVIN LANCE DR BLUE RIDGE, GA 30513	Parcel Number	0045 081F5
Location Address		Tax District	(District 02)
Legal Description	8-2 LL265,276 DB752-480* 3.061 ACS	2008 Millage Rate	
Property Class(NOTE: Not Zoning Info)	C4-Commercial	Acres	3.06
Zoning	04	Neighborhood	
		Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Ma

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 537,120	\$ 0	\$ 0	\$ 537,120	\$ 537,120

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	COMM 515 <1ACRE (976)	Acres	0.99	NA
RES	COMM 515 1-1-99AC (977)	Acres	1	NA
RES	COMM 515 1-1-99AC (977)	Acres	1.07	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
10-20-2006	752 480*	D362 8	\$ 675,000	Land Market Sale	LANCE PROPERTIES	COPPER BASIN FEDERAL

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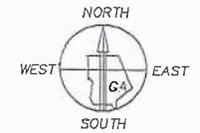
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: November 21, 2011

Commence at the northeast corner of Land Lot 276, thence S 40°51'31" W for 632.00 feet, thence S 39°39'00" W for 195.90 feet, thence S 42°22'00" W for 95.69 and the Point of Beginning; thence S 42°21'59" W for 63.11 feet; thence S 48°59'00" W for 145.10 feet; thence S 49°43'00" W for 261.10 feet; thence N 75°35'00" W for 105.00 feet; thence N 78°11'01" W for 229.00 feet; thence S 80°56'00" W for 109.20 feet; thence S 65°23'00" W for 63.90 feet; thence S 24°27'04" W for 15.30 feet; to the beginning of a curve, whose chord is N 53°01'00" W for 158.00 feet; the radius point of which bears N 27°14'08" E for 466.60 feet; thence northwesterly along said curve, through a central angle of 19°29'43" for 158.76 feet; thence N 44°38'00" W for 90.80 feet; thence N 45°34'19" E for 292.22 feet; thence N 45°34'19" E for 577.73 feet; thence S 41°27'19" E for 631.45 feet; to the Point of Beginning. Containing therein 10.00 Acres.

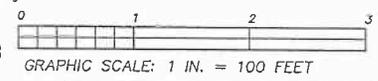
DRAWING FOR JERRY R. BRADEN

LOCATED IN LAND LOT 276,
8TH DISTRICT, 2ND SECTION,
FANNIN COUNTY, GEORGIA.

PROPERTY OF LANCE REAL ESTATE
INVESTMENTS, LLC



C1
 $\Delta = 19^{\circ}29'43''$
 $R = 466.60$
 $L = 158.76$
 $CH = 158.00$
 $CB = N 53^{\circ}01'00'' W$



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

DATE OF PLAT: 2/1/2012

SCALE: ONE INCH = 100 FEET
 NORTH BASED - MAGNETIC
 EQUIPMENT - 5" LEICA TS
 DD - BLUERIDG2

LINE NO.	BEARING	DISTANCE
L1	S 24°27'04" W	15.30
L2	S 65°23'00" W	63.90

Handwritten notes:
 Lot 276
 88
 88
 JMB

Handwritten note:
 Exhibit A

APPENDIX E
Non-Scope Testing

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

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

GEC

EDR Vapor Encroachment

GEC

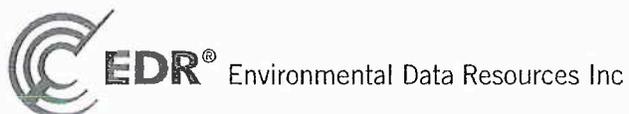
Broadview Cove

Orvin Lance Drive
Blue Ridge, GA 30513

Inquiry Number: 3305828.8s
April 26, 2012

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



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

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

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EXECUTIVE SUMMARY

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

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

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

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

BROADVIEW COVE
ORVIN LANCE DRIVE
BLUE RIDGE, GA 30513

COORDINATES

Latitude (North):	34.8746 - 34° 52' 28.558044"
Longitude (West):	84.2998 - 84° 17' 59.26941"
Elevation:	1579 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: YES
 NWI Wetlands: YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

Soil Component Name: Dillard
 Soil Surface Texture: fine sandy loam
 Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
 Soil Drainage Class: Moderately well drained
 Hydric Status: Partially hydric
 Corrosion Potential - Uncoated Steel: Moderate
 Depth to Bedrock Min: > 0 inches
 Depth to Watertable Min: > 76 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	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 1.4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	27 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: 42 Min: 1.4	Max: 5.5 Min: 4.5
3	27 inches	37 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: 42 Min: 1.4	Max: 5.5 Min: 4.5
4	37 inches	59 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: 42 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Thurmont

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 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: 14 Min: 4	Max: 5.5 Min: 4.5
2	5 inches	29 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: 14 Min: 4	Max: 5.5 Min: 4.5
3	29 inches	42 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: 14 Min: 4	Max: 5.5 Min: 4.5
4	42 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: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Bradson

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

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
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. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	51 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 4

Soil Component Name: Arkaqua

Soil Surface Texture: loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 54 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
2	9 inches	29 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
3	29 inches	46 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
4	46 inches	72 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6

Soil Map ID: 5

Soil Component Name: Cowee

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 6

Soil Component Name: Clifton

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	3 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
3	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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
4	35 inches	59 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: French

Soil Surface Texture: fine sandy loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 53 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
2	9 inches	33 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
3	33 inches	59 inches	very gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1

Soil Map ID: 8

Soil Component Name: Junaluska

Soil Surface Texture: channery 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

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	1 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	1 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	27 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	27 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 9

Soil Component Name: Urban land

Soil Surface Texture: channery loam

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

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

EXECUTIVE SUMMARY

Soil Map ID: 10

Soil Component Name: Junaluska

Soil Surface Texture: channery 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	1 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	1 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	27 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	27 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

EXECUTIVE SUMMARY

Soil Map ID: 11

Soil Component Name: Cowee

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 12

Soil Component Name: Cowee

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: Well drained

EXECUTIVE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

EXECUTIVE SUMMARY

SEARCH RESULTS

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

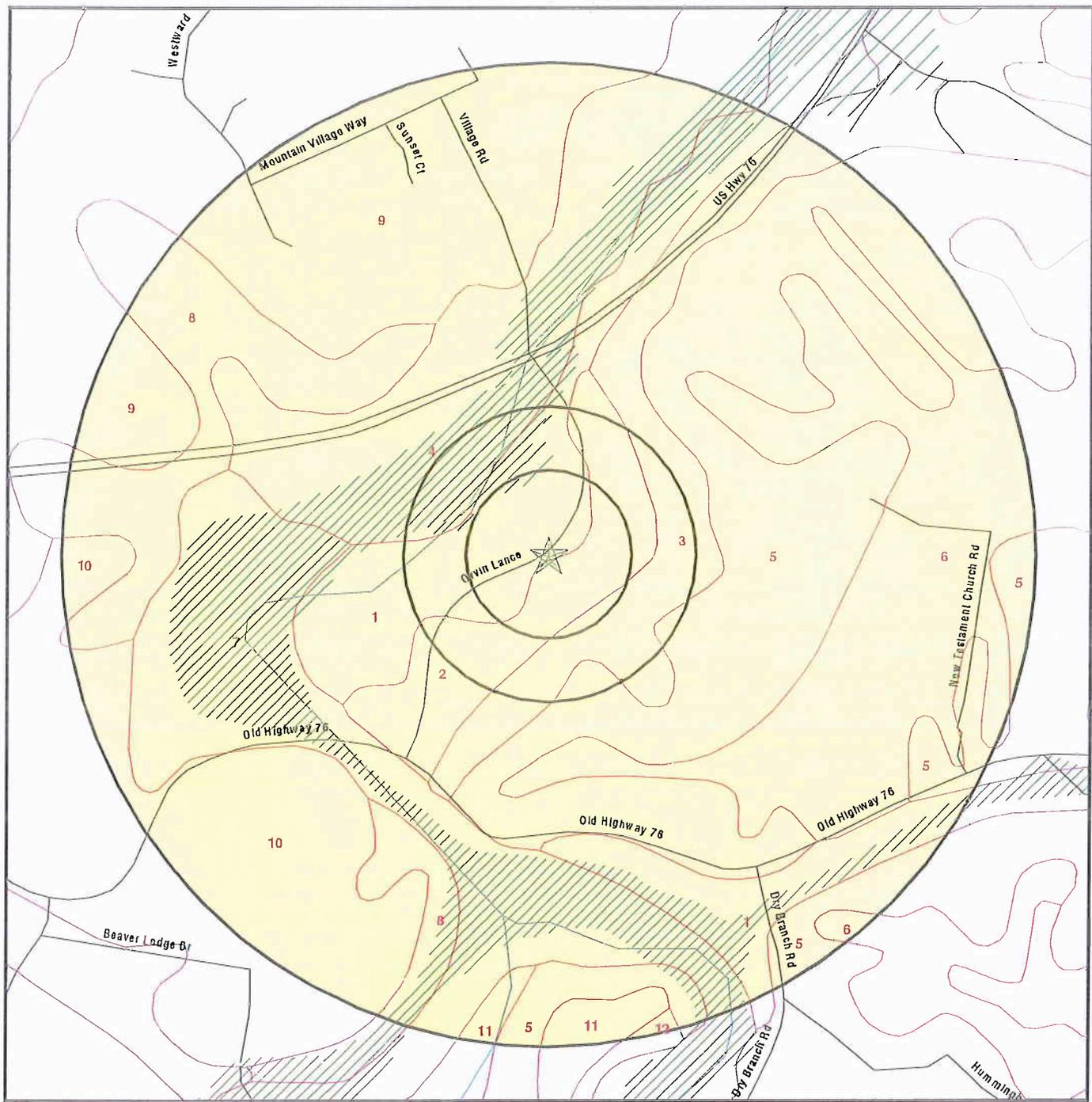
STANDARD ENVIRONMENTAL RECORDS

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

HISTORICAL USE RECORDS

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

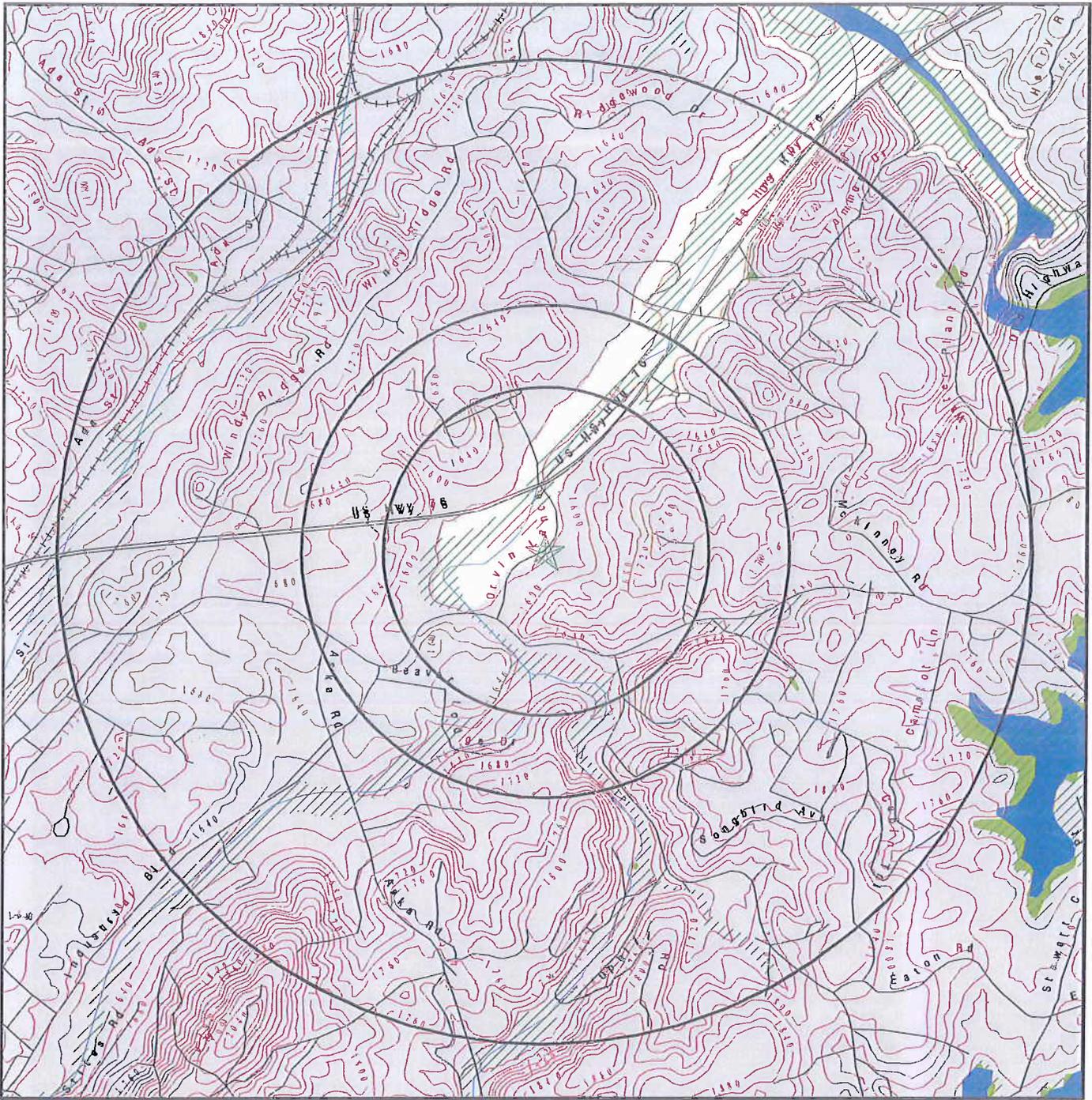
PRIMARY MAP - 3305828.8s



- ☆ 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
- ➡ Groundwater Flow Direction
- Ⓜ️ Indeterminate Groundwater Flow at Location
- Ⓜ️ Groundwater Flow Varies at Location
- 🌿 SSURGO Soil

<p>SITE NAME: Broadview Cove ADDRESS: Orvin Lance Drive Blue Ridge GA 30513 LAT/LONG: 34.8746 / 84.2998</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3305828.8s DATE: April 19, 2012 3:36 pm</p>
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SECONDARY MAP - 3305828.8s



☆ Target Property

▲ Sites at elevations higher than or equal to the target property

▼ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

~ Contour Lines

~ Oil & Gas pipelines from USGS

■ 100-year flood zone

■ 500-year flood zone

■ National Wetland Inventory

□ Upgradient Area



SITE NAME: Broadview Cove
 ADDRESS: Orvin Lance Drive
 Blue Ridge GA 30513
 LAT/LONG: 34.8746 / 84.2998

CLIENT: Geotechnical & Envl. Cons.
 CONTACT: Tameka Gordon
 INQUIRY #: 3305828.8s
 DATE: April 19, 2012 3:35 pm

AERIAL PHOTOGRAPHY - 3305828.8s



SITE NAME: Broadview Cove
ADDRESS: Orvin Lance Drive
Blue Ridge GA 30513
LAT/LONG: 34.8746 / 84.2998

CLIENT: Geotechnical & Env'tl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3305828.8s
DATE: April 19, 2012 3:37 pm

MAP FINDINGS

LEGEND

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

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

RECORD SOURCES AND CURRENCY

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

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

STANDARD ENVIRONMENTAL RECORDS

AIRS: Permitted Facility & Emissions Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2011

Source: Department of Natural Resources

Number of Days to Update: 49

Telephone: 404-363-7000

Last EDR Contact :02/27/2012

AST: Above Ground Storage Tanks

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

Search Distance: Property

A listing of LP gas tank site locations.

Date of Government Version: 03/06/2012

Source: Office of Insurance & Safety Fire Commissioner

Number of Days to Update: 36

Telephone: 404-656-5875

Last EDR Contact :02/27/2012

AUL: Uniform Environmental Covenants

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

Search Distance: 0.5 Mile

A list of environmental covenants

Date of Government Version: 12/08/2010

Source: Department of Natural Resources

Number of Days to Update: 24

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

BROWNFIELDS: Brownfields Public Record List

Standard Environmental Record Source: State and tribal Brownfields sites

Search Distance: 0.333 Mile

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

Date of Government Version: 10/27/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

COAL ASH: Coal Ash Disposal Site Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

A listing of coal ash landfills.

Date of Government Version: 05/27/2011

Source: Department of Natural Resources

Number of Days to Update: 41

Telephone: 404-362-2537

RECORD SOURCES AND CURRENCY

Last EDR Contact :03/05/2012

DEL SHWS: Delisted Hazardous Site Inventory Listing

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011

Source: Department of Natural Resources

Number of Days to Update: 19

Telephone: 404-657-8636

Last EDR Contact :04/02/2012

DRYCLEANERS: Drycleaner Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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

Date of Government Version: 09/18/2009

Source: Department of Natural Resources

Number of Days to Update: 21

Telephone: 404-363-7000

Last EDR Contact :02/27/2012

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 03/08/2012

Source: Department of Natural Resources

Number of Days to Update: 26

Telephone: 404-362-4892

Last EDR Contact :03/16/2012

HIST LF: Historical Landfills

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

Search Distance: 0.333 Mile

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003

Source: Department of Natural Resources

Number of Days to Update: 17

Telephone: 404-362-2696

Last EDR Contact :01/20/2004

INST CONTROL: Public Record List

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

Search Distance: Property

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 10/27/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

LUST: List of Leaking Underground Storage Tanks

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

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

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

Date of Government Version: 01/11/2012

Source: Environmental Protection Division

Number of Days to Update: 20

Telephone: 404-362-2687

Last EDR Contact :03/21/2012

NON HSI: Non-Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 01/12/2012

Source: Rindt-McDuff Associates, Inc.

Number of Days to Update: 35

Telephone: Not Reported

Last EDR Contact :03/16/2012

NPDES: NPDES Wastewater Permit List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/27/2011

Source: Department of Natural Resources

Number of Days to Update: 8

Telephone: 404-362-2680

Last EDR Contact :02/15/2012

SHWS: Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 07/01/2011

Source: Department of Environmental Protection

Number of Days to Update: 19

Telephone: 404-657-8600

Last EDR Contact :04/02/2012

SPILLS: Spills Information

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-656-6905

Last EDR Contact :04/02/2012

SWF/LF: Solid Waste Disposal Facilities

RECORD SOURCES AND CURRENCY

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

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

Date of Government Version: 03/04/2011
Number of Days to Update: 43
Last EDR Contact :02/10/2012

Source: Department of Natural Resources
Telephone: 404-362-2696

SWRCY: Recycling Center Listing

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

A listing of recycling facility locations.

Date of Government Version: 03/14/2012
Number of Days to Update: 26
Last EDR Contact :04/11/2012

Source: Department of Community Affairs
Telephone: 404-679-1598

TIER 2: Tier 2 Data Listing

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

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

Date of Government Version: 12/31/2010
Number of Days to Update: 24
Last EDR Contact :03/05/2012

Source: Department of Natural Resources
Telephone: 404-656-4852

UST: Underground Storage Tank Database

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

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/08/2012
Number of Days to Update: 26
Last EDR Contact :03/16/2012

Source: Environmental Protection Division
Telephone: 404-362-2687

VCP: Voluntary Cleanup Program site

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

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

Date of Government Version: 01/01/2012
Number of Days to Update: 35
Last EDR Contact :03/06/2012

Source: DNR
Telephone: 404-657-8600

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

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

RECORD SOURCES AND CURRENCY

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

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

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

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

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

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

COAL ASH DOE: Sleam-Electric Plan Operation Data

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

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

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

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

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

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

CONSENT: Superfund (CERCLA) Consent Decrees

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

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

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

CORRACTS: Corrective Action Report

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

RECORD SOURCES AND CURRENT

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 08/19/2011

Source: EPA

Number of Days to Update: 132

Telephone: 800-424-9346

Last EDR Contact :02/13/2012

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

Search Distance: 0.333 Mile

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

Date of Government Version: 01/12/2009

Source: EPA, Region 9

Number of Days to Update: 137

Telephone: 415-947-4219

Last EDR Contact :03/26/2012

DELISTED NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011

Source: EPA

Number of Days to Update: 141

Telephone: Not Reported

Last EDR Contact :04/05/2012

DOT OPS: Incident and Accident Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/29/2011

Source: Department of Transportation, Office of Pipeline Safety

Number of Days to Update: 94

Telephone: 202-366-4595

Last EDR Contact :02/07/2012

ERNS: Emergency Response Notification System

Standard Environmental Record Source: Federal ERNS list

Search Distance: Property

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

Date of Government Version: 10/03/2011

Source: National Response Center, United States Coast Guard

Number of Days to Update: 38

Telephone: 202-267-2180

Last EDR Contact :04/03/2012

FEMA UST: Underground Storage Tank Listing

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

Search Distance: Property

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010

Source: FEMA

RECORD SOURCES AND CURRENCY

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

Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System

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

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

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

Source: EPA
Telephone: Not Reported

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

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

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

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

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

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

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

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

Source: EPA
Telephone: 202-566-1667

FUDS: Formerly Used Defense Sites

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

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

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

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

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 10/19/2006
Number of Days to Update: 40
Last EDR Contact :12/17/2007

Source: Environmental Protection Agency
Telephone: 202-564-2501

HMIRS: Hazardous Materials Information Reporting System

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

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

Date of Government Version: 10/04/2011
Number of Days to Update: 38
Last EDR Contact :04/03/2012

Source: U.S. Department of Transportation
Telephone: 202-366-4555

ICIS: Integrated Compliance Information System

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

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

Date of Government Version: 07/20/2011
Number of Days to Update: 61
Last EDR Contact :03/26/2012

Source: Environmental Protection Agency
Telephone: 202-564-5088

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

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

Date of Government Version: 10/01/2011
Number of Days to Update: 10
Last EDR Contact :02/03/2012

Source: EPA Region 1
Telephone: 617-918-1313

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/02/2011
Number of Days to Update: 7
Last EDR Contact :01/30/2012

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/14/2011
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-8677

RECORD SOURCES AND CURRENCY

Last EDR Contact :01/30/2012

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 09/12/2011

Source: EPA Region 6

Number of Days to Update: 59

Telephone: 214-665-6597

Last EDR Contact :01/30/2012

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/01/2011

Source: EPA Region 7

Number of Days to Update: 50

Telephone: 913-551-7003

Last EDR Contact :01/30/2012

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6271

Last EDR Contact :01/30/2012

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/05/2011

Source: Environmental Protection Agency

Number of Days to Update: 34

Telephone: 415-972-3372

Last EDR Contact :01/30/2012

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

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998

Source: Environmental Protection Agency

Number of Days to Update: 52

Telephone: 703-308-8245

Last EDR Contact :02/06/2012

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2011

Source: EPA, Region 1

Number of Days to Update: 10

Telephone: 617-918-1313

Last EDR Contact :02/03/2012

RECORD SOURCES AND CURRENCY

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 11/02/2011

Source: EPA Region 10

Number of Days to Update: 7

Telephone: 206-553-2857

Last EDR Contact :01/30/2012

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 12/14/2011

Source: EPA Region 4

Number of Days to Update: 26

Telephone: 404-562-9424

Last EDR Contact :01/30/2012

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 07/01/2011

Source: EPA Region 5

Number of Days to Update: 18

Telephone: 312-886-6136

Last EDR Contact :01/30/2012

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 05/10/2011

Source: EPA Region 6

Number of Days to Update: 34

Telephone: 214-665-7591

Last EDR Contact :01/30/2012

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 11/01/2011

Source: EPA Region 7

Number of Days to Update: 50

Telephone: 913-551-7003

Last EDR Contact :01/30/2012

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6137

Last EDR Contact :01/30/2012

INDIAN UST R9: Underground Storage Tanks on Indian Land

RECORD SOURCES AND CURRENCY

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

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

Date of Government Version: 11/28/2011

Source: EPA Region 9

Number of Days to Update: 42

Telephone: 415-972-3368

Last EDR Contact :01/30/2012

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

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

Date of Government Version: 08/04/2011

Source: EPA, Region 1

Number of Days to Update: 38

Telephone: 617-918-1102

Last EDR Contact :04/03/2012

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

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

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Number of Days to Update: 27

Telephone: 913-551-7365

Last EDR Contact :04/20/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

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

Date of Government Version: 09/09/2011

Source: Environmental Protection Agency

Number of Days to Update: 13

Telephone: 202-564-6023

Last EDR Contact :01/30/2012

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/09/2005

Source: Department of the Navy

Number of Days to Update: 31

Telephone: 843-820-7326

Last EDR Contact :04/03/2012

MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 08/18/2011

Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 21

Telephone: 303-231-5959

Last EDR Contact :03/07/2012

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/21/2011

Source: Nuclear Regulatory Commission

Number of Days to Update: 60

Telephone: 301-415-7169

Last EDR Contact :03/12/2012

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011

Source: EPA

Number of Days to Update: 141

Telephone: Not Reported

Last EDR Contact :04/05/2012

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Federal NPL

Search Distance: Property

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

Date of Government Version: 10/15/1991

Source: EPA

Number of Days to Update: 56

Telephone: 202-564-4267

Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/30/1985

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 800-424-9346

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 11/01/2010

Source: EPA

Number of Days to Update: 98

Telephone: 202-566-0500

Last EDR Contact :04/17/2012

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 02/01/2011

Source: Environmental Protection Agency

Number of Days to Update: 83

Telephone: 202-566-0517

Last EDR Contact :02/03/2012

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011

Source: EPA

Number of Days to Update: 141

Telephone: Not Reported

Last EDR Contact :04/05/2012

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 04/17/1995

Source: EPA

Number of Days to Update: 35

Telephone: 202-564-4104

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/10/2012

Source: Environmental Protection Agency

Number of Days to Update: 49

Telephone: 202-343-9775

Last EDR Contact :04/10/2012

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-NonGen: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 11/10/2011
Number of Days to Update: 67
Last EDR Contact :04/04/2012

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

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/10/2011
Number of Days to Update: 67
Last EDR Contact :04/04/2012

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

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/10/2011
Number of Days to Update: 67
Last EDR Contact :04/04/2012

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

ROD: Records Of Decision

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

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

Date of Government Version: 09/28/2011
Number of Days to Update: 27
Last EDR Contact :03/14/2012

Source: EPA
Telephone: 703-416-0223

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

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

Date of Government Version: 03/07/2011
Number of Days to Update: 54
Last EDR Contact :02/06/2012

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

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

Last EDR Contact :01/30/2012

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 131

Telephone: 202-566-0250

Last EDR Contact :02/28/2012

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2006

Source: EPA

Number of Days to Update: 64

Telephone: 202-260-5521

Last EDR Contact :03/28/2012

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :02/28/2012

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/27/2011

Source: Environmental Protection Agency

RECORD SOURCES AND CURRENCY

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

Telephone: 202-566-2777

US CDL: Clandestine Drug Labs

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

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

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

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

US ENG CONTROLS: Engineering Controls Sites List

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

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

Date of Government Version: 12/30/2011
Number of Days to Update: 11
Last EDR Contact :03/12/2012

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

US HIST CDL: National Clandestine Laboratory Register

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

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

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

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

US INST CONTROL: Sites with Institutional Controls

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

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/30/2011
Number of Days to Update: 11
Last EDR Contact :03/12/2012

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

DOD: Department of Defense Sites

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

RECORD SOURCES AND CURRENCY

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 62

Telephone: 888-275-8747

Last EDR Contact :04/16/2012

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 34

Telephone: 202-208-3710

Last EDR Contact :04/16/2012

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 04/12/2007

Source: EPA

Number of Days to Update: N/A

Telephone: Not Reported

Last EDR Contact :03/12/2012

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

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

Date of Government Version: 08/28/2009

Number of Days to Update: 55

Last EDR Contact :04/06/2012

Source: EDR, Inc.

Telephone: Not Reported

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

HYDROLOGIC INFORMATION

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

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

STREET AND ADDRESS INFORMATION

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APPENDIX F:
Noise Assessment Documentation

**Worksheet A
Site Evaluation**

Noise Assessment Guidelines

Site Location

Orvin Lance Connector

Program

Project Name

Broadview Cove

Locality

Blue Ridge, Fannin County, Georgia

File Number

120297.240

Sponser's Name

Phone

Street Address

City, State

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

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

Final Site Evaluation (circle one)

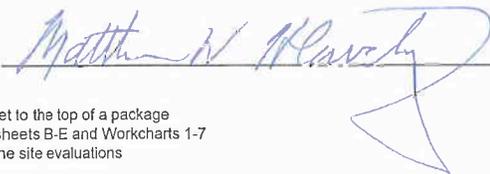
Acceptable

Normally Unacceptable

Unacceptable

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

Signature



Date

05/16/12

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

Handwritten initials and date: MK 6/17/12

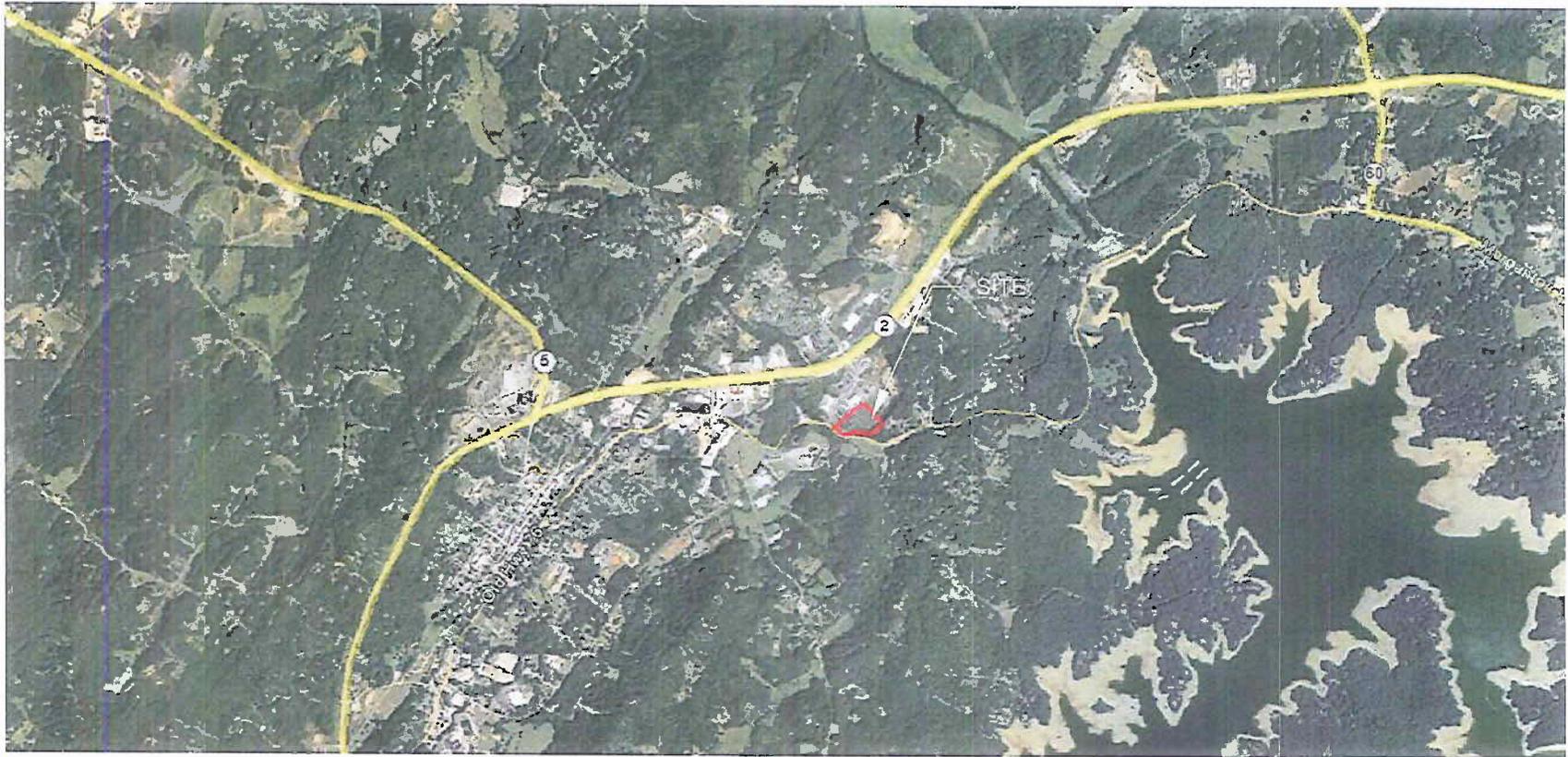


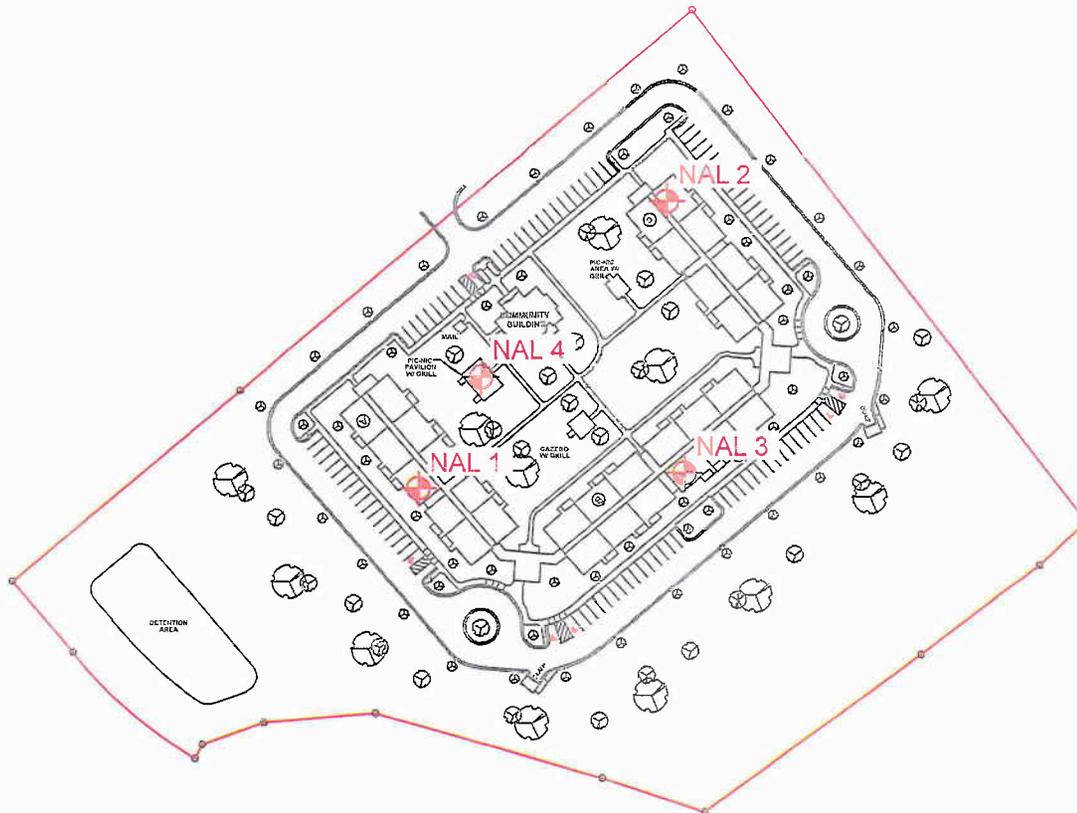
Image courtesy of Google Earth

SITE VICINITY
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC.

