

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 10, 2012

Mr. Mitchell Davenport
c/o Clement Development Co.
3280 Dauphin Street Suite C-104
Mobile, Alabama 36606

SUBJECT: Wetland & Floodplain Evaluation Letter
The Groves Place
Rainwater Road & Carpenter Road
Tifton, Tift County, Georgia
GEC Job #120272.240

Dear Mr. Davenport:

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, a wetland area was identified on the southeast portion of the property. This wetland area is classified under the Cowardin Classification code as a Palustrine, Forested, and Deciduous area with a Seasonally Flooded hydraulic regime.

Based on GEC's wetland delineation performed on March 9, 2004, and a review of those wetlands on April 26, 2012 for Tifton Groves Apartments, L.P., one wetland area was identified on the southern corner of the subject property (see the attached site plan with wetland boundary). This wetland area, as well as the intermittent stream adjacent to the southern property boundary, makes up the headwaters of a tributary hydrologically connected to Little River to the west. A 100-foot undisturbed buffer will be placed around the wetland area and no impacts to this area are anticipated. GEC does not anticipate any impacts to the delineated areas from the development of the subject property.

The subject property is found on the Tift County, Georgia Flood Insurance Rate Map (13277C0106E) dated September 29, 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, site plan with delineated area, and FIRM maps are included as attachments. 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

GEC



U.S. Fish and Wildlife Service National Wetlands Inventory

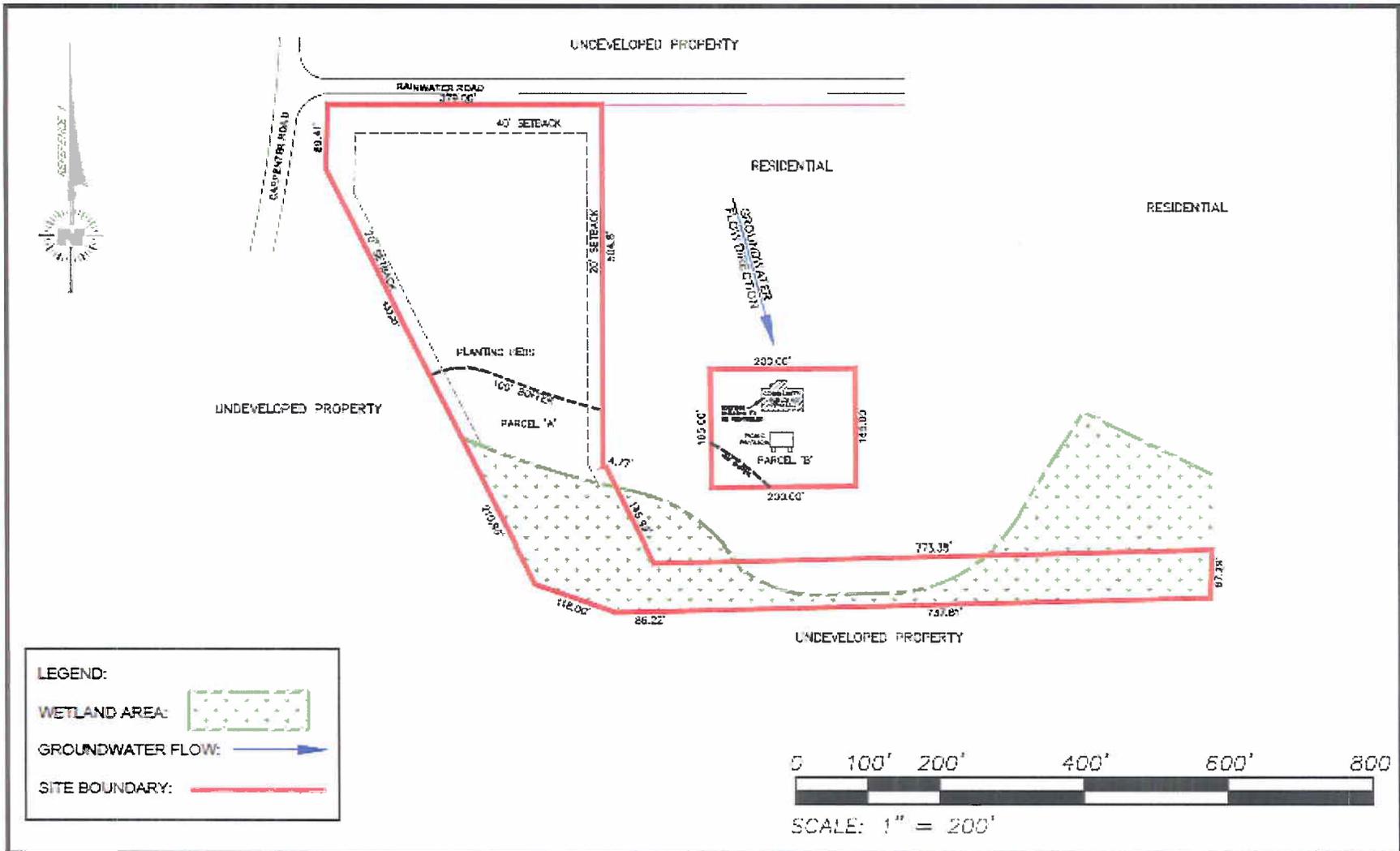


- Wetlands**
- Freshwater Emergent
 - Freshwater Forested/Shrub
 - Estuarine and Marine Deepwater
 - Estuarine and Marine
 - Freshwater Pond
 - Lake
 - Riverine
 - Other

National Wetlands Inventory (NWI) Map
 The Groves Place
 2826 Rainwater Road
 Tifton, Tift County, Georgia
 GEC Project No. 120272.240
 Approximate Scale: 1"=300'
 Source: U.S. Fish & Wildlife Service

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



Site Map
 The Groves Place
 Tifton, Tift County, Georgia
 GEC Project No. 120272.240
 Approximate Scale: 1"=200'
 Source: Planners and Engineers Collaborative

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NFIP
 NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0106E

FIRM
FLOOD INSURANCE RATE MAP

**TIFT COUNTY,
 GEORGIA
 AND INCORPORATED AREAS**

PANEL 106 OF 250
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
TIFT COUNTY	130404	0106	E
TIFTON, CITY OF	130171	0108	L

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



MAP NUMBER
13277C0106E

MAP REVISED
SEPTEMBER 29, 2010

Federal Emergency Management Agency

Flood Insurance Rate Map (FIRM)
The Groves Place
2826 Rainwater Road
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=400'
Source: FEMA Map Service Center Website

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LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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



OTHER AREAS

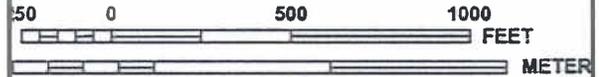
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 500'



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. 967) 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
- 2476000N 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid values: Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 17, 1998

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

September 29, 2010 - to add Special Flood Hazard Areas, to update corporate limits, to add roads and road names, to update map format, to reflect updated topographic information, and to change Special Flood Hazard Areas.

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

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

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**THE GROVES PLACE
RAINWATER ROAD
TIFTON, TIFT COUNTY, GEORGIA
GEC JOB #120272.240**

PREPARED FOR

**THE GROVES PLACE, L.P.
C/O CLEMENT & COMPANY, LLC
3280 DAUPHIN STREET
SUITE C-104
MOBILE, AL 36606
ATTN: MR. MITCHELL DAVENPORT**

PREPARED BY

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

ISSUE DATE

JUNE 12, 2012

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 12, 2012

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

Ladies and Gentlemen:

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

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

6/12/12
Date

Tameka Gordon
Tameka Gordon
Environmental Specialist

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

6/12/12
Date

Mary A. Brooks
Mary A. Brooks
Environmental Professional/
Senior Environmental Specialist

6-12-12
Date



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

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GEC JOB #120272.240

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APPENDICES

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

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION

- EDR Historical Aerial Package (Years: 2007, 2006, 2005, 1993, 1988, 1975, 1969, 1951, 1948, 1937)
- Environmental Data Resources (EDR) Sanborn Map "Report"
 - EDR Historical Topographic Maps
 - EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL

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

APPENDIX E: NON-SCOPE TESTING

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

APPENDIX F: NOISE ASSESSMENT DOCUMENTATION

APPENDIX G: REGULATORY ENVIRONMENTAL SEARCH INFORMATION

- Environmental Data Resources (EDR) Environmental Database Report

APPENDIX H: RECORD OF COMMUNICATIONS & INTERVIEWS

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

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**THE GROVES PLACE
RAINWATER ROAD
TIFTON, TIFT COUNTY, GEORGIA
GEC JOB #120272.240**

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

Resume: THOMAS DRIVER, P.E.

Resume: MARY A. BROOKS

Resume: TAMEKA GORDON

APPENDIX J: OWNER ENVIRONMENTAL QUESTIONNAIRE

APPENDIX K: PROPERTY LOG & INFORMATION CHECKLIST

APPENDIX L: PROOF OF INSURANCE

APPENDIX M: LETTERS OF REFERENCE

APPENDIX N: ENVIRONMENTAL CERTIFICATION

APPENDIX O: CONSUMER CONFIDENCE REPORT ON WATER QUALITY

APPENDIX P: ENDANGERED SPECIES DOCUMENTATION

APPENDIX Q: SHPO REVIEW DOCUMENTATION [if applicable]

APPENDIX R: ADDITIONAL HOME REQUIREMENTS [if applicable]

APPENDIX S: OPERATION AND MAINTENANCE MANUAL [if applicable]

APPENDIX T: PREVIOUS ENVIRONMENTAL REPORTS [if applicable]

APPENDIX U: OTHER [if applicable]

ATTACHMENT 1, PHASE II REPORT [if applicable]

1.0 EXECUTIVE SUMMARY

Mr. Mitchell Davenport with Clement & Company, LLC retained Geotechnical & Environmental Consultants, Inc. (GEC) on behalf of The Groves Place, L.P. to perform a Georgia Department of Community Affairs (DCA) Phase I Environmental Site Assessment (ESA) on the approximately 6-acre proposed The Groves Place senior apartments in Tifton, Tift County, Georgia. The subject property is located southeast of the intersection of Carpenter Road and Rainwater Road. GEC is not affiliated with Mr. Davenport; The Groves Place, L.P.; Clement & Company, LLC; or the sellers 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 requires that the consultant follow the ASTM standard and provide some additional information that exceeds the ASTM requirements. This information addresses items referred to as “non-scope” items in the ASTM Practice, and includes wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, asbestos containing materials (ACMs), lead-based paint (LBP), lead in drinking water, and including (per DCA guidelines) polychlorinated biphenyls (PCB). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property or the absence of the availability of a municipal water or sewer system to the subject site.

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

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

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

- GEC previously conducted a Phase I ESA on the subject property on April 9, 2004. The assessment was conducted over 15.76 acres, which included the 6-acre subject property. The previous report concluded “no recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property.” Refer to Appendix T for a copy of the previous report text.
- Testing for the presence of asbestos containing materials (ACM), lead-based paint, lead in soil, and radon was conducted by GEC during the site reconnaissance on April 26, 2012. ACM was detected in the office/community building located in Parcel #0045 018 of the subject site and should be abated before demolition or future use. Thirty-one total samples, including interior and exterior, tested positive for lead-based paint. None of the samples of soil that were analyzed for total lead indicated lead content above the regulatory action level of 400 milligrams per kilogram (mg/kg) and neither of the radon samples indicated radon levels above the EPA guideline.
- Based on GEC’s review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the northern portion of the subject property was a pecan grove and the southern portion appears wooded in, and likely before, 1937. A structure appears on the square tract of the subject property in the 1948 aerial photograph. The subject property appears to remain wooded or agricultural, undeveloped land, with the exception of the structure, until the most recent aerial photograph taken in 2009. From 1937 until 1951, the site vicinity appears to be wooded and agricultural on the historical aerials. In 1969, an electric power substation appears in the northwestern vicinity, as well as residential development to the north and northeast. Significant residential development appears in the eastern vicinity on the 1988 aerial photograph, and the existing residential development to the north is increased. On the 2005 aerial photograph, a recreation facility is observed south of the subject property with additional residential development to the southeast and west. The site and its surroundings appear on the 2006 aerial photograph essentially as they do currently with the easterly and northerly adjacent apartment complex. The subject property’s chain of title information indicated that the subject property was part of a larger tract owned by L.L. Kennedy in the 1940’s until he sold a number of tracts to Mr. Hunt who resubdivided and sold the various tracts. The current owners, Mr. Gary Hall and the Tift area YMCA, obtained the subject property in 2005 and 2000, respectively. 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, with the exception of a residence, since, and likely before, the earliest available ownership information for each tract (1945 and 1938).
- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal or State databases, nor did it identify any database sites within the ASTM E 1527 prescribed search radii of the subject property. Therefore, no surrounding properties are considered to be a potential environmental and/or financial concern to the subject site. Refer to Appendix G for the EDR Environmental Database Report.
- 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 above property.

According to the NWI map, a wetland area was identified on the southeast portion of the property. This wetland area is classified under the Cowardin Classification code as a Palustrine, Forested, and Deciduous area with a Seasonally Flooded hydraulic regime.

Based on GEC's wetland delineation performed on March 9, 2004, and a review of those wetlands on April 26, 2012 for Tifton Groves Apartments, L.P., one wetland area was identified on the southern corner of the subject property (see the attached site plan with wetland boundary). This wetland area, as well as the intermittent stream adjacent to the southern property boundary, makes up the headwaters of a tributary hydrologically connected to Little River to the west. A 100-foot undisturbed buffer will be placed around the wetland area and no impacts to this area are anticipated. GEC does not anticipate any impacts to the delineated areas from the development of the subject property.

No floodplains were identified on the subject property.

1.1 Location & Legal Description of the Property

The subject site, approximately 6 acres in size, is located southeast of the intersection of Carpenter Road and Rainwater Road in Tifton, Georgia. The subject property is made up of two separate tracts, one irregular shaped and one square, that are composed of three tax parcels (0045 018, 0045 020D, 0045 020B) of Tift County. A site location map is included in Appendix A as Figure 1.

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, other than ACM and lead-based paint, that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or risks associated with the subject property other than the asbestos and LBP abatement necessary for the community/office building; 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 6-acre proposed The Groves Place apartment complex situated adjacent to the existing The Groves apartments at the intersection of Rainwater Road and Carpenter Road in the City of Tifton, Georgia. The subject property, which is comprised of two separate tracts, currently contains wooded land and one community/office building with a shed. 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.

Mary A. Brooks is a **Senior Environmental Specialist** for the Macon office. Mary graduated from the University of Florida with a bachelor's degree in Resource Conservation in 1990. Mary has twenty years of experience in the consulting field. Her experience includes wetland evaluations and ecological assessments including Threatened and Endangered Species Surveys. She has performed numerous Phase I and Phase II Environmental Site Assessments. As a certified asbestos and lead-based paint inspector, Mary has inspected several buildings for asbestos and lead-based paint. She has monitored the removal and performed sampling of under ground storage tanks. She has sampled groundwater-monitoring wells as well as tested injection

wells on Superfund sites, and monitored surface water, ground water and soils for wastewater spray application projects. Currently Mary is a member of the American Water Resources Association, the Society of Wetland Scientists, Bleckley County Chamber of Commerce Board, and the 2008 chairperson of the Macon Bibb County Economic and Development Authority Safety and Environmental Committee.

Tameka Gordon is an **Environmental Specialist** with the Macon office. Tameka has six years experience and related education in general business, research, and writing techniques. For the past 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 Groves Place, 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. Davenport; The Groves Place, L.P.; Clement & Company, LLC; 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-12-5146, under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed The Groves Place senior apartments site, which is 6 acres in size, is east of Carpenter Road and south of Rainwater Road in Tifton, Georgia. GEC observed that the subject site is currently undeveloped, wooded land, with the exception of one community/office building and shed on the square tract of land. The site vicinity currently consists of apartments, a recreation facility, wooded land, an electric power substation, and residential properties. 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 April 26, 2012, GEC observed that the subject site is currently two tracts of wooded land with community/office building and shed on the square parcel. The zoning for the subject site is MR (multi-residential) and water and sewer services are available to serve the site.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential, recreational and wooded properties. During our reconnaissance of the surrounding area on April 26, 2012, GEC observed an apartment complex (The Groves) adjacent to the site to the east, residential properties to the north and southwest, a YMCA facility to the south, wooded land to the southeast, and an electric power substation to the west beyond Carpenter Road.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is currently two unoccupied tracts of land. Community/office building and shed are located on parcel 0045 018, the square tract. No other improvements were observed during the site reconnaissance on April 26, 2012. Adjacent improved roadways include Rainwater Road, Carpenter Road, Westover Road, and several residential developments. According to various sources, water and sewer services are available to be provided by Tifton-Tift County Utilities Department. No electric heating/cooling system was observed on the subject property.

3.2 Hydrogeology

3.2.1 Geologic Setting

The site is located in the Coastal Plain Physiographic Province of Georgia. Soils in the Coastal Plain are the result of deposition of sediments in a former marine environment. Coastal Plain

sedimentary deposits make up about 60 percent of Georgia's surface area, and consist of a southwardly thickening wedge of sediments, which are bordered on the north by the parent rocks of the Piedmont Physiographic Province. The border between these provinces is known as the "Fall-Line." The Coastal Plain sediments range in age from the Cretaceous to the recent, with the oldest exposed along the "Fall-Line" and the youngest along the coast. Typically, the surface soils consist of complexly interbedded sands, silts, and clays of various mixtures. Sandstones, shales, and limestones comprise the characteristic lithology of the Coastal Plain. These formations are usually found at depths greater than fifty feet, but can also be found at or near the ground surface. They are not known to occur near the surface in the site area. Topography in this region of the Coastal Plain is generally flat to gently rolling.

Hydrogeologically the site area is characterized by a shallow unconfined surficial aquifer and deeper confined and semiconfined aquifers. The shallow surficial aquifer is interconnected with the abundant surface water features and therefore is usually influenced by the tides. Because of the shallow nature of the surficial aquifer and its relationship with surface water features, the shallow aquifer is not used for water supply wells in coastal areas. Water supply wells that tap deeper confined aquifers provide almost all the water for domestic and industrial use in the area. GEC anticipates that the overall direction of shallow groundwater movement at the subject property would be expected to be generally southeast toward a tributary that leads to Agrirama Lake located southeast of the subject property.

3.2.2 Surface Drainage

Based on review of the topographic map and observations made during the site reconnaissance, the approximate direction of surface drainage flow at the subject property should generally be to the southeast via a tributary of Agrirama Lake.

3.2.3 Groundwater

Specific hydrogeologic information was not available for this assessment, but based on the U.S.G.S. Topographic Map and observations made in the field, the anticipated groundwater flow direction at this site is probably toward the tributary running southeast toward Agrirama Lake located southeast of the subject property.

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 NWI map, a wetland area was identified on the southeast portion of the property. This wetland area is classified under the Cowardin Classification code as a Palustrine, Forested, and Deciduous area with a Seasonally Flooded hydraulic regime.

Based on GEC's wetland delineation performed on March 9, 2004, and a review of those wetlands on April 26, 2012 for Tifton Groves Apartments, L.P., one wetland area was identified on the southern corner of the subject property (see the site plan, figure 6, with wetland boundary). This wetland area, as well as the intermittent stream adjacent to the southern

property boundary, makes up the headwaters of a tributary hydrologically connected to Little River to the west. A 100-foot undisturbed buffer will be placed around the wetland area and no impacts to this area are anticipated. GEC does not anticipate any impacts to the delineated areas from the development of 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 Tift County (and incorporated areas), Georgia. The subject property is found on Community Panel 106, Map # 13277C0106E dated September 29, 2010. According to the map, the subject property is located in Zone X-white, or "Areas determined to be outside the 0.2% annual chance flood." 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

The wetland area located on the subject property is considered waters of the state. Refer to Section 3.3 for further details.

3.6 Endangered Species

According to the U.S. Fish and Wildlife Service (USFWS) Listed Species for Tift County, www.georgiawildlife.org/node/1370, 1 animal and 9 plant species are Federally or State listed. 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 protected species and critical habitat issues will factor into a project for this area. Refer to Appendix P for the list and pictures of species with applicable habitat in regards to the subject property.

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 20, 2012. The EDR search meets the requirements of the ASTM E 1527-05 standard. The following lists were included in the records review: **(FEDERAL) NPL, Proposed NPL, Delisted NPL, NPL RECOVERY, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSD, RCRA-LQG, RCRA-SQG, ERNS, HMIRS, US ENGINEERING CONTROLS, US INSTITUTIONAL CONTROLS, DOD, FUDS, US BROWNFIELDS, CONSENT, ROD, UMTRA, ODI, TRIS, TSCA, FTTS, SSTS, ICIS, RADINFO, CDL, LUCIS, PADS, MLTS, MINES, FINDS, RAATS, (STATE) SHWS (includes HSI, the state CERCLIS equivalent), Non-HSI, STATE LANDFILL, HISTORIC LANDFILL, LUST, UST, GA SPILLS, INSTITUTIONAL CONTROL, DRYCLEANERS, BROWNFIELDS, AIRS, and TIER 2.** The 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 G for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 4 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the 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 All 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, nor did it identify any database sites within the ASTM E 1527 prescribed search radii of the subject property. Therefore, no surrounding properties are considered to be a potential environmental and/or financial concern to the subject site.

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 31 listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. GEC found that these sites did not appear to be located within the ASTM search radii of the subject property. Since these sites are not within the noted ASTM radii, they are not in the vicinity of the subject site and at this distance from the subject site they are not judged to be RECs.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

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

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (AULs)

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

4.1.2.6 Records of Emergency Release Reports

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

4.1.2.7 Records of Contaminated Public Wells

GEC reviewed the local/regional water agency records information provided on Pages A-14 through A-15 of the EDR Environmental Database Report (see Appendix G). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. The EDR report did not identify any wells on, or within the standard search distance (1 mile) of, the subject property.

4.1.2.8 Planning Department Records

GEC received a zoning letter from Mr. Carl Fortson, Director, with Tift County Development Support Services indicating that the zoning for the subject property MR (multi-residential). He stated that there are no zoning permits required and that the property does not contain prime or unique farmland. A copy of the zoning letter is presented 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 Tifton Annual Water Quality Report (AWQR), their

most current version of the AWQR, which indicated that Tifton '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 transformers or other PCB-containing equipment was observed on the subject property during the site reconnaissance.

GEC received a letter from Mr. Rick Berry of Georgia Power, dated April 12, 2012. Mr. Berry indicated that electrical service with adequate capacity is available to serve the proposed apartments. A copy of the power letter is provided 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 emailed an information questionnaire to Fire Chief Michael Coleman of the Tifton-Tift County Fire Department. GEC received a response from the Chief on April 23, 2012 indicating that the department had no record of environmentally related fires or concerns at the subject site, nor was it aware of any storage tanks currently or formerly located on-site. 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 Wen Howell of the Tift County Environmental Health Department and received a response on April 20, 2012 indicating that the subject property was previously served by a well and septic tank. The Department was unsure if they had been filled in or not. 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.

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 the User of this report, The Groves Place, L.P., on April 16, 2012. The User indicated on the questionnaire that he had title records for the subject property in his control and that he was unaware of any environmental liens, deed restrictions, or activity and use limitations. The User noted that 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. The Groves Place, L.P. 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 Mr. Jimmy Moore of the Tift Area YMCA, the current owner and seller of the southwestern portion (0.835 acres) of the subject property. Mr. Moore indicated that neither his property nor any adjoining properties are currently used for industrial and/or manufacturing purposes, nor have they been used for such purposes in the past. Mr. Moore 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 or removed from the site to the best of his knowledge. He 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.