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



<u>NAL</u>	<u>Road</u> <u>DNL</u>	<u>Air</u> <u>DNL</u>	<u>Rail</u> <u>DNL</u>	<u>Combined</u>
1	< 65	< 55	< 65	< 65
2	< 65	< 55	< 65	< 65
3	< 65	< 55	< 65	< 65
4	< 65	< 55	< 65	< 65
5	< 65	< 55	< 65	< 65

NOT TO SCALE
Image courtesy of Google Earth

**NOISE ASSESSMENT LOCATIONS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA**

GEC PROJECT NO. 120297.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
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WWW.GECONSULTANTS.COM

**Worksheet C
Roadway Noise**

List all major roads within 1000 feet of the site:

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

NAL 1/2/3/4

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

Math W. Blavsky 5/16/12



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



Image courtesy of Google Earth

MAJOR ROADWAYS - 1000-FT RADIUS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
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Worksheet B Aircraft Noise

List all airports within 15 miles of the site:

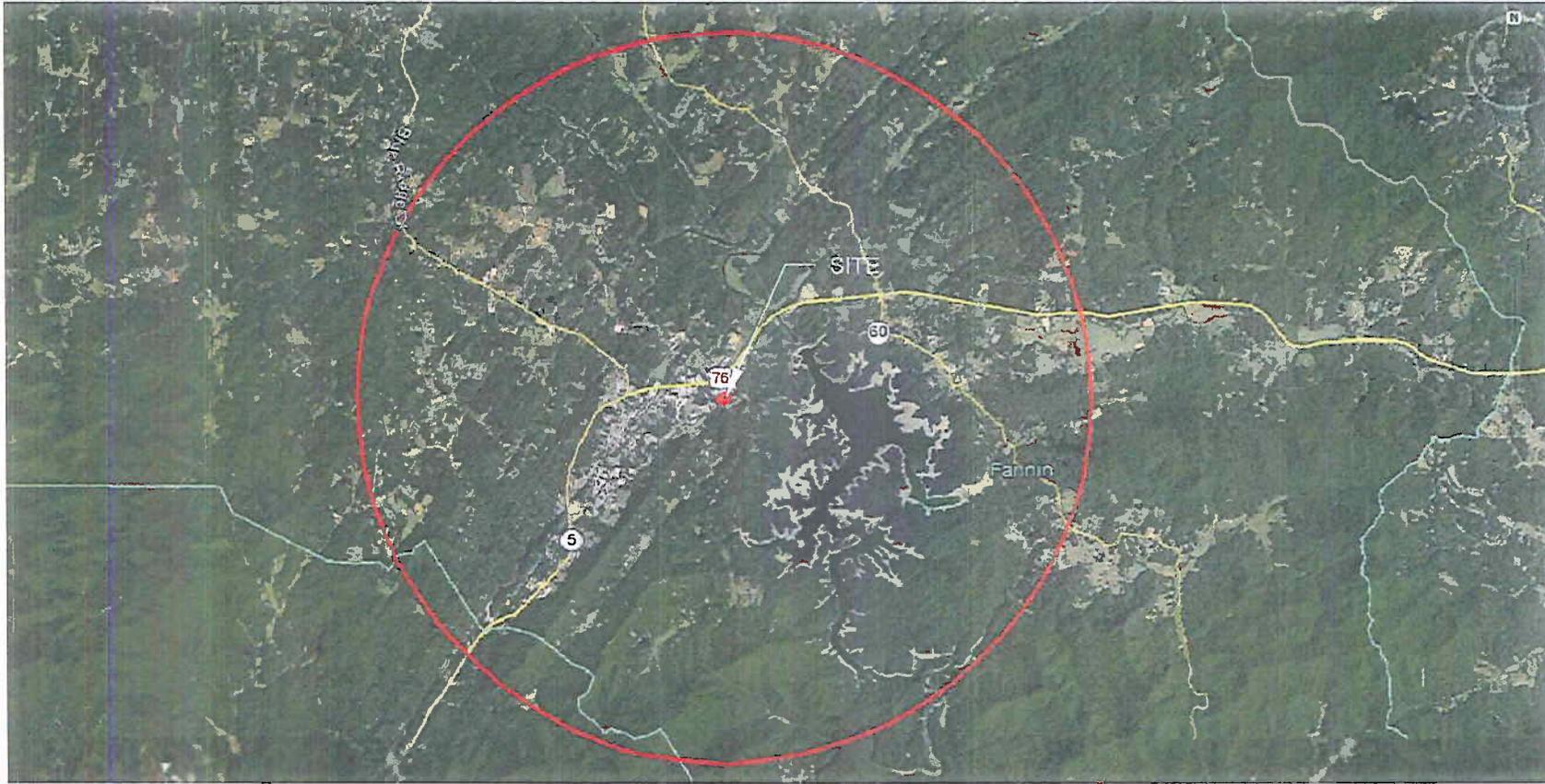
- 1 Martin Campbell Airfield** 10.1 miles N
- 2 No other airports were found within a 15-mile radius, per maps
- 3 _____

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

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

Signed 

Date 05/16/12



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

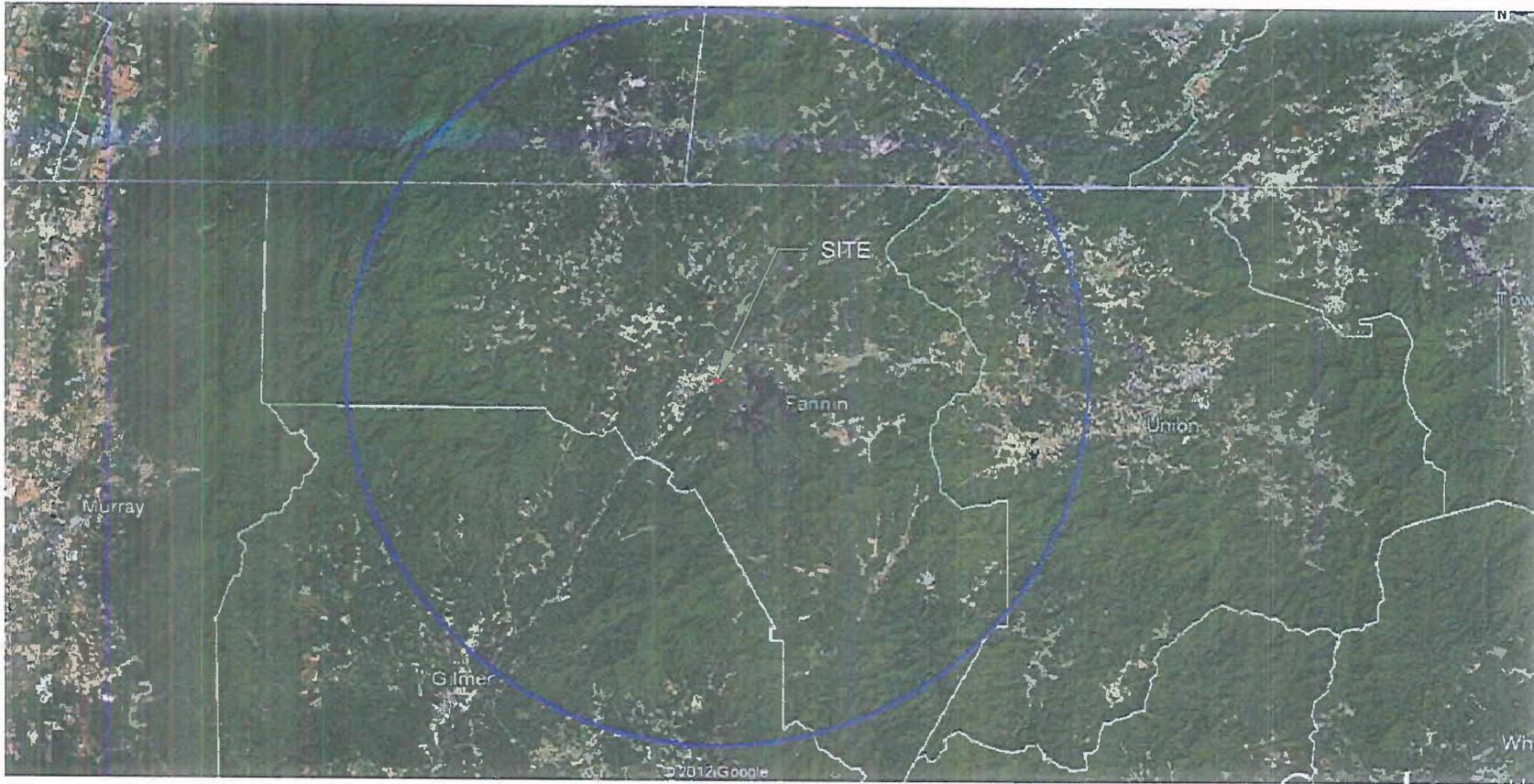
Image courtesy of Google Earth

CIVIL AIRPORTS - 5-MILE RADIUS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC.

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



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



Image courtesy of Google Earth

MILITARY AIRFIELDS - 15-MILE RADIUS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

GEC
GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC.

514 HILLCREST INDUSTRIAL BLVD.
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Worksheet D
Railway Noise

List All Railways within 3000 feet of the site:

- 1 No railways within 3000 feet of site, per maps
- 2 _____
- 3 _____

1/2/3/4

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

Matthew N. Henry 5/16/12

**APPENDIX G:
Regulatory Search Information**

Broadview Cove

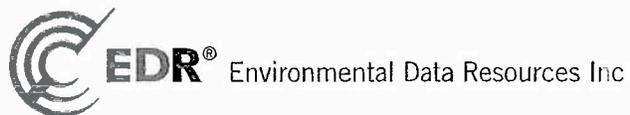
Orvin Lance Drive

Blue Ridge, GA 30513

Inquiry Number: 3305828.2s

April 19, 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

ORVIN LANCE DRIVE
BLUE RIDGE, GA 30513

COORDINATES

Latitude (North): 34.8746000 - 34° 52' 28.56"
Longitude (West): 84.2998000 - 84° 17' 59.28"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 746810.6
UTM Y (Meters): 3862266.5
Elevation: 1579 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34084-H3 MINERAL BLUFF, GA
Most Recent Revision: 2001

South Map: 34084-G3 BLUE RIDGE, GA
Most Recent Revision: 1988

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-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

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

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

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

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

EXECUTIVE SUMMARY

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
AUL..... Uniform Environmental Covenants

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
HIST LF..... Historical Landfills
SWRCY..... Recycling Center Listing

Local Lists of Hazardous waste / Contaminated Sites

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

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

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

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

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting

EXECUTIVE SUMMARY

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.

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

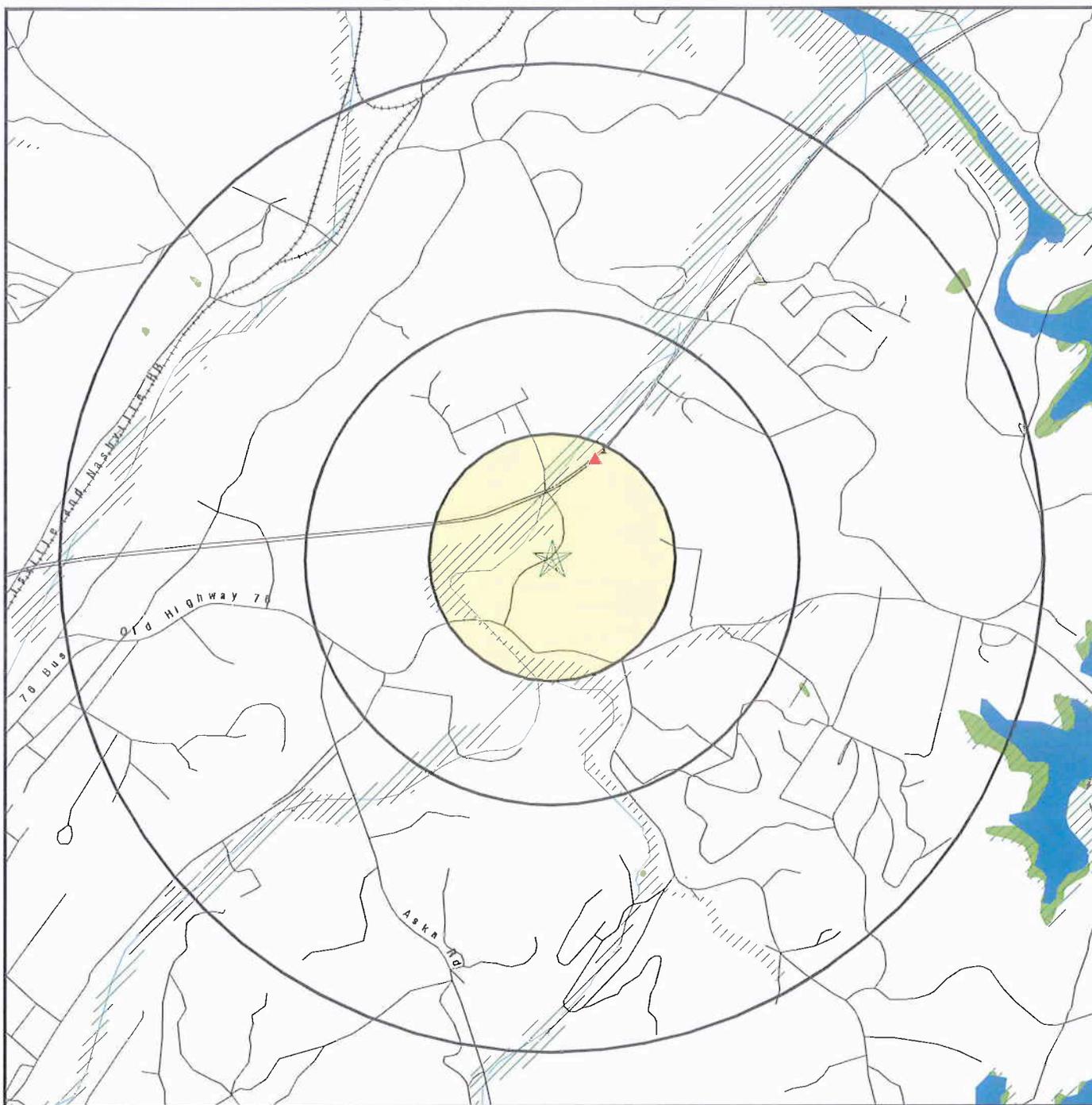
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MASON TRACTOR CO</i>	<i>1050 APPALACHIAN HWY</i>	<i>NNE 1/8 - 1/4 (0.219 mi.)</i>	<i>1</i>	<i>7</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
WATSON COUNTRY STORE ATLANTA MOTOR LINES INC	FINDS, UST, FINANCIAL ASSURANCE LUST, UST, SPILLS, FINANCIAL ASSURANCE
GARRETTS TEXACO FANNIN CO-SILVER STAR ENVIRONMENTA DWIGHT TANNER SERVICE STATION TRI-STATE PROPANE INC. GET & GO TEXACO BILL'S ONE STOP FERRELLGAS, INC. COUNTRY CUPBOARD #7 COUNTRY CUPBOARD #35 MOUNTAIN VALLEY MOTORS BODY SHOP	UST, FINANCIAL ASSURANCE SWF/LF AST AST AST AST AST RCRA-NonGen, FINDS RCRA-NonGen, FINDS RCRA-CESQG, FINDS

OVERVIEW MAP - 3305828.2s



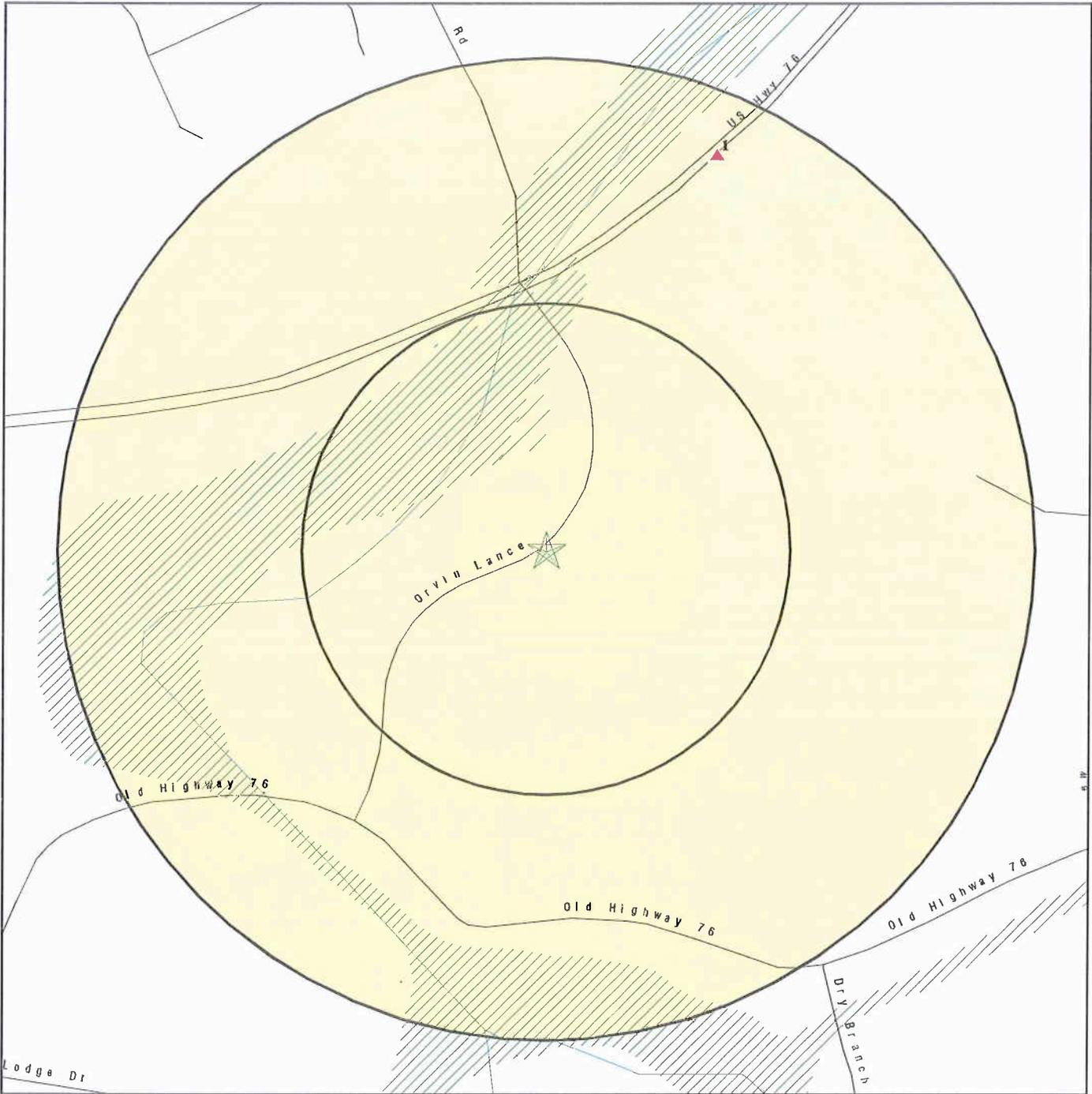
- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ~ Oil & Gas pipelines from USGS
- ▨ 100-year 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.

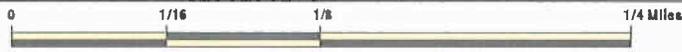
<p>SITE NAME: Broadview Cove ADDRESS: Orvin Lance Drive Blue Ridge GA 30513 LAT/LONG: 34.8746 / 84.2998</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3305828.2s DATE: April 19, 2012 12:55 pm</p>
---	---

DETAIL MAP - 3305828.2s



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

- ☒ Indian Reservations BIA
- ▲ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone



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

<p>SITE NAME: Broadview Cove ADDRESS: Orvin Lance Drive Blue Ridge GA 30513 LAT/LONG: 34.8746 / 84.2998</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3305828.2s DATE: April 19, 2012 12:56 pm</p>
---	---

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	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	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		0	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	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
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
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
UMTRA	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
-------------------------	-------	--	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s) EDR ID Number
 EPA ID Number

1
NNE
1/8-1/4
0.219 mi.
1155 ft.

MASON TRACTOR CO
1050 APPALACHIAN HWY
BLUE RIDGE, GA 30513

RCRA-SQG **1000337942**
FINDS **GAD981223092**

Relative:
Higher

RCRA-SQG:

Date form received by agency: 03/07/2005
 Facility name: MASON TRACTOR CO
 Facility address: 1050 APPALACHIAN HWY
 BLUE RIDGE, GA 30513
 EPA ID: GAD981223092
 Mailing address: P O BOX 458
 BLUE RIDGE, GA 30513
 Contact: BILL MASON JR
 Contact address: P O BOX 458
 BLUE RIDGE, GA 30513
 Contact country: US
 Contact telephone: (706) 632-3777
 Contact email: Not reported
 EPA Region: 04
 Land type: Private
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

Owner/operator name: MASON BILL SR
 Owner/operator address: OWNERSTREET
 OWNERCITY, WY 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (404) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: 01/01/0001
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No

Map ID
Direction
Distance
Elevation



Site

Database(s)

EDR ID Number
EPA ID Number

MASON TRACTOR CO (Continued)

1000337942

Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 10/01/1986
Facility name: MASON TRACTOR CO
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 08/30/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110007488502

Environmental Interest/Information System

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

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BLUE RIDGE	A100330555	DWIGHT TANNER SERVICE STATION	RT 1		AST
BLUE RIDGE	1006782958	WATSON COUNTRY STORE	HWY 2	30513	FINDS, UST, FINANCIAL ASSURANC
BLUE RIDGE	A100330553	TRI-STATE PROPANE INC.	2800 HWY 5		AST
BLUE RIDGE	A100330561	GET & GO TEXACO	HWY 5		AST
BLUE RIDGE	A100330562	BILL'S ONE STOP	HWY 5 N		AST
BLUE RIDGE	1004687185	MOUNTAIN VALLEY MOTORS BODY SHOP	HWY 515	30513	RCRA-CESQG, FINDS
BLUE RIDGE	1004686883	COUNTRY CUPBOARD #7	HWY 76	30513	RCRA-NonGen, FINDS
BLUE RIDGE	1004686899	COUNTRY CUPBOARD #35	HWY 76 BYPASS	30513	RCRA-NonGen, FINDS
BLUE RIDGE	S109495812	FANNIN CO-SILVER STAR ENVIRONMENTA	302 JEFFS WAY		SWF/LF
BLUE RIDGE	U001477415	ATLANTA MOTOR LINES INC	W MAIN ST	30513	LUST, UST, SPILLS, FINANCIAL ASSURANCE
BLUE RIDGE	A100330548	FERRELLGAS, INC.	OLD BOARDTOWN RD		AST
BLUE RIDGE	1006791435	GARRETTS TEXACO	USHY 76 S	30513	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: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/07/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 7

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/01/2011	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2011	Telephone: 617-918-1313
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 02/03/2012
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 01/30/2012
Number of Days to Update: 59	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/01/2011	Source: EPA Region 7
Date Data Arrived at EDR: 11/21/2011	Telephone: 913-551-7003
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/30/2012
Number of Days to Update: 50	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/18/2011	Source: EPA Region 8
Date Data Arrived at EDR: 08/19/2011	Telephone: 303-312-6271
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 01/30/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 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: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
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: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/14/2011
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/28/2011
Date Data Arrived at EDR: 11/29/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 42

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/03/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/02/2011	Source: EPA Region 10
Date Data Arrived at EDR: 11/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 01/30/2012
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/01/2011	Source: EPA Region 7
Date Data Arrived at EDR: 11/21/2011	Telephone: 913-551-7003
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/30/2012
Number of Days to Update: 50	Next Scheduled EDR Contact: 05/14/2012
	Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 04/10/2012
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/30/2012
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Uniform Environmental Covenants

A list of environmental covenants

Date of Government Version: 12/08/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/06/2012	Telephone: 404-657-8600
Date Made Active in Reports: 01/30/2012	Last EDR Contact: 02/17/2012
Number of Days to Update: 24	Next Scheduled EDR Contact: 05/28/2012
	Data Release Frequency: Varies

INST CONTROL: Public Record List

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 10/27/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 11/17/2011	Telephone: 404-657-8600
Date Made Active in Reports: 12/14/2011	Last EDR Contact: 02/17/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 05/28/2012
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program site

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

Date of Government Version: 01/01/2012	Source: DNR
Date Data Arrived at EDR: 03/06/2012	Telephone: 404-657-8600
Date Made Active in Reports: 04/10/2012	Last EDR Contact: 03/06/2012
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/18/2012
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/03/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Public Record List

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

Date of Government Version: 10/27/2011
Date Data Arrived at EDR: 11/17/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/17/2012
Next Scheduled EDR Contact: 05/28/2012
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/27/2011
Date Data Arrived at EDR: 06/27/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 04/03/2012
Next Scheduled EDR Contact: 07/09/2012
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

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

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/26/2012
Next Scheduled EDR Contact: 07/09/2012
Data Release Frequency: No Update Planned

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 03/14/2012
Date Data Arrived at EDR: 03/15/2012
Date Made Active in Reports: 04/10/2012
Number of Days to Update: 26

Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 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

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

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

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

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

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

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 04/02/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/30/2012
Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

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

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 04/03/2012
Next Scheduled EDR Contact: 06/04/2012
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 10/04/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/03/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Annually

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 01/03/2012
Date Made Active in Reports: 01/30/2012
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: 404-656-6905
Last EDR Contact: 04/02/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

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

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 01/05/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 04/04/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/29/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 94

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/07/2012
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
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/12/2012
Next Scheduled EDR Contact: 06/25/2012
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 01/25/2012
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 36

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/02/2012
Next Scheduled EDR Contact: 07/16/2012
Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 09/28/2011
Date Data Arrived at EDR: 12/14/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/14/2012
Next Scheduled EDR Contact: 06/25/2012
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/28/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES: Mines Master Index File

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

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 09/08/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 21

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/07/2012
Next Scheduled EDR Contact: 06/18/2012
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/28/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/28/2012
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006 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: 01/30/2012
Number of Days to Update: 77 Next Scheduled EDR Contact: 05/14/2012
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 07/20/2011 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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RADINFO: Radiation Information Database

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

Date of Government Version: 01/10/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/12/2012	Telephone: 202-343-9775
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/10/2012
Number of Days to Update: 49	Next Scheduled EDR Contact: 07/23/2012
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (404) 562-9900
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 03/13/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 02/27/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Biennially

NPDES: NPDES Wastewater Permit List

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

Date of Government Version: 01/27/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 02/15/2011	Telephone: 404-362-2680
Date Made Active in Reports: 02/23/2011	Last EDR Contact: 02/15/2012
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/28/2012
	Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/18/2009 Source: Department of Natural Resources
Date Data Arrived at EDR: 09/18/2009 Telephone: 404-363-7000
Date Made Active in Reports: 10/09/2009 Last EDR Contact: 02/27/2012
Number of Days to Update: 21 Next Scheduled EDR Contact: 05/28/2012
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing
A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2011 Source: Department of Natural Resources
Date Data Arrived at EDR: 02/29/2012 Telephone: 404-363-7000
Date Made Active in Reports: 04/18/2012 Last EDR Contact: 02/27/2012
Number of Days to Update: 49 Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2010 Source: Department of Natural Resources
Date Data Arrived at EDR: 10/25/2011 Telephone: 404-656-4852
Date Made Active in Reports: 11/18/2011 Last EDR Contact: 03/05/2012
Number of Days to Update: 24 Next Scheduled EDR Contact: 06/18/2012
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005 Source: USGS
Date Data Arrived at EDR: 12/08/2006 Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007 Last EDR Contact: 04/16/2012
Number of Days to Update: 34 Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Semi-Annually

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

Date of Government Version: 03/07/2011 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011 Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011 Last EDR Contact: 02/06/2012
Number of Days to Update: 54 Next Scheduled EDR Contact: 05/07/2012
Data Release Frequency: Varies

FINANCIAL ASSURANCE: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 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: Steam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005 Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009 Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009 Last EDR Contact: 04/16/2012
Number of Days to Update: 76 Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 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

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

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

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 02/20/2012
Date Data Arrived at EDR: 02/20/2012
Date Made Active in Reports: 03/15/2012
Number of Days to Update: 24

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/20/2012
Next Scheduled EDR Contact: 06/04/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/17/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/10/2012
Date Data Arrived at EDR: 02/09/2012
Date Made Active in Reports: 03/09/2012
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 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: 01/23/2012
Next Scheduled EDR Contact: 05/07/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/24/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 6

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/19/2012
Next Scheduled EDR Contact: 07/02/2012
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

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

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

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Child Care Centers

Source: Department of Human Resources

Telephone: 404-651-5562

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BROADVIEW COVE
ORVIN LANCE DRIVE
BLUE RIDGE, GA 30513

TARGET PROPERTY COORDINATES

Latitude (North): 34.8746 - 34° 52' 28.56"
Longitude (West): 84.2998 - 84° 17' 59.28"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 746810.6
UTM Y (Meters): 3862266.5
Elevation: 1579 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 34084-H3 MINERAL BLUFF, GA
Most Recent Revision: 2001

South Map: 34084-G3 BLUE RIDGE, GA
Most Recent Revision: 1988

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

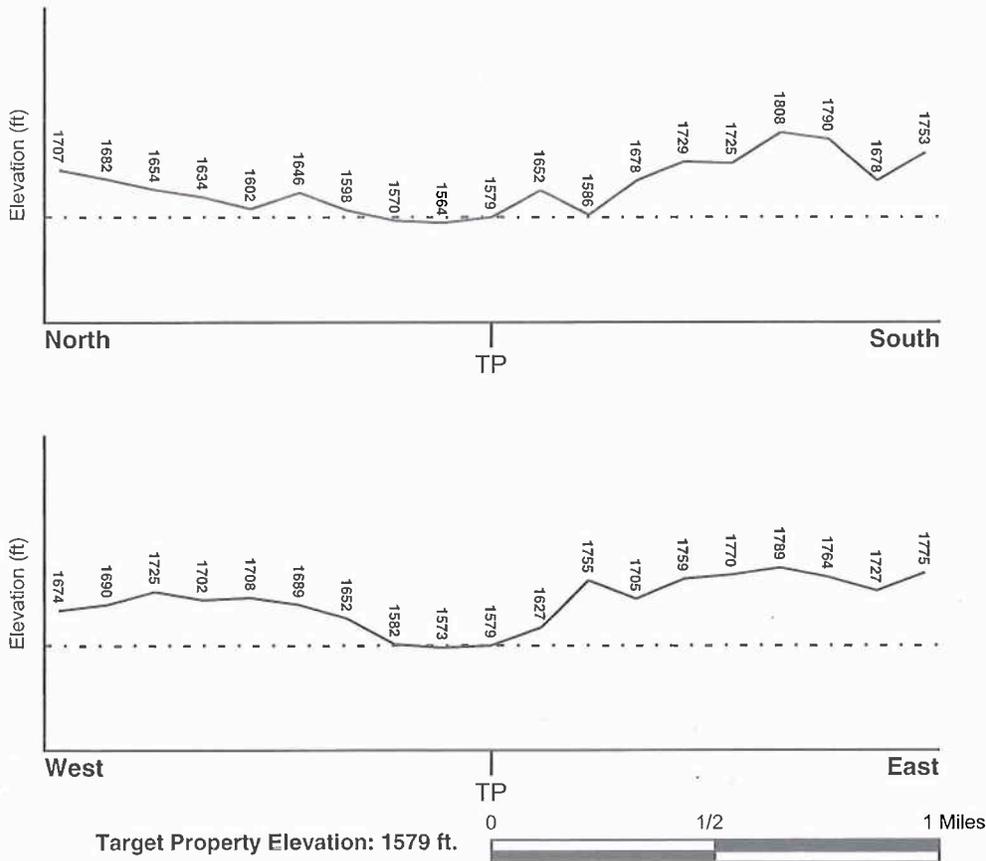
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Target Property County
FANNIN, GA

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

Flood Plain Panel at Target Property: 13111C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
BLUE RIDGE

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

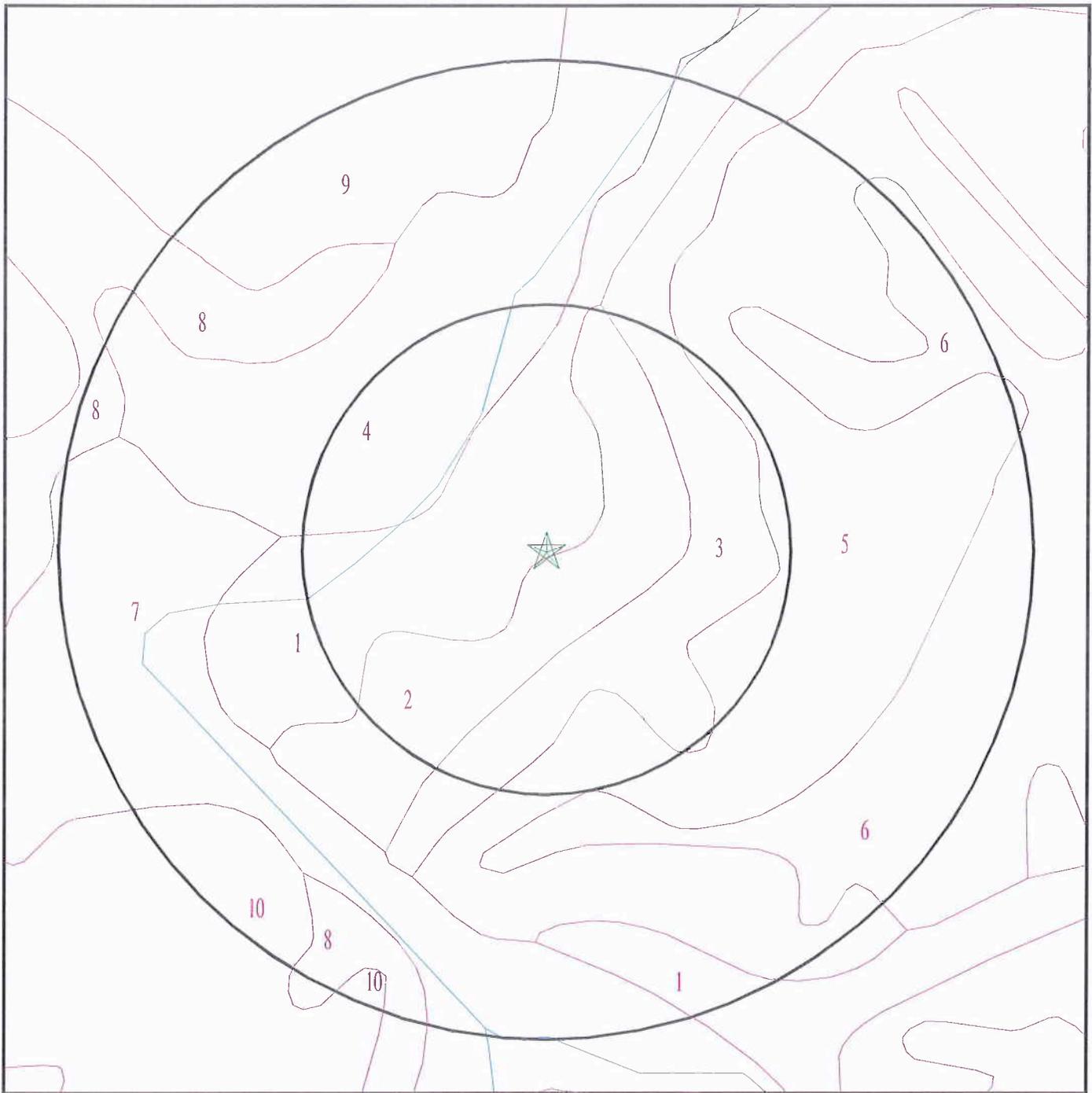
Era:	Precambrian
System:	Precambrian
Series:	Z Sedimentary rocks
Code:	Z (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

SSURGO SOIL MAP - 3305828.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Broadview Cove
ADDRESS: Orvin Lance Drive
Blue Ridge GA 30513
LAT/LONG: 34.8746 / 84.2998

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3305828.2s
DATE: April 19, 2012 12:57 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: Dillard

Soil Surface Texture: fine sandy loam

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

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 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	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 1.4	Max: 5.5 Min: 4.5
2	7 inches	27 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: 42 Min: 1.4	Max: 5.5 Min: 4.5
3	27 inches	37 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: 42 Min: 1.4	Max: 5.5 Min: 4.5
4	37 inches	59 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: 42 Min: 1.4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Thurmont

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	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: 14 Min: 4	Max: 5.5 Min: 4.5
2	5 inches	29 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: 14 Min: 4	Max: 5.5 Min: 4.5
3	29 inches	42 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: 14 Min: 4	Max: 5.5 Min: 4.5
4	42 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: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Bradson

Soil Surface Texture: loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	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. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	51 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Arkaqua

Soil Surface Texture: loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 54 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	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
2	9 inches	29 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
3	29 inches	46 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
4	46 inches	72 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 5

Soil Component Name: Cowee

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 6

Soil Component Name: Clifton

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: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

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	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	3 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
3	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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
4	35 inches	59 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: French

Soil Surface Texture: fine sandy loam

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

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 53 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, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
2	9 inches	33 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
3	33 inches	59 inches	very gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1

Soil Map ID: 8

Soil Component Name: Junaluska

Soil Surface Texture: channery 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: 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	1 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	1 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	27 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	27 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 9

Soil Component Name: Urban land

Soil Surface Texture: channery 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: 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: 10

Soil Component Name: Junaluska

Soil Surface Texture: channery 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	1 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	1 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	27 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	27 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

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

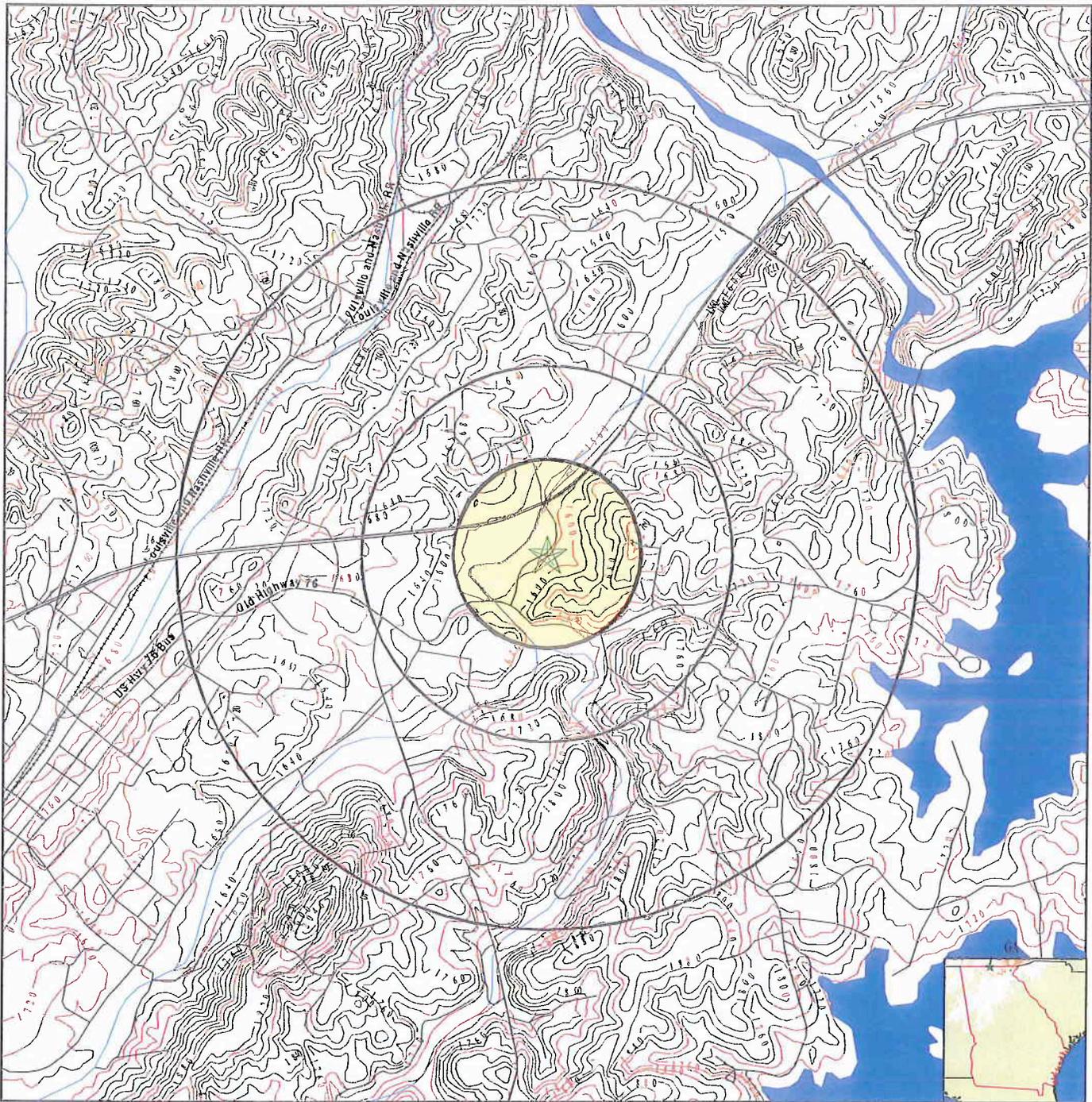
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

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

PHYSICAL SETTING SOURCE MAP - 3305828.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Wildlife Areas



<p>SITE NAME: Broadview Cove ADDRESS: Orvin Lance Drive Blue Ridge GA 30513 LAT/LONG: 34.8746 / 84.2998</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3305828.2s DATE: April 19, 2012 12:57 pm</p>
---	--

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for FANNIN County: 2

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

Federal Area Radon Information for Zip Code: 30513

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	5.150 pCi/L	50%	50%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Georgia Public Supply Wells

Source: Georgia Department of Community Affairs
Telephone: 404-894-0127

USGS Georgia Water Wells

Source: USGS, Georgia District Office
Telephone: 770-903-9100

DNR Managed Lands

Source: Department of Natural Resources
Telephone: 706-557-3032

This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS
Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX H:
Record of Communications and
Interviews

Suggested Format for User Interview Questionnaire

Date: June 5, 2012

Property Name: Broadview Cove

Name, Address, and Telephone Number of User:

Jerry W. Braden

P.O. Box 447

Summerville, GA. 30747

706-857-1414

Name of Interviewer: Jerry W. Braden

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

No

Yes

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

2. Is the user aware of any environmental liens?

No

Yes

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

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

No

Yes

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

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

No

Yes

If Yes, please provide information below.

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

No

Yes

If Yes, please provide information below.

5. What is the user's reason for having the Phase I site assessment performed (Select all that apply)?

a. Purchase

b. Lease

c. Loan

d. Pre-sale assessment

e. Tax credits

f. Other (please explain) _____

6. Only answer Question 7, if the Property is being purchased. The purchase price of the Property is:

a. Less than the fair market value

b. More than the fair market value

c. The same as the fair market value

d. Relationship to the fair market value is unknown

7. Only answer Question 8, if the purchase price is *less than* the fair market value. Is the user aware of any reason, environmental or otherwise, which would explain the differential in the purchase price and the fair market value?

No

Yes

If Yes, please provide information below.

GEC

GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

April 27, 2012

SUBJECT: Information Questionnaire – Fire & HAZMAT Responses
Proposed Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Job #120297.240

Attention: Fire Chief
Fannin County Fire Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a DCA Phase I Environmental Site Assessment (ESA) on the above referenced site located off of Orvin Lance Drive in Blue Ridge, Georgia. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at (478) 757-1608 or email: bthigpen@geconsultants.com.

Is there any record of environmentally related fires, hazardous materials responses, or additional known environmental concerns at the subject property or in the immediate site vicinity?
() Yes; () No; *If Yes, please elaborate.*

Are you aware of any storage tanks (above or underground) currently or formerly located on the subject property or adjacent to it? () Yes; () No *If Yes, please elaborate.*

Are you aware of any site history, including its past usage and/or any past tenants (i.e. businesses) and their current/former usage of the property?

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,



Brad Thigpen
Environmental Specialist

Form Completed by: _____

Print: _____

Date: _____

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

April 27, 2012

SUBJECT: Information Questionnaire – Environmental Health Responses
Proposed Broadview Cove
Blue Ridge, Fannin County, Georgia
GEC Job #120297.240

Attention: **Mr. James McIntyre** (no longer working with us)
Fannin County Environmental Health Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a Phase I Environmental Site Assessment (ESA) on the above referenced site located off of Orvin Lance Drive, south of Highway 76 and north of Old Highway 76 in Blue Ridge, Georgia. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at 478-757-1608 or email at bthigpen@geconsultants.com.

1. Is there any record of environmental/health responses or other known environmental concerns at the subject property or in the immediate site vicinity?
 Yes; No If Yes, please elaborate.

2. Utilities serving the subject property. Mark all that apply.
 city water well water unknown/do not know (Contact City of Blue Ridge)
 city sewer septic system
 previous water well on site previous septic system on site?

3. Please elaborate if you aware of any site history such as past tenants and/or past property usage? ^{Concerning connection to city water sewer}
If sewer is not available - then site would need to be septic

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Form Completed by Cheryl Cannalardo
Print: Cheryl Cannalardo
Date: 4-27-12

Brad Thigpen
Environmental Specialist

City of Blue Ridge

480 West First Street

• Blue Ridge, Georgia 30513

• (706) 632-2094

MAY 24, 2012

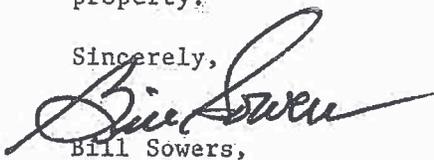
Broadview Cove, L.P.
Mr. Jerry W. Braden
P.O. Box 447
Summerville, Georgia 30747

RE: Site Behind Post Office, Orvin Lance Drive, Blue Ridge

Dear Mr. Braden:

Please be advised that the tract described above has been rezoned to R-3 and that the zoning will allow construction of your proposed senior apartments consisting of 60 to 64 units. Also, please be advised that this property is located in the City Limits of the City of Blue Ridge, and is surrounded by development, and is not considered prime farm land, but rather development property.

Sincerely,



Bill Sowers,
City Administrator
City of Blue Ridge

City of Blue Ridge

480 West First Street

Blue Ridge, Georgia 30513

(706) 632 - 2091

May 29, 2012

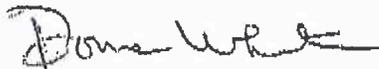
Broadview Cove, L.P.
Mr. Jerry W. Braden
P.O. Box 447
Summerville, GA. 30747

RE: Site behind Post office, Orvin Lance Drive, Blue Ridge

Dear Mr. Braden:

Please be advised that the above described site location is served by the City of Blue Ridge, and has both water and sewer to the site. We will allow you to tie onto the water and sewer with the appropriate charges and assure you that the Water and Sewer capacity of the City Water and Sewer System is adequate for your proposed 60 to 64 unite complex.

Sincerely,



Donna Whitener
Mayor
City of Blue Ridge



2310 Blue Ridge Drive, Blue Ridge, GA.30513
P.O. Box 68 McCaysville, Georgia 30555
Telephone: (706) 492-3251 Fax: (706) 492-7617

May 11, 2012

Broadview Cove, L.P.
P.O. Box 447
Summerville, GA 30747

RE: Availability and Capacity of Power
Broadview Cove, 60 units
Orvin Lance Drive
Blue Ridge, Fannin County Georgia

Dear Mr. Braden:

This letter is to confirm that Tri-State Electric has available capacity and will supply electric service to the location referenced above. Details of the type of service and method of service must be coordinated with Company standard procedures.

If you have any questions or need any further assistance, please call me at 706-492-3251.
We look forward to working with you on this project and appreciate your business.

Sincerely,

Tim Towe
Engineering Representative
Blue Ridge, Georgia

**APPENDIX I:
Author Credentials,
Documentation of Qualification as
an Environmental Professional**

Thomas E. Driver, P.E.
President/Senior Engineer

Professional Memberships

- American Society of Civil Engineers
- National Society of Professional Engineers
- Georgia Society of Professional Engineers
- Consulting Engineers Council of Georgia
- American Consulting Engineers Council
- American Concrete Institute
- Society of American Military Engineers
- Association of General Contractors

Education

- Bachelor of Civil Engineering, Auburn University, 1983

Experience

Mr. Driver has over 28 years of experience in the fields of environmental and geotechnical engineering and construction quality control and assurance testing. Mr. Driver is the founder and President of Geotechnical & Environmental Consultants, Inc. and is responsible for the overall operation of the firm. In addition, Mr. Driver also assumes project duties and acts as Senior Engineer on numerous projects.

Environmental Experience

- Senior Engineer responsible for over 1,000 Phase I/Phase II Environmental Site Assessments in Georgia.
- Project or Senior Engineer responsible for closure testing on over 100 UST removal projects throughout the southeast.
- Project or Senior Engineer responsible for preparation and implementation of Corrective Action Plans on over 50 confirmed UST contamination sites throughout Georgia and Alabama.
- Senior Engineer for design of SPCC and SWPPP plans throughout Georgia.

Geotechnical & Construction Related Experience

- Experienced in geotechnical evaluations for both shallow and deep foundation systems and site development throughout the southeast.
- Experienced in all phases of construction quality assurance and quality control testing for projects ranging from small wood framed structures to multi-story buildings and large industrial facilities throughout the southeast.
- Experienced in all phases of NPDES stormwater sampling and testing for construction sites.

Professional Registrations

- Alabama #16513
- Florida #67040
- Georgia #17394
- Kentucky #25290
- North Carolina #19125
- South Carolina #26429
- Tennessee #103642

Continuing Education

- Hazwoper Training
- Inspecting Buildings for Asbestos Containing Materials
- Mold Assessment & Remediation in Buildings
- Landfill Design Short Course
- Leaking Underground Storage Tank Workshop
- Pile and Pier Analysis, Design and Installation
- Real Estate Transaction Environmental Evaluation Training
- SPCC Outreach Program Seminar
- NPDES Construction Permitting Qualified Personnel Training
- Site Analysis for On-Site Sewage Disposal
- Design of Roller Compacted Concrete Dams
- In-Situ Soil Improvement using Geopier Foundations
- Level 1B Certified Inspector for Georgia NPDES General Permit for Construction Activities

GEC

Solid Waste Experience

- CQA Engineer of record for numerous Subtitle D municipal solid waste landfill projects.
- Senior Engineer for over 20 Hydrogeological Site Assessments for Solid Waste Facilities in Georgia.
- Senior Engineer for design and implementation for over 20 Groundwater and/or Methane Monitoring plans in Georgia.
- CQA Engineer of record for numerous Landfill Closure projects in Georgia.
- Senior Engineer responsible for several groundwater and methane remediation plans for solid waste landfill facilities.

Robert T. Hadden

Environmental Department Manager/Senior Environmental Specialist

Education

- Bachelor of Arts, University of South Alabama, 1981

Continuing Education

- Advanced Asbestos/Lead Seminar, March 24, 2011
- ASTM – Phase I & Phase II ESA's for Commercial Real Estate, June 13-15, 2006
- Annual 8-Hour Update of HAZPOWER Training – 1991-2010
- Asbestos Inspector/Planner Certificate Last Update May 2010
- Hazardous Waste Management: The Complete Course, August 1-2, 2002, Certification No. 71499
- Georgia Institute of Technology – Understanding Environmental
- Compliance Workshop November 12, 2002
- OSHA Hazard Communications Standard Training for Trainers, July 31, 2000, Certification No. 71498
- ISO 14001 Environmental Management Systems Lead Auditing, Course and Exam, September 1999, Certificate No. ET091399-09.
- Environmental Regulations in Georgia Seminar, January, 1997
- Underground Storage Tank Seminar, Georgia EPD, 1992, 1995
- 40-Hour Hazardous Waste Site Training, Certification 1991
- 40-Hour Environmental Site Assessment and Certification, 1993
- 24-Hour AHERA Asbestos Inspector Course and Certification, 1992

Experience

Mr. Hadden has experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical & environmental consulting services. During the last 20 years, Mr. Hadden's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment and compliance auditing, field sampling and analysis by immunoassay, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, and asbestos surveys. He also has experience in underground storage tank removal, site assessment and remediation.

Professional Memberships

- American Society of Testing & Materials (ASTM)
- Environmental Information Association – National
- Environmental Information Association – Georgia
- Georgia Affordable Housing Coalition

GEC

Tameka Gordon

Environmental Specialist

Education

- Associate of Science in Business Administration, Macon State College 2007
- Pursing a Bachelor's of Science in Business & Information Technology, major track in Management, Macon State College, Macon, Georgia

Continuing Education

- Environmental Data Resources, Inc. Due Diligence at Dawn Workshop, Atlanta, 2005, 2010
- 40-Hour Hazardous Waste Site Training, Certification 2008
- 8-Hour Hazardous Waste Site Training, Updates (Yearly)
- Phase I Environmental Site Assessments, Certification 2009
- HUD – Environmental Review Procedures for Responsible Entities Training, 2010
- Environmental Due Diligence-Principals and Practice, Certificate 2010
- Vapor Encroachment Screening on Property Involved in Real Estate Transactions, 2010

Experience

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

Professional Memberships

- Leadership Macon
- Macon Chamber of Commerce Young Professional Network
- Women in Affordable Housing Network
- ASTM International

GEC

**APPENDIX J:
Owner Environmental
Questionnaire**

GEC

OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

The checklist **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e., a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. Care should be taken to check the answers against whatever records are in the owner's possession. If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the checklist below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser: _____ Jersey W. Braden _____
(Phone) _____ 706-766-1095 _____
Owner/seller: _____ LANCE Real estate Investments LLC _____
(Phone) _____
Subject property: _____
(Phone) _____

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:

*U.S. Post Office
Town & Country Furniture*

Provide the name and describe the type of business operating at the property:

*U.S. Post Office
Town & Country Furniture*

Name and type of business operating at the adjacent property to the **north**:

Town & Country Furniture

south:

N/a

east:

BANK - Copper Basin Federal CU

west:

US Post Office

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: *Lance Real Estate Investments* Date(s) *2-1-12*

Current Use of property:

vacant land

Previous use of property:

Farm

Previous use of property to **north:** *Farm*

south: *Farm*

east: *Farm*

west: *Farm*

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)? *N/A*

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.

n/a

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Wetlands Designated land | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Thermal & Explosive Hazards | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Toxic Chemicals & Radioactive Materials | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Solid Waste Management | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Local Zoning Plans Compatibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(If yes, please describe.)

4. Is the site within 1000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Don't Know (If yes, the following information must be completed. Much of it can be obtained through the City/County Highway or Transportation Department)

- What is the name of the major road/highway/freeway? _____
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site _____
- What is the average speed of travel on this major road/highway/freeway?

- List the average number of automobiles for both directions during a 24-hour day _____
- List the average number of trucks for both directions during a 24-hour day

5. Is the site within 3000 feet of a railroad?

Yes No Don't Know (If yes, the following information must be completed. Much of it can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway)

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day

- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No

- If yes, how far from the grade crossing are the whistle posts located?

6. Is the site within 15 miles of a military airport?

Yes No Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all military airports and can be obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market values of the property if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
 - 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: Larry Lance
 Relationship to Site: Owner
 Address: PO Box 8
Blue Ridge GA 30513
 E-mail Address: Larrylance@tds.net
 Phone Number: 706-633-7725
 Date: 2-1-12

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 1st day
 of Feb., 2012, in the
 Presence of:

Arinda Hedder
 Witness

Paul K. Ross
 Notary Public

By: Owlis Lance
Larry Lance
Dary Lance
 Property Owner
Owlis Lance
Larry Lance
Dary Lance
 Name

My commission expires on 10-04-13
Roxetta B. [Signature]



Owners
Lance Real Estate Investments
 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: **Proposed Broadview Cove
Orvin Lance Drive
Blue Ridge, Georgia 30513**

Developer's Name and Address: **Broadview Cove, L.P.
c/o The Braden Group
135 North Washington Street
Summerville, Georgia 30747
Attn: Mr. Jerry Braden**

Developer's e-mail Address: jerry@thebradengroup.com

Developer's Telephone Number: **(706) 857-1414**

Qualified Environmental Professional's Name: **Robert T. Hadden**

Qualified Environmental Professional's Telephone Number and e-mail address:
(478) 757-1606 & bhadden@geconsultants.com

Environmental Consulting Firm's Name and Address:
**Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Boulevard
Macon, Georgia 31204-3472**

Date Phase I Environmental Site Assessment Completed: **May 7, 2012**

Summary of Phase I Results:

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

INFORMATION CHECKLIST

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

1. Overall Property Description

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

2. Asbestos

- Dated Building Construction Or Rehabilitation Specifications
- Engineer's/Consultant's Asbestos Report
- Other (Specify): N/A – No structures exist on the property

3. Polychlorinated Biphenyls

- Utility Transformer Records
- Site Survey of Transformers: (site reconnaissance)
- Site Soil and Groundwater PCB Test Results
- Other (Specify)

4. Radon
 - Water Utility Records
 - Gas Utility Records
 - On-Site Radon Test Results
 - Other (**EPA Publication 402-R-93-030: EPA's Radon Zones Map for Georgia, September, 1993 & EDR environmental database report**)

5. Underground Storage Tanks
 - Oil, Motor Fuel and Waste Oil Systems Reports, EPD, LUST & ERNS Records
 - CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)
 - Site Soil and Groundwater Tests
 - Site Tank Survey
 - Other (Specify)

6. Waste Sites
 - CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)
 - State EPD site lists for neighborhoods (within radius of one mile)
 - Federal Facilities Docket
 - Site Soil and Groundwater Test Results
 - Other (Specify)

7. Lead Based Paint
 - Lead Paint Survey
 - Certification/Compliance Records
 - Site Soil Test Results
 - Other (Specify): N/A – No structures exist on the property

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results (reviewed annual water quality report)
- Mold Inspection Results
- Other (Specify)

Checklist completed by: 

Name (Type or Print): **Robert T. Hadden**

Date: **May 7, 2012**

**APPENDIX L:
Proof of Insurance**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/28/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Griffin Insurance Agency 506 West Ward St. Douglas GA 31533	CONTACT NAME: Renee Mizell
	PHONE (A/C No. Ext): (912) 384-1003 FAX (A/C. No): (912) 384-8014 E-MAIL ADDRESS: renee@griffinagency.com
INSURED Geotechnical & Environmental Consultants Inc & 514 Hillcrest Industrial Blvd Macon GA 31204	INSURER(S) AFFORDING COVERAGE
	INSURER A: OWNERS INSURANCE COMPANY
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:

COVERAGES CERTIFICATE NUMBER: CL1111300746 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	X	47-849355	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> DOC <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS	X	X	47-84935501	12/1/2011	12/1/212	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$	X	X	47-84935500	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	X	X	48-084348	12/1/2011	12/1/2012	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Installation			47-849355	12/1/2011	12/1/20152	\$500 ded 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CGL provides blanket additional insured by contract for both premises and products and completed operations and blanket waiver of subrogation.
 Pollution Liability is excluded from the CGL and the umbrella.
 Blanket waiver of subrogation for workers compensation applies.
 30 day notice of cancellation applies.

GEC Project No. 120297.240 -- Broadview Cove

CERTIFICATE HOLDER The Georgia Housing & Finance Authority Dept of Community Affairs 60 Executive Park S Atlanta, GA 30329	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Renee Mizell/RENEE <i>Anapla R. Mizell</i>



CERTIFICATE OF LIABILITY INSURANCE

OP ID: MD

DATE (MM/DD/YYYY)

03/28/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Insurance Service Inc. 2945 Horizon Park Drive Ste C Suwanee, GA 30024	770-831-5669	CONTACT NAME: Gayle Holcomb	
	770-831-3363	PHONE (A/C, No, Ext): 770-831-5669 FAX (A/C, No): 770-831-3363	
E-MAIL ADDRESS: GHolcomb@Paragon-Ins.com			
PRODUCER CUSTOMER ID #: GEOTE-1			
INSURED Geotechnical & Environmental Consultants, Inc. 514 Hillcrest Industrial Blvd Macon, GA 31204	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A:	Endurance American Spec A XV	41718
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	\$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS							\$
	<input type="checkbox"/> NON-OWNED AUTOS							\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					AGGREGATE	\$
		<input type="checkbox"/> CLAIMS-MADE						\$
	DEDUCTIBLE							\$
	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N					E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Cont Pollution			ECC101004342-03	12/01/11	12/01/12	Claim/Agg	2,000,000
A	Professional Liab			ECC101004342-03	12/01/11	12/01/12	Claim/Agg	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Pollution & Professional Claims Made Retro Date 12/1/99, \$50,000 Deds apply.
Pollution & Professional are subject to the \$2,000,000 policy aggregate, these are not separate limits.