The owner stated that the subject property does not have the potential to be affected by any of the following: floodplains, coastal areas protection and management, runway clear zones and accidental potential zones, endangered species, farmland protection, thermal and explosive hazards, toxic chemicals and radioactive materials, and solid waste management. Mr. Moore did note that the subject site has the potential to be affected or is affected by wetland designated land. 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.

GEC also received a completed owner environmental questionnaire from Mr. Gary Hall, owner of the remaining 4.13 acres of the subject property. He indicated on the questionnaire that neither his property nor any of the adjoining properties are currently, or were formally, used for commercial, industrial, or manufacturing purposes. He stated that his property is undeveloped

and that there are residential properties to the north, undeveloped property to the south, The Groves Apartments to the east, and undeveloped land to the west. Mr. Hall 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 or removed from the site to the best of his knowledge. According to Mr. Hall, the property does not discharge waste water directly to a stream or ditch and there have been no health complaints associated with the subject site. Due to the site historically used as a pecan grove, Mr. Hall assumes agricultural chemicals were applied to the site.

Copies of the completed owner environmental questionnaires are 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. 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 (The Groves Place, L.P.) contracted with GEC to provide the information, except where specifically requiring a User response to information needs. The users were identified as The Groves Place, L.P.; Clement & Company, LLC; and Mr. Mitchell Davenport 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 6 acres in size, is located east of Carpenter Road and south of Rainwater Road in the City of Tifton, Tift County, Georgia. The subject property consists of undeveloped, unoccupied land and one house with a shed. The subject property appears on the Tift County Tax Map as parcel # 0045 018, 0045 020D, and 0045 020A.

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 10, 2012. Mr.

May's review of the subject property's chain of title information indicated that the various tracts have been in individual/private hands since the earliest available ownership information. Records indicate a residence is located on one of the tracts (parcel 0045 018) and the plats do not show any other development of the subject property. The current owners of the various tracts, Mr. Gary Hall and the Tift Area YMCA, obtained the subject property in 2005 and 2000, respectively.

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 commonly known or reasonably ascertainable information 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 the development of the subject 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 reflects the fair market value of the subject property.

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 reflected the fair market value of the subject property (See Section 4.3.4.6.1).

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 April 26, 2012.

5.2 General Site Setting

The subject site, which is approximately 6 acres in size, is currently undeveloped, unoccupied land, located southeast of the intersection of Rainwater Road and Carpenter Road in the City of Tifton, Tift County, Georgia. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been undeveloped land from, if not before, 1937 until 2009, with the exception of a community/office building and shed located on parcel 0045 018 that were constructed in 1945.

GEC observed residential, recreational, and undeveloped wooded properties, as well as an electric power substation, 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 The Groves Place property indicates there are no recognized environmental conditions associated with the subject site.

5.4 Current Site Use

The subject property is currently undeveloped land with an unoccupied residence and shed located on the square tract of land (parcel 0045 018). The community/office building is constructed of brick and wood with plaster interior walls and wood and linoleum flooring.

5.4.1 Storage Tanks

A buried propane tank is located behind the existing residential structure on the subject property. GEC recommends that the tank be removed by an experienced contractor. No other 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. Additionally, there are two, 500 gallon propane tanks located at a cell tower site approximately 1/8-mile northwest of the subject property. GEC completed HUD's acceptable separation distance calculator, and found that the subject property is situated an acceptable distance away from the tank. Furthermore, the forested property between the site and the propane tank adds additional safety factors to the flammable hazard concern. Therefore, GEC is of the opinion that the above ground propane tanks are not a concern to the subject property.

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

The on-site structure is ducted for an HVAC system, but no system is currently in place.

5.4.4 Solid Waste

No miscellaneous debris was observed on the subject property during the site visit.

5.4.5 Sewage Disposal/Septic Tanks

According to various sources, the on-site structure was previously served by a septic tank. No sign of a septic system was observed on the subject site during GEC's site reconnaissance. According to Mr. Chris Bromlow with Tifton-Tift County Utilities, city sewer is available to serve the subject property.

5.4.6 Hydraulic Equipment

No hydraulic equipment or potential hydraulic equipment was observed during GEC's site reconnaissance.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

No transformers or other PCB-containing equipment was observed on the subject property during the site reconnaissance.

GEC received a letter from Mr. Rick Berry of Georgia Power, dated April 12, 2012. Mr. Berry indicated that electrical service with adequate capacity is available to serve the proposed apartments. A copy of the power letter is provided in Appendix H.

5.4.9 Water Supply & Wells

According to various sources, the on-site structure was previously served by a well. However, the EDR report did not identify any wells on or within a mile of the subject property, and none were noted by GEC during the site reconnaissance. According to Mr. Chris Bromlow with Tifton-Tift County Utilities, city water is available to serve the subject property.

5.4.10 Drains & Sumps

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

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

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

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

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

5.4.15 Utilities/Roadway Easements

A power line easement was observed running parallel to the subject property's southwestern boundary. Rainwater Road borders the eastern portion of the subject property to the north.

5.4.16 Chemical Use

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

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

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

5.4.18 Asbestos

An asbestos survey was conducted by GEC on April 26, 2012 and was performed in accordance with currently accepted methods and practices of the environmental consulting profession. The survey was conducted on observed suspect materials located within the interior and on the

exterior of the existing structure on the subject property. Bulk samples of identified suspect asbestos-containing materials (ACM) were collected and submitted for laboratory analysis in order to identify the presence/absence and approximate percent content in these suspect materials using standard PLM bulk sampling methods. GEC used U.S. Environmental Protection Agency guidelines for identification of ACM and ASHARA (Asbestos School Hazard Abatement Reauthorization Act) accredited asbestos inspector(s) in conducting the survey.

While conducting a walk-through of the premises, which included the building exterior, the inspector visually checked for the presence of suspect ACM. Both friable and non-friable suspect materials were considered for a total of 41 samples. Suspect asbestos materials observed and sampled included wallboard mud (a.k.a. joint compound), 9" x 9" peel & stick floor tiles, vinyl flooring, fiberboard tile; insulation; interior caulk; sink undercoat; plaster; sheet rock; exterior caulk; ceiling tile; flashing tar, window glaze, and roofing materials. This resulted in 4 homogeneous materials being identified at the subject property with a total of 41 samples being collected during this survey.

- **Damaged floor tile (Sample ID #G-5A and G-5B) located in the foyer was found to contain 5-10% chrysotile;**
- **Damaged vinyl flooring (Sample ID #G-6A and G-6B) located in the kitchen was found to contain 20-40% chrysotile;**
- **Damaged exterior caulk (Sample ID #G-9A and G-9B) located at the back door and around the triple window was found to contain 3% chrysotile;**
- **Roof tar (Sample ID #G-12A and G-12B) located near the chimney was found to contain 10-12% chrysotile; and**
- **Cement shingle roof (Sample ID #G-13A and G-13B) on the barn/shed was found to contain 20% chrysotile.**

Based on the sample results, the 9"x 9" floor tiles in the foyer, the blue floral patterned linoleum flooring in the kitchen, the exterior caulking near the back door and triple window, the roof tar near the chimney, and the cement shingle roof of the shed are ACM. No other asbestos containing materials were noted during the survey.

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

Ten days prior to any demolition activities, the EPD Lead-Based Paint and Asbestos program should be notified under the Georgia Rule 391-3-14 and the Federal NESHAP Rule. The project notification form should be completed by a Georgia licensed abatement contractor or agent. The abatement project requires a fee paid to the Division at the time notification is made.

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

5.4.19 Lead-Based Paint

Based on review of historical aerials, a residence was located on the subject property prior to 1978. As the structure is planned to be renovated rather than demolished, GEC conducted lead-based paint and lead-in-soil sampling on and around the house and shed on April 26, 2012 and June 4, 2012.

GEC used a NITON™ XLP-303A x-ray fluorescence gauge to conduct non-destructive sampling of the building's coated surfaces on June 4, 2012. The limited LBP survey was conducted on prominent painted surfaces. The prominent exterior paints were also tested as follows. The testing was accomplished using the calibrated NITON™ XRF instrument in accordance with the manufacturer's guidance for testing and calibration.

Eleven exterior and twenty interior readings tested positive for lead-based paint. After all interior building components planned for removal are removed to prepare for the new renovation operations, and any necessary lead hazard control methods are accomplished, a lead clearance inspection will be required before any potential LBP coated surfaces remaining are "covered" and/or before re-occupancy. In accordance with DCA requirements, if any of the identified LBP is to remain in place, an Operations & Maintenance Plan needs to be developed for the subject site. This plan must be submitted to DCA upon the completion of any remedial actions required. A copy of the complete Lead-Based Paint Inspection and Visual Assessment Report, including the testing results, is presented in Appendix E.

GEC conducted soil sampling around the structure on April 26, 2011. GEC sampled soil at the perimeter of the existing building located on the subject site and collected two composite soil samples from the drip line from the surface to approximately ½ inch below ground surface (bgs). Soil samples collected from these locations were submitted for laboratory analysis for total lead. The following soil sampling procedures were used during the soil sampling performed for this assessment:

- Wearing clean disposable nitrile gloves, GEC staff sampled the area of soil within one foot of the edge of the exterior, or the drip line, of the structure;
- Soil samples were collected using a 5 cc disposable syringe with a clean syringe used for discrete samples;
- Composite samples of 3 to 10 aliquots were collected from within the noted area of the structure;
- Each composite sample was mixed together to achieve a representative sample of the total area;
- The top ½ inch of bare soil was sampled; and
- Samples were given identification numbers coinciding with a unit/building number for the respective location;

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

The lead detected in the area surface soils (upper one-half inch) was below the Georgia

Environmental Protection Division notification concentration for lead (400 mg/kg lead) in all samples. Lead in soil is not considered to be a concern for the subject property. Appendix E contains a copy of the analytical report.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2011 City of Tifton Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that that Tifton'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, Tift County, Georgia, is listed in Zone 3, which means "Low potential, less than <2 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, 100% of the five sites tested in Tift County reported activity levels of less than 4 pCi/L as their first floor living area average radon level. 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.

As the on-site structure is not planned for removal, GEC performed radon sampling in the bedroom and kitchen of the house between May 16, 2012 and May 18, 2012. Neither of the samples analyzed for interior radon levels exceeded the average of 1.3 pCi/L of the EPA recommended guideline. On the basis of this information, GEC does not believe radon is a concern for the subject property. Refer to Appendix E for the radon sampling data and the analytical laboratory report.

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

buildings must be tested for radon upon completion of construction.

5.4.22 Noise

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

The Henry Tift Myers Airport is located approximately 4.3 miles southeast of the subject site. Completion of the Noise Assessment Guidelines (NAG) worksheets indicates an Acceptable (per the NAG) exterior day night level (DNL) of < 65 DNL as a result of this potential noise source.

The relevant noise evaluations and other supporting documentation are presented in Appendix J. GEC found that the HUD noise limitations for exterior locations at the subject site would not be exceeded by this listed source, therefore, GEC does not anticipate that noise issues will be a concern that would preclude the development of the subject property as a DCA-funded project. The relevant noise evaluations and other supporting documentation are attached. See the HOME/HUD Environmental Questionnaire in Appendix F 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) Screen report did not identify any database sites within the ASTM E 2600 prescribed search radii of the subject property. Therefore, GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with planned structures on the subject property. Refer to Appendix E (EDR Vapor Encroachment Screen) and Section 4.1.1.1 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 6 acres in size, is located east of Carpenter Road and south of Rainwater Road in the City of Tifton, Tift County, Georgia. The subject property, which is situated within tax parcels #0045 018, 0045 020D, and 0045 020B of Tift County, Georgia, consists of undeveloped, unoccupied land.

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 10, 2012. Mr. May's review of the subject property's chain of title information indicated that the site is primarily undeveloped land with a previous residence and shed that was constructed in 1945 and located on parcel 0045 018. The deed record indicated that the subject property was part of a larger tract that was subdivided and sold to various owners until the current owners, Mr. Gary Hall and the Tift area YMCA, obtained it in 2005 and 2000, respectively.

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, 1969, 1951, 1948, and 1937) 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 A (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 April 26, 2012, the 6-acre tract of land consisted of undeveloped, unoccupied land with one house and one shed. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been undeveloped land since, if not before, 1937 to the 2009 aerial photograph, with the exception of the house and shed that first appear on the 1948 aerial. According to historical sources and the owner environmental questionnaire, the subject property was most likely a pecan grove in, and likely before, 1937. Deed records indicate that the subject property was not been developed other than the residence on parcel 0045 018.

The site vicinity currently consists of residential, recreational, and undeveloped wooded properties, as well as an electrical power substation. GEC's review of the readily available historical aerial photographs indicates that the site vicinity appears to have been likewise developed since 2005. Prior to development, the subject site appears to have been situated in an agricultural area according to the 1937 through 1951 aerial photographs.

The subject property can be found on the 1988 Tifton West, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 10 feet. 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.

The site elevation, as shown on the topographic map, is approximately 349 feet above mean sea level. Based on review of the topographic map and observations made during the site reconnaissance, the overall direction of shallow groundwater movement at the subject property (assuming the flow mimics topography) would be expected to be generally to the southeast following a tributary of Agrirama Lake located southeast of the subject property.

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.

Based on GEC's review of the readily available historical sources, such as Sanborn Fire Insurance Maps (or lack thereof), chain of ownership records and aerial photographs, the subject property was historically undeveloped since, if not before, 1937.

The Sanborn maps No Coverage sheet can be found in Appendix C.

5.5.6 City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage exists for the target property. A copy of the EDR – City Directory Abstract is presented in Appendix C.

The estimated address for the properties surrounding the subject property as well as the address for the on-site structure were identified as residential lots on all available City Directories. Examination of the EDR – City Directory Abstract did not reveal any other indications of environmental concerns for the subject property or the surrounding area.

5.5.7 Previous Environmental Studies

GEC previously conducted a Phase I ESA on the subject property on April 9, 2004. The assessment was conducted over 15.76 acres, which included the 6-acre subject property. The previous report concluded “no recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property.” Refer to Appendix T for a copy of the previous report text.

5.5.8 Other

Additional knowledge of the area, interviews, research of Sanborn maps, U.S.G.S. Topographic Maps, tax records, and interpolation between other aerials, the subject site was undeveloped land prior to the oldest available aerial photograph taken in 1937 and the oldest available topographic map taken in 19573 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 agricultural or wooded land.

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

5.6 Current Surrounding Land Use

5.6.1 North

Undeveloped and residential properties are located north of the subject property beyond

Rainwater Road.

5.6.2 East

The Groves apartments are located east (and north) of the subject property, with additional residential development beyond.

5.6.3 South

The Tift area YMCA recreational facility is located south of the subject site. Woodlands are located in the southeastern vicinity.

5.6.4 West

Residential development is located in the western vicinity beyond Carpenter Road. An electrical power substation is also located northwest of the subject site.

5.7 Past Surrounding Land Use

5.7.1 North

The surrounding land to the north appears to have been a mixture of residential and undeveloped wooded land on the aerial photographs back to 1969.

5.7.2 East

Significant residential development appears on the 1988 aerial photograph in the eastern vicinity and the Groves apartments first appears easterly adjacent to the subject property on the 2006 aerial.

5.7.3 South

The southern vicinity appears undeveloped on the 1937 to 1993 aerial photographs. The YMCA facility first appears to the south on the 2005 aerial.

5.7.4 West

The surrounding land to the west appears to have been undeveloped from the earliest aerial in 1937 until residential development appears to the west on the 2005 photograph, with the exception of the electrical power substation that first appears on the 1969 aerial photograph in the northwestern vicinity.

5.8 Historic Preservation

GEC reviewed information provided on the National Register of Historic Places website in May 2012. According to the reviewed information, the Tift County Courthouse, located 2.36 miles southeast, and the Tifton Commercial Historic District, located 2.34 miles southeast, are the two closest historic sites to the subject property. Refer to Appendix Q for copies of the National Register maps.

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 aerals, the subject site was undeveloped land prior to the oldest available aerial photograph taken in 1937 and the oldest available topographic map taken in 1973, 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 agricultural or wooded 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

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

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 6-acre proposed The Groves Place, 56-unit apartment site at the intersection of Carpenter and Rainwater Roads in the City of Tifton, Tift 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 The Groves Place site, legally described as

contained in Tax Parcels # 0045 018, 0045 020B, and 0045 020D of Tift 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 evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- GEC previously conducted a Phase I ESA on the subject property on April 9, 2004. The assessment was conducted over 15.76 acres, which included the 6-acre subject property. The previous report concluded “no recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property.” Refer to Appendix T for a copy of the previous report text.
- Testing for the presence of asbestos containing materials (ACM), lead-based paint, lead in

soil, and radon was conducted by GEC during the site reconnaissance on April 26, 2012. ACM was detected in the office/community building located in Parcel #0045 018 of the subject site and should be abated before demolition or future use. Thirty-one total samples, including interior and exterior, tested positive for lead-based paint. None of the samples of soil that were analyzed for total lead indicated lead content above the regulatory action level of 400 milligrams per kilogram (mg/kg) and neither of the radon samples indicated radon levels above the EPA guideline.

- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, chain of ownership records, and aerial photographs, the northern portion of the subject property was a pecan grove and the southern portion appears wooded in, and likely before, 1937. A structure appears on the square tract of the subject property in the 1948 aerial photograph. The subject property appears to remain wooded or agricultural, undeveloped land, with the exception of the structure, until the most recent aerial photograph taken in 2009. From 1937 until 1951, the site vicinity appears to be wooded and agricultural on the historical aerials. In 1969, an electric power substation appears in the northwestern vicinity, as well as residential development to the north and northeast. Significant residential development appears in the eastern vicinity on the 1988 aerial photograph, and the existing residential development to the north is increased. On the 2005 aerial photograph, a recreation facility is observed south of the subject property with additional residential development to the southeast and west. The site and its surroundings appear on the 2006 aerial photograph essentially as they do currently with the easterly and northerly adjacent apartment complex. The subject property's chain of title information indicated that the subject property was part of a larger tract owned by L.L. Kennedy in the 1940's until he sold a number of tracts to Mr. Hunt who resubdivided and sold the various tracts. The current owners, Mr. Gary Hall and the Tift area YMCA, obtained the subject property in 2005 and 2000, respectively. 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, with the exception of a residence, since, and likely before, the earliest available ownership information for each tract (1945 and 1938).
- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal or State databases, nor did it identify any database sites within the ASTM E 1527 prescribed search radii of the subject property. Therefore, no surrounding properties are considered to be a potential environmental and/or financial concern to the subject site. Refer to Appendix G for the EDR Environmental Database Report.
- 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 above property. According to the NWI map, a wetland area was identified on the southeast portion of the property. This wetland area is classified under the Cowardin Classification code as a Palustrine, Forested, and Deciduous area with a Seasonally Flooded hydraulic regime.

Based on GEC's wetland delineation performed on March 9, 2004, and a review of those wetlands on April 26, 2012 for Tifton Groves Apartments, L.P., one wetland area was identified on the southern corner of the subject property (see the attached site plan with

wetland boundary). This wetland area, as well as the intermittent stream adjacent to the southern property boundary, makes up the headwaters of a tributary hydrologically connected to Little River to the west. A 100-foot undisturbed buffer will be placed around the wetland area and no impacts to this area are anticipated. GEC does not anticipate any impacts to the delineated areas from the development of the subject property.

No floodplains 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 other than the asbestos and LBP abatement necessary for the community/office building; 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. Mitchell Davenport with The Groves Place, L.P. – client
Mr. Jimmy Moore with Tift area YMCA and Mr. Gary Hall- current owners
1City of Tifton and Tift County, Georgia
Tifton-Tift County Utilities Department
Georgia Power Utilities
Tift County Health Department, Environmental Services
Tifton-Tift County Fire Department
Tift County Code Administration
Tift County Tax Assessor's website
Tift 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 (2009 aerial photograph)
United States Geological Survey (U.S.G.S.)
Georgia Geologic Survey
Federal Emergency Management Agency (FEMA) Map Service Center (MSC) website (FIRM)
U.S. Dept. of the Interior Fish & Wildlife Service's National Wetlands Inventory (NWI) Map
United States Environmental Protection Agency (EPA) Publication 402-R-93-030:
EPA's Map of Radon Zones for Georgia, dated September 1993
Delorme TM 3-D TopoQuads™
GEC's Previous Environmental Report Text

10.0 VALUATION REDUCTION

10.1 Purchase Price

According to the Owners, Mr. Jimmy Moore of the Tift area YMCA and Mr. Gary Hall, the purchase price of the subject site is equal to 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 Owner, the purchase price of the subject site is equal to 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**

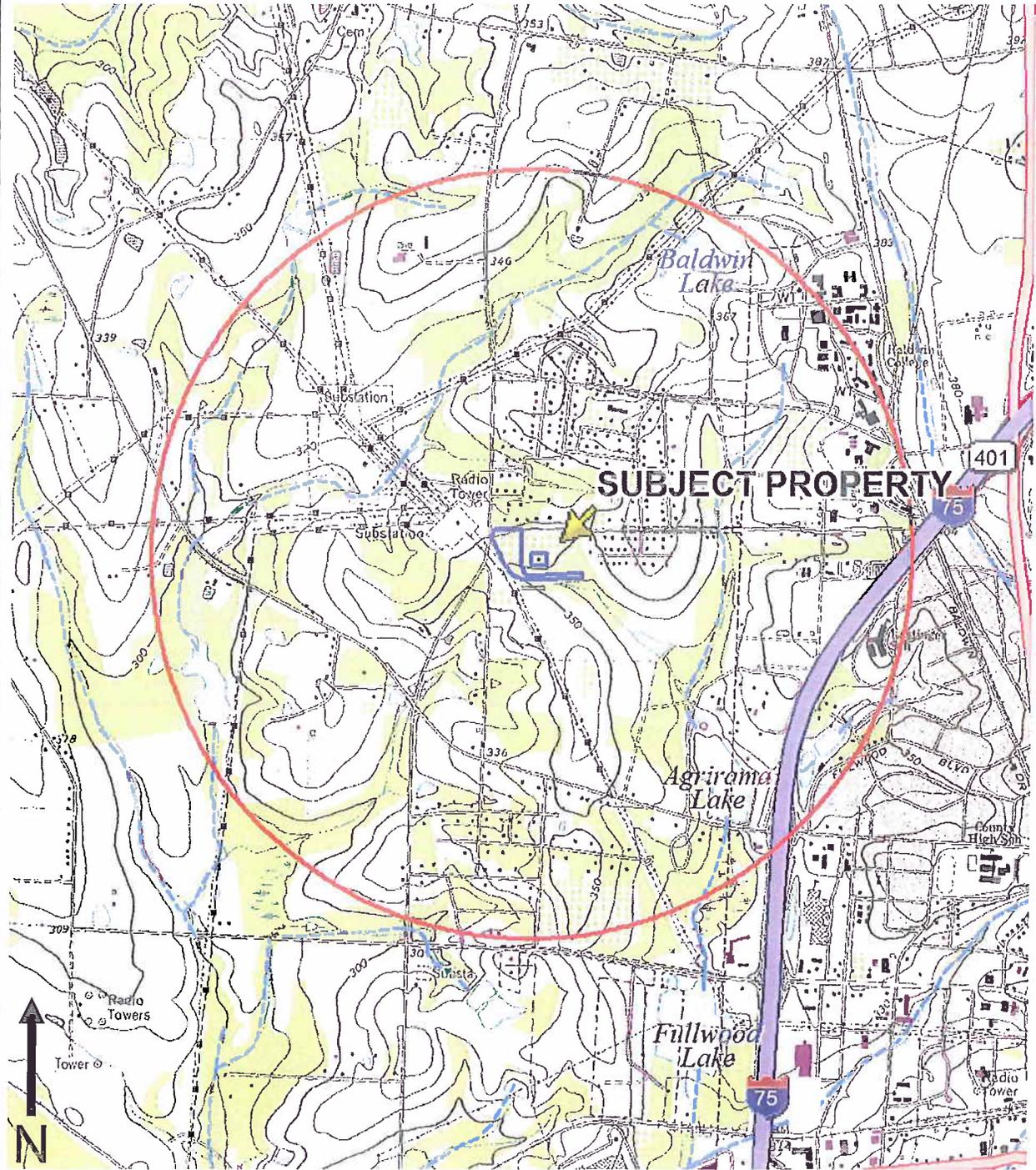


Figure 1
U.S.G.S. Topographic Map
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1" = 2,000'
Source: Tifton West, GA Quadrangle (1988)