This certificate is revised and replaces any other certificates previously issued. **SEE ATTACHED HOLDER NOTES PAGE**

GEC Project No. 120297.240 -- Broadview Cove

CERTIFICATE HOLDER	CANCELLATION
<p style="text-align: right;">GEORG90</p> <p>The Georgia Housing and Finance Authority 60 Executive Park South, NE Atlanta, GA 30329-2231</p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p>
	AUTHORIZED REPRESENTATIVE
	<i>Deborah Gayle Holcomb</i>

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NOTEPAD:

HOLDER CODE **GEORG90**
INSURED'S NAME **Geotechnical & Environmental**

GEOTE-1
OP ID: MD

PAGE **2**
DATE **03/28/12**

Notwithstanding the appropriate provision of this policy, in the event cancellation of this policy is instigated by the Company for any reason except non payment of premium, the Company will provide 30 days advance notice of such cancellation to any person organization(s) whom the Named Insured agrees, in a written contract, to advance notice of cancellation endorsement #17 form # FEI-511-ECC-0708 attached to the policy, and per all terms and conditions of the policy.

**APPENDIX M:
Letters of Reference**

ARTHUR P. BARRY, III
Associate Broker / Partner



COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY
990 RIVERSIDE DRIVE
MACON, GA 31201
BUS. (478) 746-8171
TOLL FREE (800) 926-0990
FAX (478) 746-1362
abarry@coldwellbankercommercial.com

March 29, 2012

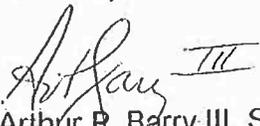
To Whom It May Concern
c/o Thomas E. Driver, P.E., President,
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204

Gentlemen:

I write this letter of recommendation for Tom Driver and his company, Geotechnical & Environmental Consultants, Inc. because I have worked with Tom and others at GEC for a number of years in connection with environmental issues for various clients. The work by GEC that I have observed has included environmental assessments of land, soil and groundwater sampling and analysis for various purposes, geotechnical work, contaminated properties assessment and remediation, and other environmental work. Both my clients and I have found Tom Driver and the other employees at GEC to be professionals in their field. Their reports and advice through the years have been insightful and accurate. The level of quality service is high in every regard to GEC. For this reason, Tom Driver and GEC are the only environmental consultant I recommend to my clients.

If you have any further questions concerning my experience with Tom and GEC, please contact me.

Sincerely,


Arthur P. Barry III, SIOR
Associate Broker/Partner

APB/mc

STATE BANK & Trust Company

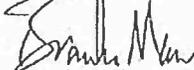
April 2, 2012

To Whom It May Concern:

Please allow this letter to serve as a reference for Geotechnical and Environmental Consultants, Inc. (GEC), with whom we enjoy an excellent relationship. We have the highest level of confidence in the work prepared by GEC. They are the only provider of geotechnical and environmental services that we recommend here in the Middle Georgia area.

The company always handles its affairs in a professional and timely manner. We are happy to have partnered with GEC on prior and current jobs and look forward to doing so again in the future. If I can be of any assistance answering any questions, please contact me at 478-796-6479.

Sincerely,



Brandon Mercer
Senior Vice President



March 27, 2012

To Whom It May Concern
c/o Thomas E. Driver, P.E., President
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, GA 31204

Gentleman:

This letter is written as a letter of recommendation for Tom Driver and Geotechnical & Environmental Consultants, Inc. Newtown Macon has worked for more than 10 years and on numerous property transactions. The work by GEC that I have observed included environmental assessment, soil, ground and water sampling, contaminated property assessments and remediation plans.

I have found that the work of GEC is very professional, complete and timely. I recommend GEC for any environmental engagement. Please let me know if you have further questions.

Sincerely,

C. Michael Ford
President and CEO

**APPENDIX N:
Environmental Certification**

GEC

ENVIRONMENTAL CERTIFICATION

The undersigned being first duly sworn on oath do certify to the Georgia Department of Community Affairs (DCA)/Georgia Housing and Finance Authority (GHFA) that the statements contained in this certification are true and correct. The undersigned also acknowledge that deviations from the requirements contained in the certification and checklist could result in scoring deductions (Page, Section and/or Appendix numbers must be included for each item).

Project Name: Proposed Broadview Cove

Project Location: Orvin Lance Drive, Blue Ridge, Fannin County, Georgia

Page/Sec./App.

1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format. 1-29/A-U
2. The Phase I Report and/or update was performed under the supervision of an "Environmental Professional" as defined in 40 C.F.R. § 312.10(b) (hereinafter referred to as an Environmental Professional). *Résumés describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included.* 5/2.4/I
3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project. 1-3/1.0
4. The Phase I Report and/or update was prepared less than 180 days prior to Application submission and within 30 days of the site reconnaissance. In addition, the date of the Report appears on the cover page of the Report. 15/5.0/B
5. The Georgia Housing and Finance Authority and DCA have the right to rely upon the Phase I and/or Phase II Report prepared for the property in the same way as the Owner, client and any other authorized users of the Report(s). 6/2.6
6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. 1-3&3-4/1.0&2.2
7. The Environmental Professional employed by the consulting firm has supervised the performance of the Phase I, reviewed, signed and stamped both the Phase I and Phase II Reports (if applicable) and any amendments, addenda and updates thereto. N
8. The Environmental Professional has included a comprehensive historical review of the subject property back to 1940 or the property's first developed use, whichever is earlier. 20/5.5/D
9. The Phase I includes the professional opinion of the Environmental Professional as to any potential environmental risks and as to any recognized environmental conditions identified during the comprehensive historical review. 24-25/6.0&7.0
10. The Environmental Professional has:
 - * Commercial General Liability insurance, total combined single limits of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate; *and* L
 - * Professional Errors and Omissions Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate with coverage extended to include third party liability for death, bodily injury, diminution of value of property and property damage. L
 - * Pollution Liability Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate. L

Project Name: Proposed Broadview Cove

Project Location: Orvin Lance Drive, Blue Ridge, Fannin County, Georgia

Page/Sec./App.

11. The Georgia Housing and Finance Authority and DCA have been named as 1) additional insureds and 2) certificate holders on the Accord 25 form (the required insurance certificate) for the commercial liability insurance policy. L

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

13. The Owner Environmental Questionnaire & Disclosure Statement has been completed by the current Owner of the property and included in the Phase I Report. J

14. The completed Phase I Documentation: DCA Property Log and Information Checklist has been completed by the Environmental Professional and included in the Phase I Report. K

15. If required, the HOME and HUD Environmental Questionnaire is completed and included in the Phase I Report (includes projects applying for HOME funds and projects with other HUD funding sources listed, including PBRA). R

16. If, in accordance with Section II.B.5.b. of the DCA standards, a noise assessment is required, then the Report includes a noise assessment which was completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). 19/5.4.22/F

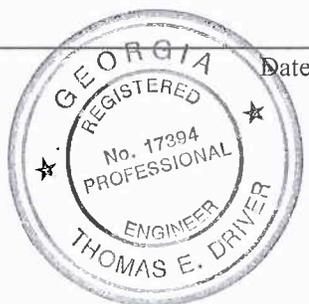
17. In cases of elevated noise levels, the Report includes a noise attenuation plan completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). N/A

18. The Environmental Consultant Signature Page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature Page is included in the Phase I Report and/or Phase II Report. Second page of report

Applicant Signature _____ Date _____



Environmental Professional Signature & Stamp



Date 6-11-12

**APPENDIX O:
Consumer Confidence Report on
Water Quality**

GEC

2011 WATER QUALITY REPORT

Blue Ridge, Georgia

CWSID#: 1110000

P.O. Box 2349 • Blue Ridge, GA • 30513 • (706) 632-2091

Prepared in Accordance With:
The U. S. Environmental Protection Agency
National Primary Drinking Water Regulation
40 CFR Parts 141 and 142

Is my water safe?

The City of Blue Ridge (City) is pleased to report that your community's drinking water met or exceeded all safety and quality standards set by the State of Georgia and EPA during the previous year (2010). This Water Quality Report is intended to inform our customers of where their drinking water comes from, how it is treated, what it contains, and how it compares to standards set by regulatory agencies. Our employees are committed to providing you with safe, dependable tap water on a year round basis and are proud to provide the enclosed information.

Where does my water come from?

The City of Blue Ridge utilizes surface water as its raw water source from the Toccoa River. This water is then pumped to a 2.0 million gallon reservoir located at the nearby water plant and then fed by gravity to the plant for treatment.

A source water assessment plan (SWAP) has been completed which identified potential sources of surface water pollution that may pose a threat to the water supply within the watershed of the Blue Ridge Toccoa River Intake. According to the GA EPD ranking methodology, this assessment determined that the watershed's susceptibility to pollution was MEDIUM. To obtain a copy of the SWAP, contact Larry Vanden Bosch of the North Georgia Regional Development Center at 706-272-2300.

How is this water treated?

When the "raw" water from the reservoir enters the plant, a coagulant is added so particles will settle out in a basin. The water is then filtered through a dual media filter of anthracite and sand to remove remaining particles, including natural organic materials, clays and silt, iron and manganese, and microorganisms. Phosphate (to make the water non-corrosive to plumbing systems), lime (for pH control), and fluoride (for dental health) are each added, and the water is disinfected with chlorine to make it biologically safe.

Contaminants and Health Risks Found in Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from other health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791). Additional information can be obtained over the Internet from:

- <http://www.epa.gov/ow>
- <http://www.dnr.state.ga.us/epd>
- <http://www.awwa.org>
- <http://www.amwa-water.org>

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include the following:

- > **Microbial contaminants**, such as viruses and bacteria, may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- > **Inorganic contaminants**, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- > **Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.
- > **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.
- > **Radioactive contaminants** which can be naturally-occurring or be the result of oil and gas production and mining activities

In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Water Quality Data

The table below lists all of the drinking water contaminants that were detected through monitoring and testing during the calendar year of 2010. The presence of contaminants in the water does not necessarily indicate that the water poses a health risk. The State requires us to monitor for certain contaminants on a daily basis and others monthly, yearly, or less than once per year because the concentrations of these contaminants do not change frequently.

Terms and Abbreviations Used In Table

- **MCLG (Maximum Contaminant Level Goal):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **MCL (Maximum Contaminant Level):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbiological contaminants.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **AL (Action Level):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **Parts per million (ppm) or Milligrams per liter (mg/l)** - one part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion (ppb) or Micrograms per liter (µg/l)**- one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Treatment Technique (TT)** - A required process intended to reduce the level of a contaminant in drinking water.
- **Turbidity Units (NTU)** - Measure of the clarity of water.

TABLE OF DETECTED CONTAMINANTS

Detected Substance	Units	MCLG	MCL	Blue Ridge Water System (a)	Range Detected	Violation?	Probable Source
Regulated Contaminants							
Turbidity (b)	NTUs	N/A	TT	0.03	0.02-0.08	NO	Soil runoff
Total Organic Carbon (TOC)	mg/l	N/A	TT>1	0.04	0.00-0.89	NO	Naturally present in the environment
Inorganic Contaminants							
Lead	Ppb	0	AL=15	N/A	0.0-4.10	NO	Corrosion of household plumbing
Copper	Ppb	0	AL=1300	N/A	0.0-190	NO	Corrosion of household plumbing
Nitrate/Nitrite	Ppm	N/A	10	Not Detected	Not Detected	NO	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Fluoride	Ppm	4	4	0.93	0.70-1.20	NO	Water additive that promotes strong teeth
Volatile Organic Contaminants							
Trihalo-methanes (THMs)	Ppb	N/A	80	9.61	8.68-10.40	NO	By-product of drinking water chlorination
Haloacetic Acids (HAA5)	Ppb	N/A	60	5.12	4.45-6.08	NO	By-product of drinking water chlorination
Chlorine	Ppm	MRDLG=4	MRDL=4	1.46	1.10-1.90	NO	Added to water for disinfection
Unregulated Contaminants							
Sodium	Ppb	N/A	N/A	1900	N/A	NO	

- (a) Values represent average measurement unless otherwise noted.
- (b) Turbidity is a measure of the cloudiness of water and is monitored because it is a good indicator of the effectiveness of the filtration system.

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 City of Blue Ridge is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800-426-4791) or at <http://www.epa.gov/safewater/lead>.

Opportunities for public participation

The City of Blue Ridge holds its City Council meetings at 7:00 PM on the 2nd Tuesday of each month at City Hall.

For more information

For more information regarding this report or to receive an individual copy, please contact Charles T. Hawkins at the Blue Ridge Water Plant at (706) 632-2524. Individual copies of this report will not be mailed to each consumer.

This water quality report was prepared by Stevenson & Palmer Engineering, Inc., as a service to the City of Blue Ridge, GA.



**APPENDIX P:
Endangered Species Documentation**



WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities Fannin County — Fips Code: 13111

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

[US] indicates species with federal status (Protected or Candidate).

Species that are federally protected in Georgia are also state protected.

[GA] indicates Georgia protected species.

link to species profile on our site (not available for all species).

link to report for element on NatureServe Explorer (only available for animals and plants).

Animal Occurrences

- *Cambarus coosawattae* (Coosawatee Crayfish) [GA] - crustacean
- *Corynorhinus rafinesquii* (Rafinesque's Big-eared Bat) [GA] - mammal
- *Cryptobranchus alleganiensis alleganiensis* (Eastern Hellbender) [GA] - amphibian
- *Desmognathus aeneus* (Seepage Salamander) - amphibian
- *Erimystax insignis* (Blotched Chub) [GA] - fish
- *Etheostoma brevirostrum* (Holiday Darter) [GA] - fish
- *Etheostoma rufilineatum* (Redline Darter) - fish
- *Etheostoma vulneratum* (Wounded Darter) [GA] - fish
- *Etheostoma zonale* (Banded Darter) - fish
- *Haliaeetus leucocephalus* (Bald Eagle) [GA] - bird
- *Notropis telescopus* (Telescope Shiner) - fish
- *Percina aurantiaca* (Tangerine Darter) [GA] - fish
- *Percina evides* (Gilt Darter) - fish
- *Percina sciera* (Dusky Darter) [GA] - fish
- *Percina squamata* (Olive Darter) [GA] - fish
- *Sorex hoyi* (Pygmy Shrew) - mammal
- *Tamiasciurus hudsonicus* (Red Squirrel) - mammal

Community Occurrences

- *Pinus echinata* / *Schizachyrium scoparium* Appalachian Woodland (Shortleaf Pine / Little Bluestem Appalachian Woodland)

Plant Occurrences

- *Acer spicatum* (Mountain Maple)
- *Cardamine dissecta* (Divided Toothwort (Blue Ridge Populations))
- *Carex purpurifera* (Purple Sedge)
- *Coreopsis latifolia* (Broadleaf Tickseed) [GA]
- *Cymophyllus fraserianus* (Fraser's Sedge) [GA]
- *Cypripedium acaule* (Pink Ladyslipper) [GA]
- *Cypripedium parviflorum* (Yellow Ladyslipper) [GA]
- *Hydrastis canadensis* (Goldenseal) [GA]
- *Isotria medeoloides* (Small Whorled Pogonia) [US]
- *Juglans cinerea* (Butternut (Nut-bearing Only))
- *Lycopodium clavatum* (Ground Pine)
- *Lygodium palmatum* (Climbing Fern)
- *Megaceros aenigmaticus* (Bighorn Hornwort) [GA]

- *Melanthium latifolium* (Broadleaf Bunchflower) 
- *Panax quinquefolius* (American Ginseng) 
- *Panax trifolius* (Dwarf Ginseng)  
- *Platanthera grandiflora* (Large Purple Fringed Orchid)  
- *Rhus typhina* (Staghorn Sumac) 
- *Silene ovata* (Ovate Catchfly) [GA]  
- *Spiraea tomentosa* (Hardhack) 
- *Thermopsis fraxinifolia* (Ash-leaf Bush-pea) 
- *Trillium simile* (Sweet White Trillium) 
- *Triosteum aurantiacum* (Wild Coffee) 
- *Veratrum viride* (American False Hellebore) 
- *Xerophyllum asphodeloides* (Eastern Turkeybeard) [GA]  

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



Bald Eagle



Broadleaf Tickseed



Fraser's Sedge



Pink Ladyslipper



Yellow Ladyslipper



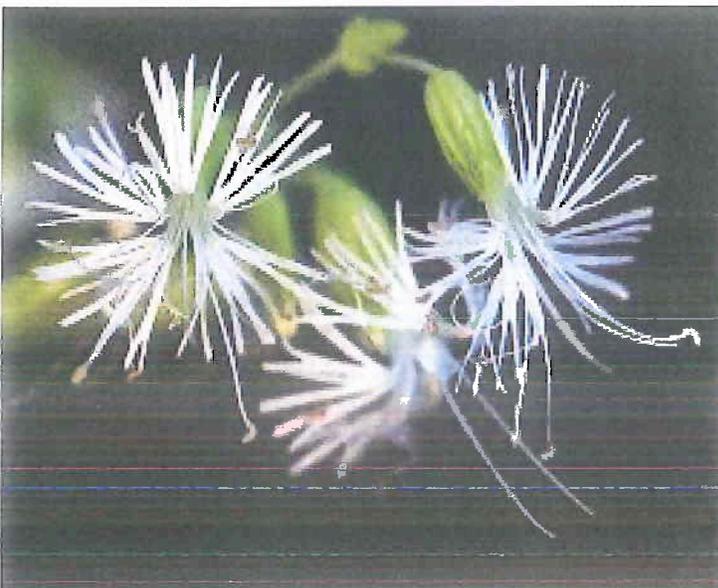
Goldenseal



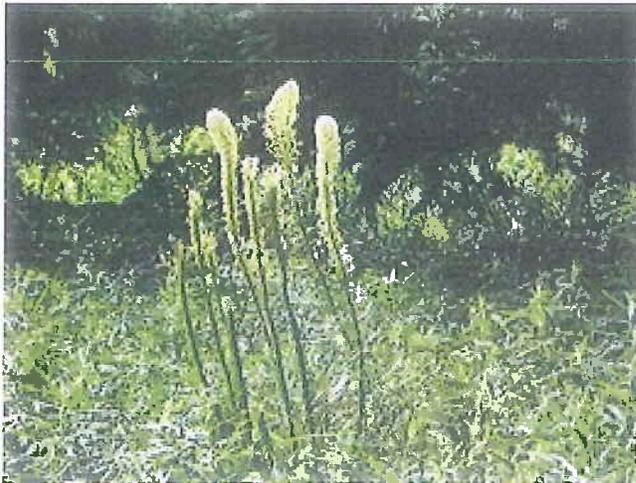
Small Whorled Pogonia



Large Purple Fringed Orchid



Ovate Catchfly



Eastern Turkey beard

**APPENDIX Q:
SHPO Review Documentation**

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 3, 2012

Dr. David Crass
Division Director
Deputy State Historic Preservation Officer
Georgia Department of Natural Resources
Historic Preservation Division
254 Washington Street, SW, Ground Floor
Atlanta, GA 30334

SUBJECT: 36 CFR 800 SHPO Consultation for a Department of Community Affairs Phase I
Environmental Site Assessment
Broadview Cove, L.P.
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Job #120297.240

Dear Dr. Crass:

Geotechnical & Environmental Consultants, Inc. (GEC) is conducting a Phase I Environmental Site Assessment (ESA) for the Department of Community Affairs on the proposed Broadview Cove Apartments located off Orvin Lance Drive in Blue Ridge, Georgia. This letter is a request for consultation regarding the proposed project in accordance with 36 CFR 800. The subject site is approximately 10-acres and is predominantly cleared with a wooded section along the eastern portion of the. There are no structures on the subject property. The property is bordered by residential and commercial properties. A 60-unit senior apartment complex is proposed for this site. Details of the project include:

Applicant: Broadview Cove, L.P.
Mr. Jerry Braden
135 North Washington Street
Summerville, Georgia 30747
jerry@thebradengroup.com
(706) 857-1414

Contact: Geotechnical & Environmental Consultants, Inc.
Mary Brooks
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204
mbrooks@geconsultants.com
(478) 757-1606

Enclosed are copies of an U.S.G.S. Topographic Quadrangle Map, an aerial photograph, street map, site plan, historical aerial photographs, photograph-key map, and photographs of the subject property and vicinity taken during site reconnaissance on May 8, 2012. The goal of this inquiry is to determine whether or not the purchase of this property and construction of the senior living apartment complex, will disturb or affect any historical property/ies and/or cultural resources.

Due to the expediency in which DCA needs this information to complete the Home/HUD application, we would appreciate it if you could respond as quickly as possible. If you have any questions or need any further information, please contact our office at 478 757-1606, or email at mbrooks@geconsultants.com. Thanks for your assistance in this matter.

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.



Mary Brooks
Senior Environmental Specialist

Attachments

cc: Mr. Jerry Braden, Broadview Cove, L.P.



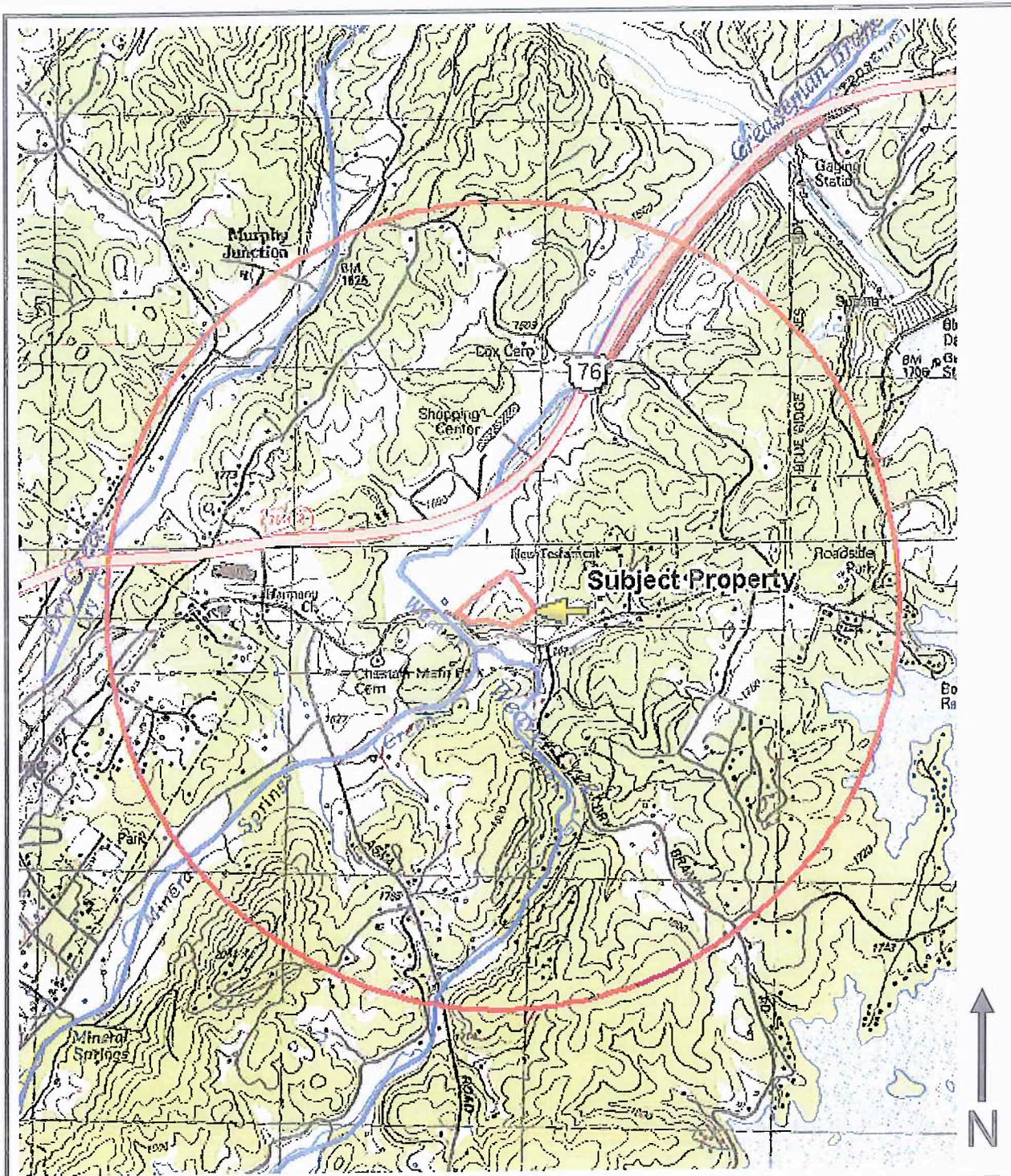


Figure 1
U.S.G.S. Topographic Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project # 120297.240
Approximate Scale: 1" = 2,000'
Source: Blue Ridge Quadrangle (1988)

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



2009 Aerial Photograph
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"= 367'
Source: Google Earth Website

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

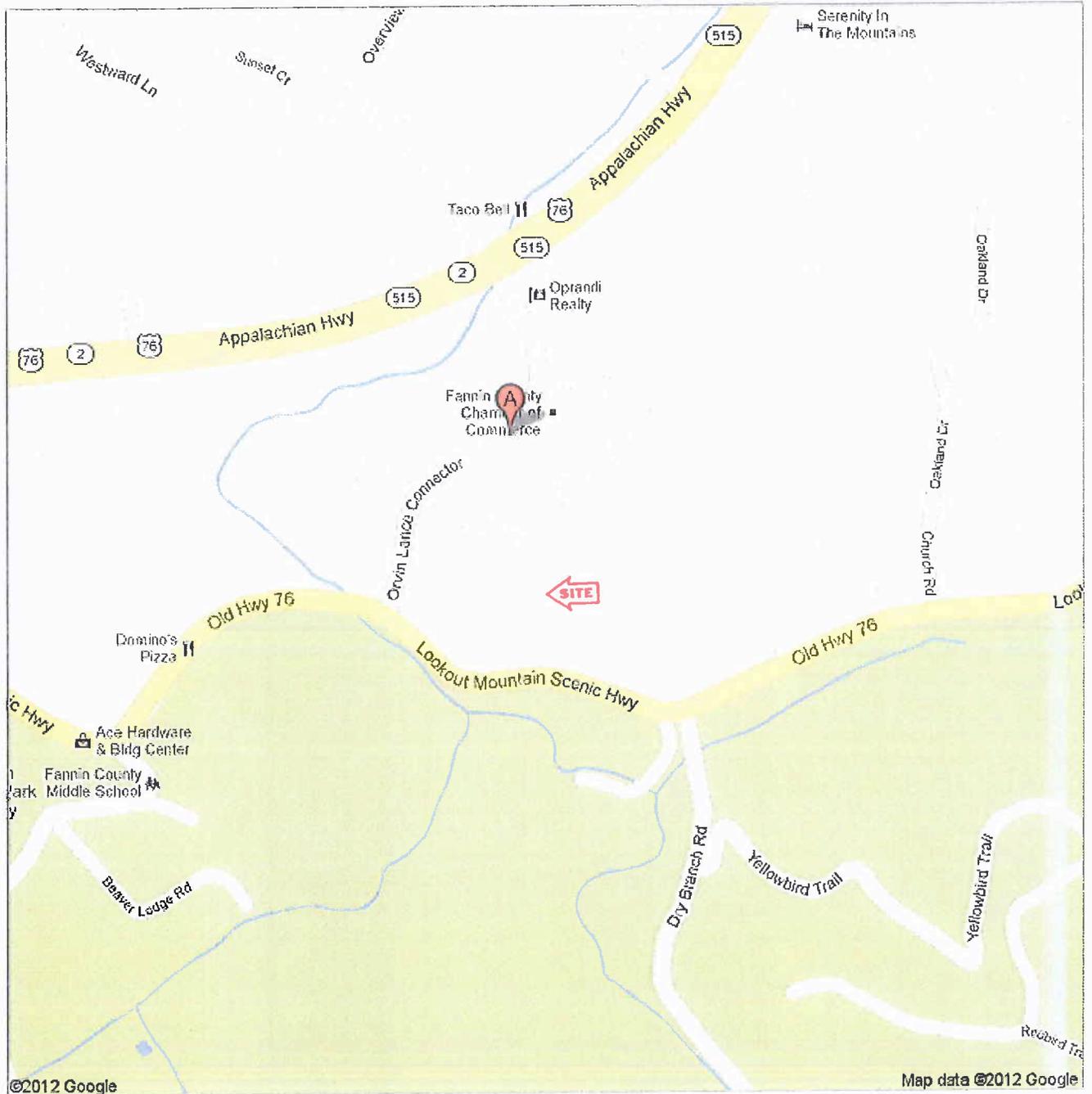
514 Hillcrest Industrial Blvd. Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940

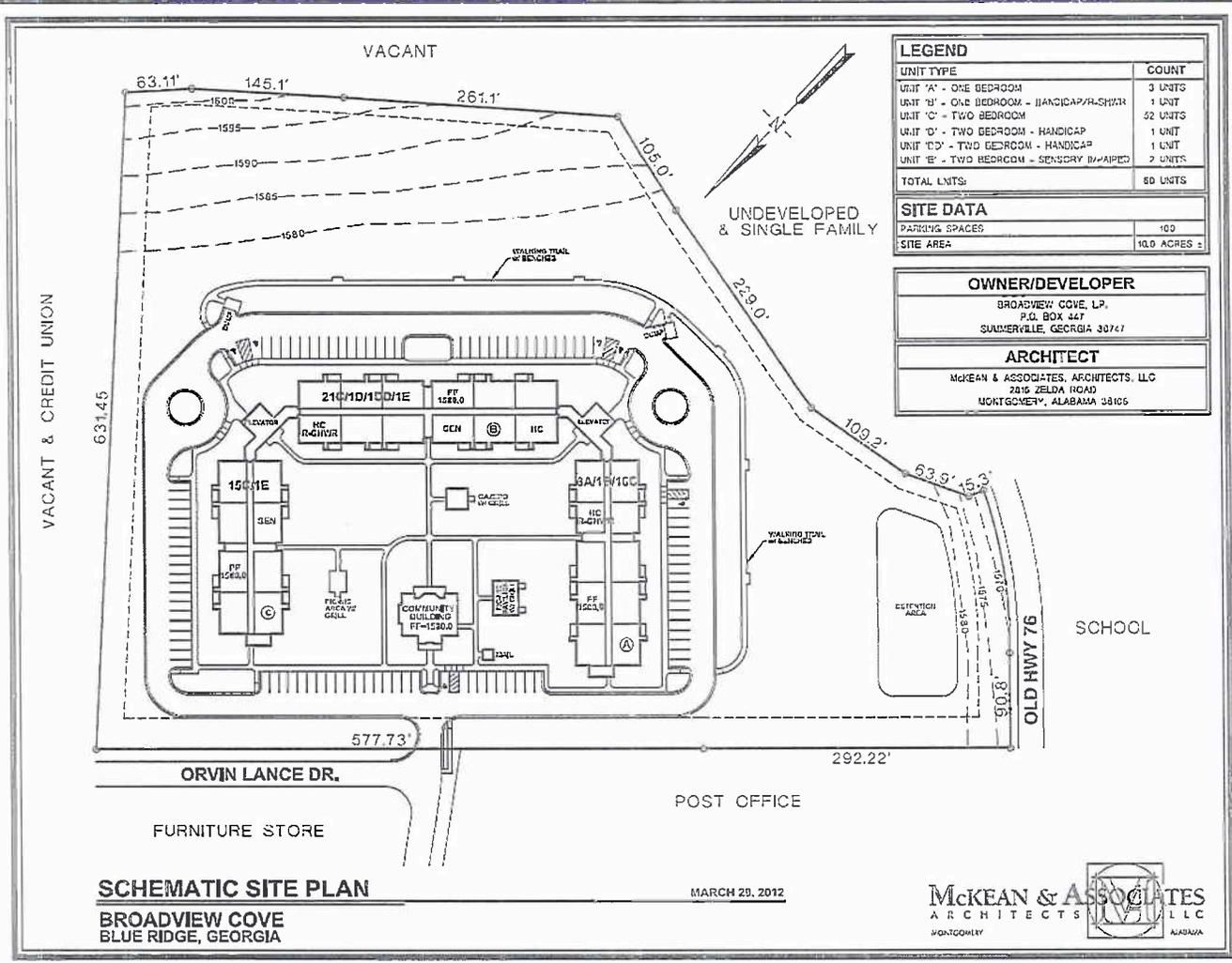


Address **Orvin Lance Connector**
Blue Ridge, GA 30513

Get Google Maps on your phone

Text the word "GMAPS" to 466453





LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	3 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP/H-SHWR	1 UNIT
UNIT 'C' - TWO BEDROOM	32 UNITS
UNIT 'D' - TWO BEDROOM - HANDICAP	1 UNIT
UNIT 'D' - TWO BEDROOM - HANDICAP	1 UNIT
UNIT 'E' - TWO BEDROOM - SENSDRY HANDICAPED	2 UNITS
TOTAL UNITS:	30 UNITS

SITE DATA	
PARKING SPACES	100
SITE AREA	10.0 ACRES ±

OWNER/DEVELOPER	
BROADVIEW COVE, L.P. P.O. BOX 447 SUMMERVILLE, GEORGIA 30747	

ARCHITECT	
MCKEAN & ASSOCIATES, ARCHITECTS, LLC 2016 ZELDA ROAD MONTGOMERY, ALABAMA 36105	

SCHMATIC SITE PLAN
BROADVIEW COVE
BLUE RIDGE, GEORGIA

MARCH 29, 2012



Site Plan
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: Graphic
Source: GEC's Client

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

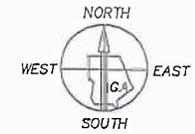
514 Hillcrest Industrial Blvd. Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940

Commence at the northeast corner of Land Lot 276, thence S 40°51'31" W for 632.00 feet, thence S 39°39'00" W for 195.90 feet, thence S 42°22'00" W for 95.69 and the Point of Beginning; thence S 42°21'59" W for 63.11 feet; thence S 48°59'00" W for 145.10 feet; thence S 49°43'00" W for 261.10 feet; thence N 75°35'00" W for 105.00 feet; thence N 78°11'01" W for 229.00 feet; thence S 80°56'00" W for 109.20 feet; thence S 65°23'00" W for 63.90 feet; thence S 24°27'04" W for 15.30 feet; to the beginning of a curve, whose chord is N 53°01'00" W for 158.00 feet; the radius point of which bears N 27°14'08" E for 466.60 feet; thence northwesterly along said curve, through a central angle of 19°29'43" for 158.76 feet; thence N 44°38'00" W for 90.80 feet; thence N 45°34'19" E for 292.22 feet; thence N 45°34'19" E for 577.73 feet; thence S 41°27'19" E for 631.45 feet; to the Point of Beginning. Containing therein 10.00 Acres.

DRAWING FOR JERRY R. BRADEN

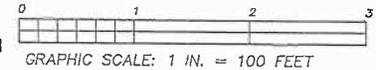
LOCATED IN LAND LOT 276,
8TH DISTRICT, 2ND SECTION,
FANNIN COUNTY, GEORGIA.

PROPERTY OF LANCE REAL ESTATE
INVESTMENTS, LLC



LINE NO.	BEARING	DISTANCE
L1	S 24°27'04" W	15.30
L2	S 65°23'00" W	63.90

C1
 $\Delta = 19^\circ 29' 43''$
 $R = 466.60$
 $L = 158.76$
 $CH = 158.00$
 $CB = N 53^\circ 01' 00'' W$



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

DATE OF PLAT: 2/1/2012

SCALE: ONE INCH = 100 FEET
 NORTH BASED - MAGNETIC
 EQUIPMENT - 5" LEICA TS
 DD - BLUERIDG2

EXHIBIT A

Handwritten signatures and initials:
 J.R. Braden
 J.M. Morrison



INQUIRY #: 3305828.5

YEAR: 2007

— = 500'





INQUIRY #: 3305828.5

YEAR: 2006

| = 500'





INQUIRY #: 3305828.5

YEAR: 2005

— = 500'



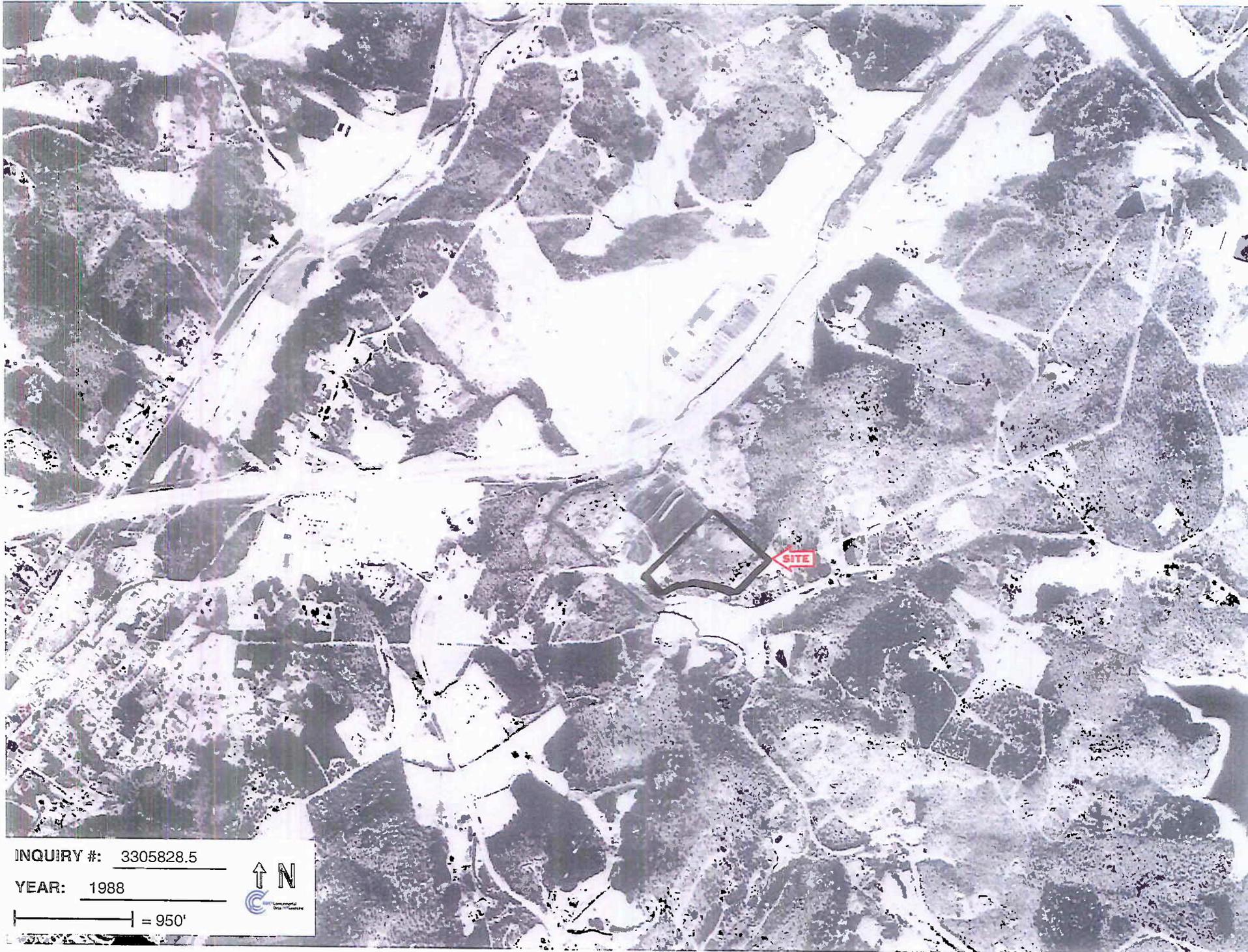


INQUIRY #: 3305828.5

YEAR: 1993

— = 500'





INQUIRY #: 3305828.5

YEAR: 1988

— = 950'





INQUIRY #: 3305828.5

YEAR: 1975

— = 1000'





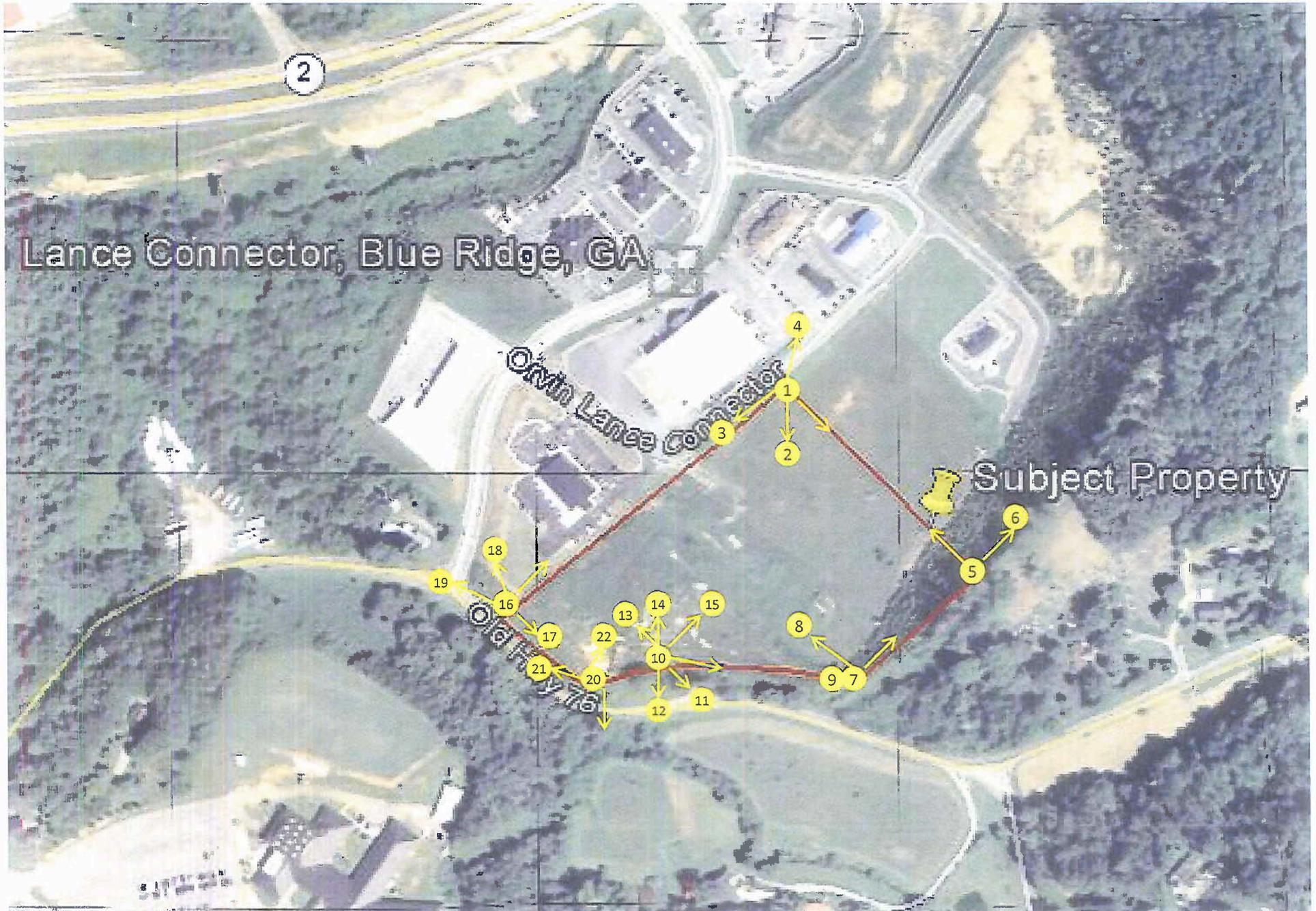
INQUIRY #: 3305828.5

YEAR: 1957

— = 1000'



Photograph Map Key: Broadview Cove 120297.240





Photograph 1: View from the northern property corner looking southeast along the property boundary



Photograph 2: View from the northern property corner looking south toward the subject property



Photograph 3: View from the northern property corner looking southwest along the property boundary and Orvin Lance Connector



Photograph 4: View from the northern property corner looking northeast toward an adjacent Express Lube and Blue Ridge Insurance



Photograph 5: View from the eastern property corner at the top of a slope looking northwest along the subject property boundary



Photograph 6: View from the eastern property corner looking northeast along a fenced boundary on the slope ridge



Photograph 7: View from the southeastern property corner looking northeast at a wood debris pile along the property boundary



Photograph 8: View from the southeastern property corner looking northwest along a fence that runs through the subject property



Photograph 9: View of some pipe debris near the southeastern property corner



Photograph 10: View from the southwestern property boundary looking southeast along the property boundary



Photograph 11: View from the southwestern property boundary looking southeast toward adjacent land with miscellaneous debris and equipment



Photograph 12: View from the southwestern property boundary looking south toward adjacent land with miscellaneous equipment and debris



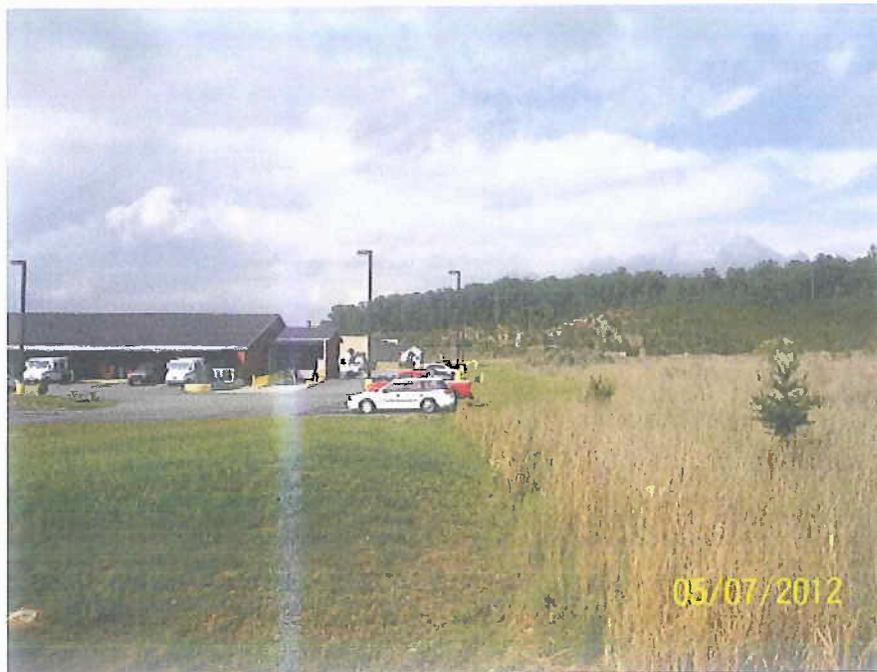
Photograph 13: View from the southwestern property boundary looking northwest across the subject property toward a US Postal Service building



Photograph 14: View from the southwest property boundary looking north across the subject property toward an adjacent furniture store



Photograph 15: View from the southwestern property boundary looking northeast across the subject property



Photograph 16: View from the western property corner looking northeast along the subject property boundary



Photograph 17: View from the western property corner looking southeast along the subject property border



Photograph 18: View from the western property corner looking northwest toward a Dollar General store



Photograph 19: View from the western property corner looking northwest toward the down-gradient Old Highway 76



Photograph 20: View from the southwestern property corner looking south toward adjacent vacant land



Photograph 21: View from the southwestern property corner looking northeast toward the down-gradient Old Highway 76



Photograph 22: View from the southwestern property corner looking northeast across the subject property

APPENDIX R:
Additional HOME Requirements

HOME and HUD ENVIRONMENTAL QUESTIONNAIRE

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

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

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

PART A—TO BE COMPLETED BY THE APPLICANT

Project Name: Broadview Cove, L.P.

Project Location Address: Orvin Lance Drive

City: Blue Ridge, County: Fannin, State: Georgia Zip: 30513

Contact person: Jerry Braden Telephone number: (706) 857-1414

Estimated Project Costs (from Application): \$8,660,000

Has the project completed a federal environmental review and received a clearance (i.e. 4128)? NO If so, who performed the review? _____

*Make sure to attach it to this document

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

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

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

Funding will include \$2,000,000 Home and equity from the sale of tax credits. This will be a new construction project of 60 units consisting of 56 two bedrooms and four, one bedrooms, restricted to HFOP residents. Also, included is a 1949 sq. ft. Clubhouse with site amenities. The location is on Orvin Lance Drive directly behind the Post Office with commercial to the north and residential/vacant properties to the east and south. The site is 10 acres in size.

Planning/Zoning (complete only if new construction)

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

Comments: **Zoning is R-3**

Source Documentation: **City of Blue Ridge Zoning Letter – May 24, 2012**

Attach a zoning map with the project location(s) identified or a letter from the Local Unit of Government or Municipality

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

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

Comments: **See attached water and sewer letters**

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

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

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

Comments: **There will be no impact to the school system as this is an HFOP project. Play spaces will be onsite. Social Services will be provided.**

Source Documentation:

Emergency Health Care, Fire and Police Services (complete only if new construction)

Yes No
(X) () Are emergency health care providers located within reasonable proximity to the proposed project?
(X) () Are police services located within reasonable proximity to the proposed project?
(X) () Is fire fighting protection municipal volunteer adequate and equipped to service the project?

Comments: **Fannin Regional Hospital (4 mi) 706-632-3711
Fannin County Sheriff Department (1.6 mi) 706-632-2044
Blue Ridge City Police Department (1.6 mi) 706-632-3451
Fannin County Fire Department (1.6 mi) 706-632-2011**

Source Documentation: **Google Maps**

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

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

- Is the project accessible to employment, shopping and services by public transportation or private vehicle?
Specify if whether it is public or private transportation.
- Is adequate public transportation available from the project to these facilities?
- Are the approaches to the project convenient, safe and attractive?

Comments: **MATS Bus (Mountain Area Transportation System) is available by phone call 706-632-7203**

Source Documentation: **The Post Office, Shopping, Banking and Pharmacy are in the same Development as the site is within walking distance. The approach is safe and convenient with the Post Office adjacent to the site.**

Nuisances and Hazards (complete only if new construction)

Will the project be affected by natural hazards:

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slope-failures from rains
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects, animals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unprotected water bodies
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features

Will the project be affected by built hazards and nuisances:

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate street lighting
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dangerous intersection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quarries or other excavations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dumps/sanitary landfills or mining
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate separation of pedestrian / vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railroad crossing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input type="checkbox"/>	Industrial operations
					Other (specify): _____

Will the project be affected by any of the following nuisances:

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Glare from parking area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unightly land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vacant/boarded-up buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vibration	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle			_____

Comments: **There are no nuisances and no hazards.**

Source Documentation: **Site Visit**

Newspaper Contact Information

Name of local newspaper: News Observer

Address: P.O. Box 989

City: Blue Ridge State: Georgia

Telephone number: 706-632-2019 Fax number: 706-632-2577

Contact name for Classifieds/Legal/Public Notice: Judy Platt

Contact email address for Classifieds/Public Notice: classifieds@thenewsobserver.com

PART B—TO BE COMPLETED BY THE ENVIRONMENTAL PROFESSIONAL

Environmental Laws and Authorities Resource Guide

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

HUD and HOME Environmental Questionnaire Guidance

HUD website (www.hud.gov)

HUD Handbook 1390.2 (available at

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

Floodplain Management (24 CFR Part 55)

Historic Preservation (36 CFR Part 800)

Noise Abatement (24 CFR Part 51 Subpart B)

Hazardous Operations (24 CFR Part 51 Subpart C)

Airport Hazards (24 CFR Part 51 Subpart D)

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

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

Other § 50.4 authorities – see HUD website

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

Unique Natural Features and Areas

Yes No

- Is the site near natural features (i.e., coastal bluffs, waterfalls or cliffs) or near public or private scenic areas?
 Are other natural resources visible on site or in vicinity?
 Will any such resources be adversely affected or will they adversely affect the project?

Comments:

Source Documentation: **Site Reconnaissance May 8, 2012**

Site Suitability, Access, and Compatibility with Surrounding Development

Yes No

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

Is there indication of:

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

Will the project be unduly influenced by:

- | | Yes | No | |
|---|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> <input checked="" type="checkbox"/> Building deterioration | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Power generating plants |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Transition of land uses | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cement plants? |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Postponed maintenance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Large parking facilities (1000 or more cars)? |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Incompatible land uses | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heavy traveled highway (6 or more lanes)? |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Obsolete public facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Oil refineries |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Inadequate off-street parking | <input type="checkbox"/> | <input type="checkbox"/> | Other(specify)? _____ |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Are there air pollution generators nearby which would adversely affect the site? | | | |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Heavy industry Incinerators | | | |

Comments: **Miscellaneous construction debris was located on the subject property.**

Source Documentation: **Site Reconnaissance May 8, 2012**

Soil Stability, Erosion, and Drainage

Slopes:

Not Applicable ____ Steep ____ Moderate **X** Slight ____

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there evidence of slope erosion or unstable slope conditions on or near the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there evidence of ground subsidence, high water table, or other unusual conditions on the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have soil studies or borings been made for the project site or the area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do the soil studies or borings indicate marginal or unsatisfactory soil conditions? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there indication of cross-lot runoff, swales, drainage flows on the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there visual indications of filled ground? If your answer is Yes, please attach a 79(g) report/analysis. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there active rills and gullies on site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is a soils report (other than structural) needed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are structural borings or a dynamic soil analysis/geological study needed? |

Comments:

Source Documentation: **Site Reconnaissance May 8, 2012**

Wetland Protection

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

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

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

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

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

Comments:

There are no wetlands located on the subject property.

Mr. Rory McKean with McKean & Associates Architects, LLC indicated on the attached letter that no wetlands located on the subject property and the civil engineer for this development will provide erosion control features and incorporate best management practices in the design of this project to prevent any impact to the adjacent property.

Source Documentation:

**GEC's Site Reconnaissance May 8, 2012
McKean & Associates Architects, LLC – Mr. Rory McKean
National Wetland Inventory Map – <http://www.fws.gov/wetlands/data/mapper>
U.S.G.S Topographic Map**

Coastal Barrier Resources

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located within a coastal management zone (CZM)? |

Georgia's six coastal counties and five "inland tier" counties include: Chatham, Effingham, Bryan, Liberty, McIntosh, Long, Glynn, Wayne, Brantley, Camden and Charlton counties.

Comments:

Source Documentation: **Georgia Coastal Program Brunswick, Georgia**
<http://costalmanagement.noaa.gov/mystate/ga.html>

Historic Preservation

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the SHPO been notified of the project and requested to provide comments? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the subject property/project structure more than 50 years old? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the Application currently include Historic Tax Credits? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will Historic Tax Credits be applied for? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property listed on or eligible for listing on the National Register of Historic Places? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property located within or directly adjacent to an historic district? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the property's area of potential effects include an historic district or property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If the proposed properties are affected, have you contracted with a Preservation Professional? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the SHPO been or is being advised of HUD's finding? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located in any of the following counties: Burke, Chatham, Effingham, Richmond and Screven? If so, Catawba Indian Nation must be consulted as required under Section 106 of the National Historic Preservation Act projects. |

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

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

Comments: **The Georgia State Historic Preservation Office (SHPO) was contacted on June 3, 2012 regarding a 36 CFR 800 SHPO consultation for this project. A response from SHPO has not been received at this time but will be forwarded to you upon receipt. Since no structures are located on the subject property there should be no negative affects from a historical standpoint from the construction of this project.**

A statement from Rory McKean with McKean & Associates Architects, LLC is included as an attachment to this submittal stating that the proposed site plan will not have an adverse affect on the surrounding neighborhood and is compatible with other developments in the area.

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

Source Documentation: **Historic Letter – Rory McKean, McKean & Associates
City of Blue Ridge Resolution of Support Letter**

Floodplain Management

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is an incidental portion of the property within a floodplain?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located within a floodplain designated on a current FEMA flood map?
		Identify FEMA flood map used to make this finding: <u>13111C0181E</u>
		Community Name and Number: <u>Fannin County, Georgia</u>
		Map Panel Number: <u>Panel 181 of 350</u>
		Date of Map Panel: <u>September 17, 2010</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the proposed construction/landscaping activities occupy or modify the floodplain?

If your answer is "Yes" to any of above questions, please attach documentation below to Questionnaire:

1. Floodplain maps for the proposed site;
2. Statement from the engineer or architect of record that proposed construction and/or landscaping activities will not occupy or modify the floodplain;
3. A conditional LOMA or LOMR if it has been provided by FEMA; and
4. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the project on or near a floodplain and proposed mitigation strategies and/or alternative designs.

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

5. Required notices from the Flood Plain Management Requirements (8 step process, see 42 C.F.R. § 55.20) (not required to be submitted at pre-application, but must be submitted by September 30, 2009).

Comments: **According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance flood plain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of this project.**

Source Documentation: **National Flood Insurance Program Flood Insurance Rate Map – Fannin County, Georgia Panel 181 of 350. (<http://msc.fema.gov/webapp/wcs/stores>)**

Flood Insurance

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

If your answer is "Yes", flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the floodplain management decision-making process (§ 55.20) is required (refer to floodplain management section above). Document the map used to determine Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number and date of map panel.

Comments:

Source Documentation: **National Flood Insurance Program Flood Insurance Rate Map – Fannin County, Georgia Panel 181 of 350 (<http://msc.fema.gov/webapp/wcs/stores>)**

Endangered Species

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

If your answer is "Yes" to the second question, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments:

Source Documentation: Georgia Department of Natural Resources Listed Species for Fannin County
www.georgiawildlife.org/node/1370

Wild and Scenic Rivers/Unique Natural Features and Areas

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project new construction? If so please answer the following questions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the site near natural features (i.e., bluffs or cliffs) or public or private scenic areas? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located within one mile of the Chattooga Wild and Scenic River? |
| | | If so, please provide a map clearly delineating both the project site and the Wild and Scenic River. |

Comments:

Source Documentation: National Park Service Rivers, Trails & Conservation Assistance

Clean Air Act

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located in the Atlanta Metropolitan area or one of the below listed counties? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project in compliance with the air quality State Implementation Plan (SIP)? |
- If the answer is "Yes", please verify whether the project in compliance with the air quality State Implementation Plan (SIP). (Metro Atlanta (including Barrow, Bartow, Carrol, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Newton, Paulding, Putnam, Rockdale, Spalding, Walton), Macon (Bibb, Monroe), Others Catoosa, Walker, Floyd)

Comments: Fannin County is not one of the 2012 EPA designated non-attainment counties listed for Georgia.

Source Documentation: Environmental Protection Agency Ozone Standards – Region 4 Final Designations, April 2012 www.epa.gov/ozonedesignations)

Farmlands Protection (complete only if new construction)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project new construction? If so please answer the following questions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the site or the area where the site is located presently being farmed? |

Comments: Mr. Bill Sowers, City Administrator for the City of Blue Ridge indicated in his letter dated May 24, 2012 that the subject property would be rezoned to R-3 (Residential) and that the zoning will allow construction of the proposed senior apartments. Mr. Sowers also indicated in the attached letter that "the property is located in the City Limits of the City of Blue Ridge, and is surrounded by development, and is not considered prime farm land, but rather development property".

Source Documentation: City of Blue Ridge – Mr. Bill Sowers

Environmental Justice

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does project require any mitigation plans or measures to be taken? If so please list below. Mitigation measures could include excessive noise, any abatement, toxic conditions etc. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project new construction? If so please answer the following questions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located in a predominantly minority and low-income neighborhood? If so, please provide narrative in supporting documentation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to |

- adverse environmental impact?
- Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at-large?

If your answer is "Yes" to any of the above questions, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice. Attach documentation to show that the environmental review considered mitigation or avoidance of adverse impacts from the project to the extent practicable.

(See <http://www.hud.gov/offices/cpd/energyenviron/environment/subjects/justice/index.cfm>)

Comments: **The minority and per capita income maps for the subject property are attached to this application.**

Source Documentation: **Environmental Justice Geographic Assessment Tool**
(<http://epamap14.epa.gov/ejmap/entry.html>)

Noise Abatement

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project within 1000 feet of a major road/highway/freeway (i.e. a roadway with an average daily traffic count of 10,000 or greater)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project within 3000 feet of a railroad? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project within 15 miles of a military airfield? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project within 5 miles of a civil airport? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is noise a problem on the site and/or is expected to be in the future?
Noise is <u><65</u> dnl. |

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

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

Comments: **During GEC's site reconnaissance on May 8, 2012, GEC assessed noise levels at the subject site to determine if noise levels would exceed the HUD limitations for exterior and interior locations. By use of web-based, on-line data and mapping and in accordance with HUD guidance, GEC found no major potential contributors to noise at the subject site. Roads within 1,000 feet of the subject site were evaluated and none were found to exceed a projected 10,000 AADT for the year 2022. No railroads were found within 3,000 feet of the site. No civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site. Therefore, GEC does not anticipate that noise issues will be a concern that would preclude the development of the subject property as a DCA-funded project. The relevant Noise Assessment Guidelines (NAG) worksheets and other supporting documentation are attached.**

Source Documentation: **GEC's NAG Worksheets**
U.S.G.S. Topographic Maps
Google Earth Web Site
Georgia Department of Transportation (GDOT) Web Site

Explosive and Flammable/Hazardous Industrial Operations

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site?
(attach ASD worksheets) |

If your answer is "Yes", use the HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C (www.hudclips.org).

Comments:

Source Documentation: **GEC's Site Reconnaissance May 8, 2012**

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

Hazards and Toxic Chemicals

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks visible from or near the project site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located near a dump or landfill site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project near an industry disposing of chemicals or hazardous wastes? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there issues that require a special/specific Phase II report before completing the environmental assessment? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the site located within 3,000 feet of a toxic or solid waste landfill site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the site have an underground storage tank? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)? |

If your answer is "Yes" to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i). Attach Phase I (ASTM) Report) Documentation from the Environmental Professional, including any applicable mitigation measures, that the project will be located at an acceptable distance from the hazardous site.

Comments:

Source Documentation: **GEC's Site Reconnaissance May 8, 2012**

Airport Hazards

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project within 3,000 feet from the end of a runway at a civil airport? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project within 2-1/2 miles from the end of a runway at a military airfield? |
- If your answer is "Yes" to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments:

Source Documentation: **GEC's NAG Worksheets**
U.S.G.S. Topographic Maps
Google Earth Web Site
Georgia Department of Transportation (GDOT) Web Site

Vapor Encroachment

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has a Tier I vapor intrusion assessment (VIA) revealed a vapor encroachment condition exists that may present a an unacceptable health risk to occupants? |

If your answer is yes, then additional assessment must be performed according to ASTM E 2600-10 standards. For more guidance, please refer to ASTM E 2600.

Comments:

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

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

The Vapor Encroachment (VE) Screening Report identified did not identify any sites within the ASTM E 2600 prescribed search radii of the subject property.

GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with existing or planned structures on the subject property. Refer to Section 4.1.1.1 and Appendix E (EDR Vapor Encroachment Screen) for further details.

Source Documentation: **Environmental Data Resources, Inc. (EDR)**

PART C—TO BE COMPLETED BY APPLICANT & ENVIRONMENTAL PROFESSIONAL

COMPLETE ONLY IF PROJECT IS NEW CONSTRUCTION

Please answer the below questions. Attach additional sheets as necessary.

Alternatives and Project Modifications Considered: *Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.*

DCA is not looking for actual specific site locations but alternatives and/or project modifications considered, for example, closer to desirables or public transportation. Examples of project modifications may include smaller/larger density, zoning and high rise vs. garden style.

The site is located in a commercial and residential neighborhood and has been rezoned by the City of Blue Ridge to R-3 to allow construction of the proposed project. There are no other zoned (that will allow multi-family) sites in Blue Ridge at present. There is a great benefit to this site for seniors because the Post Office, two banks, a restaurant and a CVS Pharmacy are within walking distance to the site.

No Action Alternative: *Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.*

Discuss why the project site you chose benefits the human environment or discuss alternative would have been is a less desirable location or presented issues like minority concentration. In cases, where an alternative does not apply, list why.

There were no alternatives but the proposed site was suggested as being a good potential site by the Fannin County Chamber of Commerce. None of Fannin County is in a minority concentration area and the percentage of minorities in the census tract of this site is less than five percent. The City of Blue Ridge has not had any affordable housing built for seniors in over 20 years.