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



U.S. Fish and Wildlife Service

National Wetlands Inventory



Figure 2
National Wetlands Inventory (NWI) Map
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=300'
Source: U.S. Fish & Wildlife Service

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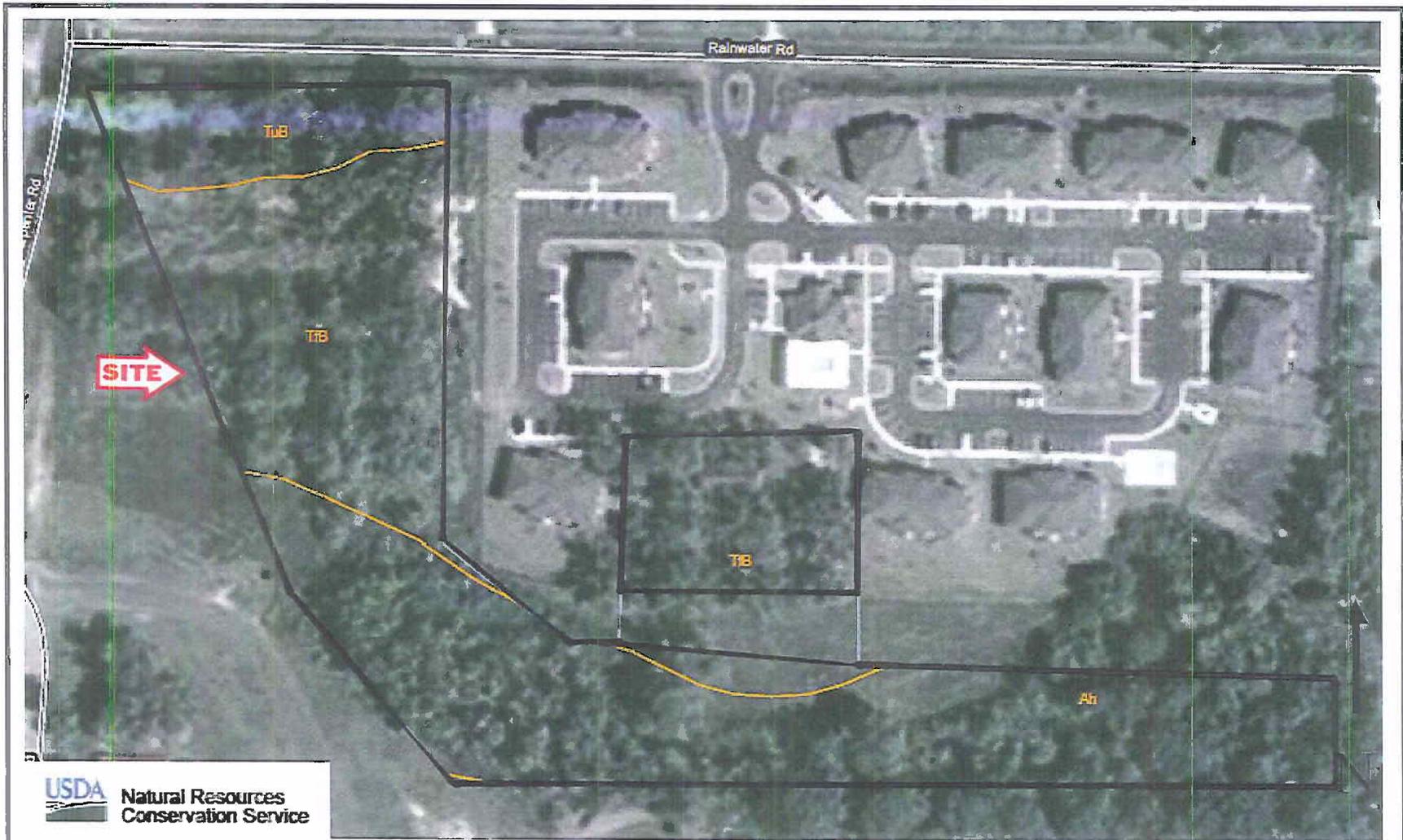


Figure 3
Soil Survey Map
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Source: USDA NRCS

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MAP LEGEND

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

MAP INFORMATION

Map Scale: 1:2,140 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 17N NAD83

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

Soil Survey Area: Tift County, Georgia
 Survey Area Data: Version 8, Jul 18, 2008

Date(s) aerial images were photographed: 9/5/2007

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

Tift County, Georgia (GA277)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ah	Alapaha loamy sand	3.2	43.8%
TiB	Tifton loamy sand, 2 to 5 percent slopes	3.4	46.7%
TuB	Tifton-Urban land complex, 0 to 5 percent slopes	0.7	9.5%
Totals for Area of Interest		7.4	100.0%



NIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0106E

FIRM

FLOOD INSURANCE RATE MAP

TIFT COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 106 OF 250

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
TIFT COUNTY	130404	0106	E
TIFTON, CITY OF	150171	0106	L

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



MAP NUMBER
13277C0106E

MAP REVISED
SEPTEMBER 29, 2010

Federal Emergency Management Agency

Figure 4
Flood Insurance Rate Map (FIRM)
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=400'
Source: FEMA Map Service Center Website

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LEGEND



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

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

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



FLOODWAY AREAS IN ZONE AE

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



OTHER FLOOD AREAS

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



OTHER AREAS

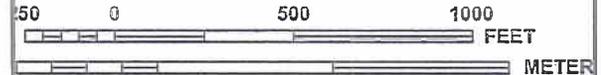
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 500'



OTHERWISE PROTECTED AREAS (OPAs)

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

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value; elevation in feet*
(EL 967)
- 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
- 2760000N 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid values; Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 17, 1988

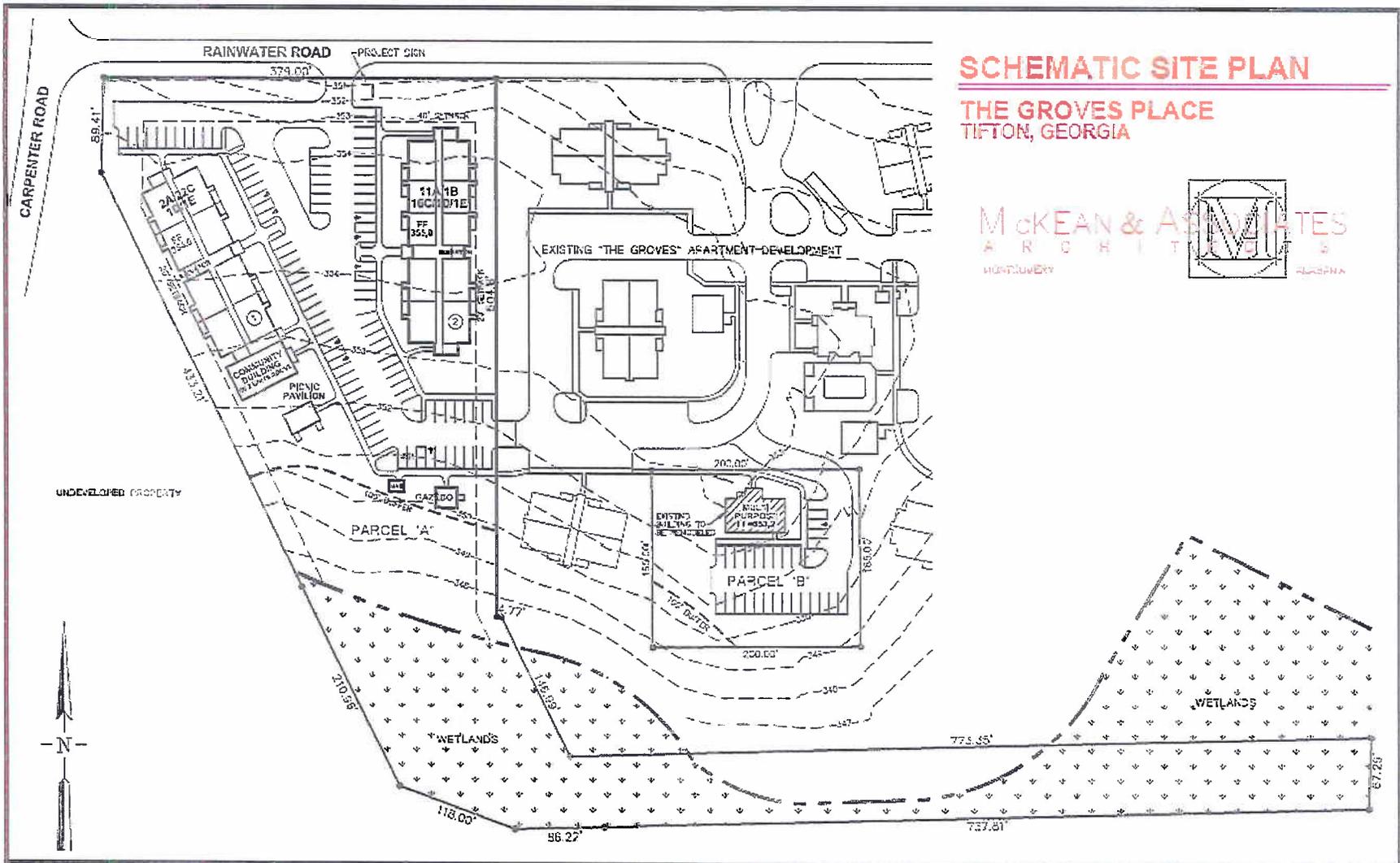
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

September 29, 2010 - to add Special Flood Hazard Areas, to update corporate limits, to add roads and road names, to update map format, to reflect updated topographic information, and to change Special Flood Hazard Areas.

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

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

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



SCHEMATIC SITE PLAN

THE GROVES PLACE
TIFTON, GEORGIA

MCKEAN & ASSOCIATES
ARCHITECTS
MONTICELLO, GEORGIA



Figure 6
Site Plan
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"= 135'
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](#).

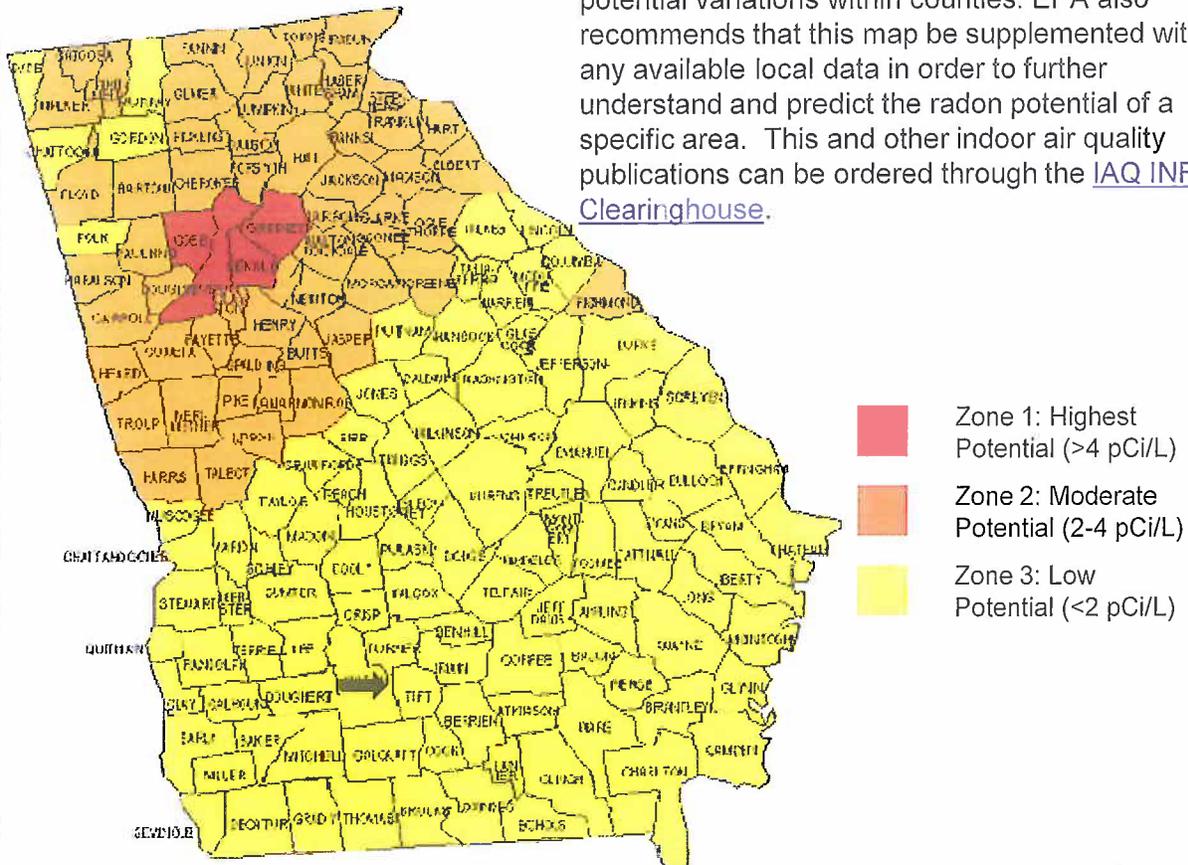


Figure 7
Radon Map
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Source: US EPA Website
(www.epa.gov/iaq/radon/zonemap)

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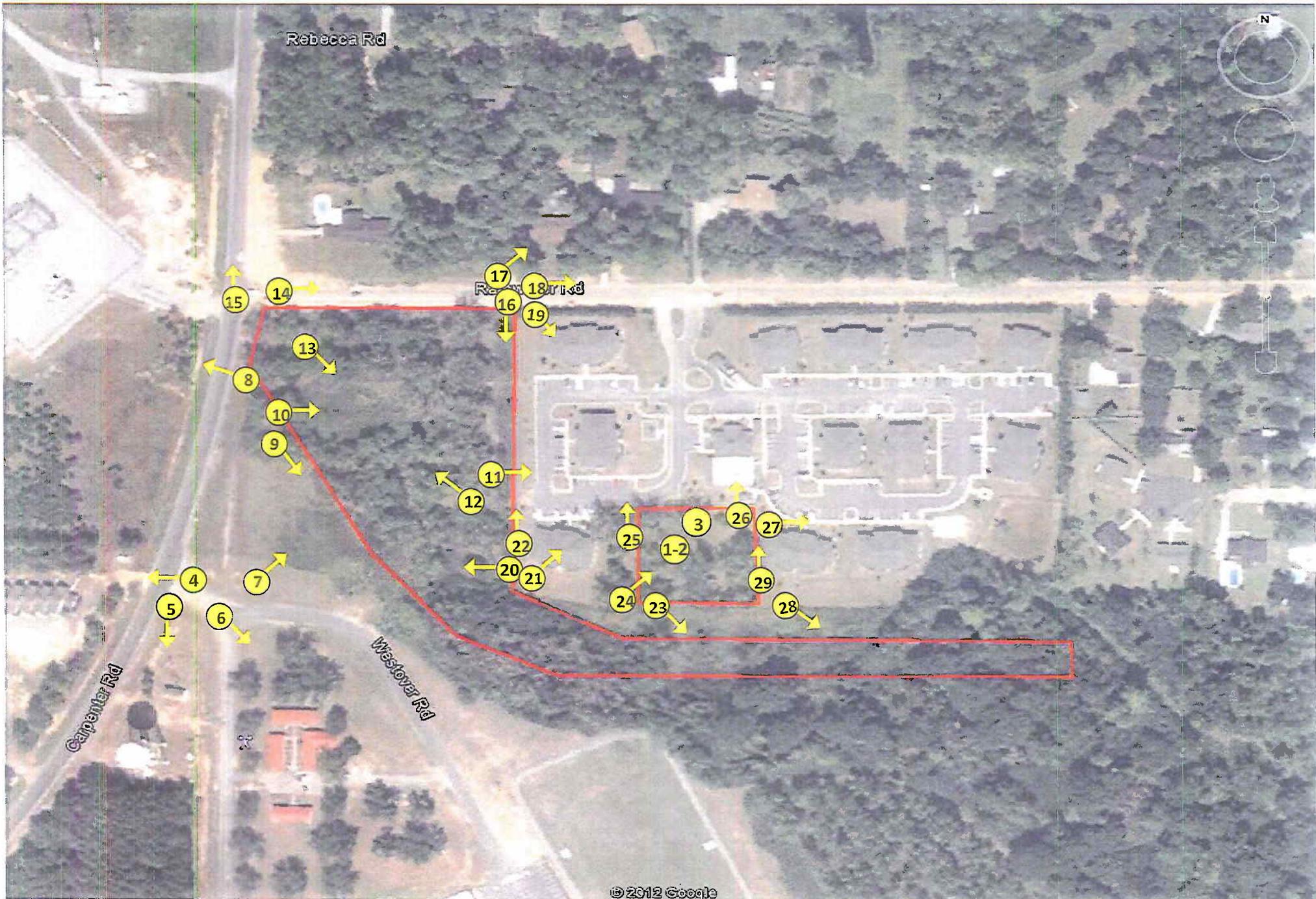


Figure 8
2009 Aerial Photograph
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=200'
Source: Google Earth Website

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APPENDIX B:
Site Photographs
(All Photographs taken April 26, 2012)



Photographic Map Key- The Groves Place



Photograph 1: On site structure located south of the existing Groves development



Photograph 2: On site shed located adjacent to the house



Photograph 3: Buried propane tank located near the on-site house



Photograph 4: Facing west toward a residential area from the intersection of Westover Road and Carpenter Road located southwest of the subject property



Photograph 5: Facing south from the intersection of Westover Road and Carpenter Road toward a city water tower located southwest of the subject property



Photograph 6: YMCA facility located southwest of the subject property between Carpenter and Westover Roads



Photograph 7: Facing northeast from the intersection of Westover and Carpenter Roads toward the subject property; note utility easement that runs near the subject property's southwestern boundary



Photograph 8: Facing west across Carpenter Road from the subject property toward the westerly adjacent electric power station



Photograph 9: Facing southeast along the utility easement and the subject property's southwest boundary from near Carpenter Road



Photograph 10: Interior view of the northwestern portion of the subject property taken near Carpenter Road facing east



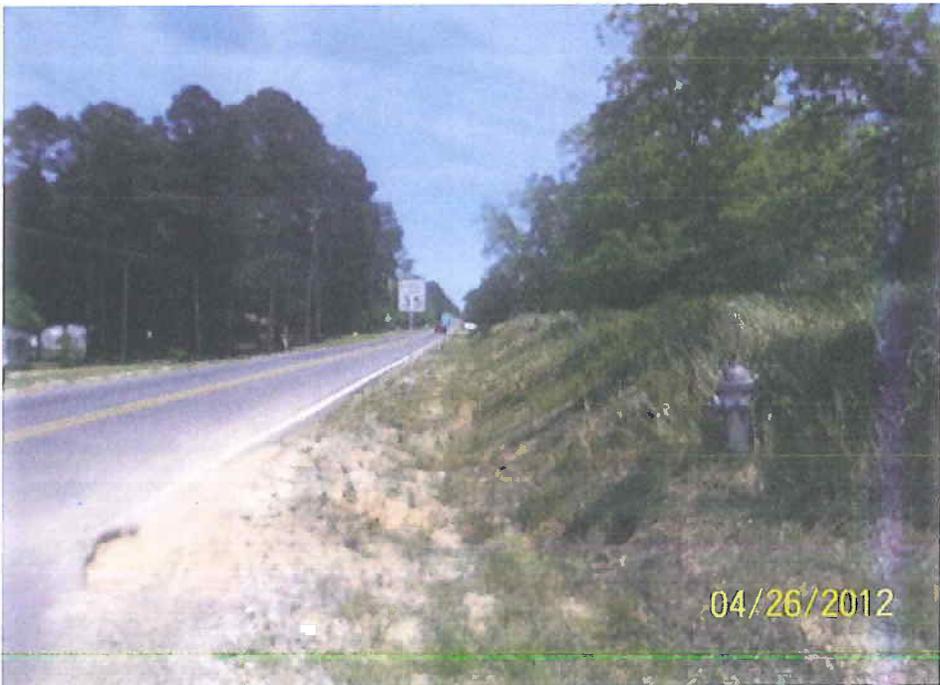
Photograph 11: Facing east toward the existing Groves development from the interior of the subject property



Photograph 12: General interior view of the subject property located west of the existing Groves development



Photograph 13: Interior view of the northwestern portion of the subject property from near the intersection of Carpenter Road and Rainwater Road facing southeast



Photograph 14: Facing east down Rainwater Road from Carpenter Road; subject property on the right, residences on the left



Photograph 15: Facing north up Carpenter Road at the intersection with Rainwater Road near the northwest corner of the subject property; residence on right, agricultural land on the left



Photograph 16: Facing south from Rainwater Road along the boundary between the subject property and the existing Groves development



Photograph 17: Facing northwest from Rainwater Road toward the residences located north of the subject property



Photograph 18: Facing east along Rainwater Road from the northeast corner of the subject property; existing Groves development on the right, residences on the left



Photograph 19: Facing southeast from the northeast corner of the subject property at Rainwater Road toward the existing Groves development



Photograph 20: Interior view of the southwestern portion of the site taken from the existing Groves development facing west



Photograph 21: Typical view of the existing Groves development



Photograph 22: Facing north along the boundary between the subject property and existing Groves development



Photograph 23: General view of the southernmost portion of the subject property



Photograph 24: Facing northeast from the southern portion of the subject property toward the on-site house and shed



Photograph 25: Facing north toward the existing Groves development from near the on-site house



Photograph 26: Facing north from the southern portion of the subject site toward the amenities and playground area of the existing Groves development



Photograph 27: Facing the easterly adjacent Groves development from the subject property



Photograph 28: General view of the southeastern-most portion of the subject property



Photograph 29: Facing north from the southernmost portion of the subject property up the boundary between the subject property (left) and existing Groves development (right)

**APPENDIX C:
Historical Research
Documentation**

The Groves Place

RAINWATER RD

Tifton, GA 31793

Inquiry Number: 3306457.5

April 24, 2012

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

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

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

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Date EDR Searched Historical Sources:

Aerial Photography April 24, 2012

Target Property:

RAINWATER RD

Tifton, GA 31793

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1937	Aerial Photograph. Scale: 1"=476'	Flight Year: 1937	AAA
1948	Aerial Photograph. Scale: 1"=476'	Flight Year: 1948	PMA
1951	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1951	AMS
1969	Aerial Photograph. Scale: 1"=476'	Flight Year: 1969	ASCS
1975	Aerial Photograph. Scale: 1"=950'	Flight Year: 1975	USDA
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=500'	/Composite DOQQ - acquisition dates: 1993	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2007	Aerial Photograph. Scale: 1"=500'	Flight Year: 2007	EDR