Mitigation Measures Recommended: *Are there feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality?*

Additional Studies Performed: *Please identify any additional studies or work performed.*

Phase I Environmental Site Assessment
Market Study
Noise Assessment

List of Sources, Agencies and Persons Consulted:\

City of Blue Ridge – Mr. Bill Sowers
McKean & Associates, LLC – Mr. Rory McKean
City of Blue Ridge – Donna Whitener, Mayor
GEC Environmental Consultants – Bob Hadden
Georgia Historic Preservation Division
U.S.G.S. Topographic Maps
Federal Financial Institutions Examination Council
Google Maps
Google Earth
National Flood Insurance Program Flood Insurance Rate Map – Fannin County
GEC's Site Reconnaissance – May 10, 2012
Georgia Department of Transportation (GDOT) Webpage
Georgia Department of Natural Resources Wildlife Resources Division

CERTIFICATION

APPLICANT: I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this ___ day of _____, 2012, in the Presence of:

By:

Witness

Applicant

Notary Public

Name

My commission Expires on:

(Notary Seal)

ENVIRONMENTAL PROFESSIONAL: I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this 11th day of June, 2012, in the Presence of:

By:

Office Crews

Witness

Mary Brooks

Environmental Professional

Ann Mc Davis

Notary Public

Mary Brooks

Name

My commission Expires on:

4-30-2013



City of Blue Ridge

480 West First Street

• Blue Ridge, Georgia 30513

• (706) 632 - 2091

MAY 24, 2012

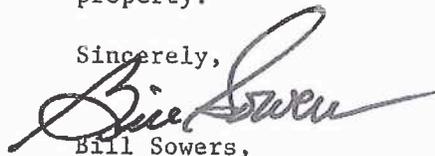
Broadview Cove, L.P.
Mr. Jerry W. Braden
P.O. Box 447
Summerville, Georgia 30747

RE: Site Behind Post Office, Orvin Lance Drive, Blue Ridge

Dear Mr. Braden:

Please be advised that the tract described above has been rezoned to R-3 and that the zoning will allow construction of your proposed senior apartments consisting of 60 to 64 units. Also, please be advised that this property is located in the City Limits of the City of Blue Ridge, and is surrounded by development, and is not considered prime farm land, but rather development property.

Sincerely,



Bill Sowers,
City Administrator
City of Blue Ridge

City of Blue Ridge

480 West First Street

Blue Ridge, Georgia 30513

(706) 632-2094

May 29, 2012

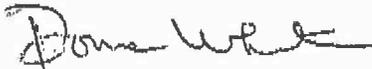
Broadview Cove, L.P.
Mr. Jerry W. Braden
P.O. Box 447
Summerville, GA. 30747

RE: Site behind Post office, Orvin Lance Drive, Blue Ridge

Dear Mr. Braden:

Please be advised that the above described site location is served by the City of Blue Ridge, and has both water and sewer to the site. We will allow you to tie onto the water and sewer with the appropriate charges and assure you that the Water and Sewer capacity of the City Water and Sewer System is adequate for your proposed 60 to 64 unite complex.

Sincerely,



Donna Whitener
Mayor
City of Blue Ridge

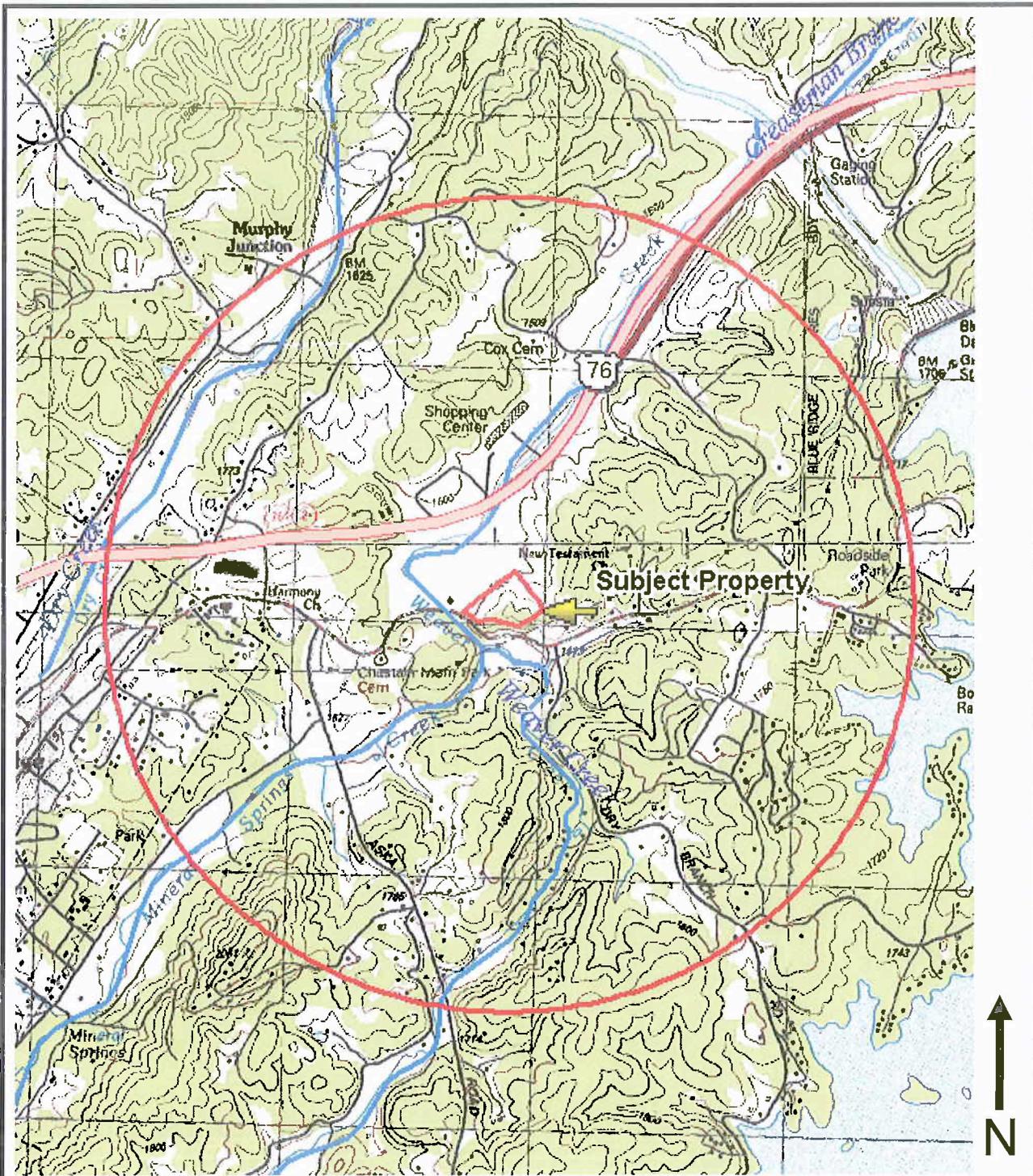


Figure 1
U.S.G.S. Topographic Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project # 120297.240
Approximate Scale: 1" = 2,000'
Source: Blue Ridge Quadrangle (1988)

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

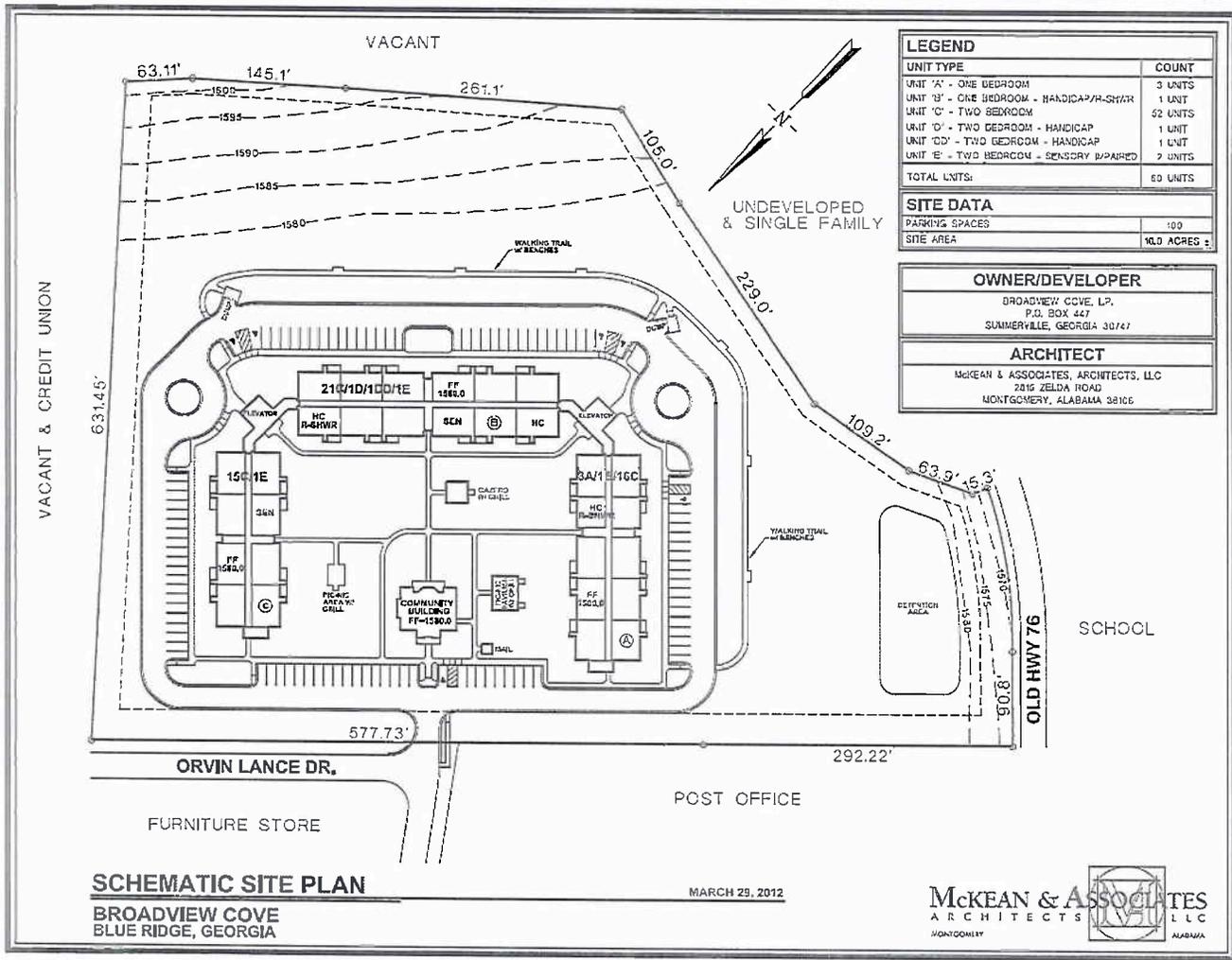
514 Hillcrest Industrial Blvd. Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
 6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940



2009 Aerial Photograph
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1" = 367'
Source: Google Earth Website

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



Site Plan
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: Graphic
Source: GEC's Client

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



U.S. Fish and Wildlife Service

National Wetlands Inventory



Wetlands

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

1000 ft



Figure 2
National Wetlands Inventory (NWI) Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"=667'
Source: U.S. Fish & Wildlife Service

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



May 30, 2012

Ms. Jennifer Adams
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, Georgia 30329-2231

Re: Broadview Cove
Blue Ridge, Georgia

Dear Ms. Adams:

The site for the proposed Broadview Cove to be constructed in Blue Ridge, Georgia does not contain any wetland areas. This is based upon information furnished by the Environmental Consultant employed by the Owner for this development. In addition, the Civil Engineer for this development will provide erosion control features and incorporate best management practices in the design of this project to prevent any impact to the adjacent property.

If you have any questions, please contact our office.

Sincerely,

McKean & Associates, Architects, LLC

A handwritten signature in black ink, appearing to read 'Rory L. McKean'. The signature is written over a horizontal line that extends to the right.

Rory L. McKean, AIA

RLM/cp

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 3, 2012

Dr. David Crass
Division Director
Deputy State Historic Preservation Officer
Georgia Department of Natural Resources
Historic Preservation Division
254 Washington Street, SW, Ground Floor
Atlanta, GA 30334

SUBJECT: 36 CFR 800 SHPO Consultation for a Department of Community Affairs Phase I
Environmental Site Assessment
Broadview Cove, L.P.
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Job #120297.240

Dear Dr. Crass:

Geotechnical & Environmental Consultants, Inc. (GEC) is conducting a Phase I Environmental Site Assessment (ESA) for the Department of Community Affairs on the proposed Broadview Cove Apartments located off Orvin Lance Drive in Blue Ridge, Georgia. This letter is a request for consultation regarding the proposed project in accordance with 36 CFR 800. The subject site is approximately 10-acres and is predominantly cleared with a wooded section along the eastern portion of the. There are no structures on the subject property. The property is bordered by residential and commercial properties. A 60-unit senior apartment complex is proposed for this site. Details of the project include:

Applicant: Broadview Cove, L.P.
Mr. Jerry Braden
135 North Washington Street
Summerville, Georgia 30747
jerry@thebradengroup.com
(706) 857-1414

Contact: Geotechnical & Environmental Consultants, Inc.
Mary Brooks
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204
mbrooks@geconsultants.com
(478) 757-1606

Enclosed are copies of an U.S.G.S. Topographic Quadrangle Map, an aerial photograph, street map, site plan, historical aerial photographs, photograph-key map, and photographs of the subject property and vicinity taken during site reconnaissance on May 8, 2012. The goal of this inquiry is to determine whether or not the purchase of this property and construction of the senior living apartment complex, will disturb or affect any historical property/ies and/or cultural resources.

Due to the expediency in which DCA needs this information to complete the Home/HUD application, we would appreciate it if you could respond as quickly as possible. If you have any questions or need any further information, please contact our office at 478 757-1606, or email at mbrooks@geconsultants.com. Thanks for your assistance in this matter.

Sincerely,

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.



Mary Brooks
Senior Environmental Specialist

Attachments

cc: **Mr. Jerry Braden, Broadview Cove, L.P.**

GEC

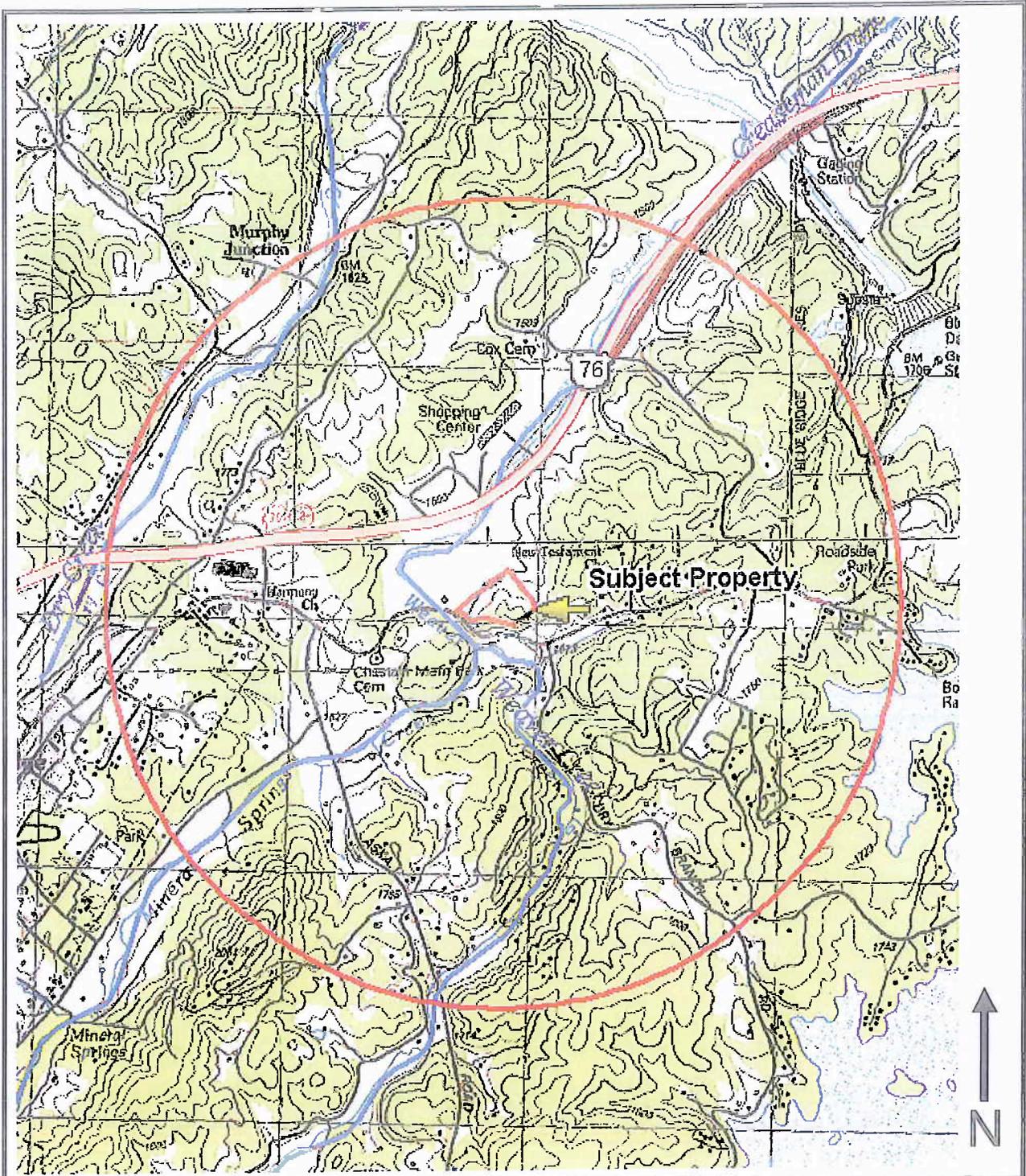
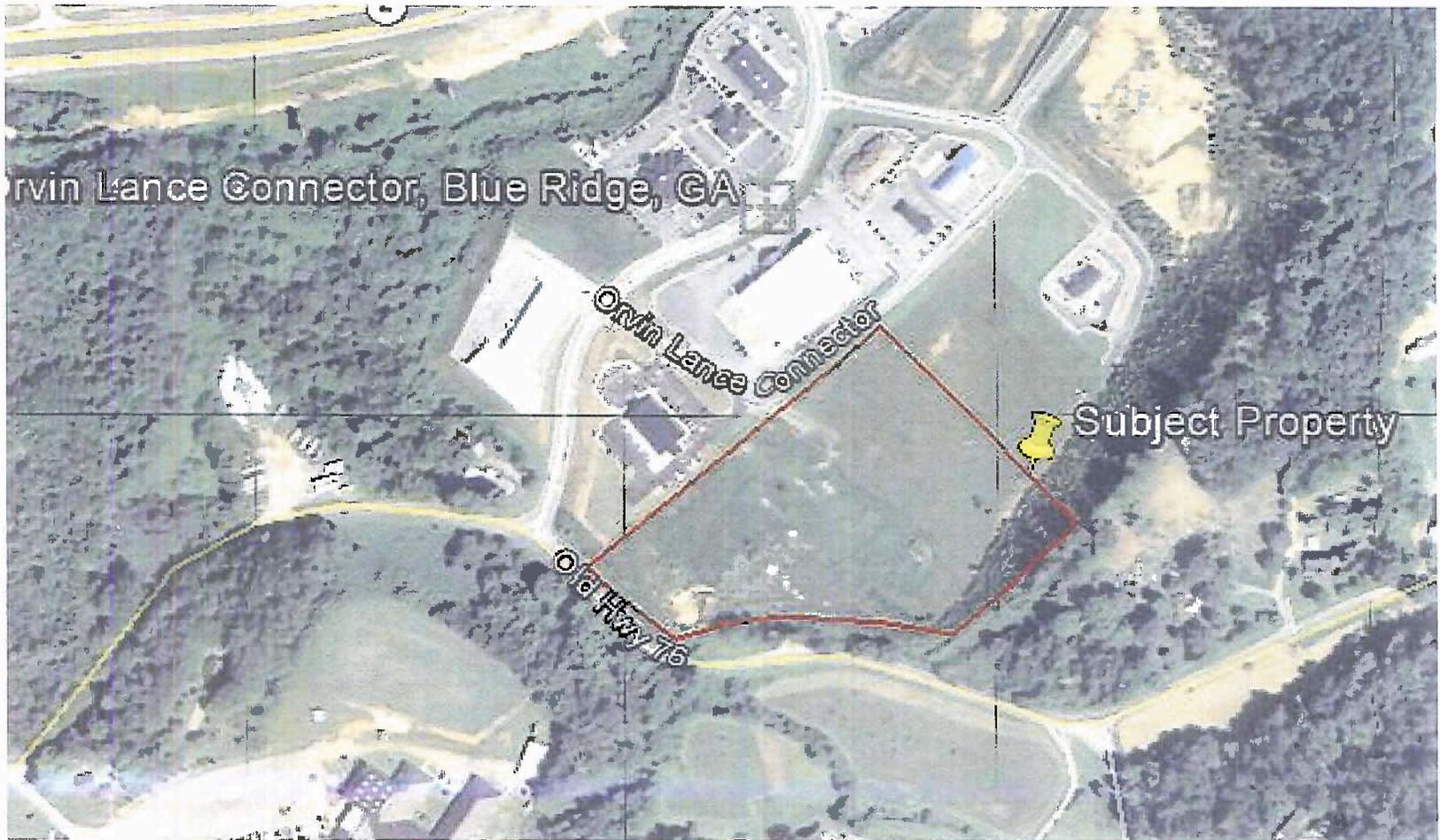


Figure 1
U.S.G.S. Topographic Map
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project # 120297.240
Approximate Scale: 1" = 2,000'
Source: Blue Ridge Quadrangle (1988)

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

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 6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0908 Fax: (706) 569-0940



733 ft

2009 Aerial Photograph
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"= 367'
Source: Google Earth Website

GEC
GEOTECHNICAL & ENVIRONMENTAL
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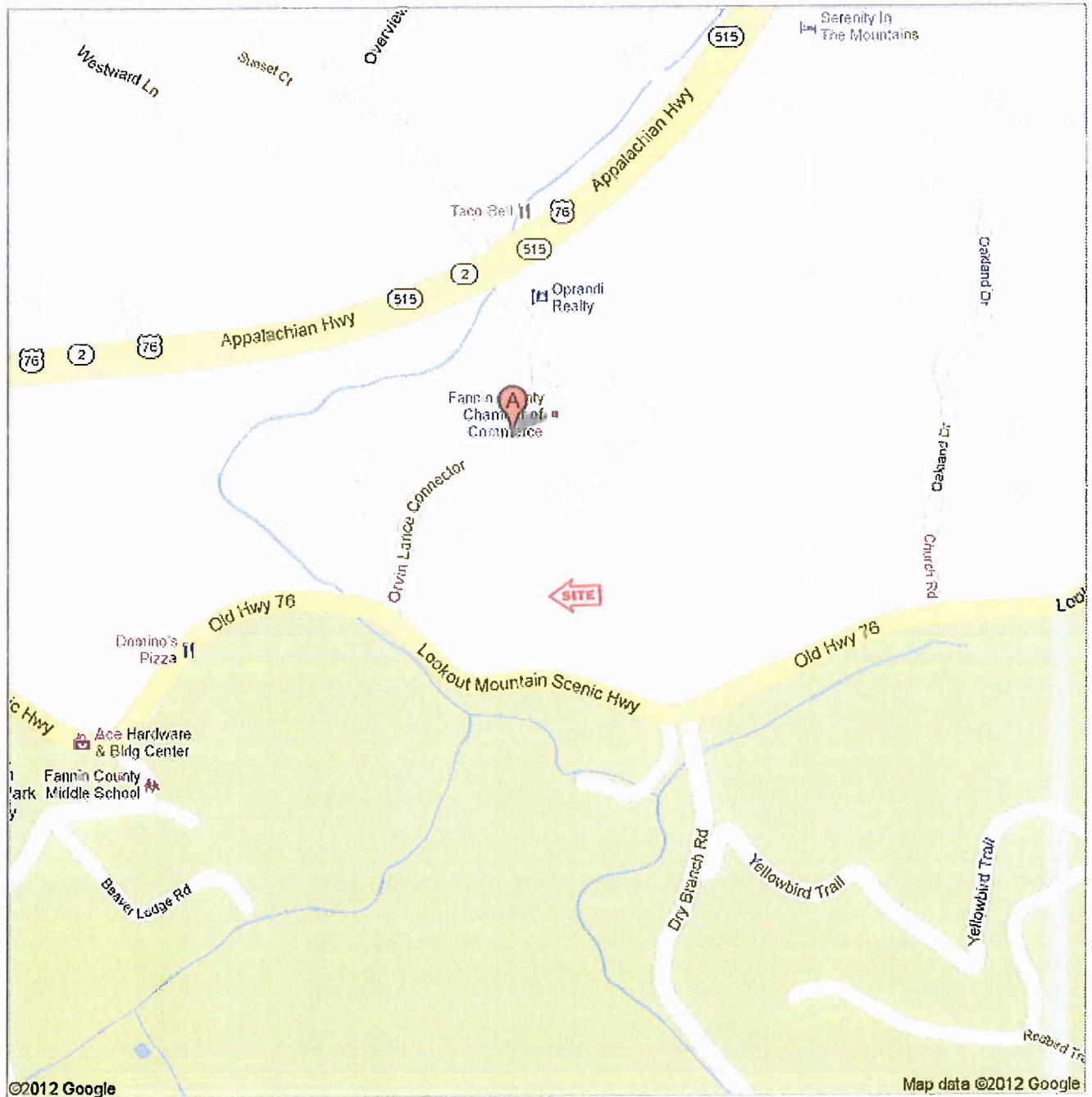


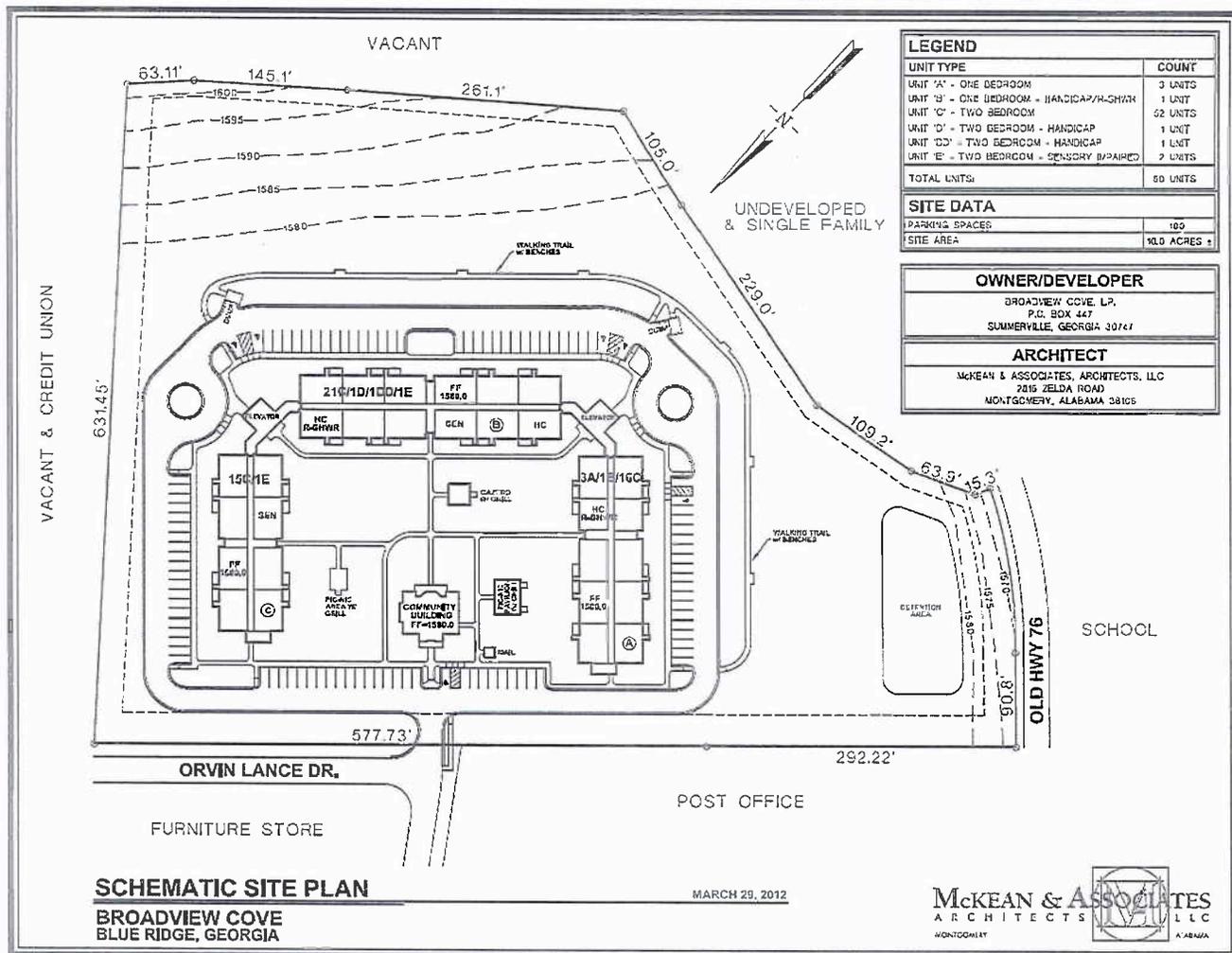
Address **Orvin Lance Connector**
Blue Ridge, GA 30513

Get Google Maps on your phone



Text the word "GMAPS" to 466453





Site Plan
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: Graphic
Source: GEC's Client

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

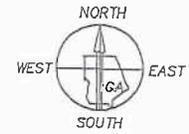
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6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940

Commence at the northeast corner of Land Lot 276, thence S 40°51'31" W for 632.00 feet, thence S 39°39'00" W for 195.90 feet, thence S 42°22'00" W for 95.69 and the Point of Beginning; thence S 42°21'59" W for 63.11 feet; thence S 48°59'00" W for 145.10 feet; thence S 49°43'00" W for 261.10 feet; thence N 75°35'00" W for 105.00 feet; thence N 78°11'01" W for 229.00 feet; thence S 80°56'00" W for 109.20 feet; thence S 65°23'00" W for 63.90 feet; thence S 24°27'04" W for 15.30 feet; to the beginning of a curve, whose chord is N 53°01'00" W for 158.00 feet; the radius point of which bears N 27°14'08" E for 466.60 feet; thence northwesterly along said curve, through a central angle of 19°29'43" for 158.76 feet; thence N 44°38'00" W for 90.80 feet; thence N 45°34'19" E for 292.22 feet; thence N 45°34'19" E for 577.73 feet; thence S 41°27'19" E for 631.45 feet; to the Point of Beginning. Containing therein 10.00 Acres.

DRAWING FOR JERRY R. BRADEN

LOCATED IN LAND LOT 276,
8TH DISTRICT, 2ND SECTION,
FANNIN COUNTY, GEORGIA.