Site Name: The Groves Place
Address: RANAMATER RD
City, ST, ZIP: Titon, GA 31793
Year: 2007



Client: Oosthuizen & Envir. Cons.
EDR Inquiry: 3309457.5
Date: 4/24/2012 5:42:43 PM

233

2007 Aerial Photograph



Site Name: The Groves Place
Address: RANAMATER RD
City, ST, ZIP: Tilton, GA 31783
Year: 2008



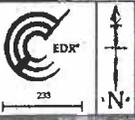
Client: Geotech-104 & Envir. Cons.
EDR File No: 3206457.5
Date: 4/24/2012 5:42:40 PM



2006 Aerial Photograph



Site Name: The Groves Place
Address: RAMM/WATER RD
City, ST, ZIP: Tallon, GA 31760
Year: 2005
Client: Oedoteknik & Envtl. Cons.
EDR Inquiry: 3306457.5
Date: 4/24/2012 5:42:36 PM



2005 Aerial Photograph



Site Name: The Grives Place
Address: RAINWATER RD
City, ST, ZIP: Tallon, GA 31760
Year: 1993



Client: Geotechnical & Envil. Cons.
EDR Inquiry: 3008457 S
Date: 4/24/2012 5:42:31 PM



1993 Aerial Photograph

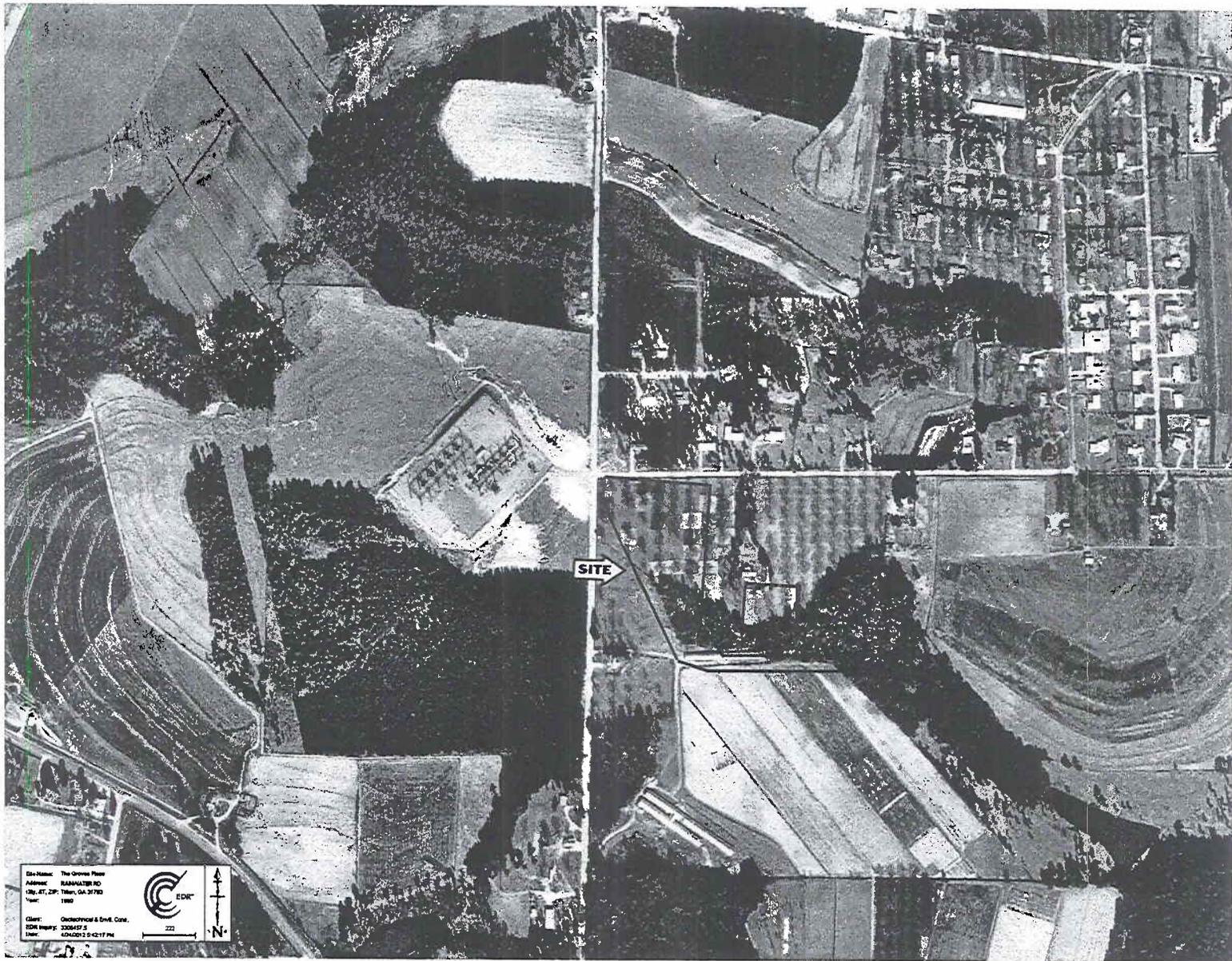


Site Name: The Gravel Place
Address: 8140 N. 15th St.
City, ST, ZIP: Tulsa, OK 74117
Year: 1988

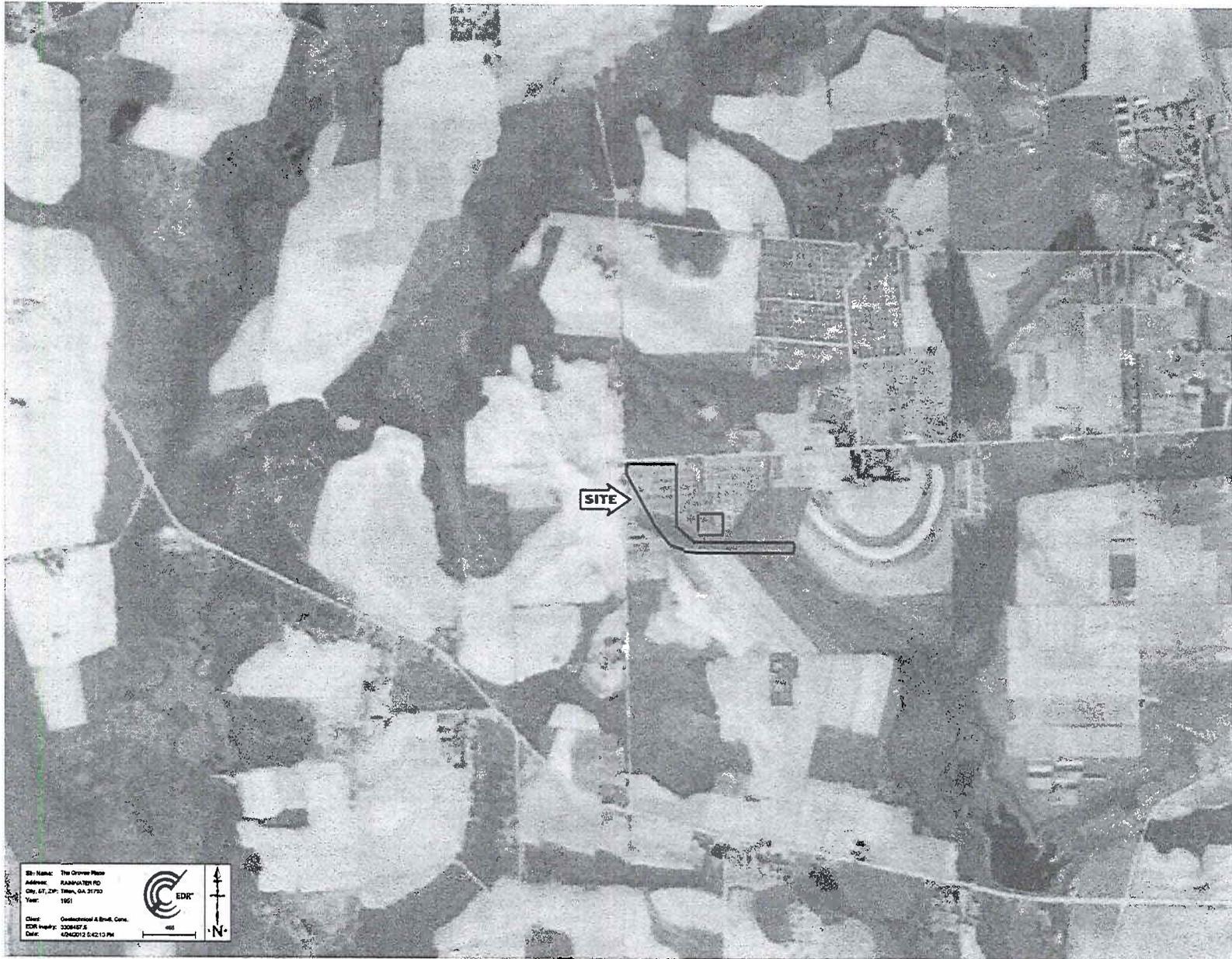
Client: Oklahoma & Civil, Corp.
EDR FROM: 2/28/88 5
Date: 4/20/88 11:42:35 PM

EDR
443

1988 Aerial Photograph



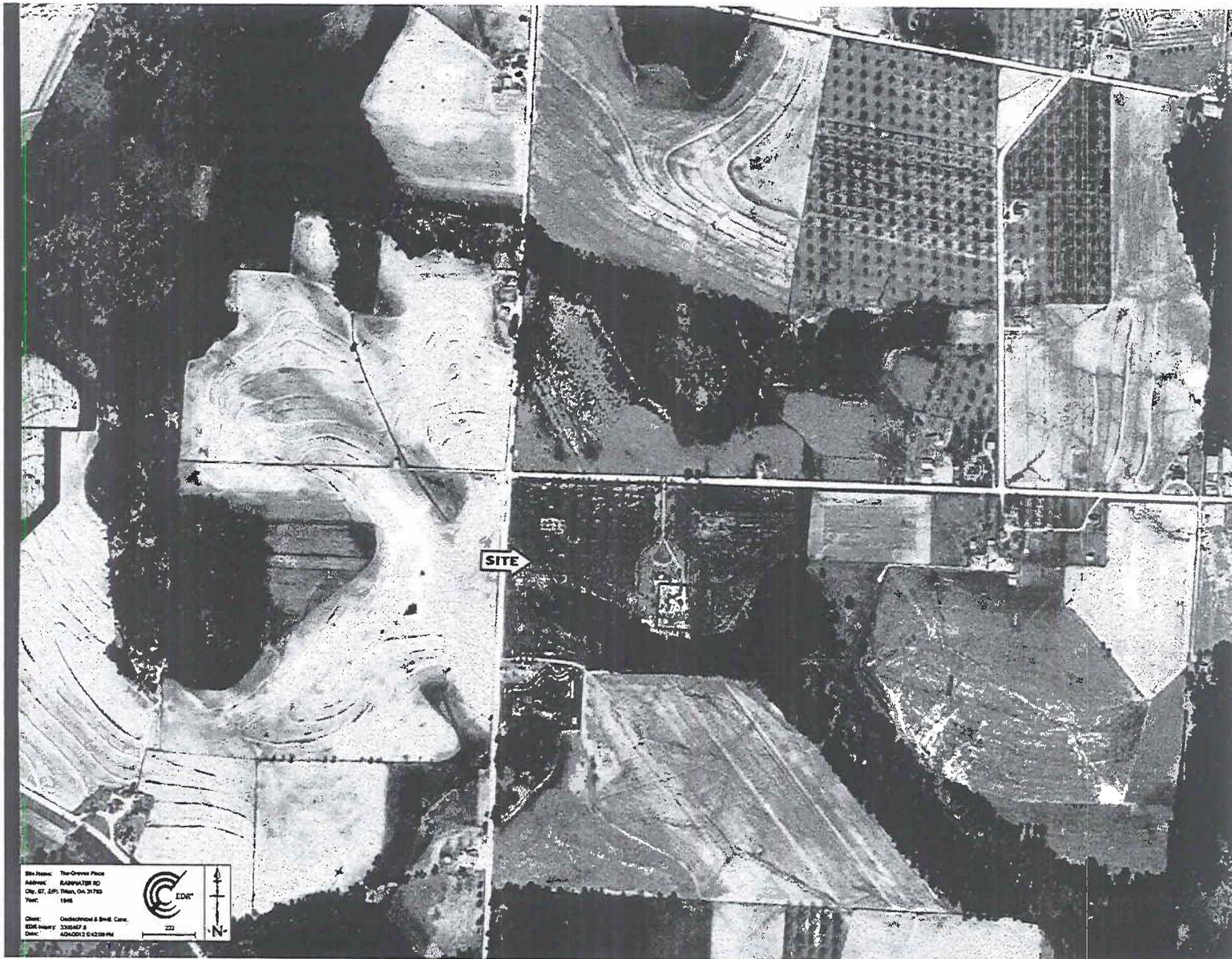
1969 Aerial Photograph



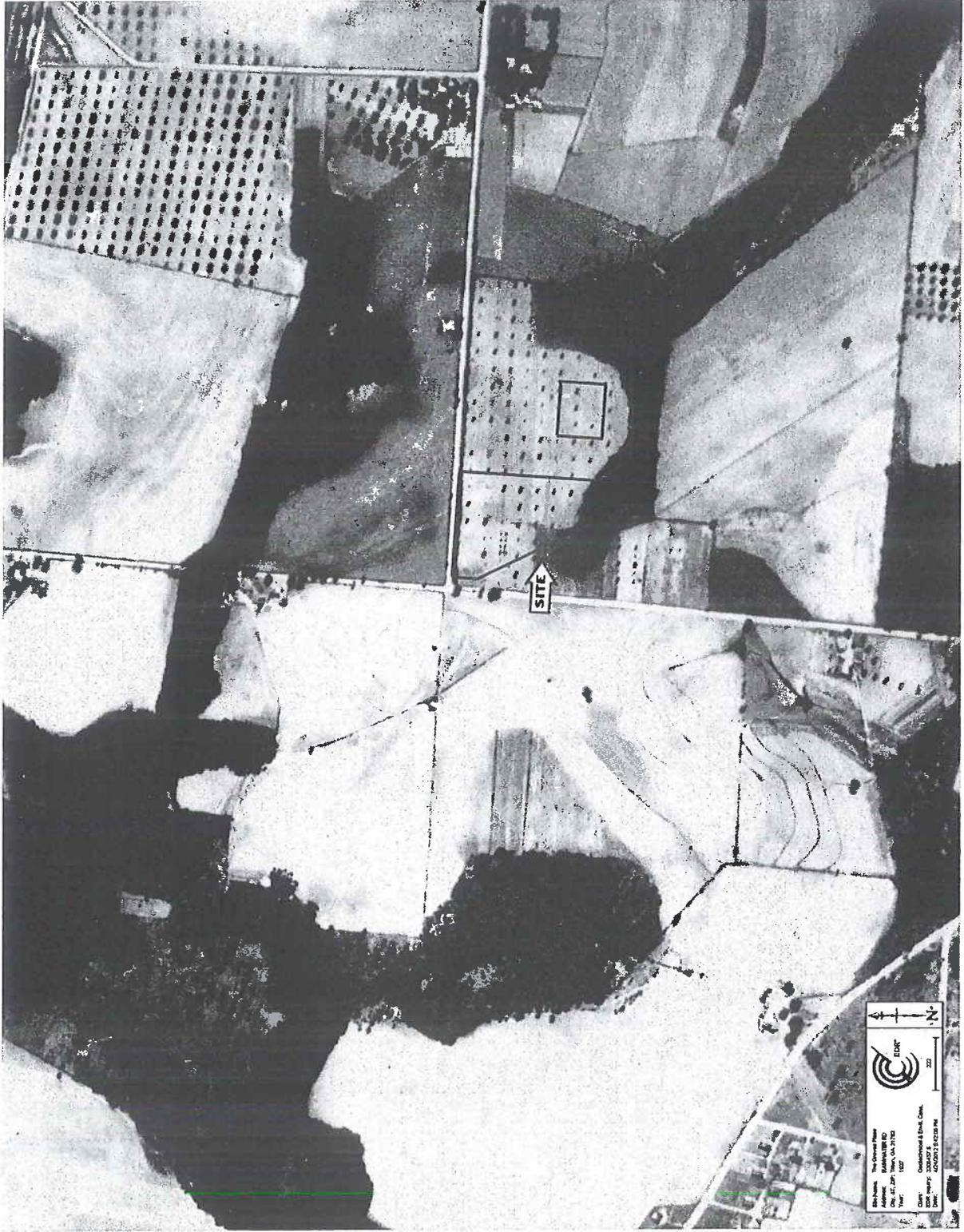
Site Name: The Crown Plaza
Address: 2400 N. 17th St
City, ST, ZIP: Tulsa, OK 74103
Year: 1951
Client: Continental & Bank, Corp.
EDR Supply: 3208457.5
Date: 4/26/2012 5:42:12 PM



1951 Aerial Photograph



1948 Aerial Photograph



1937 Aerial Photograph

Scale: 1" = 200'
North Arrow
City: Oxnard
County: Santa Barbara
State: California
Year: 1937
Aerial Photo: 1937
Map: 1937
Map Scale: 1" = 200'

The Groves Place

RAINWATER RD

Tifton, GA 31793

Inquiry Number: 3306457.3

April 20, 2012

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

4/20/12

Site Name:

The Groves Place
RAINWATER RD
Tifton, GA 31793

Client Name:

Geotechnical & Envtl. Cons.
514 Hillcrest Industrial
Macon, GA 31204



EDR Inquiry # 3306457.3

Contact: Tameka Gordon

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

Certified Sanborn Results:

Site Name: The Groves Place
Address: RAINWATER RD
City, State, Zip: Tifton, GA 31793
Cross Street:
P.O. # 120272.240
Project: The Groves Place
Certification # CE09-43D4-A180



Sanborn® Library search results
Certification # CE09-43D4-A180

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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The Groves Place

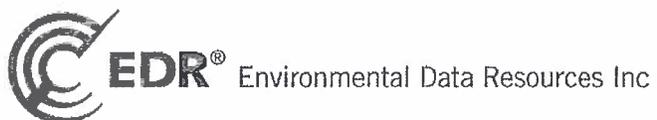
RAINWATER RD

Tifton, GA 31793

Inquiry Number: 3306457.4

April 20, 2012

EDR Historical Topographic Map Report



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

EDR Historical Topographic Map Report

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

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

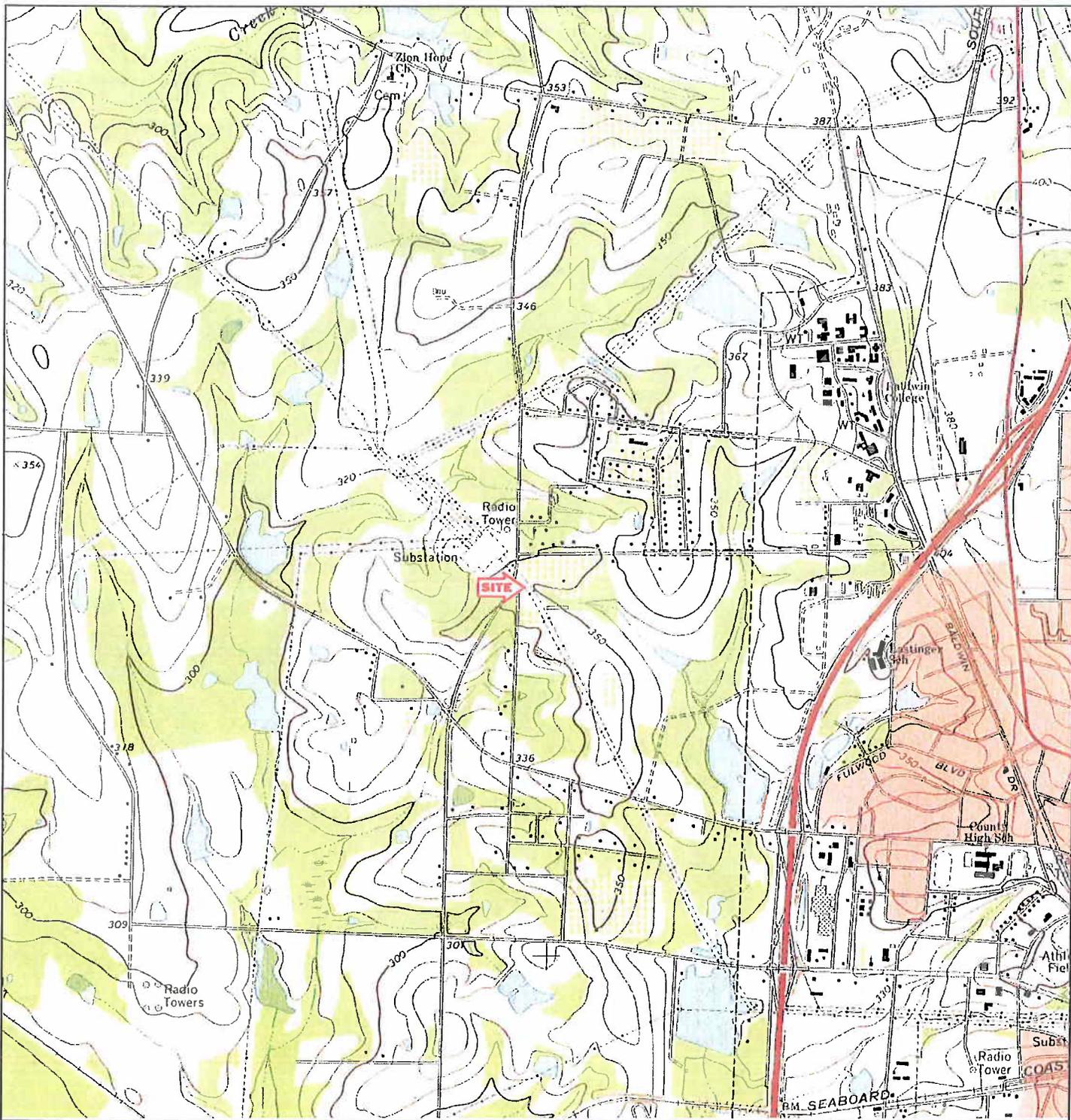
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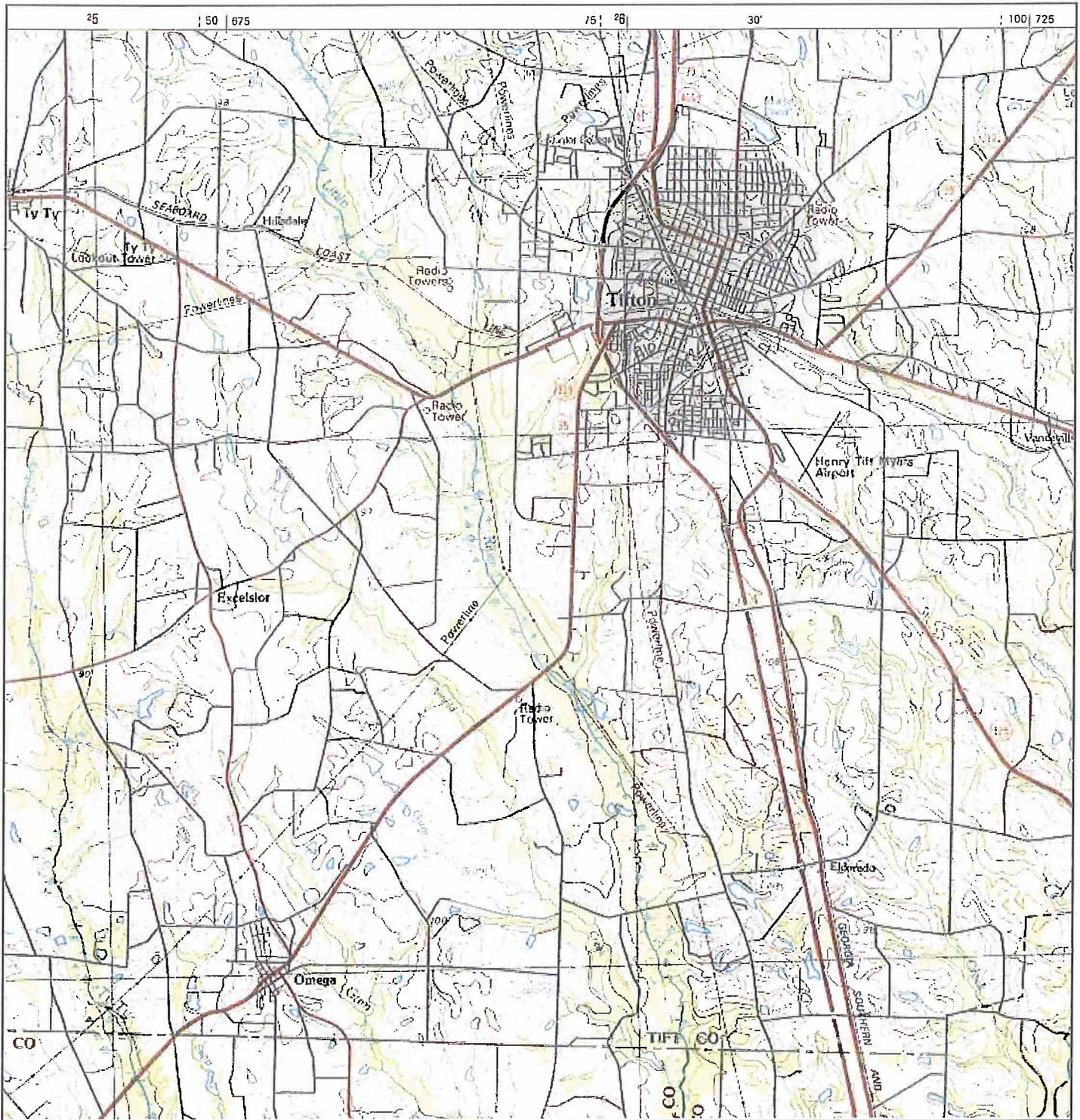
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Historical Topographic Map



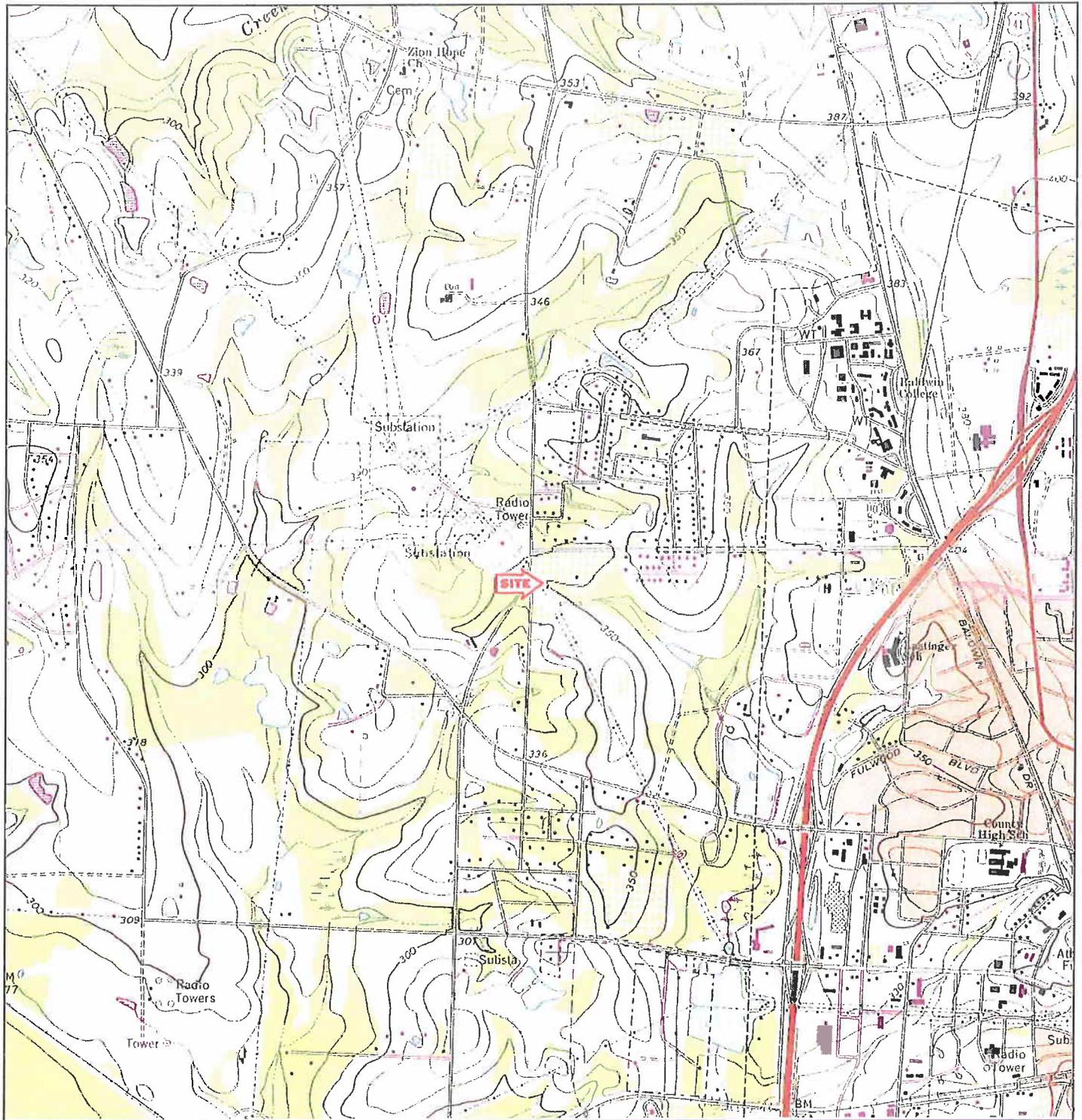
<p>N ↑</p>	<p>TARGET QUAD NAME: TIFTON WEST MAP YEAR: 1973</p>	<p>SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton, GA 31793 LAT/LONG: 31.4742 / -83.5421</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY#: 3306457.4 RESEARCH DATE: 04/20/2012</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



	TARGET QUAD NAME: MOULTRIE MAP YEAR: 1979	SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton, GA 31793 LAT/LONG: 31.4742 / -83.5421	CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY#: 3306457.4 RESEARCH DATE: 04/20/2012
	SERIES: 30 SCALE: 1:100000		

Historical Topographic Map



 N	TARGET QUAD	SITE NAME:	The Groves Place	CLIENT:	Geotechnical & Envtl. Cons.	
	NAME:	TIFTON WEST	ADDRESS:	RAINWATER RD	CONTACT:	Tameka Gordon
	MAP YEAR:	1988		Tifton, GA 31793	INQUIRY#:	3306457.4
	PHOTOREVISED FROM :	1973	LAT/LONG:	31.4742 / -83.5421	RESEARCH DATE:	04/20/2012
	SERIES:	7.5				
	SCALE:	1:24000				

The Groves Place

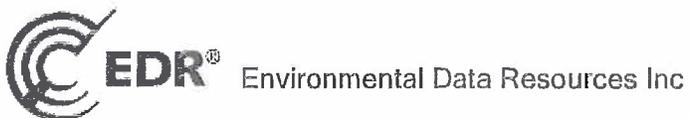
RAINWATER RD

Tifton, GA 31793

Inquiry Number: 3306457.6

April 24, 2012

The EDR-City Directory Image Report



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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1998	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1990	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1985	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1979	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1972	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mullin-Kille's City Directory
1965	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Southern Directory Company

RECORD SOURCES

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FINDINGS

TARGET PROPERTY STREET

RAINWATER RD
Tifton, GA 31793

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>Rainwater Road</u>		
2003	pg A1	Polk's City Directory
1998	pg A2	Polk's City Directory
1990	pg A3	Johnson's City Directory
1985	pg A4	Johnson's City Directory
1979	pg A5	Johnson's City Directory
1972	pg A6	Mullin-Kille's City Directory
1965	pg A7	Southern Directory Company

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>Carpenter Road</u>			
2003	pg. A8	Polk's City Directory	
1998	pg. A9	Polk's City Directory	
1990	pg. A10	Johnson's City Directory	
1985	pg. A11	Johnson's City Directory	
1979	pg. A12	Johnson's City Directory	
1979	pg. A13	Johnson's City Directory	
1972	pg. A14	Mullin-Kille's City Directory	
1965	-	Southern Directory Company	Street not listed in Source

Rebecca Road

2003	pg. A15	Polk's City Directory	
1998	pg. A16	Polk's City Directory	
1990	pg. A17	Johnson's City Directory	
1985	pg. A18	Johnson's City Directory	
1979	pg. A19	Johnson's City Directory	
1972	pg. A20	Mullin-Kille's City Directory	
1965	-	Southern Directory Company	Street not listed in Source

City Directory Images

Rainwater Road

2003

RAINWATER RD Cont'd

2601 Hendricks Amanda [3]229-388-9967

Hendricks Richard C229-388-9967

HENDRICKS CLEANING SVC carpet & rug
cleaners229-386-4436

2602 Not Verified

2603 Hellwig Robert E [20]▲229-382-2778

Hellwig D A229-382-2778

2604 Purcell Bill & Lori J229-387-0330

2606 Sheridan Joseph M & Jane E [20]▲

+ THORNHILL RD INTERSECTS

2802 Range Pamela M [5]▲229-387-0241

2803 Dechert Donald A Jr & Charlotte R [11]▲
.....229-386-8617

2804 Hulett April L [7]

2806 Hall Melvin R & Janis M [15]▲ ..229-386-2943

2807 Lovett Pamela M [8]▲229-387-7346

2808 Shippey Herbert P [9]▲229-386-4878

Shippey Florine B229-386-4878

2810 Humphrey Samuel R Jr [6]▲

Humphrey June P

2811 Not Verified

2814 Flowers Mildred T [20]▲

Flowers J A

2815 Sumner Donald R [16]▲229-382-0248

Sumner Janet G229-382-0248

2823 Butler James L [20]▲229-382-3382

Butler Jane H229-382-3382

2826 McCrary Howard C Sr [20]▲229-386-2117

McCrary Linda229-386-2117

2827 Vickers Ivey229-556-9341

2833 - 2839 Not Verified (2 Hses)

+ CARPENTER RD INTERSECTS**BUSINESSES 1****HOUSEHOLDS 24**

Rainwater Road

1998

RAINWATER RD		<i>cont'd</i>
2807 Lovett Pamela M [3] 🏠		387-7346
2808 Shippey Herbert P [5] 🏠		386-4878
Shippey Sue B		386-4878
2810 Norburg Lydia B [9]+ 🏠		382-9797
2811 Sumner Donald R & Joann [9]+ 🏠		382-0248
2814 Not Verified		
2815 Walker Horace A [9]+		382-3691
Walker Tammy E		382-3691
2823 Butler James L & Jane [9]+ 🏠		382-3382
2826 McCrary Howard C [9]+ 🏠		386-2117
McCrary Dena V		386-2117
2827 Lane John H [9]+ 🏠		386-2685
Lane Melinda M		386-2685
2833 Gates Roger N & Vonda [9]+ 🏠		386-2837
2839 McGurk Charles K [2] 🏠		386-2389
McGurk Jasmine		386-2389
HOUSEHOLDS 23		

Rainwater Road

1990

RAINWATER RD**W FROM BALDWIN DR TO CARPENTER
RD, 2 NW OF LAKE DR ZIP CODE 31794**

2403	HESTER Willis G Ⓞ	382-1473
2403	TUCKER Dale	382-1473
2405	WILLIFORD Mike Ⓞ	382-9185
2408	SAMPLES L Mark Ⓞ	386-0729
2601	McKAIN William P Sr Ⓞ	386-2676
2602	RODGERS Danny Ⓞ	386-9587
2603	HELLWIG Robert E Ⓞ	382-2778
2604	NICHOLSON William J Jr Ⓞ	382-2182
2606	SHERIDAN Bradly	382-7279
2606	SHERIDAN Joseph M Ⓞ	382-7279
2606	SHERIDAN Michael	382-7279
2802	THORNTON Dick Ⓞ	386-2868
2803	No Information	
2804	No Information	
2806	No Information	
2807	LOEPKER Pete J Ⓞ	386-0307
2810	NORBURG Marty	382-9797
2810	NORBURG Terry M Ⓞ	382-9797
2811	SUMNER Donald R Ⓞ	382-0248
2811	SUMNER Karena	382-0248
2814	FLOWERS J A Ⓞ	382-1270
2815	WALKER Horace A Ⓞ	382-3691
2815	WALKER Tammy E	382-3691
2823	BUTLER James L Ⓞ	382-3382
2826	McCRARY Howard C Ⓞ	386-2117
2826	McCRARY Howard C Jr	386-2117
2826	McCRARY Nancy Ann	386-2117
2827	LANE John	386-9719
2833	GATES Roger H Ⓞ	386-2837
2839	NEAL Max A Ⓞ	382-2811

Rainwater Road

1985

RAINWATER RD

**W FROM MOORE HWY TO
CARPENTER RD, 2 NW OF LAKE DR
ZIP CODE 31794**

GA AGRL DEPT
ENTOMOLOGY & PLT
IND DIV.....386-3464
GA SE WATERSHED
RESEARCH UNIT.....386-3462
US HARVESTING &
PROCESSING RESEARCH.....386-3348
US SOUTHEAST WATER-
SHED RESEARCH.....386-3462
HELLWIG Robert E (2).....382-2778
STJOHN Marvin C (3).....382-4519
SAMPLES L Mark (2).....386-0739
STALLINGS Joseph P (4).....382-5122
2201 MULLIS J A (2).....382-4312
2403 HESTER Willis G (3).....382-1273
2403 TUCKER Dale.....382-1273
2405 NUNN Jeff (4).....382-2129
2601 McKAIN William P Sr (2).....386-2676
2602 DEKLE Phil (4).....386-0861
2603 No Information
2604 TRIPP James L (4).....382-6381
2606 SHERIDAN Joseph M (5).....382-7279
2802 DeVINE Jerry W (4).....382-2026
2803 WITHROW Eugene F (2).....382-4263
2803 WITHROW Deborah.....382-4263
2803 WITHROW Jennifer.....382-4263
2804 No Information
2806 HOBSON Roger Dean (4).....386-0683
2807 HALL Melvin.....386-2943
2810 NORBURG Terry M (4).....382-9797
2814 FLOWERS J A (2).....382-1270
2815 WALKER Horace A (2).....382-3691
2815 WALKER Angela.....382-3691
2823 BUTLER James L (2).....382-3382
2826 McCRARY Howard C (4).....386-2117
2826 McCRARY Howard C Jr.....386-2117
2826 McCRARY Nancy Ann.....386-2117
2827 HAUSER Ellis W (2).....386-2983
2833 WOMACK Herbert (2).....382-2208
2839 NEAL Max A (2).....382-2611

Rainwater Road

1979

**RAIN WATER RD RT 3 (4060)
W FROM 1900 MOORE HWY TO
CARPENTER RD**

BUTLER James L (2)	382-3382
COLVIN Thagard R	382-7847
DEKLE Phil ⊕ (3)	382-2071
EDWARDS Curtis E (2)	382-2634
EDWARDS Fern E	382-7854
FLOWERS John A ⊕ (2)	382-1270
GA ENTOMOLOGY & PLANT INDUSTRY DIV	386-3464
GA SE WATERSHED RESEARCH UNIT	386-3462
HAMAN E Michael	386-0411
HARMON Silas A ⊕ (2)	382-2633
HAUSER Ellis W ⊕ (3)	382-6704
JACKSON Gerald	382-8386
SAMPLES L Mark ⊕ (2)	386-0739
SHERIDAN Joseph M ⊕ (5)	382-7279
THORNHILL Roger	386-8223
THORNHILL Ted	386-8223
TUCKER B Joyce ⊕ (3)	382-7072
US ANIMAL & PLANT HEALTH SERV PLANT PROTECTION	382-2941
US HARVESTING & PROCESSING RESEARCH	386-3348
US SOUTHEAST WATER- SHED RESEARCH	386-3462
US VEGETABLE DISEASE HEADHOUSE	382-3442
WALKER Horace A ⊕ (4)	382-3691
WALKER Ricky D	382-3691
WARD J Harold Jr ⊕ (4)	386-2186
WHITE C A	386-2530
WITHROW Eugene F ⊕ (4)	382-4263
WOMACK Carolyn J	382-2208
WOMACK Herbert ⊕ (3)	382-2208
201 McKAIN William P ⊕ (2)	386-2676
MELANNA DR INTERSECTS	
610 HELLWIG Denise N	382-2778
HELLWIG Robert E ⊕ (2)	382-2778

Rainwater Road

1972

RAIN WATER RD (RD 3) (Cont'd)

ss Spradlin H D (H)—△382-0018
 ns (201) Morgan R G (H)—△382-0447
 ns (610) Hellwig R E (H)—△382-2778
 ns Hegwood D A (H)—△382-0364
 ns Harmon S A (H)—△382-2633
 ss Flowers J A (H)—△382-1270
 ns Eason H C—△382-7620
 ns Butler J L (H)—△382-3382
 ss (823) Kennedy L L (H)—△382-6918
 ns Hauser E W (H)—△382-6704
 ns Womack Herbert (H)—△382-2208
 ns Neal M A (H)—△382-2611
 ns (988) Bader E V (H)—△382-2330

Rainwater Road

1965

RAINWATER ROAD — From 1900

Moore Hwy west

940 York Jas A (5)

980 Heald Chas M (2)

988 •Bader Edw (2)

989 •Golden Benj A (2)

990 •Dryden Guy W (2)

998 •Hellwig Robt E (4)

— Humphries Grant D (2)

Carpenter Road 2003

CARPENTER RD N (TIFTON)-FROM 2099
SLACK DR

* ZIP CODE 31793 CAR-RT R012

35 CALVARY BAPTIST CHURCH churches

.....229-382-6831

40 CARPENTER RD CHURCH OF GOD churches

.....229-382-4880

61 @ Bryer Charmaine229-387-7102

@ Dennison Steven229-387-9254

@ Edwards Johnie229-387-9734

@ Fritsche Melissa A229-388-9957

@ Henderson Liv E229-387-8807

@ Love# Brandon229-386-5791

@ Love# Donald229-387-8063

@ Lovell Jacquelyn229-388-8496

@ Perez Annette229-386-1502

@ Read Brian & Shayla229-382-5054

@ Underwood Kirby229-386-9543

@ Walker Debbie229-386-8782

Walker William229-386-8782

A1 @ Cochran George M229-382-2549

A1 Cochran Bennie C229-382-2549

A3 @ Anderson Stuart229-382-8410

A5 Not Verified

B1 @ Cape Jeffrey F & Sheila W ..229-388-9214

B4 Davis Beverly A [2]229-391-9799

B4 Davis Jacqueline229-391-9799

B8 Ruehwein Tina A [2]229-387-8734

C1 Moore Kathleen M & John [3] ..229-387-0054

C3 - D4 Not Verified (4 Apts)

E1 Woodruff Darla M [3]229-388-1008

E3 - F3 Not Verified (6 Apts)

G1 @ Belanger Terry G Jr229-556-9029

G1 Belanger Leslie S229-556-9029

G2 Not Verified

G3 Thompson Mark B [7]229-386-9692

G3 Thompson Daphne E229-386-9692

G4 Clark Randolph L & Shaundra N [3]229-387-8131

G5 Thompson Kate M [5]229-386-4283

G5 Thompson Kenneth L229-386-4283

G6 McCook James R [4]229-386-9990

G6 McCook Geneva H229-386-9990

* ZIP CODE 31793 CAR-RT R003

162 - 225 Not Verified (4 Hses)

287 Perry Robert W. & Judy M [8] *

299 Mathis Frances S [20] *229-382-4054

Mathis L D Jr229-382-4054

329 Willis David W [15] *229-382-3239

359 Mullin Benjamin G & Kathryn K [14] *229-382-2763

490 Willis Michael E [4] *229-382-3150

+ MELBA DR INTERSECTS

711 Marshall Helena M [11] *

Marshall Terry L

885 Rigdon Ed [12] *229-382-6851

Rigdon Emma L229-382-6851

899 Nipper Sandra E [11] *229-386-5216

Nipper Randall S229-386-5216

950 Not Verified

+ CARPENTER RD S INTERSECTS

+ WHIDDON MILL RD INTERSECTS

+ CARPENTER RD S INTERSECTS

+ KING RD INTERSECTS

BUSINESSES 2

HOUSEHOLDS 49

Carpenter Road

1998

CARPENTER RD N		<i>cont'd</i>
186 Mixon Jimmy A [2] ▲	.....	386-1702
Mixon Debbie P	.....	386-1702
170 Thornhill N D	.....	387-0418
ZIP CODE 31794 CAR-RT R003		
225 Dean Randall [4]		
287 Perry Robert W [6] ▲	.....	382-3185
Perry Judy M	.....	382-3185
299 Mathis Lemuel D Jr & Frances [7] ▲	..	382-4054
+ SLACK DR ENDS		
305 Holloway Parker	.....	388-8877
329 Willis David W [3]	.....	382-3239
WILLIS SIGNS AND GRAPHICS signs advt spclty	.....	388-1580
359 Mullinax Benjamin G [9]+ ▲	.....	382-2783
Mullinax Kathryn K	.....	382-2783
490 Hines Melvin O Jr [3] ▲	.....	386-5632
+ MELBA DR ENDS		
711 Marshall Terry L & Helena [6] ▲		
885 Rigdon Ed	.....	382-6851
887 Worth Willie B [3]	.....	382-5186
899 Nipper Scott ▲	.....	386-5218
950 Foxworth Missy D [2]		
BUSINESSES 1		HOUSEHOLDS 15

Target Street

Cross Street

Source

Johnson's City Directory

Carpenter Road

1990

CARPENTER RD N

**N FROM KING RD TO BEYOND DAVIS
RD, 1 W OF BOWEN-MARCHANT RD ZIP
CODE 31794**

No listings on this street

Carpenter Road

1985

CARPENTER RD

**W THEN N FROM S HWY 319 TO
BEYOND DAVIS RD, 2 S OF GOLDEN
RD ZIP CODE 31794**

AL-TEMP SERVICES INC	382-4709
CALVARY BAPTIST CHURCH	382-2416
CARPENTER ROAD CHURCH OF GOD	386-1570
DIXIE FARMS INC	382-9390
EASTERN AGRI-BROKERS INC	386-5020
FULWOOD FARMS INC	382-6090
MARCHANT AMOS HOG FARM	382-8694
TEN SPEED TRUCK SERVICE	382-8452
TIFTON & PITTMAN INC	382-5034
BAILEY Billy (5)	386-8327
BRYAN Terry (5)	382-7736
BUTLER Richard (2)	382-9807
CARMICHAEL Toby G (3)	382-3180
COLEMAN James Robert (3)	382-3983
DAVIS Lewis S (3)	386-8231
DEAN Randall C (5)	382-8173
DELK J P Rev (2)	386-2728
DILL Roger (2)	382-1630
ELLIS Andy (4)	382-9843
FRASER Ben (2)	386-0971
GARRICK Essie T	382-6499
GARRICK Jane	382-6499
GAY Betty	386-4567
GRAY Delton	382-5597
GREGORY Jeffery (2)	382-8494
HARRISON Dale (2)	382-8494
LANG Larry (4)	386-1530
LIGHTFOOT Jessie	382-7139
MATHIS Brian	382-4054
MATHIS Lemuel D Jr (2)	382-4054
PATE Clayton F (4)	382-7786
PHILLIPS Jan L	382-7139
PHILLIPS M G (2)	382-7139
SAULS Alma B	382-3060
SAULS William	382-3060
SCOTT L A Jr (2)	382-6518
TUCKER Timothy L	382-2446
TUCKER Willie (2)	382-2446
WATSON Willis (2)	382-0681
WIGGINS Darrell (3)	382-6809
WOMACK Emmett J Sr (5)	386-1760
(ofc)MEANS M LEROY	382-4709