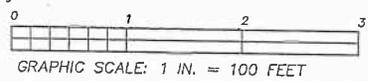
PROPERTY OF LANCE REAL ESTATE
INVESTMENTS, LLC



CREDIT UNION
ZONED C-2

POC
LL 265 LL 266
LL 276 LL COR
LL 275

C1
Δ= 19°29'43"
R=466.60
L=158.76
CH=158.00
CB=N 53°01'00" W



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

DATE OF PLAT: 2/1/2012

SCALE: ONE INCH = 100 FEET
NORTH BASED- MAGNETIC
EQUIPMENT - 5" LEICA TS
DD- BLUERIDG2

LINE NO.	BEARING	DISTANCE
L1	S 24°27'04" W	15.30
L2	S 65°23'00" W	63.90



Handwritten signatures and initials:
JRB
GML
JRB

Vertical handwritten text:
EXHIBIT A



INQUIRY #: 3305828.5

YEAR: 2007

| = 500'





INQUIRY #: 3305828.5

YEAR: 2006

— = 500'



Environmental Solutions



INQUIRY #: 3305828.5

YEAR: 2005

 = 500'





INQUIRY #: 3305828.5

YEAR: 1993

— = 500'





1" = 950'

YEAR: 1988

INQUIRY #: 3305828.5



INQUIRY #: 3305828.5

YEAR: 1975

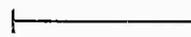
 = 1000'





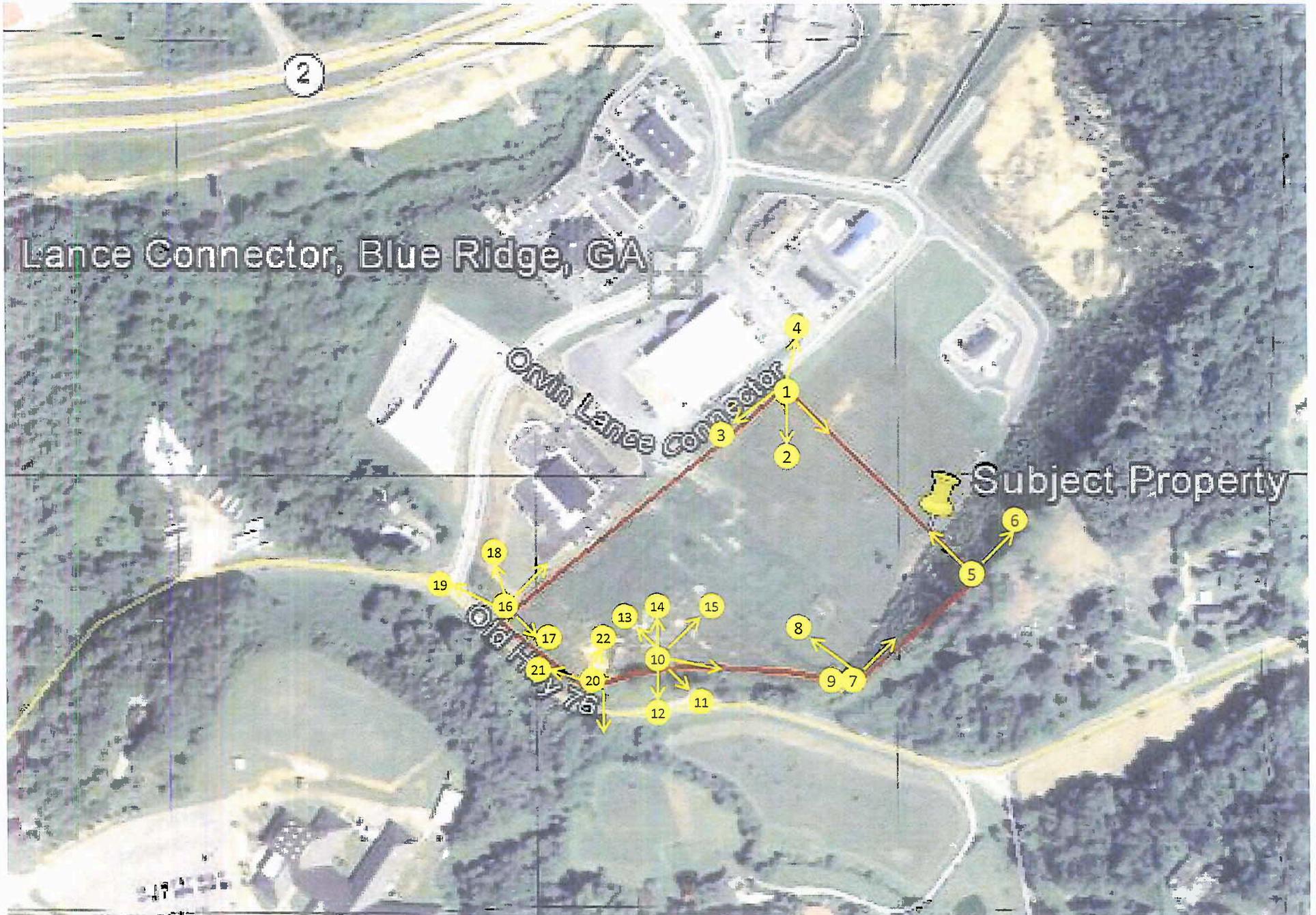
INQUIRY #: 3305828.5

YEAR: 1957

 = 1000'



Photograph Map Key: Broadview Cove 120297.240





Photograph 1: View from the northern property corner looking southeast along the property boundary



Photograph 2: View from the northern property corner looking south toward the subject property



Photograph 3: View from the northern property corner looking southwest along the property boundary and Orvin Lance Connector



Photograph 4: View from the northern property corner looking northeast toward an adjacent Express Lube and Blue Ridge Insurance



Photograph 5: View from the eastern property corner at the top of a slope looking northwest along the subject property boundary



Photograph 6: View from the eastern property corner looking northeast along a fenced boundary on the slope ridge



Photograph 7: View from the southeastern property corner looking northeast at a wood debris pile along the property boundary



Photograph 8: View from the southeastern property corner looking northwest along a fence that runs through the subject property



Photograph 9: View of some pipe debris near the southeastern property corner



Photograph 10: View from the southwestern property boundary looking southeast along the property boundary



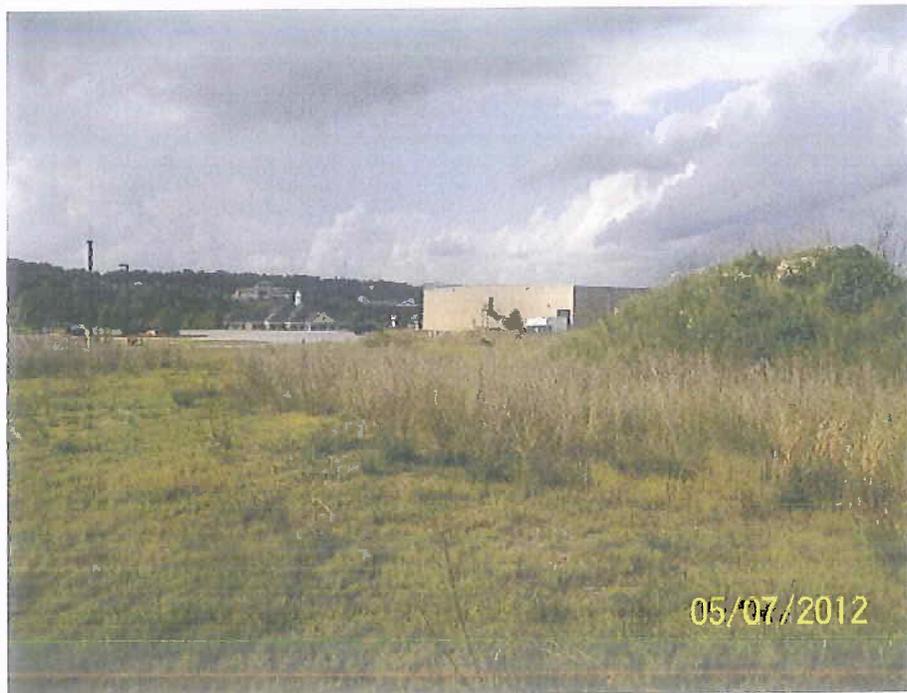
Photograph 11: View from the southwestern property boundary looking southeast toward adjacent land with miscellaneous debris and equipment



Photograph 12: View from the southwestern property boundary looking south toward adjacent land with miscellaneous equipment and debris



Photograph 13: View from the southwestern property boundary looking northwest across the subject property toward a US Postal Service building



Photograph 14: View from the southwest property boundary looking north across the subject property toward an adjacent furniture store



Photograph 15: View from the southwestern property boundary looking northeast across the subject property



Photograph 16: View from the western property corner looking northeast along the subject property boundary



Photograph 17: View from the western property corner looking southeast along the subject property border



Photograph 18: View from the western property corner looking northwest toward a Dollar General store



Photograph 19: View from the western property corner looking northwest toward the down-gradient Old Highway 76



Photograph 20: View from the southwestern property corner looking south toward adjacent vacant land

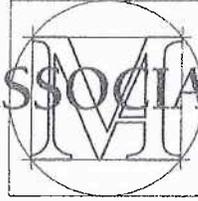


Photograph 21: View from the southwestern property corner looking northeast toward the down-gradient Old Highway 76



Photograph 22: View from the southwestern property corner looking northeast across the subject property

McKEAN & ASSOCIATES
ARCHITECTS LLC



May 30, 2012

Ms. Jennifer Adams
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, Georgia 30329-2231

Re: Broadview Cove
Blue Ridge, Georgia

Dear Ms. Adams:

To the best of my knowledge and judgment the design of this proposed development should not detract from, should be compatible with, and should have no adverse effect on the surrounding neighborhood.

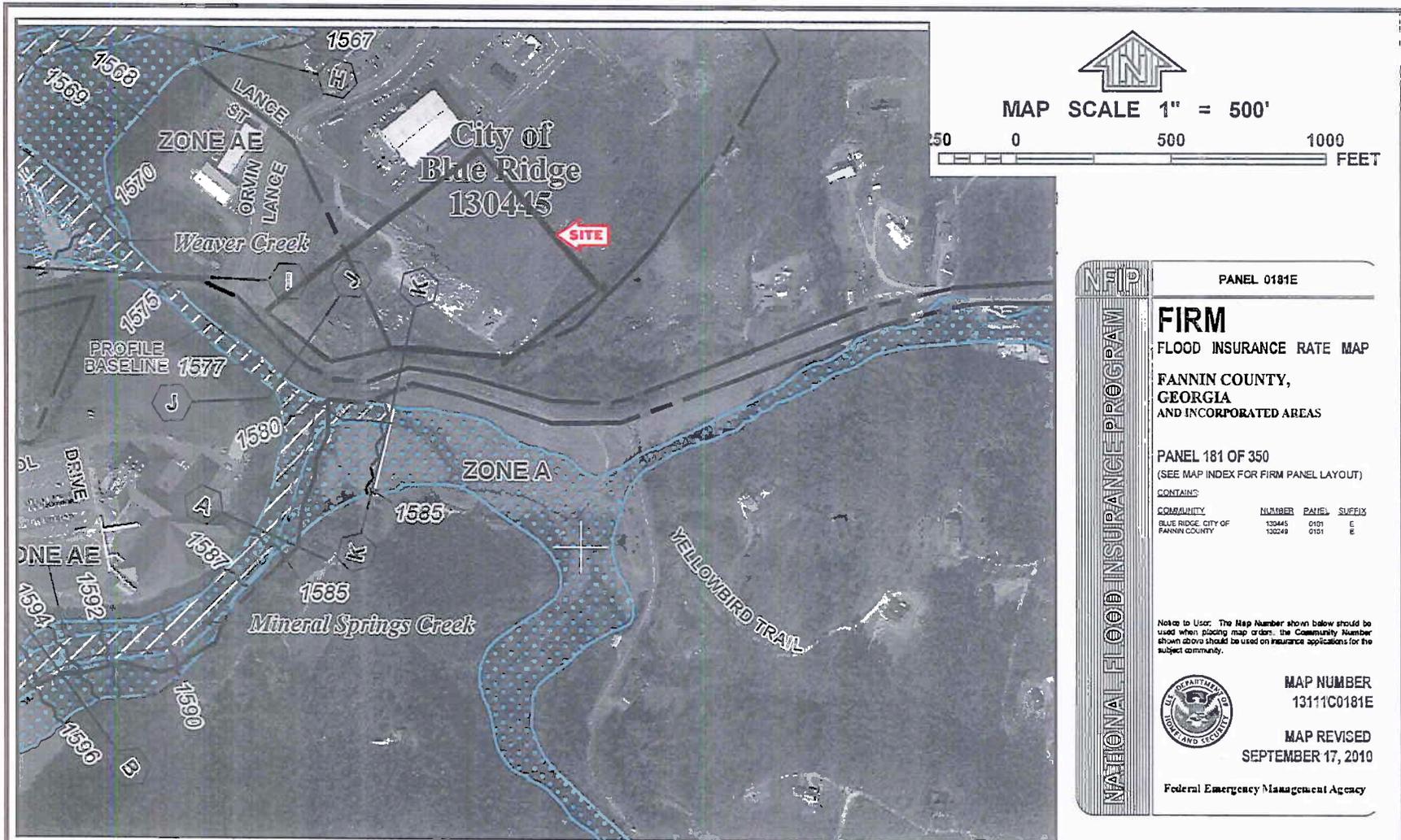
Sincerely,

McKEAN & ASSOCIATES, ARCHITECTS, LLC

A handwritten signature in black ink, appearing to read 'Rory H. McKean'. The signature is written in a cursive style and is followed by a long horizontal line that extends to the right.

Rory H. McKean, AIA

RLM/cp



NFP

PANEL 0181E

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

PANEL 181 OF 350
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BLUE RIDGE, CITY OF	130445	0101	E
FANNIN COUNTY	130249	0101	E

Note 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
13111C0181E

MAP REVISED
SEPTEMBER 17, 2010

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

Figure 4
Flood Insurance Rate Map (FIRM)
Broadview Cove
Orvin Lance Drive
Blue Ridge, Fannin County, Georgia
GEC Project No. 120297.240
Approximate Scale: 1"=500'
Source: FEMA Map Service Center Website

GEC
GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

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

FIRM Map Legend

LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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



OTHER AREAS

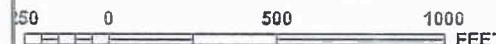
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 500'



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



OTHERWISE PROTECTED AREAS (OPAs)

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

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Limit of Moderate Wave Action

513 Base Flood Elevation line and value; elevation in feet*
(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

760000N 1000-meter Universal Transverse Mercator grid values, zone 16

600000 FT 5000-foot grid values; Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection

DX5510 x Bench mark (see explanation in Notes to Users section of this FIRH panel)

● M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
July 19, 2000

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
September 17, 2010 - to update corporate limits, to change Special Flood Hazard Areas, to update base map information, and to reflect updated topographic information.
For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

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

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



**Known occurrences of special concern plants, animals and natural communities
Fannin County — Fips Code: 13111**

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

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

Animal Occurrences

- *Cambarus coosawattae* (Coosawattee Crayfish) [GA] - crustacean
- *Corynorhinus rafinesquii* (Rafinesque's Big-eared Bat) [GA] - mammal
- *Cryptobranchus alleganiensis alleganiensis* (Eastern Hellbender) [GA] - amphibian
- *Desmognathus aeneus* (Seepage Salamander) - amphibian
- *Erimystax insignis* (Blotched Chub) [GA] - fish
- *Etheostoma brevirostrum* (Holiday Darter) [GA] - fish
- *Etheostoma ruffineatum* (Redline Darter) - fish
- *Etheostoma vulneratum* (Wounded Darter) [GA] - fish
- *Etheostoma zonale* (Banded Darter) - fish
- *Haliaeetus leucocephalus* (Bald Eagle) [GA] - bird
- *Notropis telescopus* (Telescope Shiner) - fish
- *Percina aurantiaca* (Tangerine Darter) [GA] - fish
- *Percina evides* (Gilt Darter) - fish
- *Percina sciera* (Dusky Darter) [GA] - fish
- *Percina squamata* (Olive Darter) [GA] - fish
- *Sorex hoyi* (Pygmy Shrew) - mammal
- *Tamiasciurus hudsonicus* (Red Squirrel) - mammal

Community Occurrences

- *Pinus echinata* / *Schizachyrium scoparium* Appalachian Woodland (Shortleaf Pine / Little Bluestem Appalachian Woodland)

Plant Occurrences

- *Acer spicatum* (Mountain Maple)
- *Cardamine dissecta* (Divided Toothwort (Blue Ridge Populations))
- *Carex purpurifera* (Purple Sedge)
- *Coreopsis latifolia* (Broadleaf Tickseed) [GA]
- *Cymophyllus fraserianus* (Fraser's Sedge) [GA]
- *Cypripedium acaule* (Pink Ladyslipper) [GA]
- *Cypripedium parviflorum* (Yellow Ladyslipper) [GA]
- *Hydrastis canadensis* (Goldenseal) [GA]
- *Isotria medeoloides* (Small Whorled Pogonia) [US]
- *Juglans cinerea* (Butternut (Nut-bearing Only))
- *Lycopodium clavatum* (Ground Pine)
- *Lygodium palmatum* (Climbing Fern)
- *Megaceros aenigmaticus* (Bighorn Hornwort) [GA]

- *Melanthium latifolium* (Broadleaf Bunchflower) 
- *Panax quinquefolius* (American Ginseng) 
- *Panax trifolius* (Dwarf Ginseng)  
- *Platanthera grandiflora* (Large Purple Fringed Orchid)  
- *Rhus typhina* (Staghorn Sumac) 
- *Silene ovata* (Ovate Catchfly) [GA]  
- *Spiraea tomentosa* (Hardhack) 
- *Thermopsis fraxinifolia* (Ash-leaf Bush-pea) 
- *Trillium simile* (Sweet White Trillium) 
- *Triosteum aurantiacum* (Wild Coffee) 
- *Veratrum viride* (American False Hellebore) 
- *Xerophyllum asphodeloides* (Eastern Turkeybeard) [GA]  

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



Bald Eagle



Broadleaf Tickseed



Fraser's Sedge



Pink Ladyslipper



Yellow Ladyslipper



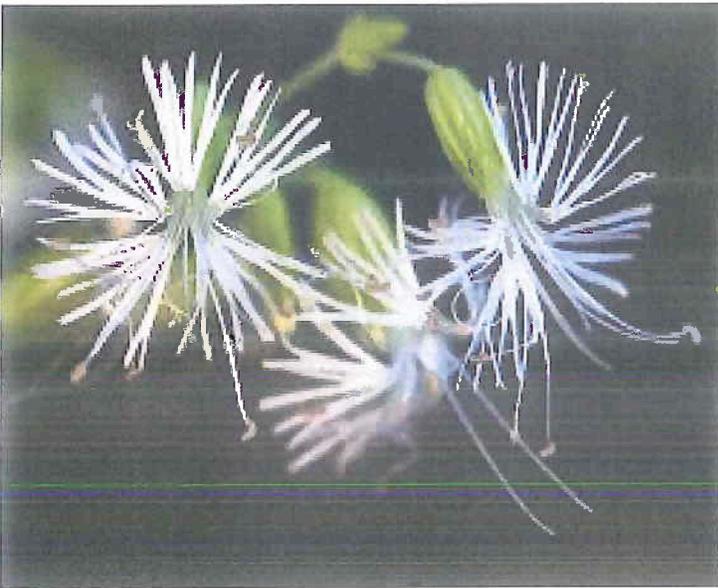
Goldenseal



Small Whorled Pogonia



Large Purple Fringed Orchid



Ovate Catchfly



Eastern Turkey beard

Worksheet A
Site Evaluation

Noise Assessment Guidelines

Site Location

Orvin Lance Connector

Program

Project Name

Broadview Cove

Locality

Blue Ridge, Fannin County, Georgia

File Number

120297.240

Sponser's Name

Phone

Street Address

City, State

	Accepability Category	DNL	Predicted for Operations in Year
1. Roadway Noise	<u>Acceptable</u>	<u>< 65</u>	<u>2022</u>
2. Aircraft Noise	<u>Acceptable</u>	<u>< 55</u>	<u>2012</u>
3. Railway Noise	<u>Acceptable</u>	<u>< 65</u>	<u>2012</u>
		<u>< 65</u>	

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

Final Site Evaluation (circle one)

Acceptable

Normally Unacceptable

Unacceptable

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

Signature

Matthew W. Klavich

Date

05/16/12

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

MS
6/17/12



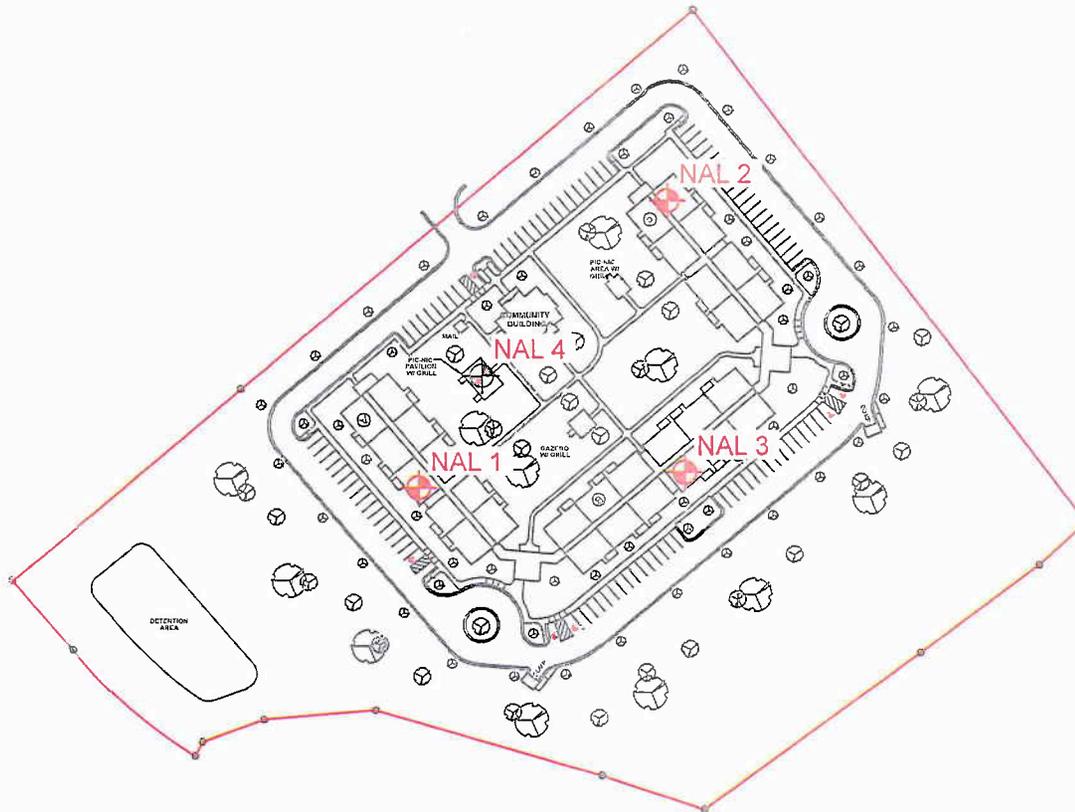
Image courtesy of Google Earth

SITE VICINITY
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

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MACON, GEORGIA 31204
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<u>NAL</u>	<u>Road</u> <u>DNL</u>	<u>Air</u> <u>DNL</u>	<u>Rail</u> <u>DNL</u>	<u>Combined</u>
1	< 65	< 55	< 65	< 65
2	< 65	< 55	< 65	< 65
3	< 65	< 55	< 65	< 65
4	< 65	< 55	< 65	< 65
5	< 65	< 55	< 65	< 65

NOT TO SCALE
Image courtesy of Google Earth

**NOISE ASSESSMENT LOCATIONS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA**

GEC PROJECT NO. 120297.240

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Worksheet C Roadway Noise

List all major roads within 1000 feet of the site:

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

NAL 1/2/3/4

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

Mark W. Blawie 5/16/12



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

Image courtesy of Google Earth

MAJOR ROADWAYS - 1000-FT RADIUS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

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Worksheet B Aircraft Noise

List all airports within 15 miles of the site:

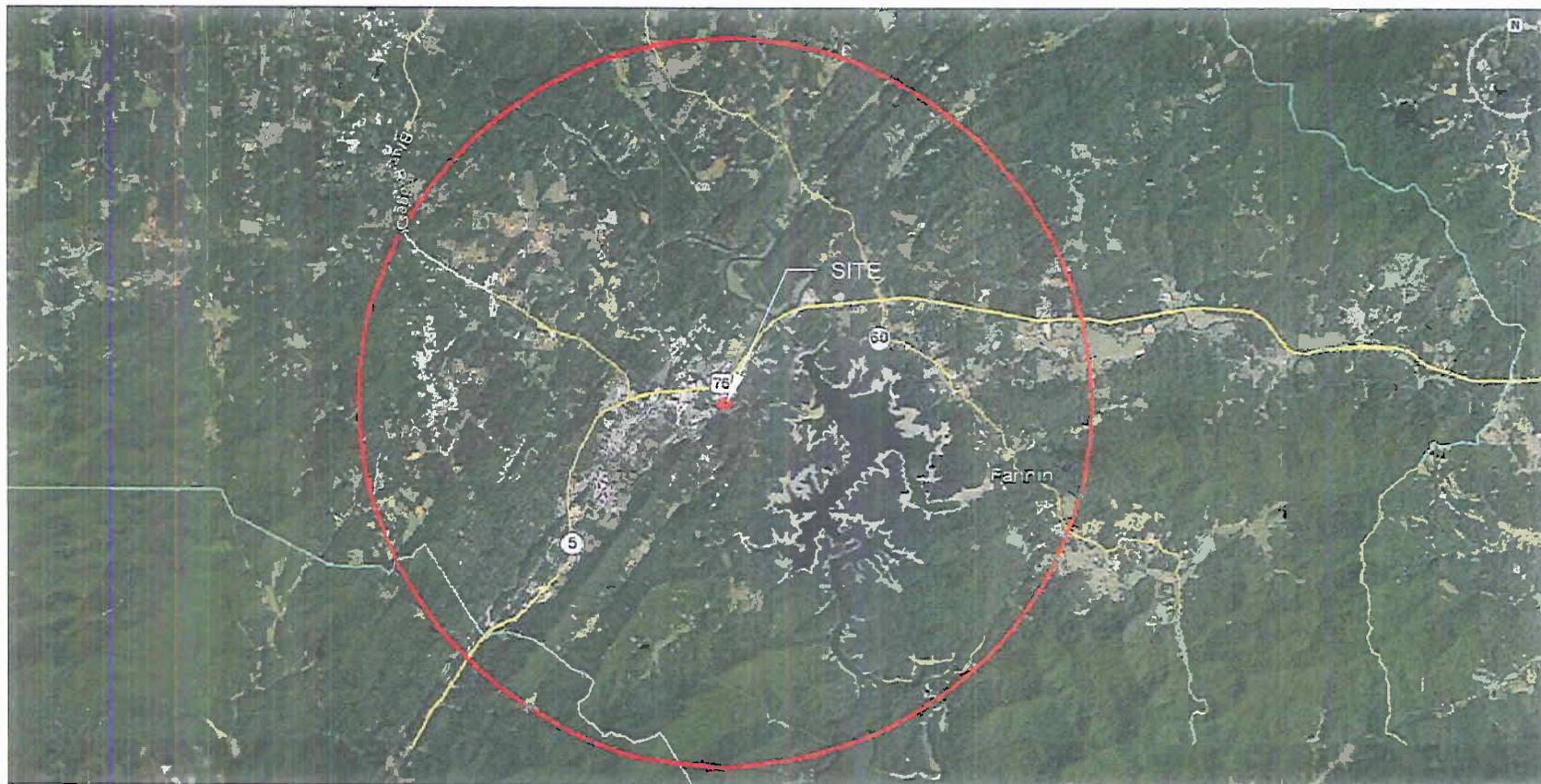
- 1 Martin Campbell Airfield** 10.1 miles N
- 2 No other airports were found within a 15-mile radius, per maps
- 3 _____

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

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

Signed 

Date 05/16/12



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

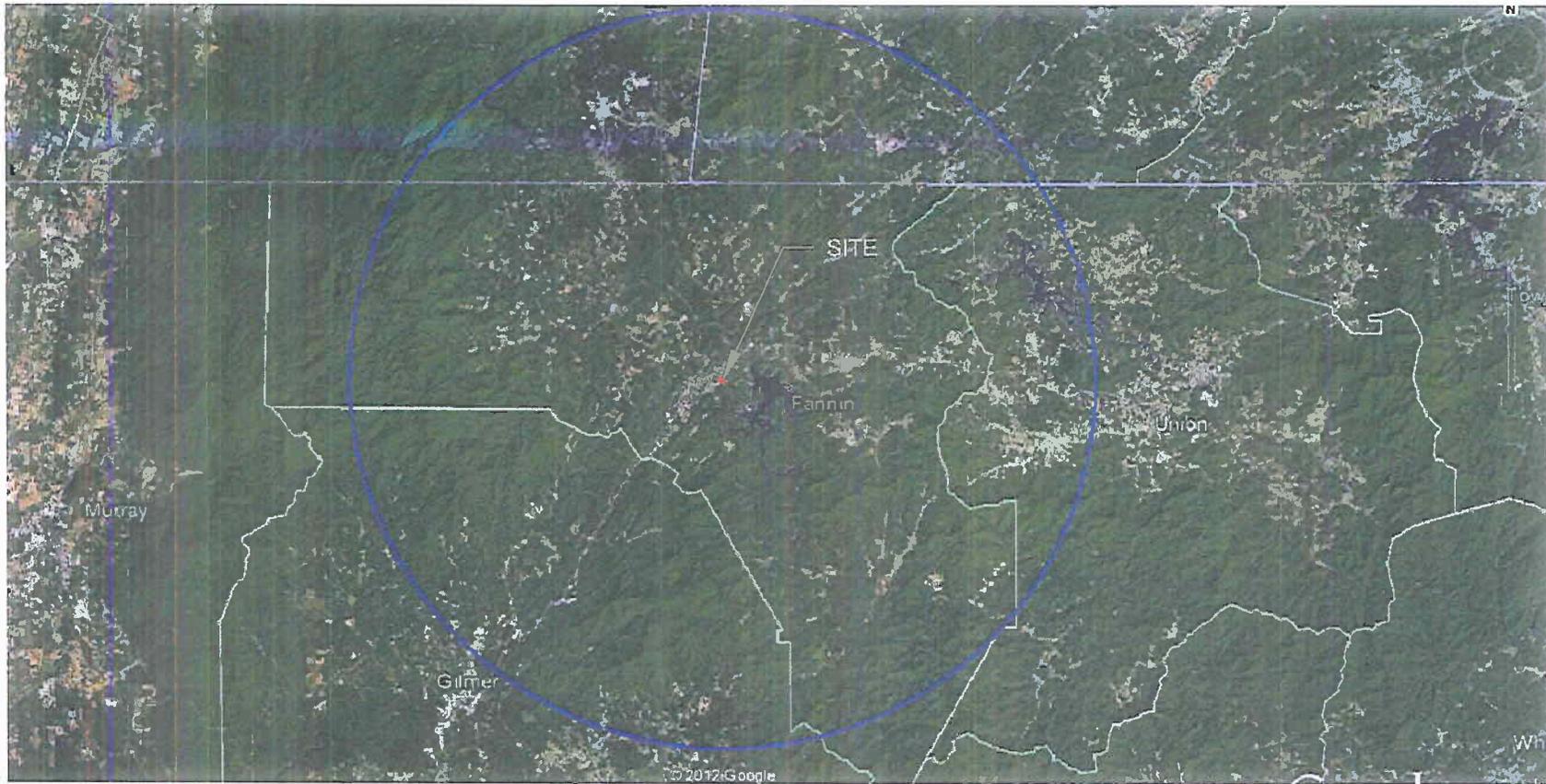
Image courtesy of Google Earth

CIVIL AIRPORTS - 5-MILE RADIUS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

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

Image courtesy of Google Earth

MILITARY AIRFIELDS - 15-MILE RADIUS
BROADVIEW COVE
BLUE RIDGE, FANNIN COUNTY, GEORGIA

GEC PROJECT NO. 120297.240

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Worksheet D
Railway Noise

List All Railways within 3000 feet of the site:

- 1 No railways within 3000 feet of site, per maps
- 2 _____
- 3 _____

1/2/3/4

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

Matthew N. Kincaid 5/16/12



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

Image courtesy of Google Earth

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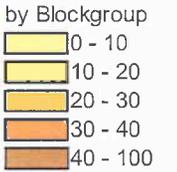
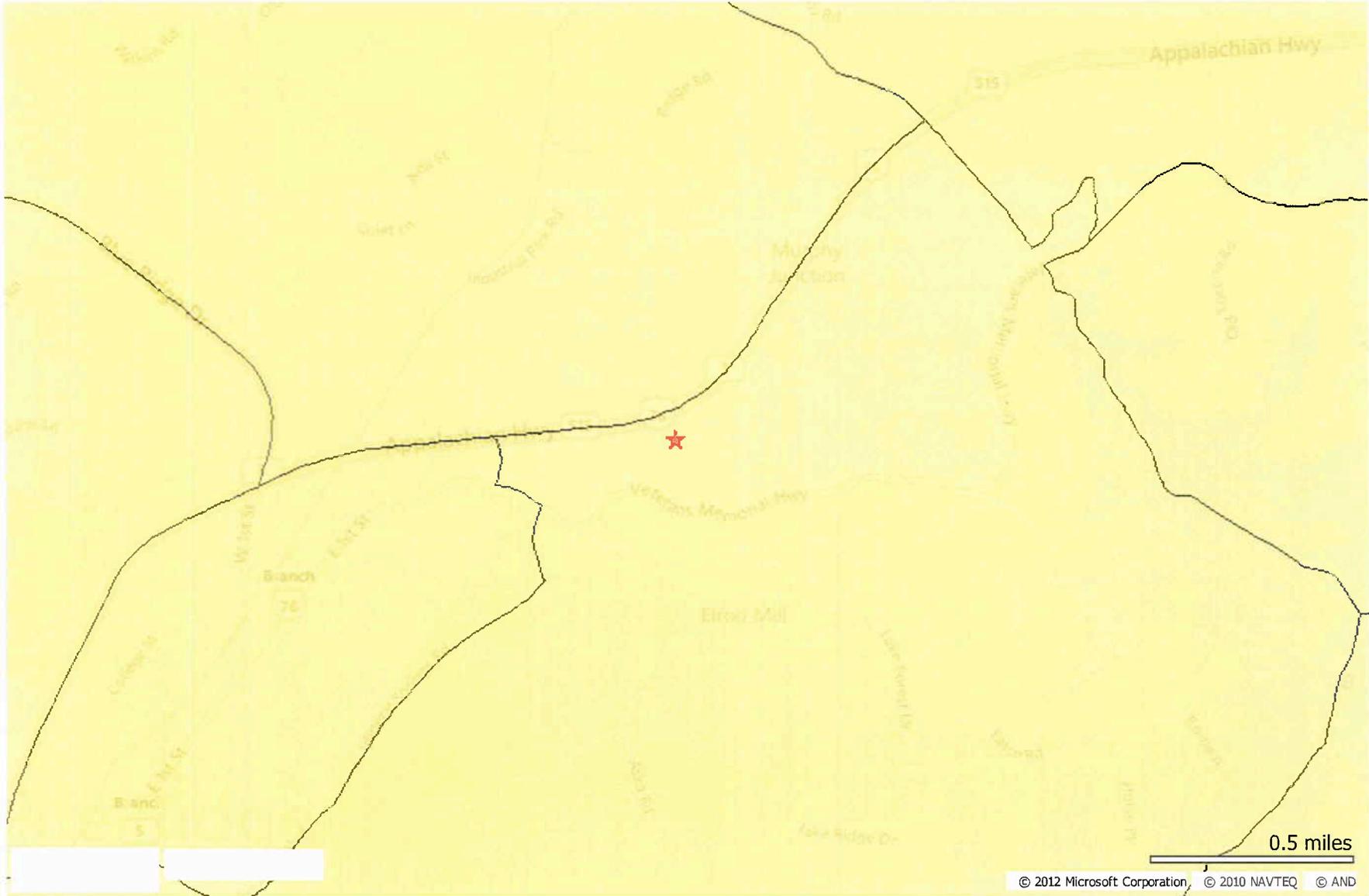
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**RAILWAYS - 3000-FT RADIUS
 FREEDOM POINTE
 BYRON, PEACH COUNTY, GEORGIA**

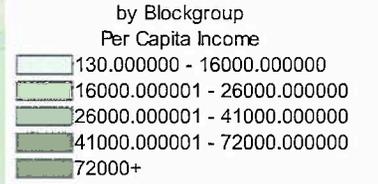
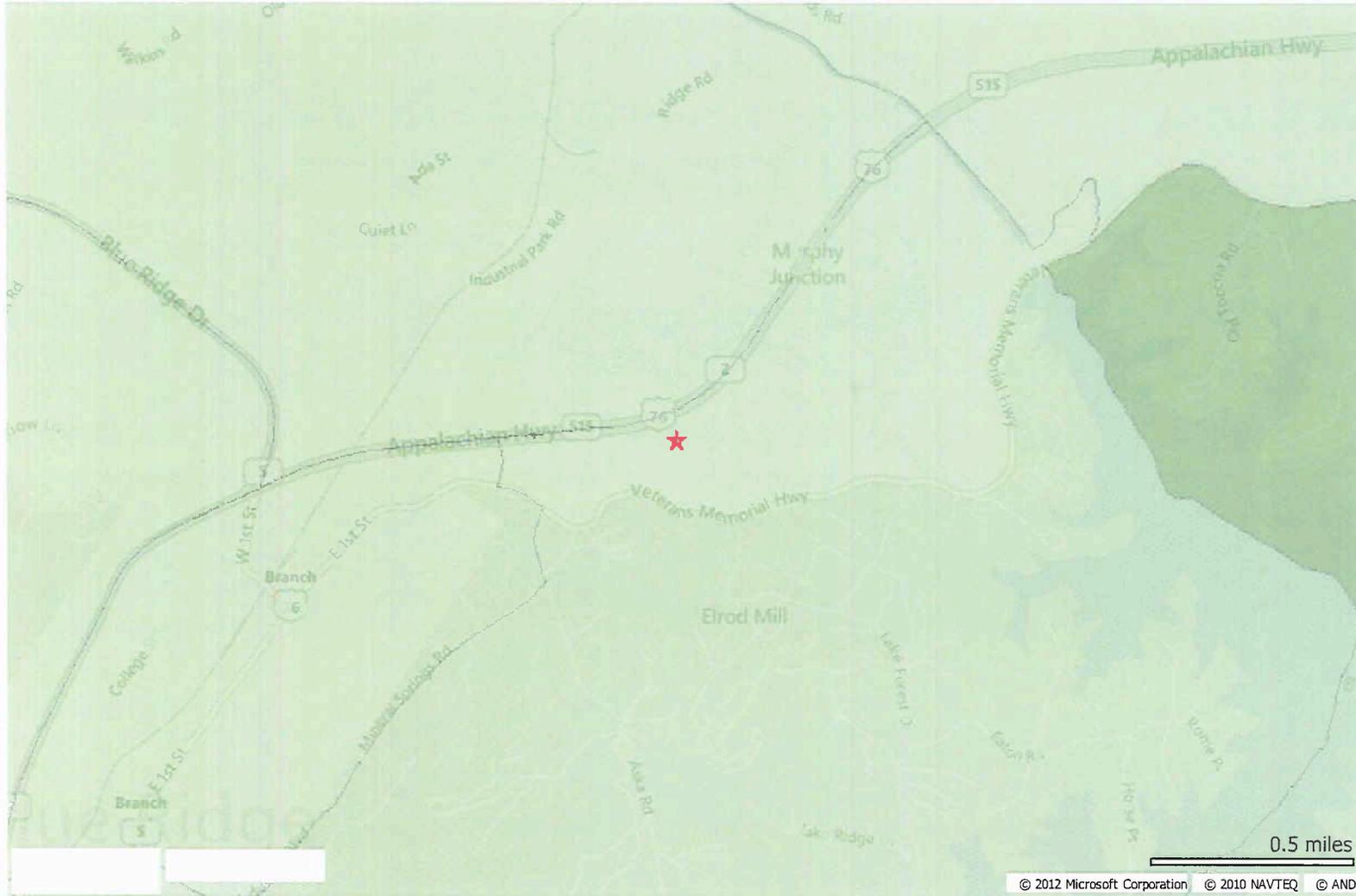
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Broadview Cove 120297.240



Broadview Cove 120297.240



Broadview Cove

Orvin Lance Drive

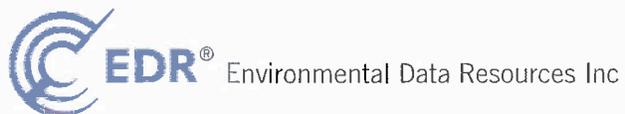
Blue Ridge, GA 30513

Inquiry Number: 3305828.8s

April 26, 2012

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



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

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Map Findings	5
Record Sources and Currency	GR-1

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

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EXECUTIVE SUMMARY

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

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

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

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

BROADVIEW COVE
ORVIN LANCE DRIVE
BLUE RIDGE, GA 30513

COORDINATES

Latitude (North): 34.8746 - 34° 52' 28.558044"
Longitude (West): 84.2998 - 84° 17' 59.26941"
Elevation: 1579 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: YES
 NWI Wetlands: YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

Soil Component Name: Dillard
 Soil Surface Texture: fine sandy loam
 Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
 Soil Drainage Class: Moderately well drained
 Hydric Status: Partially hydric
 Corrosion Potential - Uncoated Steel: Moderate
 Depth to Bedrock Min: > 0 inches
 Depth to Watertable Min: > 76 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	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 1.4	Max: 5.5 Min: 4.5

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	27 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: 42 Min: 1.4	Max: 5.5 Min: 4.5
3	27 inches	37 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: 42 Min: 1.4	Max: 5.5 Min: 4.5
4	37 inches	59 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: 42 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Thurmont

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 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: 14 Min: 4	Max: 5.5 Min: 4.5
2	5 inches	29 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: 14 Min: 4	Max: 5.5 Min: 4.5
3	29 inches	42 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: 14 Min: 4	Max: 5.5 Min: 4.5
4	42 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: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Bradson

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

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
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. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	51 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 4

Soil Component Name: Arkaqua

Soil Surface Texture: loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 54 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
2	9 inches	29 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
3	29 inches	46 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6
4	46 inches	72 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 5.6

Soil Map ID: 5

Soil Component Name: Cowee

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 6

Soil Component Name: Clifton

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	3 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
3	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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
4	35 inches	59 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%), silt.	Max: 42 Min: 14	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: French

Soil Surface Texture: fine sandy loam

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

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 53 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
2	9 inches	33 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
3	33 inches	59 inches	very gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1

Soil Map ID: 8

Soil Component Name: Junaluska

Soil Surface Texture: channery 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

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	1 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	1 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	27 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	27 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 9

Soil Component Name: Urban land

Soil Surface Texture: channery loam

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

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

EXECUTIVE SUMMARY

Soil Map ID: 10

Soil Component Name: Junaluska

Soil Surface Texture: channery 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	1 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	1 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	27 inches	channery loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	27 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

EXECUTIVE SUMMARY

Soil Map ID: 11

Soil Component Name: Cowee

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 12

Soil Component Name: Cowee

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: Well drained

EXECUTIVE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	59 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

EXECUTIVE SUMMARY

SEARCH RESULTS

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

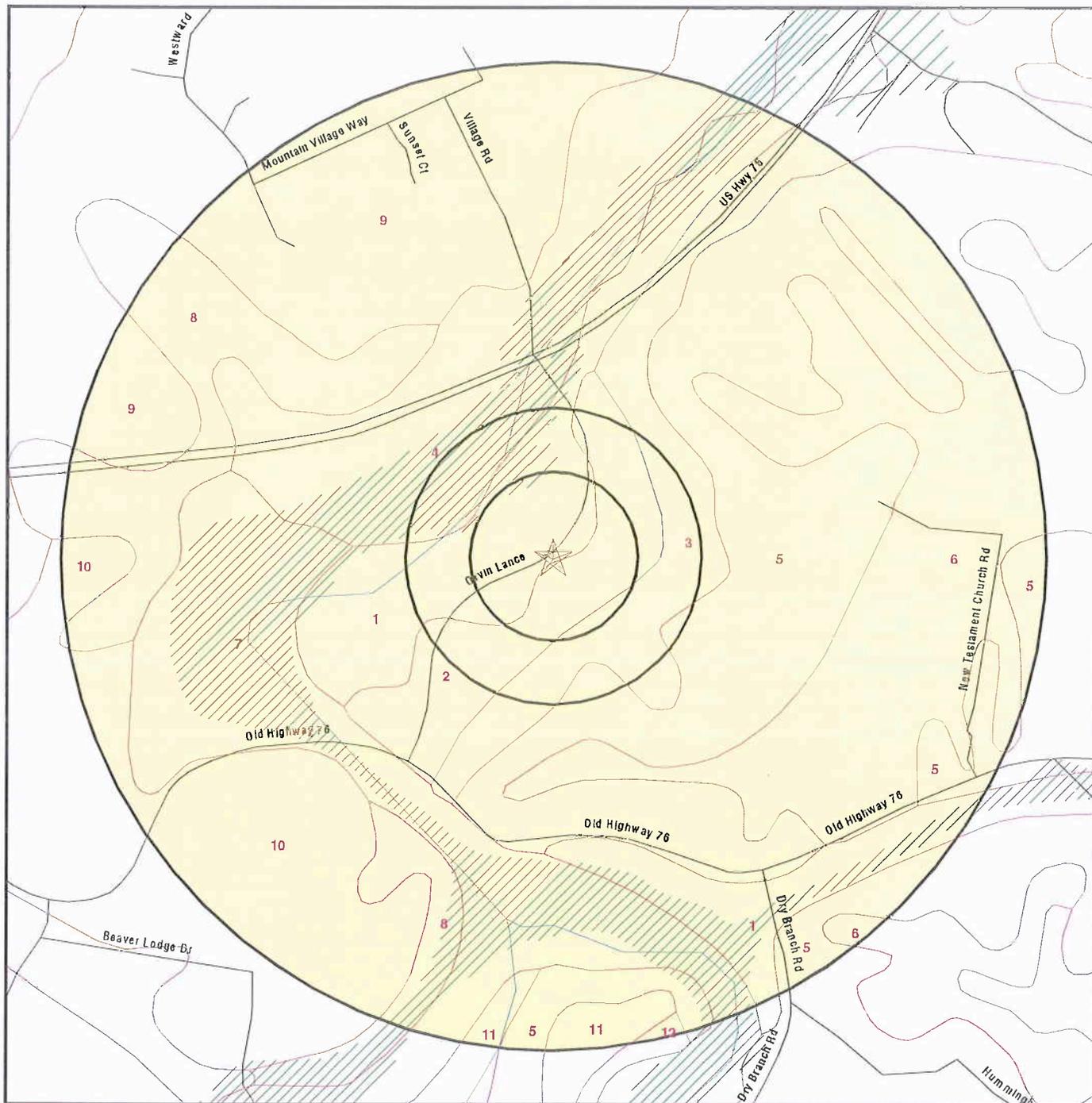
STANDARD ENVIRONMENTAL RECORDS

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

HISTORICAL USE RECORDS

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

PRIMARY MAP - 3305828.8s



- ★ 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

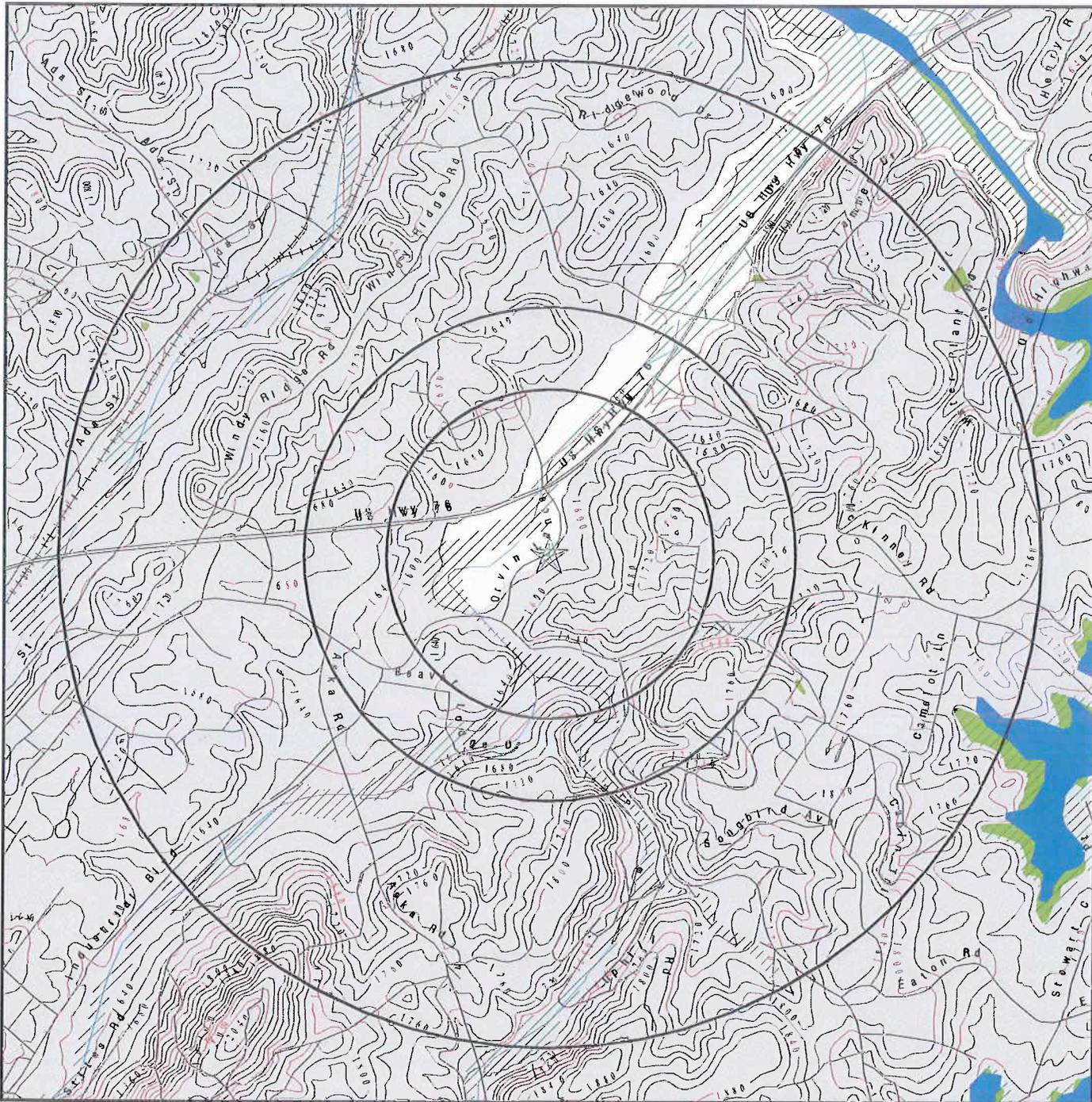
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- SSURGO Soil



SITE NAME: Broadview Cove
 ADDRESS: Orvin Lance Drive
 Blue Ridge GA 30513
 LAT/LONG: 34.8746 / 84.2998

CLIENT: Geotechnical & Env'tl. Cons.
 CONTACT: Tameka Gordon
 INQUIRY #: 3305828.8s
 DATE: April 19, 2012 3:36 pm

SECONDARY MAP - 3305828.8s



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

- Indian Reservations BIA
- Contour Lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Upgradient Area

SITE NAME: Broadview Cove
ADDRESS: Orvin Lance Drive
 Blue Ridge GA 30513
LAT/LONG: 34.8746 / 84.2998

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3305828.8s
DATE: April 19, 2012 3:35 pm

AERIAL PHOTOGRAPHY - 3305828.8s



SITE NAME: Broadview Cove
ADDRESS: Orvin Lance Drive
Blue Ridge GA 30513
LAT/LONG: 34.8746 / 84.2998

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3305828.8s
DATE: April 19, 2012 3:37 pm

MAP FINDINGS

LEGEND

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

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

RECORD SOURCES AND CURRENCY

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

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

STANDARD ENVIRONMENTAL RECORDS

AIRS: Permitted Facility & Emissions Lising

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2011

Source: Department of Natural Resources

Number of Days to Update: 49

Telephone: 404-363-7000

Last EDR Contact :02/27/2012

AST: Above Ground Storage Tanks

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

Search Distance: Property

A listing of LP gas tank site locations.

Date of Government Version: 03/06/2012

Source: Office of Insurance & Safety Fire Commissioner

Number of Days to Update: 36

Telephone: 404-656-5875

Last EDR Contact :02/27/2012

AUL: Uniform Environmental Covenants

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

Search Distance: 0.5 Mile

A list of environmental covenants

Date of Government Version: 12/08/2010

Source: Department of Natural Resources

Number of Days to Update: 24

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

BROWNFIELDS: Brownfields Public Record List

Standard Environmental Record Source: State and tribal Brownfields sites

Search Distance: 0.333 Mile

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

Date of Government Version: 10/27/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

COAL ASH: Coal Ash Disposal Site Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

A listing of coal ash landfills.

Date of Government Version: 05/27/2011

Source: Department of Natural Resources

Number of Days to Update: 41

Telephone: 404-362-2537

RECORD SOURCES AND CURRENCY

Last EDR Contact :03/05/2012

DEL SHWS: Delisted Hazardous Site Inventory Listing

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011

Source: Department of Natural Resources

Number of Days to Update: 19

Telephone: 404-657-8636

Last EDR Contact :04/02/2012

DRYCLEANERS: Drycleaner Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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

Date of Government Version: 09/18/2009

Source: Department of Natural Resources

Number of Days to Update: 21

Telephone: 404-363-7000

Last EDR Contact :02/27/2012

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 03/08/2012

Source: Department of Natural Resources

Number of Days to Update: 26

Telephone: 404-362-4892

Last EDR Contact :03/16/2012

HIST LF: Historical Landfills

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

Search Distance: 0.333 Mile

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003

Source: Department of Natural Resources

Number of Days to Update: 17

Telephone: 404-362-2696

Last EDR Contact :01/20/2004

INST CONTROL: Public Record List

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

Search Distance: Property

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 10/27/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-657-8600

Last EDR Contact :02/17/2012

LUST: List of Leaking Underground Storage Tanks

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

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

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

Date of Government Version: 01/11/2012

Source: Environmental Protection Division

Number of Days to Update: 20

Telephone: 404-362-2687

Last EDR Contact :03/21/2012

NON HSI: Non-Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 01/12/2012

Source: Rindt-McDuff Associates, Inc.

Number of Days to Update: 35

Telephone: Not Reported

Last EDR Contact :03/16/2012

NPDES: NPDES Wastewater Permit List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/27/2011

Source: Department of Natural Resources

Number of Days to Update: 8

Telephone: 404-362-2680

Last EDR Contact :02/15/2012

SHWS: Hazardous Site Inventory

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 07/01/2011

Source: Department of Environmental Protection

Number of Days to Update: 19

Telephone: 404-657-8600

Last EDR Contact :04/02/2012

SPILLS: Spills Information

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2011

Source: Department of Natural Resources

Number of Days to Update: 27

Telephone: 404-656-6905

Last EDR Contact :04/02/2012

SWF/LF: Solid Waste Disposal Facilities

RECORD SOURCES AND CURRENCY

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

Search Distance: 0.333 Mile

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

Date of Government Version: 03/04/2011

Source: Department of Natural Resources

Number of Days to Update: 43

Telephone: 404-362-2696

Last EDR Contact :02/10/2012

SWRCY: Recycling Center Listing

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

Search Distance: 0.5 Mile

A listing of recycling facility locations.

Date of Government Version: 03/14/2012

Source: Department of Community Affairs

Number of Days to Update: 26

Telephone: 404-679-1598

Last EDR Contact :04/11/2012

TIER 2: Tier 2 Data Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2010

Source: Department of Natural Resources

Number of Days to Update: 24

Telephone: 404-656-4852

Last EDR Contact :03/05/2012

UST: Underground Storage Tank Database

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

Search Distance: Property

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/08/2012

Source: Environmental Protection Division

Number of Days to Update: 26

Telephone: 404-362-2687

Last EDR Contact :03/16/2012

VCP: Voluntary Cleanup Program site

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

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

Date of Government Version: 01/01/2012

Source: DNR

Number of Days to Update: 35

Telephone: 404-657-8600

Last EDR Contact :03/06/2012

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

Standard Environmental Record Source: Federal CERCLIS

Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 12/27/2011

Source: EPA

Number of Days to Update: 14

Telephone: 703-412-9810

Last EDR Contact :04/05/2012

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/28/2011

Source: EPA

Number of Days to Update: 14

Telephone: 703-412-9810

Last EDR Contact :04/05/2012

COAL ASH DOE: Sleam-Electric Plan Operation Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2005

Source: Department of Energy

Number of Days to Update: 76

Telephone: 202-586-8719

Last EDR Contact :04/16/2012

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 08/17/2010

Source: Environmental Protection Agency

Number of Days to Update: 77

Telephone: Not Reported

Last EDR Contact :03/16/2012

CONSENT: Superfund (CERCLA) Consent Decrees

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 12/01/2011

Source: Department of Justice, Consent Decree Library

Number of Days to Update: 36

Telephone: Varies

Last EDR Contact :04/02/2012

CORRACTS: Corrective Action Report

Standard Environmental Record Source: Federal RCRA CORRACTS facilities list

Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

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

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

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

DELISTED NPL: National Priority List Deletions

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

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

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

DOT OPS: Incident and Accident Data

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

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/29/2011 Source: Department of Transportation, Office of Pipeline Safety
Number of Days to Update: 94 Telephone: 202-366-4595
Last EDR Contact :02/07/2012

ERNS: Emergency Response Notification System

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

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

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

FEMA UST: Underground Storage Tank Listing

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

A listing of all FEMA owned underground storage tanks.

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

RECORD SOURCES AND CURRENCY

Number of Days to Update: 55

Telephone: 202-646-5797

Last EDR Contact :04/10/2012

FINDS: Facility Index System/Facility Registry System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/23/2011

Source: EPA

Number of Days to Update: 79

Telephone: Not Reported

Last EDR Contact :03/13/2012

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

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 04/09/2009

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :02/27/2012

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

Standard Environmental Record Source: Other Standard Environmental Records

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009

Source: EPA

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :02/27/2012

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2009

Source: U.S. Army Corps of Engineers

Number of Days to Update: 112

Telephone: 202-528-4285

Last EDR Contact :03/12/2012

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 10/19/2006 Source: Environmental Protection Agency
Number of Days to Update: 40 Telephone: 202-564-2501
Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System

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

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

Date of Government Version: 10/04/2011 Source: U.S. Department of Transportation
Number of Days to Update: 38 Telephone: 202-366-4555
Last EDR Contact :04/03/2012

ICIS: Integrated Compliance Information System

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

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

Date of Government Version: 07/20/2011 Source: Environmental Protection Agency
Number of Days to Update: 61 Telephone: 202-564-5088
Last EDR Contact :03/26/2012

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

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

Date of Government Version: 10/01/2011 Source: EPA Region 1
Number of Days to Update: 10 Telephone: 617-918-1313
Last EDR Contact :02/03/2012

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/02/2011 Source: EPA Region 10
Number of Days to Update: 7 Telephone: 206-553-2857
Last EDR Contact :01/30/2012

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/14/2011 Source: EPA Region 4
Number of Days to Update: 26 Telephone: 404-562-8677

RECORD SOURCES AND CURRENCY

Last EDR Contact :01/30/2012

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 09/12/2011

Source: EPA Region 6

Number of Days to Update: 59

Telephone: 214-665-6597

Last EDR Contact :01/30/2012

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/01/2011

Source: EPA Region 7

Number of Days to Update: 50

Telephone: 913-551-7003

Last EDR Contact :01/30/2012

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6271

Last EDR Contact :01/30/2012

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/05/2011

Source: Environmental Protection Agency

Number of Days to Update: 34

Telephone: 415-972-3372

Last EDR Contact :01/30/2012

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

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998

Source: Environmental Protection Agency

Number of Days to Update: 52

Telephone: 703-308-8245

Last EDR Contact :02/06/2012

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2011

Source: EPA, Region 1

Number of Days to Update: 10

Telephone: 617-918-1313

Last EDR Contact :02/03/2012

RECORD SOURCES AND CURRENCY

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 11/02/2011

Source: EPA Region 10

Number of Days to Update: 7

Telephone: 206-553-2857

Last EDR Contact :01/30/2012

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 12/14/2011

Source: EPA Region 4

Number of Days to Update: 26

Telephone: 404-562-9424

Last EDR Contact :01/30/2012

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 07/01/2011

Source: EPA Region 5

Number of Days to Update: 18

Telephone: 312-886-6136

Last EDR Contact :01/30/2012

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 05/10/2011

Source: EPA Region 6

Number of Days to Update: 34

Telephone: 214-665-7591

Last EDR Contact :01/30/2012

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 11/01/2011

Source: EPA Region 7

Number of Days to Update: 50

Telephone: 913-551-7003

Last EDR Contact :01/30/2012

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6137

Last EDR Contact :01/30/2012

INDIAN UST R9: Underground Storage Tanks on Indian Land

RECORD SOURCES AND CURRENCY

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

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

Date of Government Version: 11/28/2011

Source: EPA Region 9

Number of Days to Update: 42

Telephone: 415-972-3368

Last EDR Contact :01/30/2012

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

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

Date of Government Version: 08/04/2011

Source: EPA, Region 1

Number of Days to Update: 38

Telephone: 617-918-1102

Last EDR Contact :04/03/2012

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

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

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Number of Days to Update: 27

Telephone: 913-551-7365

Last EDR Contact :04/20/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

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

Date of Government Version: 09/09/2011

Source: Environmental Protection Agency

Number of Days to Update: 13

Telephone: 202-564-6023

Last EDR Contact :01/30/2012

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/09/2005

Source: Department of the Navy

Number of Days to Update: 31

Telephone: 843-820-7326

Last EDR Contact :04/03/2012

MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 08/18/2011

Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 21

Telephone: 303-231-5959

Last EDR Contact :03/07/2012

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/21/2011

Source: Nuclear Regulatory Commission

Number of Days to Update: 60

Telephone: 301-415-7169

Last EDR Contact :03/12/2012

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011

Source: EPA

Number of Days to Update: 141

Telephone: Not Reported

Last EDR Contact :04/05/2012

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Federal NPL

Search Distance: Property

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

Date of Government Version: 10/15/1991

Source: EPA

Number of Days to Update: 56

Telephone: 202-564-4267

Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/30/1985

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 800-424-9346

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 11/01/2010

Source: EPA

Number of Days to Update: 98

Telephone: 202-566-0500

Last EDR Contact :04/17/2012

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 02/01/2011

Source: Environmental Protection Agency

Number of Days to Update: 83

Telephone: 202-566-0517

Last EDR Contact :02/03/2012

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/07/2011

Source: EPA

Number of Days to Update: 141

Telephone: Not Reported

Last EDR Contact :04/05/2012

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 04/17/1995

Source: EPA

Number of Days to Update: 35

Telephone: 202-564-4104

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/10/2012

Source: Environmental Protection Agency

Number of Days to Update: 49

Telephone: 202-343-9775

Last EDR Contact :04/10/2012

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-NonGen: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 11/10/2011
Number of Days to Update: 67
Last EDR Contact :04/04/2012

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

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/10/2011
Number of Days to Update: 67
Last EDR Contact :04/04/2012

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

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/10/2011
Number of Days to Update: 67
Last EDR Contact :04/04/2012

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

ROD: Records Of Decision

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

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

Date of Government Version: 09/28/2011
Number of Days to Update: 27
Last EDR Contact :03/14/2012

Source: EPA
Telephone: 703-416-0223

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

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

Date of Government Version: 03/07/2011
Number of Days to Update: 54
Last EDR Contact :02/06/2012

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

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

Last EDR Contact :01/30/2012

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 131

Telephone: 202-566-0250

Last EDR Contact :02/28/2012

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2006

Source: EPA

Number of Days to Update: 64

Telephone: 202-260-5521

Last EDR Contact :03/28/2012

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :02/28/2012

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/27/2011

Source: Environmental Protection Agency

RECORD SOURCES AND CURRENCY

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

Telephone: 202-566-2777

US CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/07/2011

Source: Drug Enforcement Administration

Number of Days to Update: 32

Telephone: 202-307-1000

Last EDR Contact :03/06/2012

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

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

Date of Government Version: 12/30/2011

Source: Environmental Protection Agency

Number of Days to Update: 11

Telephone: 703-603-0695

Last EDR Contact :03/12/2012

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 09/01/2007

Source: Drug Enforcement Administration

Number of Days to Update: 131

Telephone: 202-307-1000

Last EDR Contact :03/23/2009

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/30/2011

Source: Environmental Protection Agency

Number of Days to Update: 11

Telephone: 703-603-0695

Last EDR Contact :03/12/2012

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 62

Telephone: 888-275-8747

Last EDR Contact :04/16/2012

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 34

Telephone: 202-208-3710

Last EDR Contact :04/16/2012

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 04/12/2007

Source: EPA

Number of Days to Update: N/A

Telephone: Not Reported

Last EDR Contact :03/12/2012

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

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

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :04/06/2012

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

HYDROLOGIC INFORMATION

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

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

STREET AND ADDRESS INFORMATION

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**APPENDIX S:
Operation and Maintenance
Manual**

GEC

**Not Applicable – Operation and Maintenance Manual was not needed
for this DCA Phase I ESA.**

**APPENDIX T:
Previous Reports**

Not Applicable – No previous Phase I or Phase II Environmental Report/s was/were available, provided, or reviewed for this DCA Phase I ESA.

APPENDIX U:
Other

Not Applicable – Other Documentation, including Phase II ESA, was not needed for this DCA Phase I ESA.

GEC