Carpenter Road

1979

CARPENTER RD (0800)**N FROM WHIDDON MILL RD TO
BEYOND RAIN WATER RD**

AL-TEMP SERVICES INC	382-4709
ATZENHOFER K J	382-9981
BEARD Earl C ⊕ (4)	382-7586
BEARD Opal A ⊕	382-4810
BRYAN Ronald T ⊕ (3)	382-7736
BRYAN Terry	382-7736
BUTLER Billie	382-4440
BUTLER Richard E ⊕ (3)	382-9807
BUTLER Stephen R	382-9807
CAMPBELL Janet D ⊕ (2)	382-5259
CHRISTIAN & MISSIONARY	
ALLIANCE CHURCH	386-0902
DEAN Randall C ⊕ (5)	382-8173
DIXIE FARMS INC	382-9390
DIXON Alvin J ⊕ (2)	382-4558
DIXON Kristy	382-4558
FLOWERS Steve C ⊕ (3)	386-0427
FULWOOD FARMS INC	382-6090
GARRICK Herbert C Sr ⊕	382-6499
GARRICK Jane	382-6499
HALL ENTERPRISES	382-4138
HARRIS C Lyn	382-9981
JOHNSON Cathy	382-6309

Carpenter Road

1979

JOHNSON Ralph E Ⓢ (2)	382-6309
JOHNSON Sydney	382-6309
LANG Larry Ⓢ (4)	386-1530
LIGHTFOOT Jessie L	382-7139
MERCHANT AMOS HOG FARM	382-8694
MERCHANT CONSTRUCTION CO	386-0748
MATHIS Brian	382-4054
MATHIS Lemuel D Jr Ⓢ (2) ...	382-4054
MATHIS Mark A (3)	382-7082
MELTON John C Ⓢ (2)	386-2936
PATE Clayton F (2)	382-7786
PFIZER GENETICS INC	382-0672
PHILLIPS M G	382-7139
PRIDGEN B L	382-0447
RUSSELL DANIEL IRRIGATION CO	382-5844
SCOTT Patricia E	382-6518
SELF Mary J Ⓢ (4)	382-8021
SMITH Lloyd H (5)	382-3575
TIFTON ALLIANCE CHURCH	386-0902
TUCKER Timothy L	382-2446
TUCKER Willie Ⓢ (2)	382-2446
(tr/r) WATSON Willis Ⓢ (2) ...	382-0681

Carpenter Road

1972

CARPENTER ROAD (RD 3)**N fr Whiddon Mill Rd to bey Rainwater Rd****(Following are listed in alphabetical order)**

Campbell P G III (H)—△382-0671

Dearing G L (H)—△382-6810

Dixie Farms—△382-9390

Dixon A J Plbg—△382-2828

Dixon A J (H)—△382-4558

Garrick H C (H)—△382-6499

Garrick H C Jr (H)—△382-8578

Hog Farm (Georgia CPE Sta)—
△382-3506Tobacco Disease Farm (Georgia CPE
Sta)—△382-3135

Johnson R E (H)—△382-6309

Marchant Amos Hog Farm—
△382-8694

Mathis L D Jr (H)—△382-4054

Nalls T P (H)—△382-8760

Pate F C—△382-7786

Scott L A Jr (H)—△382-6518

Slack Eug Jr (H)—△382-2351

Tucker Willie (H)—△382-2446

Turner R T (H)—△382-0418

Rebecca Road 2003

REBECCA RD (TIFTON)-FROM 2401 MADISON DR WEST

• **ZIP CODE 31793 CAR-RT R003**

2801 Poss Robert L & Betty L [20] ▲ ..229-382-1647

2802 Dowler Clyde C & Helen S [20] ▲

2805 Edwards Rebecca L [13] ▲229-387-7474

Edwards Alison R229-387-7474

2806 Vickers James W & Ellen E [20] ▲

2807 Fowler Hayward [20] ▲229-382-7283

Fowler James D229-382-7283

• **CARPENTER RD INTERSECTS**

HOUSEHOLDS 5

Rebecca Road 1998

REBECCA RD (TIFTON)-FROM 2401 MADISON DR WEST		
ZIP CODE 31794 CAR-RT R009		
2801	Lawson John B.....	382-7539
	Poss Robert L [9]+ [house].....	382-1647
	Poss Betty L.....	382-1647
2802	Dowler Clyde C [9]+ [house].....	382-7182
2805	Edwards David & Rebecca [9]+ [house].....	382-9483
2806	Vickers James W [9]+ [house].....	382-4455
	Vickers Ellen E.....	382-4455
2807	Fowler Hayward [9]+ [house].....	382-7289
		HOUSEHOLDS 6

Rebecca Road

1990

REBECCA RD

**E FROM CARPENTER RD TO MADISON
DR, 1 N OF RAINWATER RD ZIP CODE
31794**

	BAKER Connie	382-3906
	BAKER Norma B Ⓞ	382-3906
	BOYER Glenn L Ⓞ	382-0921
	BOYER Tammy	382-0921
	BUSBIN M Joe Ⓞ	382-6273
2801	POSS Robert L Ⓞ	382-1647
2802	DOWLER Clyde C Ⓞ	382-7182
2805	No Information	
2806	VICKERS Ivey	382-4455
2806	VICKERS James W Ⓞ	382-4455
2807	No Information	

Rebecca Road

1985

REBECCA RD

**E FROM CARPENTER RD TO
MADISON DR, 1 N OF RAINWATER
RD ZIP CODE 31794**

	BAKER Connie.....	382-3908
	BAKER Norma B.....	382-3906
2801	POSS Robert LⓈ (3).....	382-1647
2802	DOWLER Clyde CⓈ (2).....	382-7182
2805	LESUEUR T JⓈ (2).....	382-5940
2806	VICKERS James WⓈ (3).....	382-4455
2807	FOWLER Hayward.....	382-7283

Rebecca Road

1979

REBECCA DR RT 3 (4080)

E FROM CARPENTER RD TO MADISON

DR

DOWLER Clyde C Ⓢ (3) 382-7182

DOWLER Linda S 382-7182

FOWLER James H Ⓢ (4) 382-7283

VICKERS James W Ⓢ (3) 382-4455

Rebecca Road

1972

REBECCA DRIVE (RD 3)**E fr Carpenter Rd to Madison Dr, 1 n
of Rain Water Rd**

ns Brown S R (H) — Δ 382-8786

ss Vickers J W (H) — Δ 382-4455

ss Dowler C C (H) — Δ 382-7182

ns Leseur T J (H) — Δ 382-5940

ss Poss R L (H) — Δ 382-1647

APPENDIX D:
Title Company/ Professional
Documentation

CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job #: 120272.240

Date: 6/10/12

Please see supplied information from the Tift County Tax Assessor's site for tax parcel numbers and information.

++The deed record indicated the sites were originally owned by L. L. Kennedy in the 1940's until he sold a number of tracts to George M. D. Hunt, III who resubdivided the property and sold off the various tracts. See chains for current owners and previous sales.

— 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 0045-018

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A1-a	11/4/1943	WD	C.H. Rainwater	Mrs. J.W. Hollis	100 acres LL 261	12/405
A1-b	11/7/1947	WD	Mrs. J.W. Hollis	L.L. Kennedy	24.5 acres PB 1/287	38/521
A1-c	11/7/1947	Heirs	The Heirs at Law of J.W. Hollis	L.L. Kennedy	70.7 acres in LL 261	39/410
<hr/>						
A2	4/29/1938	Heirs	The Heirs at Law of C.C. Bruce	L.L. Kennedy	25.3 acres in LL 261	28/8
<hr/>						
B	6/30/1971	WD	L.L. Kennedy	George M.D. Hunt, III	18.50 acres shown on PB 7/279	186/837
C	7/16/1980	WD	George M.D. Hunt, III	Howard C. McCrary & Dena V. McCrary	Tract shown on PB 13/133	193/339
D	7/29/2005	Exec	The Executor of the Last Will and Testament of Dena V. McCrary	Howard C. McCrary	.758 acres shown on PB 37/165A	1206/28
E	7/29/2005	WD	Howard C. McCrary	Gary Hall	.758 acres shown on PB 37/165A	1206/31

Chain of Ownership for Tax Parcel 0045-020D

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A1-a	11/4/1943	WD	C.H. Rainwater	Mrs. J.W. Hollis	100 acres LL 261	12/405
A1-b	11/7/1947	WD	Mrs. J.W. Hollis	L.L. Kennedy	24.5 acres PB 1/287	38/521
A1-c	11/7/1947	Heirs	The Heirs at Law of J.W. Hollis	L.L. Kennedy	70.7 acres in LL 261	39/410
A2	4/29/1938	Heirs	The Heirs at Law of C.C. Bruce	L.L. Kennedy	25.3 acres in LL 261	28/8
B	6/30/1971	WD	L.L. Kennedy	George M.D. Hunt, III	18.50 acres shown on PB 7/279	186/837
C	2/3/2005	Executor's	The Executors of the Estate of George M. D. Hunt, III	Gary Hall	3.374 acres as shown on PB 37/165	1169/107

Chain of Ownership for Tax Parcel 0045-020A

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A1	4/29/1938	Heirs	The Heirs at Law of C.C. Bruce	L.L. Kennedy	25.3 acres in LL 261	28/8
A2-a	11/4/1943	WD	C.H. Rainwater	Mrs. J.W. Hollis	100 acres LL 261	12/405
A2-b	11/7/1947	WD	Mrs. J.W. Hollis	L.L. Kennedy	24.5 acres PB 1/287	38/521
A2-c	11/7/1947	Heirs	The Heirs at Law of J.W. Hollis	L.L. Kennedy	70.7 acres in LL 261	39/410
B1	5/21/1971	WD	L.L. Kennedy	George M.D. Hunt, III	73.63 acres shown on PB 7/279	129/203
B2	6/30/1971	WD	L.L. Kennedy	George M.D. Hunt, III	18.50 acres shown on PB 7/279	186/837
C	4/24/1975	WD	George M.D. Hunt, III	Julie E. Hunt	40 acres Part of 72.63 acres shown on PB 7/279	160/744
D	9/18/1989	Gift	Julie E. Hunt	George M.D. Hunt, III	40 acres Part of 72.63 acres shown on PB 7/279	358/76
E1	12/29/2000	Gift	George M.D. Hunt, III	Tift Area Young Men's Christian Association	13.552 acres shown on PB 34/123	838/267
E2	12/29/2000	WD	George M.D. Hunt, III	Tift Area Young Men's Christian Association	4.691 acres shown on PB 34/123	838/269

13/133

CARPENTER ROAD
100' R/W

RAINWATER ROAD

N 88° 13' 17" E
619.31

50' R/W

S 00° 45' 19" E
316.86

EASMT

S 87° 51' 40" W
80.0

50' Proposed Road

78.79

50.0

50.0

20'

S 00° 45' 19" E

N 87° 51' 40" E

N 02° 08' 20" W
165.0

BRICK DWELLING

CAR PORT

200.0

S 87° 51' 40" W

S 02° 08' 20" E
165.0



NOTE:
THIS AREA IS NOT
SUBJECT TO FLOOD HAZARD.

**SURVEY FOR
HOWARD C. MCCRARY**
Located in Land Lot 261
6th Land District
TIFT COUNTY, GEORGIA
scale: 1"=60', date: 6-12-1980
Rev. 7-8-1980



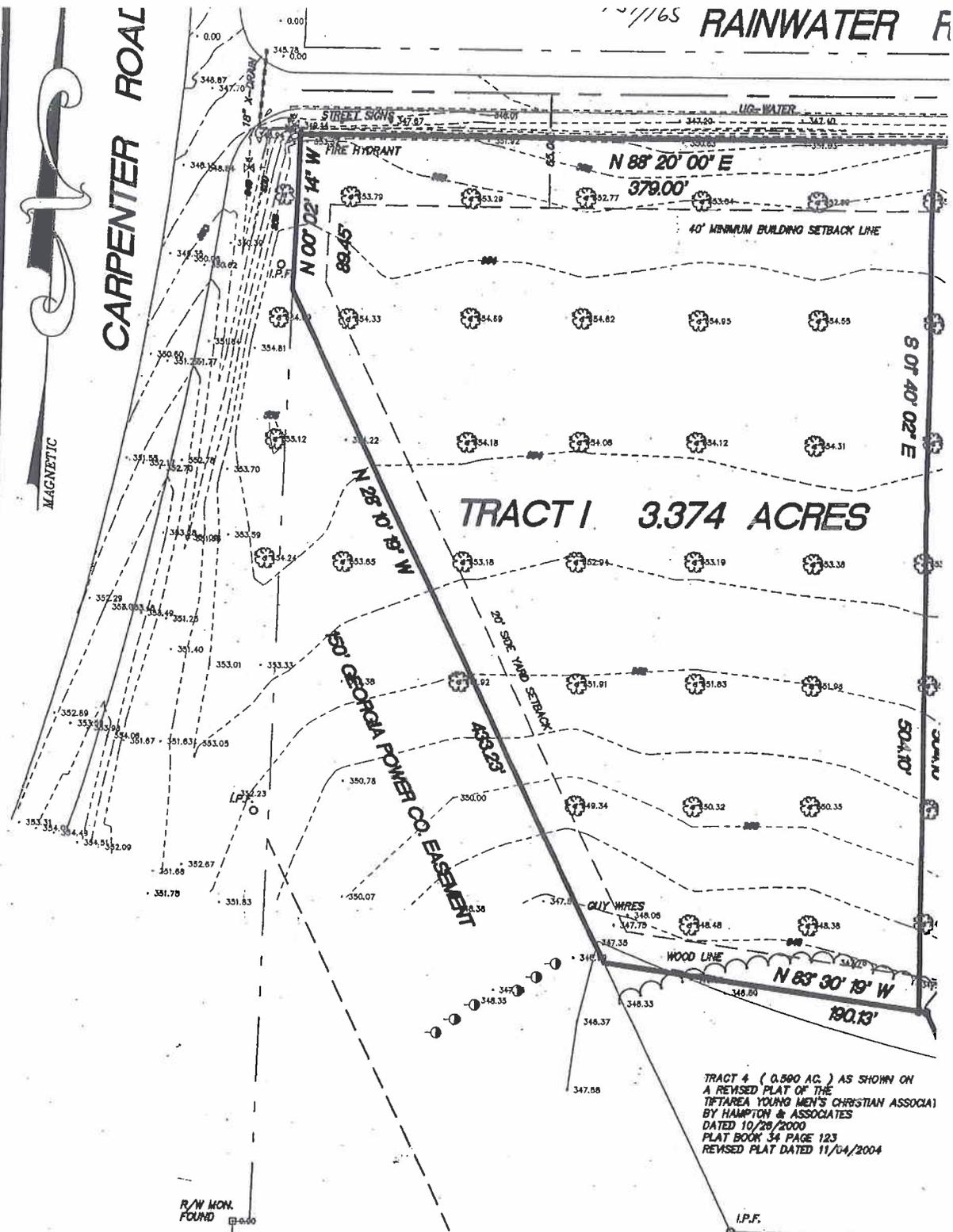
I CERTIFY THAT THIS PLAN IS A CORRECT
REPRESENTATION OF THE LAND PLATTEC USED
AND WAS PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF LAW.

GIBBS & ZANK
SURVEYING & ENGINEERING
P.O. Box 174
SPRING DALE, ALABAMA

Rec. 7-7-80

CARPENTER ROAL

MAGNETIC



TRACT I 3.374 ACRES

GEORGIA POWER CO. EASEMENT

TRACT 4 (0.590 AC.) AS SHOWN ON
 A REVISED PLAT OF THE
 TIFTAREA YOUNG MEN'S CHRISTIAN ASSOCIATION
 BY HAMPTON & ASSOCIATES
 DATED 10/28/2000
 PLAT BOOK 34 PAGE 123
 REVISED PLAT DATED 11/04/2004

R/W MON. FOUND

I FURTHER CERTIFY THAT:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THE FRONT OF SURVEY REFLECTED BOUNDARY LINES OF THE DESCRIBED PROPERTY WHICH "CLOSE" BY MATHEMATICAL CALCULATION; THE COURSES AND DISTANCES SHOWN ON THE SURVEY ARE CORRECT; THE SIZE AND LOCATION OF THE BUILDINGS AND IMPROVEMENTS ARE CORRECT AS SHOWN AND ARE ALL WITHIN THE BOUNDARY LINES OF THE PROPERTY; THERE ARE NO EASEMENTS, ENCROACHMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, OR APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PROPERTY, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY; THERE ARE NO SET-BACK LINES, PARTY WALLS, ENCROACHMENTS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN AND DEPICTED ON THE SURVEY; AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN N/A DATED N/A AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY; THAT THERE ARE NO BUILDING ENCROACHMENTS ON THE SUBJECT PROPERTY OR ADJACENT

TIFTAREA YOUNG MEN'S CHRIS
 DEED BOOK 838 PAGE 269

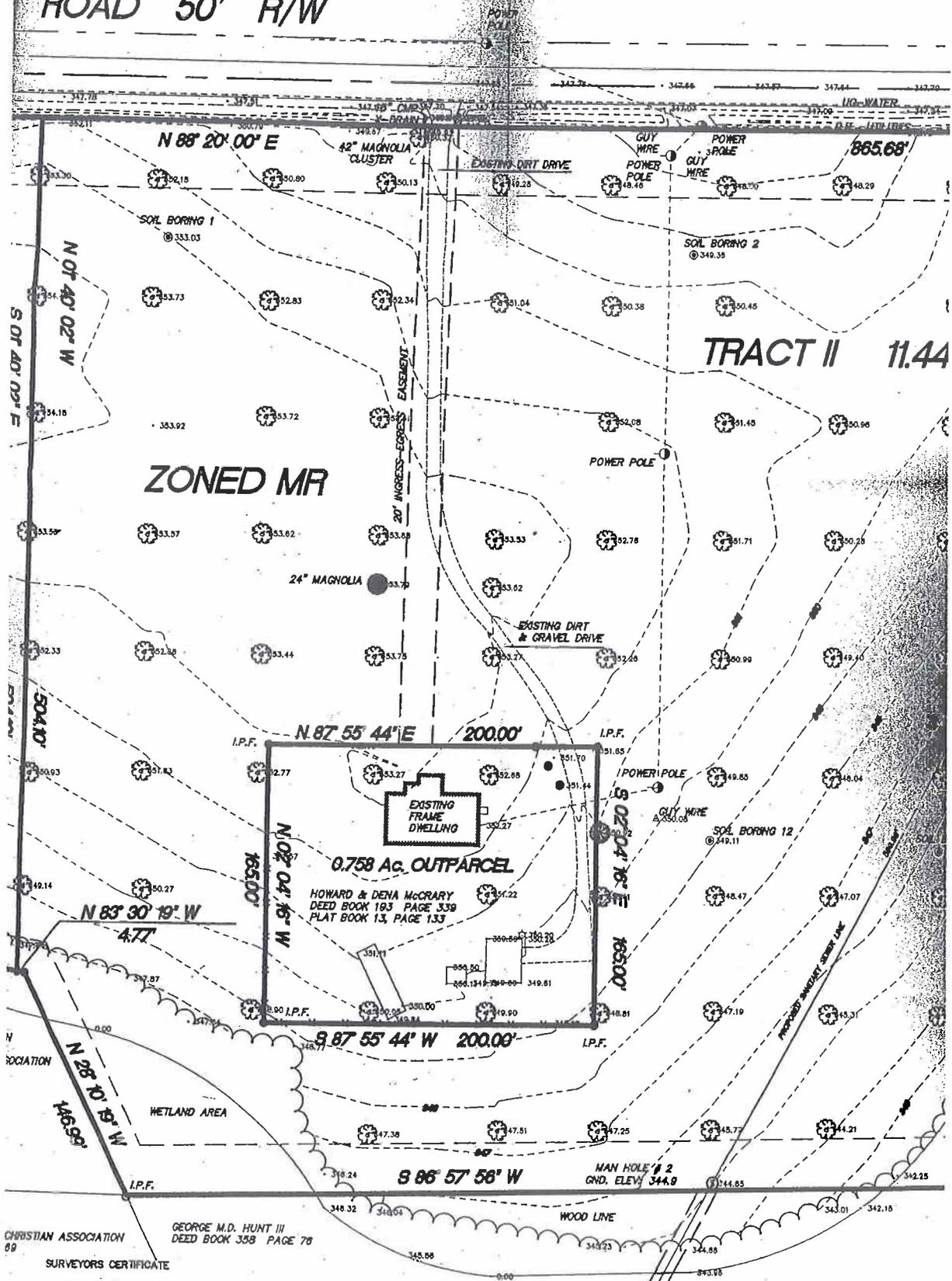
THIS SU

I, WILLIAM H. SPIRES, JR., (1) GEORGIA HOUSING AND F 3) FIRST AMERICAN TITLE IN THAT I HAVE MADE A CARE

LE

137/165

ROAD 50' R/W



CHRISTIAN ASSOCIATION 89
 SURVEYORS CERTIFICATE
 DECEMBER 17, 2004

S SURVEY WAS MADE FOR THE BENEFIT OF:
 TIFTON GROVES APARTMENTS, L.P.
 R., GEORGIA REGISTERED LAND SURVEYOR NO.2527 DO HEREBY CERTIFY TO
 NO FINANCE AUTHORITY 2) TIFTON GROVES APARTMENTS, L.P.

1129 Sq Ft (0.026 Ac.) OF PROPOSED
 SEWER EASEMENT IN WETLAND AREA

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LINE	DIRECTION	DISTANCE
L1	N 89°49'58" W	181.00'
L2	N 89°49'58" W	169.41'
L3	N 89°49'58" W	165.01'
L4	N 00°37'06" E	200.82'
L5	N 00°37'06" E	200.00'
L6	S 89°53'02" W	165.00'

SURVEY FOR
TIFTAREA YOUNG MEN'S
CHRISTIAN ASSOCIATION, INC.

LOCATED IN L.L. 261 - 6TH LAND DISTRICT
TIFT COUNTY, GEORGIA
SCALE: 1" = 200' DATE: OCTOBER 26, 2000-

HAMPTON & ASSOCIATES SURVEYING CO.
1605 HIGHWAY 41 NORTH
TIFTON, GEORGIA 31794
PHONE: 229-382-2709 FAX: 229-382-2099

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY USING A WILD T-1000 THEODOLITE AND A WILD D-1000 DISTANCE METER. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TURNED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASE REFERENCE. ANGULAR PRECISION = 13 SECONDS IN 8 ANGLES. LINEAR PRECISION OF TRAVERSE = 1 FOOT IN 10,000 FEET PLUS. PRECISION OF PLAT = 1 FOOT IN 500,000 FEET PLUS. SURVEY ADJUSTED BY CRANDALL RULE. CALCULATIONS BY 200 PENTIUM COMPUTER. ⊙ DENOTES A 1/2 INCH REBAR SET UNLESS OTHERWISE NOTED.

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

THIS IS TO CERTIFY THAT ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 13277 C0115 D, THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.

THIS PLAT IS APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TIFT COUNTY, GEORGIA.

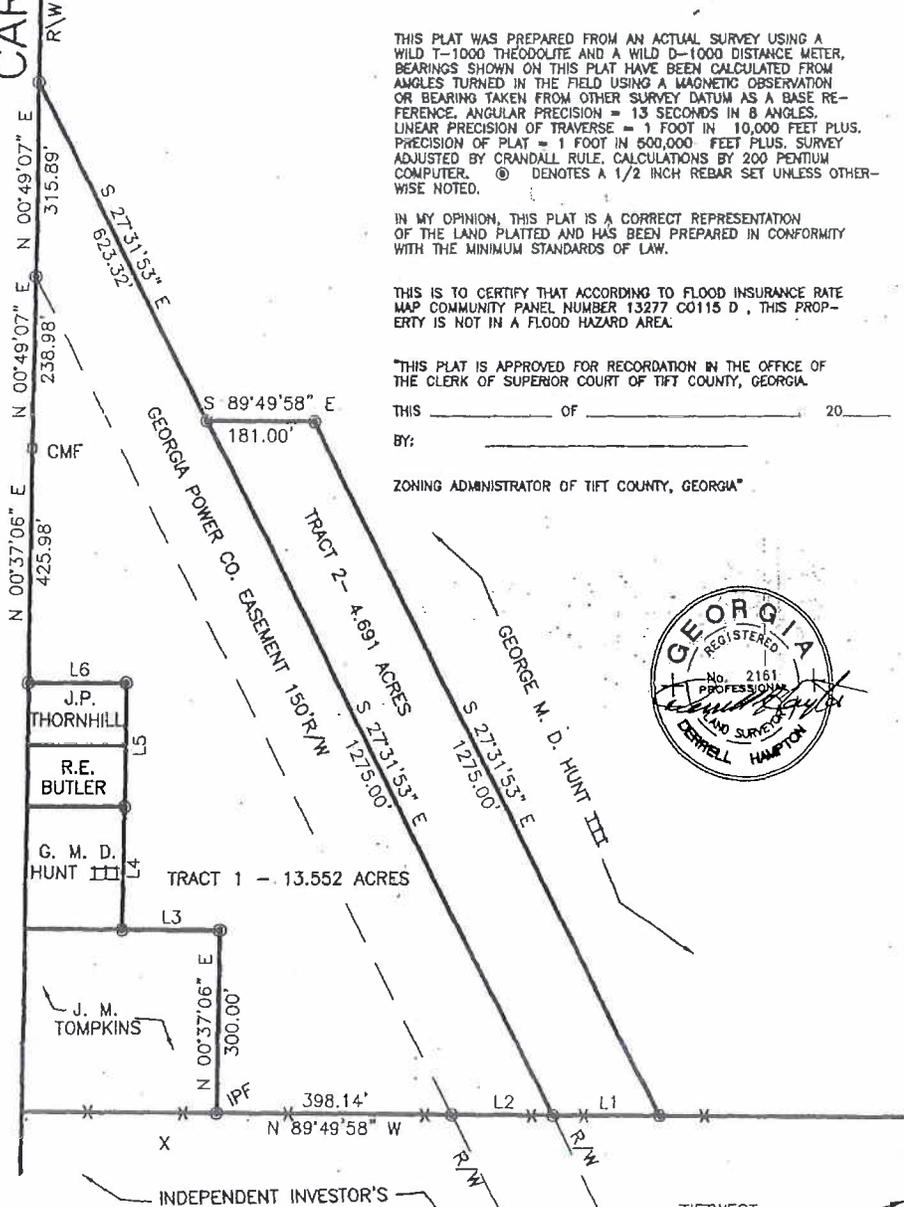
THIS _____ OF _____ 20 _____
BY: _____

ZONING ADMINISTRATOR OF TIFT COUNTY, GEORGIA*



CARPENTER ROAD

WESTOVER ROAD - 80' R/W



00030

Tift Co., GA

Real Estate Transfer Tax

Paid \$ 100.00

Date: 7-29-05

Tax # 137-2005-001058

Mwen C. Pate

Clerk of Superior Court

State of Georgia, Tift County

Clerk's Office Superior Court

Filed in office this 29th

day of July 2005

Time: 4:08 pm

Mwen C. Pate

Clerk of Superior Court

003945 Bk:01206 Pg:0030

REC'D TIFT CO. CLERK'S OFFICE

Date: 07/29/2005

GWEN C. PATE, CLERK

Return to:

Sowell & Sandifer, P.C.
P. O. Box 7170
Tifton, GA 31793-7170

WARRANTY DEED

Georgia, Tift County

THIS INDENTURE is made and entered into by and between:

HOWARD C. McCRARY of Tift County, Georgia, hereinafter referred to as "grantor",

and

GARY HALL of Houston County, Alabama, hereinafter referred to as "grantee".

WITNESSETH:

That the said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, his heirs, executors and assigns, the following described property:

All that certain tract or parcel of land situate, lying and being in Land Lot 261 of the Sixth Land District of Tift County, Georgia and being more particularly described as follows:

That certain identified OUTPARCEL containing the 0.758 acre tract shown on the plat of survey referenced hereinbelow as the property of Howard and Dena McCrary; said outparcel being more fully depicted and shown in that certain deed recorded in Deed Book 193, page 339 and on that certain plat recorded in Plat Book 13, page 133, all as maintained in the office of the Clerk of Tift Superior Court, together with that certain 20 foot ingress-egress easement running back of even width from the south right of way line of Rainwater Road to the north property line of said outparcel; said easement being more fully depicted and shown upon the recorded deed and

RECEIVED
TIFT COUNTY
CLERK'S OFFICE
2005 JUL 29 PM 4:08
GWEN C. PATE
CLERK

recorded plat herein referenced.

REC'D TIFT CO. CLERK'S OFFICE
Date: 07/29/2005
GIVEN AS UPON A PLAT CLERK

Said tract or parcel is more fully depicted and described as upon a plat clerk prepared by Sowega Surveying Services, Inc. dated November 24, 2004, entitled "Property of Tifton Groves Apartments, L.P." recorded in Plat Book 37, page 165A&B in the office of the Clerk of Tift Superior Court; said plat of survey and the description thereon being by reference incorporated herein.

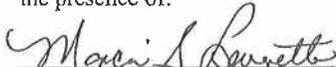
TO HAVE AND TO HOLD the said tracts or parcels of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of said grantee, his heirs and assigns, in fee simple.

And the said grantor and his heirs and assigns will warrant and forever defend the right and title to the above described property unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals on this the 29th day of July, 2005.

 [LS]
HOWARD C. McCRARY

Signed, sealed and delivered in the presence of:


First Witness-Unofficial


Second Witness-Notary Public
My commission expires:

000745 Bk=01169 Pg=0105

REC'D TIFT CO. CLERK'S OFFICE
Date: 02/10/2005
GWEN C. PATE, CLERKReturn to:Sowell & Sandifer, P.C.
P. O. Box 7170
Tifton, GA 31793-7170FILED, RECORDED, INDEXED
02/10/2005
Rec Fee: 12.00 St Fee: 0.00
Co Fee: 0.00 Pages: 2
Issued to: SOWELL & SANDIFER
Clerk of Superior Court Tift Co. GA
Gwen C. PateWARRANTY DEED

Georgia, Tift County

Transfer Tax Stamp \$ ~~148.00~~572.10
2-10-05*THIS INDENTURE* is made and entered into by and between:**JULIE E. HUNT, GEORGE M.D. HUNT, IV, JULIE V. HUNT
MANN and JAMES L. ALLEN as Executors of the Last Will and
Testament of GEORGE M.D. HUNT, III, deceased, hereinafter
referred to as "grantor",**

and

**TIFTON GROVE APARTMENTS, LP, hereinafter referred to as
"grantee".***WITNESSETH:*

That the said grantor, for and in consideration of the sum of FIVE HUNDRED SEVENTY-TWO THOUSAND FIFTY AND NO/100 DOLLARS (\$572,050.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, its successors and assigns, the following described property:

All that certain tract or parcel of land situate, lying and being in Land Lot 261 of the Sixth Land District of Tift County, Georgia and being more particularly described as follows: Commence at the southeast corner of Carpenter Road and Rainwater Road and go thence along the south right-of-way of said Rainwater Road north 88° 20' 00" east a distance of 379.00 feet to the point of beginning; continue along the south right of way of said Rainwater Road north 88° 20' 00" east a distance of 865.68 feet; go thence south 00° 25' 26" west a distance of 515.78 feet to an axle; continue south 00° 25' 26" west a distance of 102.50 feet; go thence south 86° 57' 56" west a distance of 773.03 feet; go thence north 28° 10' 19" west a distance of 146.99 feet; go thence north 83° 30' 19" west a distance of 4.77 feet; go thence north 01° 40' 02" west a distance of 504.10 feet to the south right of way of said Rainwater Road and the point of beginning.

Less and Except:

That certain identified OUTPARCEL containing the 0.758 acre tract shown on the plat of survey referenced hereinbelow as the property of Howard and Dena McCrary; said outparcel being more fully depicted and shown in that certain deed recorded in Deed Book 193, page 339 and on that certain plat recorded in Plat Book 13, page 133, all as maintained in the office of the Clerk of Tift Superior Court, together with that certain 20 foot ingress-egress easement running back of even width from the south right of way line of Rainwater Road to the north property line of said outparcel; said easement being more fully depicted and shown upon the recorded deed and recorded plat herein referenced.

REC'D TIFT CO. CLERK'S OFFICE

Date: 02/10/2005

Said tract or parcel, excluding the OUTPARCELS, is more fully depicted and shown as Tract II upon a plat of survey prepared by Sowega Surveying Services, Inc. dated November 24, 2004, entitled "Property of Tifton Groves Apartments, L.P." recorded in Plat Book 37, page 65A in the office of the Clerk of Tift Superior Court; said plat of survey and the description thereon being by reference incorporated herein.

TO HAVE AND TO HOLD the said tracts or parcels of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of said grantee, its successors and assigns, in fee simple.

And the said grantor and their successors and assigns will warrant and forever defend the right and title to the above described property unto the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals on this the 3rd day of February, 2005.

Julie E. Hunt [LS]
JULIE E. HUNT

George M. D. Hunt IV [LS]
GEORGE M.D. HUNT, IV

Julie V. Hunt Mann [LS]
JULIE V. HUNT MANN

James L. Allen [LS]
JAMES L. ALLEN

As Executors of the Last Will and Testament of George M.D. Hunt, III, deceased

Signed, sealed and delivered as to all Co-Executors in the presence of:

McLaren
First Witness-Unofficial

Carilyn Lynn
Second Witness-Notary Public
My commission expires: 8.23.07

000746 Bk:01169 Pg:0107

REC'D TIFT CO. CLERK'S OFFICE
 Date: 02/10/2005
 GWEN C. PATE, CLERK

Return to:

Sowell & Sandifer, P.C.
 P. O. Box 7170
 Tifton, GA 31793-7170

FILED, RECORDED, INDEXED
 02/10/2005
 Rec Fee: 12.00 St Fee: 0.00
 Co Fee: 0.00 Pages: 2
 Issued to: SOWELL & SANDIFER
 Clerk of Superior Court Tift Co. GA
 Gwen C. Pate

Transfer Tax Stamp \$ 168.70WARRANTY DEED2-10-05

Georgia, Tift County

THIS INDENTURE is made and entered into by and between:

**JULIE E. HUNT, GEORGE M.D. HUNT, IV, JULIE V. HUNT
 MANN and JAMES L. ALLEN** as Executors of the Last Will and
 Testament of **GEORGE M.D. HUNT, III**, deceased, hereinafter
 referred to as "*grantor*",

and

GARY HALL, hereinafter referred to as "*grantee*".

WITNESSETH:

That the said grantor, for and in consideration of the sum of ONE HUNDRED SIXTY-EIGHT THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$168,700.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, his heirs, executors and assigns, the following described property:

All that certain tract or parcel of land situate, lying and being in Land Lot 261 of the Sixth Land District of Tift County, Georgia and being more particularly described as follows: Begin at the southeast corner of Carpenter Road and Rainwater Road and go thence along the south right-of-way of said Rainwater Road north 88° 20' 00" east a distance of 379.00 feet; go thence south 01° 40' 02" east a distance of 504.10 feet; go thence north 83° 30' 19" west a distance of 190.13 feet; go thence north 28° 10' 19" west along the east side of a 150 foot Georgia Power Company easement a distance of 433.23 feet to the east right of way of said Carpenter Road; go thence north 00° 02' 14" west along the east right of way of said Carpenter Road a distance of 89.45 feet to the south right of way of said Rainwater Road and the point of beginning.

Said tract or parcel contains 3.374 acres of land and is more fully depicted and shown as Tract I upon a plat of survey prepared by Sowega Surveying Services, Inc. dated November 24, 2004, entitled "Property of Tifton Groves Apartments, L.P." recorded in Plat Book 37, page 5A in the office of the Clerk of Tift Superior Court.

TO HAVE AND TO HOLD the said tracts or parcels of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of said grantee, his heirs, executors and assigns, in fee simple.

REC'D TIFT CO. CLERK'S OFFICE
Date: 02/10/2005
GWEN C. PATE, CLERK

And the said grantor and their successors assigns will warrant and forever defend the right and title to the above described property unto the said grantee, his heirs, executors and assigns, against the lawful claims of all persons whomsoever.

3rd IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals on this the day of February, 2005.

Julie E. Hunt [LS]
JULIE E. HUNT

George M.D. Hunt, IV [LS]
GEORGE M.D. HUNT, IV

Julie V. Hunt Mann [LS]
JULIE V. HUNT MANN

James L. Allen [LS]
JAMES L. ALLEN

As Executors of the Last Will and Testament
of George M.D. Hunt, III, deceased

Signed, sealed and delivered as to
all Co-Executors in the presence of:

G C Sower
First Witness-Unofficial

Emily Lynn
Second Witness-Notary Public

My commission expires: 8-23-07

RECEIVED
TIFT COUNTY
CLERK'S OFFICE
DEC 29 PM 3:15
GWEN C. PATE
CLERK

BY 000270 NR:00038 PR:0069
REC'D TIFT CO. CLERK'S OFFICE
DATE: 12/29/2000
GWEN C. PATE, CLERK

After Recording Return To:
REINHARDT, WHITLEY, WELMOT & SUMMERLID, P.C.
P. O. Drawer 1287
Tifton, Georgia 31793

FILED, RECORDED, INDEXED
12/29/2000
Rec Fee: 12.00 St. Fee: 0.00
Co. Fee: 0.00 Pages: 2
L. Fee: 1.00 L. Fee: 1.00
State of Superior Court Tift Co. Ga.

WARRANTY DEED

GEORGIA, TIFT COUNTY

Transfer Tax Stamp \$ 187.20
1229.00

THIS INDENTURE made this 29th day of December, 2000 by and between:

GEORGE M. D. HUNT, III, of Tift County, Georgia, as the first party,

and

TIFTAREA YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., a Georgia non-profit corporation with its principal office located in Tift County, Georgia as the second party.

WITNESSETH:

In consideration of the payment of \$187,640.00, the first party hereby grants, sells, conveys and delivers unto the second party, its heirs and assigns, the following property:

All that tract or parcel of land lying and being located in Land Lot 261 of the 6th Land District, Tift County, Georgia, more particularly described as follows: To obtain the point of beginning, commence at a concrete monument found at the intersection of the east right of way line of Westover Road, 80' r/w, with the east right of way line of Carpenter Road,

REINHARDT, WHITLEY,
WELMOT & SUMMERLID, P.C.
ATTORNEYS AT LAW
P.O. DRAWER 1287
TIFTON, GEORGIA 31793

100' r/w; thence along the east right of way line of Carpenter Road north 00°49'07" east, 554.87 feet; thence south 27°31'53" east, 623.32 feet to the point and place of beginning; from said point of beginning, run south 89°49'58" east, 181 feet; thence south 27°31'53" east, 1275 feet; thence north 89°49'58" west, 181 feet; thence north 27°31'53" west, 1275 feet to the point and place of beginning. Said tract is more particularly delineated as Tract II, containing 4.691 acres, upon a plat of survey entitled "Survey for Tiftarea Young Men's Christian Association, Inc.", made by Hampton & Associates Surveying Co., dated October 26, 2000 and recorded in Plat Book 34, Page 123 in the office of the Clerk of the Superior Court of Tift County, Georgia.

TO HAVE AND TO HOLD such properties in fee simple with all rights and appurtenances thereunto belonging unto the second party, its heirs and assigns, and the first party will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever by virtue of these presents.

IN WITNESS WHEREOF of the first party has hereunto signed his name and affixed his seal on the day and year first above written.

 [LS]
GEORGE M. D. HUNT, III

Signed, sealed and delivered on this
29th day of December, 2000
in the presence of:


Common Witness


Notary Public
[SEAL] NOTARY PUBLIC GEORGIA EXPIRES AUG. 10, 2007
My Commission Expires: _____

006270 Bk:00838 Pg:0270

REC'D TIFT CO. CLERK'S OFFICE
Date: 12/29/2000
GWEN C. PATE, CLERK

H:\DATA\MSWORD\WDR\545197525\wdr\mtdes2.docff

RECEIVED
TIFT COUNTY
CLERK'S OFFICE

00 DEC 29 PM 3:15

GIVEN C. PATE
CLERK

BY _____

000277 Nr:00638 Pg:0267

REC'D TIFT CO. CLERK'S OFFICE
Date: 12/29/2000
GIVEN C. PATE, CLERK

After Recording Return To:

REINHARDT, WHITLEY, WILMOT & SUMMERLID, P.C.
P. O. Drawer 1287
Tifton, GA 31793

FILED, RECORDED, INDEXED

12/29/2000

Rec Fees: 12.00 St Fees: 0.00

Co Fees: 0.00

Pages: 2

Issued For: REINHARDT, WHITLEY & SUMMERLID, P.C.

1287 P.O.

Clerk of Superior Court Tift Co.

Tifton, Ga

DEED OF GIFT

GEORGIA, TIFT COUNTY

Transfer Tax Stamp

12-29-00

THIS INDENTURE made by and between:

GEORGE M. D. HUNT, III, of Tift County, Georgia as the first party,

and

TIFTAREA YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., a Georgia not-profit corporation with its principal office located in Tift County, Georgia as the second party.

WITNESSETH:

FOR VALUE RECEIVED, the first party hereby contributes, grants, conveys and delivers unto the second party, its successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 261 in the 6th Land District in Tift County, Georgia more particularly described as follows: Commence at a concrete monument found at the intersection of the east right of way line of Westover Road, 80' r/w with the east right of way line of Carpenter Road 100' r/w; thence along the east right of way line of Carpenter Road north 00°49'07" east, 554.87 feet;

REINHARDT, WHITLEY,
WILMOT & SUMMERLID, P.C.
ATTORNEYS AT LAW
P.O. DRAWER 1287
TIFTON, GEORGIA 31793

000277 Bk:00038 Pg:0268

thence south 27°31'53" east, 189.32 feet; thence north 89°49'58" west, 567.55 feet; thence north 00°37'06" east, 300.00 feet; thence north 89°49'58" west, 169.01 feet; thence north 00°37'06" east, 400.82 feet; thence south 89°53'02" west, 165.00 feet to a point located on the east right of way line of Westover Road; thence along the east right of way of Westover Road north 00°37'06", east 425.98 feet to the point and place of beginning. Said tract is more particularly delineated as Tract I, containing 13.552 acres upon a plat of survey entitled "Survey for Tiftarea Young Men's Christian Association, Inc.", made by Hampton & Associates Surveying Co., dated October 26, 2000 and recorded in Plat Book 34, Page 123 in the office of the Clerk of the Superior Court of Tift County.

This conveyance is made subject to (a) existing utility easements; (b) applicable zoning regulations and ordinances; and (c) covenants and restrictions of record.

TO HAVE AND TO HOLD such property, with all rights and appurtenances thereunto belonging, unto the second party, its successors and assigns, in fee simple.

IN WITNESS WHEREOF the first party has hereunto signed his name and affixed his seal.

 [LS]
GEORGE M. D. HUNT, III

Signed, sealed and delivered on this
December 22, 2000 in the presence of:


Commercial Business
NOTARY PUBLIC
STATE OF GEORGIA
My Commission Expires

J:\DATA\TAMSWORD\WDRS\458197323\Hunt1 Deed C/A.doc

TIFT COUNTY

TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

[Recent Sales in Neighborhood](#)
[Recent Sales in Area](#)[Previous Parcel](#)[Next Parcel](#)[Field Definitions](#)[Return to Main Search Page](#)[Tift Home](#)

Owner and Parcel Information

Owner Name	HALL GARY	Today's Date	April 2, 2012
Mailing Address	2967 ROSS CLARK CIRCLE DOTHAN, AL 36301	Parcel Number	0045 018
Location Address	2826 RAINWATER RD	Tax District	COUNTY (District 01)
Legal Description	LL 261 W/HSE 2826 RAINWATER RD	2010 Millage Rate	27.707
Property Class(NOTE: Not Zoning Info)	C4-Commercial	Acres	0.76
Zoning		Neighborhood	GENERAL
Landlot/District	261/6	Homestead Exemption	No (S0)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class	County	Drainage	
		Parcel Road Access	Paved

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 38,000	\$ 58,630	\$ 4,736	\$ 101,366	\$ 101,366

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	1231COMM ACRE 50000 (1231)	Acres	0.76	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,991	Sheetrock	Brick Veneer	0	0	1945	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingle	Carpet/Tile	No Heat	0/0/2.0	\$ 58,630	Average	1	Sketch Building 1

Accessory Information

Description	Year Built	Dimensions/Units	Value
RS1 FRAME,MTL- UTILITY	2002	8x22 0	\$ 736
RG1 FRAME OR CONC BLK GARAGE	1945	18x22 396	\$ 1,000
SEPTIC TANK	1900	0x0 2	\$ 3,000

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
07-29-2005	1206 30	13 133	\$ 100,000	FM - Qualified Improved Sale	MCCRARY, HOWARD C	HALL, GARY
07-29-2005	1206 28	13 133	\$ 0	4H - Disq Imp - Estate Sale	MCCRARY,DENA V ESTATE	MCCRARY, HOWARD C

[Show Warranty Deed](#)[Recent Sales in Neighborhood](#)
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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 assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: March 30, 2012

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TIFT COUNTY

TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

Photograph 1 for Parcel: 0045 018



[Close Window](#)

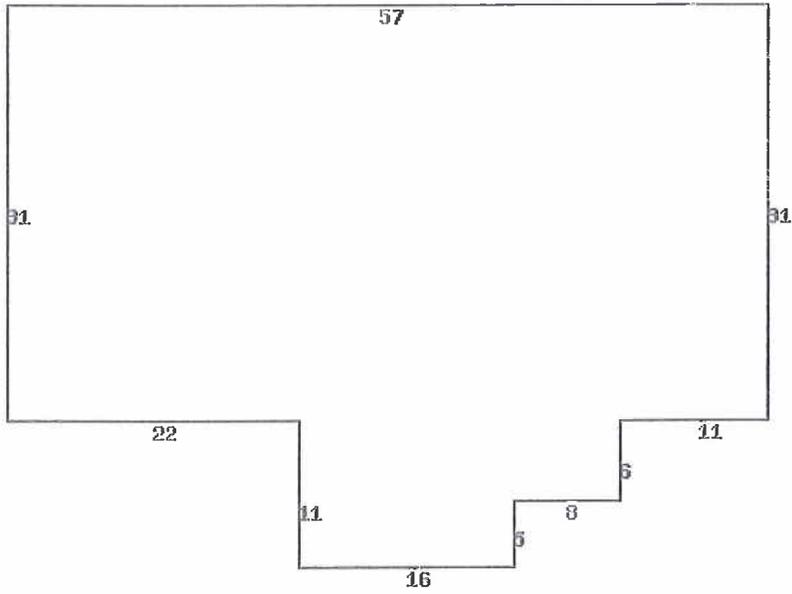
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1,991 sq ft
1945

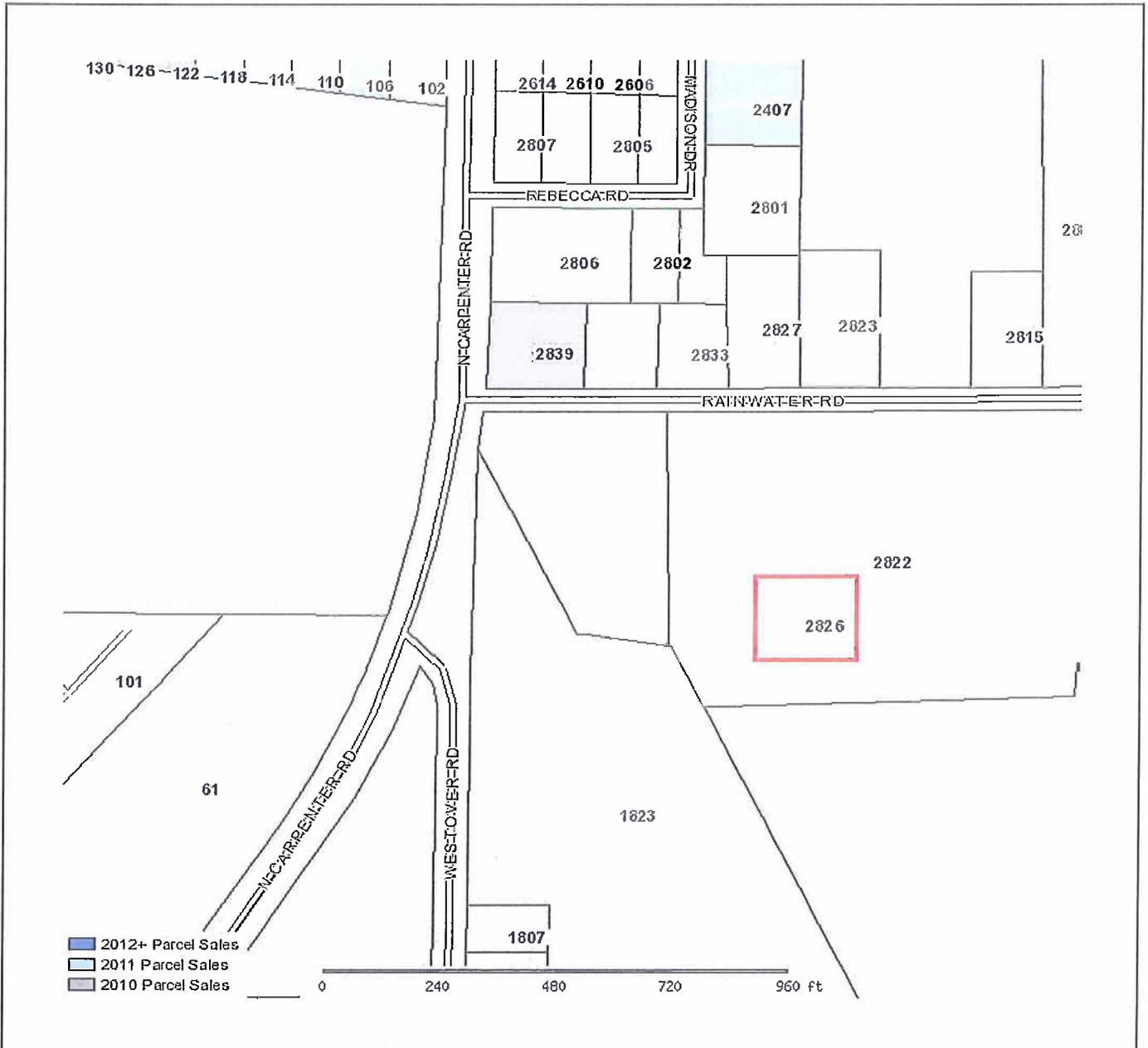
Tift County Tax Assessor's Office

[Enlarge](#)

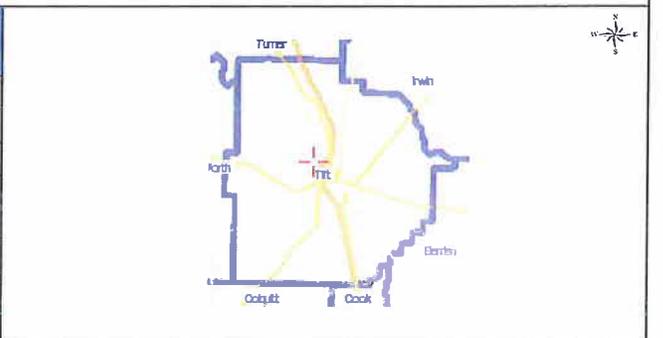
[Close Window](#)



Color	Area Type Description	Square Feet
	1 Story	1991



Tift County Assessor			
Parcel: 0045 018 Acres: 0.76			
Name:	HALL GARY	Land Value	\$38,000.00
Site:	2826 RAINWATER RD	Building Value	\$58,630.00
Sale:	\$0 on 07-2005 Reason=4H Qual=U	Misc Value	\$4,736.00
Mail:	2967 ROSS CLARK CIRCLE DOTHAN, AL 36301	Total Value:	\$101,366.00



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Date printed: 04/02/12 : 09:39:08

TIFT COUNTY

TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

[Recent Sales in Area](#)[Previous Parcel](#)[Next Parcel](#)[Field Definitions](#)[Return to Main Search Page](#)[Tift Home](#)

Owner and Parcel Information

Owner Name	HALL GARY	Today's Date	April 2, 2012
Mailing Address	P O DRAWER 6657 DOTHAN, AL 36302	Parcel Number	0045 020D
Location Address	RAINWATER RD	Tax District	COUNTY (District 01)
Legal Description	LL 261 RAINWATER RD 3.374 AC	2010 Millage Rate	27.707
Property Class(NOTE: Not Zoning Info)	C4-Commercial	Acres	3.37
Zoning		Neighborhood	
Landlot/District	261/6	Homestead Exemption	No (S0)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class		Drainage	
		Parcel Road Access	

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 168,500	\$ 0	\$ 0	\$ 168,500	\$ 168,500

Land Information

Type	Description	Calculation Method	Acres	Photo
RES	1231COMM ACRE 50000 (1231)	Acres	3.37	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.			

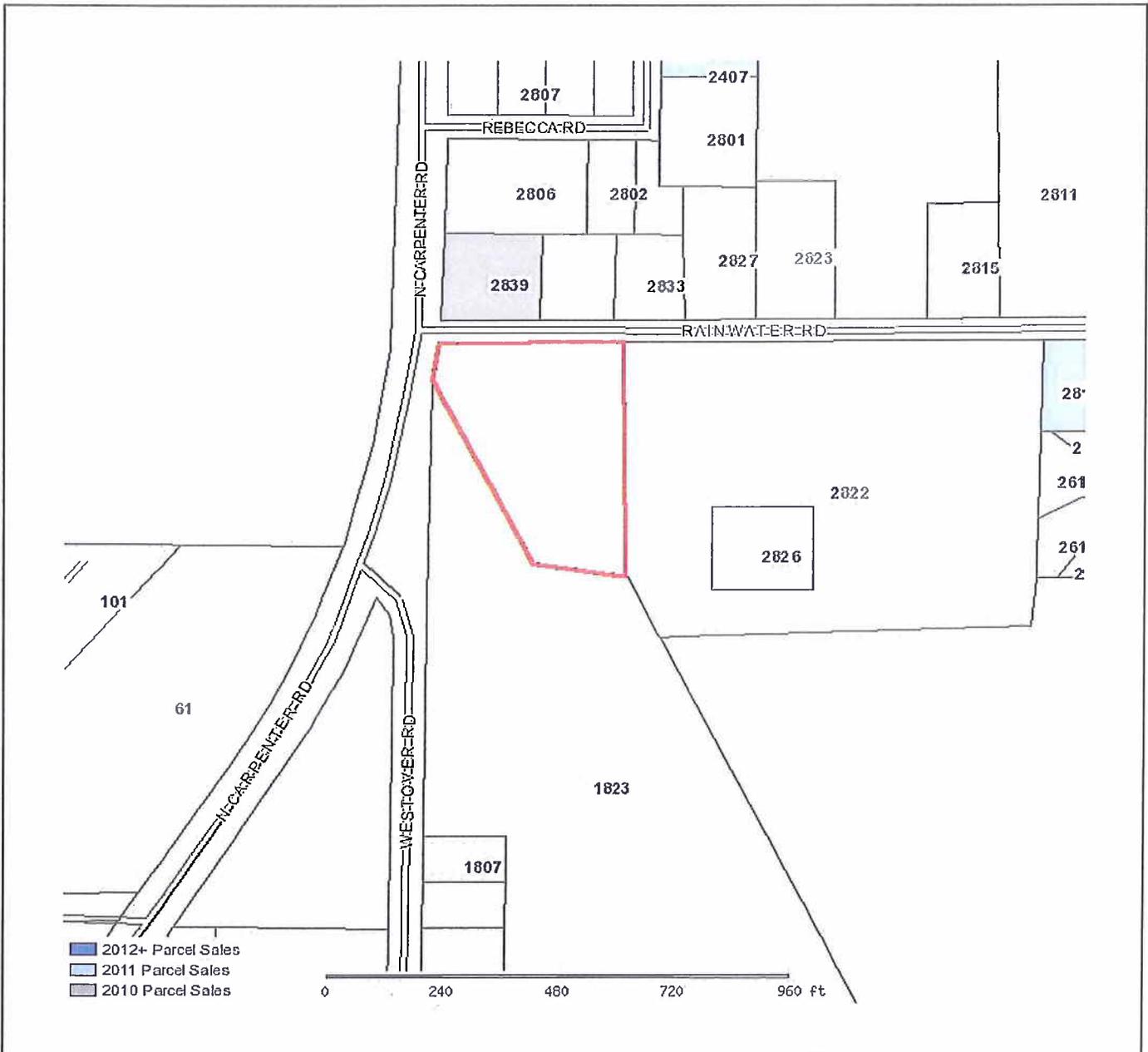
Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
02-03-2005	1169 107	37165A&	\$ 168,700	LM - Qualified Vacant Sale	HUNT, GEORGE M D III ESTATE	HALL, GARY
Show Warranty Deed						

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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 assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: March 30, 2012

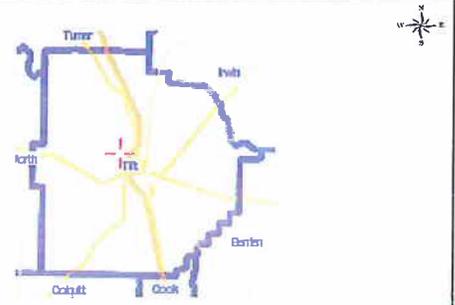
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- 2012+ Parcel Sales
- 2011 Parcel Sales
- 2010 Parcel Sales

0 240 480 720 960 ft

Tift County Assessor			
Parcel: 0045 020D Acres: 3.37			
Name:	HALL GARY	Land Value	\$168,500.00
Site:	0 RAINWATER RD	Building Value	\$0.00
Sale:	\$168,700 on 02-2005 Reason=LM Qual=Q	Misc Value	\$0.00
Mail:	P O DRAWER 6657	Total Value:	\$168,500.00
	DOTHAN, AL 36302		

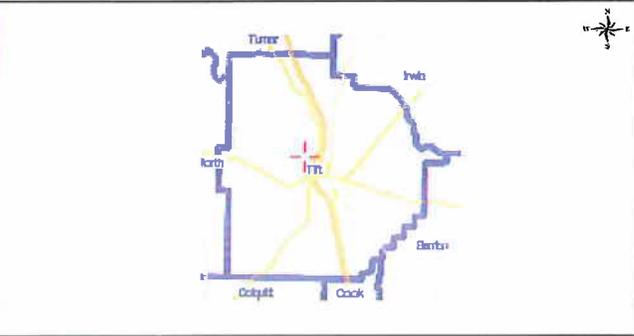


The Tift County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER TIFT COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 04/02/12 : 09:37:33



Tift County Assessor			
Parcel: 0045 020D Acres: 3.37			
Name:	HALL GARY	Land Value	\$168,500.00
Site:	0 RAINWATER RD	Building Value	\$0.00
Sale:	\$168,700 on 02-2005 Reason=LM Qual=Q	Misc Value	\$0.00
Mail:	P O DRAWER 6657 DOTHAN, AL 36302	Total Value:	\$168,500.00



The Tift County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER TIFT COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 04/02/12 : 09:38:09

TIFT COUNTY TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

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 [Return to Main Search Page](#) |
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Owner and Parcel Information

Owner Name	TIPTAREA YOUNG MENS CHRISTIAN ASSOCIATION INC	Today's Date	April 27, 2012
Mailing Address	100 N CENTRAL AVE TIFTON, GA 31794	Parcel Number	0045 020A
Location Address	1823 WESTOVER RD	Tax District	COUNTY (District 01)
Legal Description	LL 261 WESTOVER RD 18.243 AC	2010 Millage Rate	27.707
Property Class(NOTE: Not Zoning Info)	E3-Exempt	Acres	18.24
Zoning		Neighborhood	
Landlot/District	261/6	Homestead Exemption	No (S0)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class		Drainage	
		Parcel Road Access	

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 41,888	\$ 0	\$ 0	\$ 41,888	\$ 41,888

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Small Parcels	Rural	1	18.24	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

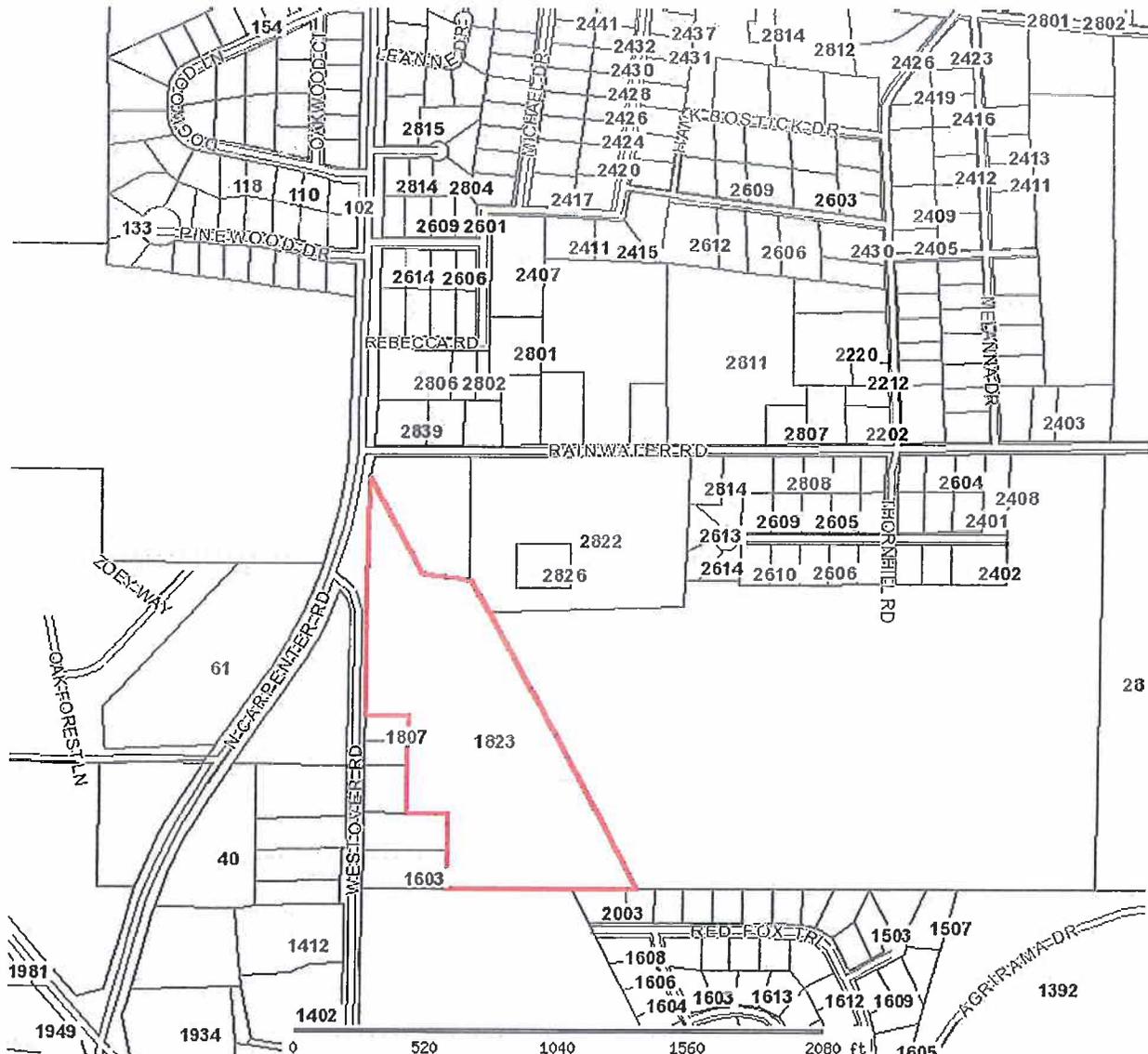
Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
12-29-2000	838 267	34 123	\$ 187,640	3Z - Disq Vac - Other	HUNT, GEORGE M III	TIPTAREA YOUNG MEN'S CHR

[Show Warranty Deed](#)

[Recent Sales in Area](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
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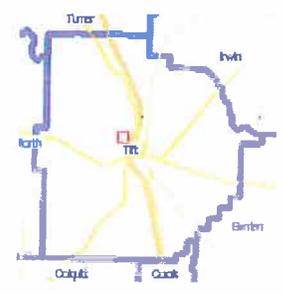
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: April 27, 2012

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Tift County Assessor

Parcel: 0045 020A Acres: 18.24			
Name:	TIFTAREA YOUNG MENS CHRISTIAN	Land Value	\$41,888.00
Site:	1823 WESTOVER RD	Building Value	\$0.00
Sale:	\$187,640 on 12-2000 Reason=3Z Qual=U	Misc Value	\$0.00
Mail:	ASSOCIATION INC	Total Value:	\$41,888.00
	100 N CENTRAL AVE		
	TIFTON, GA 31794		



The Tift County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER TIFT COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 04/27/12 : 16:40:35

100'

CARPENTER ROAD

RAINWATER ROAD - 50'R/W

500'00"46"W
89.41'
1/2"REBAR FOUND
1/2"REBAR FOUND

R/W

S28°06'00"E
433.21'

GARY HALL

1/2"REBAR FOUND

S83°13'55"E
194.87'

MAGNETIC NORTH

150'

GEORGIA POWER COMPANY
TIFAREA YMCA
ESM/T

TRACT 1
0.835 ACRES

1/2"REBAR FOUND

S28°06'00"E
146.99'

1/2"REBAR FOUND

NOTE: TRACTS 1 & 2 SHALL BE COMBINED WITH ADJOINING LANDS OF GARY HALL

TIFTON GROVE APARTMENTS, LP

N86°58'13"E 773.35'

TRACT 2
1.165 ACRES

S28°06'00"E
74.15'

86.22'

N71°58'44"W
118.00'

S86°58'13"W

S86°58'13"W 737.81'

1/2"REBAR FOUND

S00°28'35"W
67.29'

JULIE E HUNT MARITAL TRUST

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY USING A WILD T-1000 THEODOLITE AND A WILD D-1000 DISTANCE METER. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TURNED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASE REFERENCE. ANGULAR PRECISION = 35 SECONDS IN 28 ANGLES. LINEAR PRECISION OF TRAVERSE = 1 FOOT IN 32,035 FEET. PRECISION OF PLAT = 1 FOOT IN 100,000 FEET PLUS. SURVEY ADJUSTED BY CRANDALL RULE. CALCULATIONS BY PENTIUM 111 COMPUTER USING AUTOCAD 2000. © DENOTES A 1/2 INCH REBAR SET UNLESS OTHERWISE NOTED.

THIS PLAT IS APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TIFT COUNTY, GEORGIA.

THIS _____ OF _____ 20__

BY: _____

ZONING ADMINISTRATOR OF TIFT COUNTY, GEORGIA

SURVEY FOR

GARY HALL

LOCATED IN L.L. 261 - 6TH LAND DISTRICT
TIFT COUNTY, GEORGIA
SCALE: 1" = 100' DATE: NOVEMBER 18, 2008

HAMPTON & ASSOCIATES SURVEYING CO.
1605 HIGHWAY 41 NORTH
TIFTON, GEORGIA 31794
PHONE: 229-382-2709 FAX: 229-382-2099

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



APPENDIX E

Non-Scope Testing

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

Lead-Based Paint Inspection And Visual Assessment Report

Survey Date: June 4, 2012
GEC Project Number 120272.240

2826 Rainwater Road
Tifton, Georgia 31793
Year Built: 1945



Property Owner:

Mr. Gary Hall
2967 Ross Clark Circle
Dothan, Alabama 36301

Prepared For:

Clement & Company, LLC.
Attn: Mitchell Davenport
3280 Dauphin Street Suite, C-104
Mobile, Alabama 36606

Prepared By:

Geotechnical & Environmental
Consultants, Inc.
514 Hillcrest Industrial Boulevard
Macon, GA 31204
(478) 757-1606

LEAD INSPECTOR: Todd K. Peterman
GA LEAD RISK ASSESSOR # 50-CMB-0412-7897
Expiration: February 24, 2013

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- VIII. XRF Performance Characteristic Sheets (PCS)**
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June 6, 2012

Clement & Company, LLC.
Attn: Mitchell Davenport
3280 Dauphin Street
Mobile, Alabama 36606

Subject: Lead-Based Paint Inspection Report for
Single Family Property Located at:
2826 Rainwater Road
Tifton, Georgia 31793

Dear Mr. Davenport:

Please find enclosed the lead inspection report for the single family home located at **2826 Rainwater Road, Tifton, Georgia 31793**. The XRF survey was performed within current acceptable industry guidelines – Housing and Urban Development (HUD) Guidelines Chapter 7 (Revised 1997) and Georgia Regulations.

Geotechnical & Environmental Consultants, Inc. conducted a lead paint inspection at the above-referenced site. The property is a single family home.

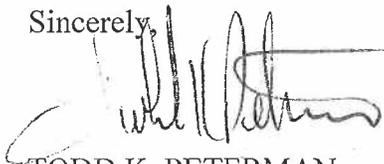
Geotechnical & Environmental Consultants, Inc. used a Niton XLP-303A X-ray fluorescence (XRF) lead paint analyzer to sample paint for lead. XRF Instrument serial #SN 7904 was used on this job.

Licensed Georgia Lead Inspector/Risk Assessor Todd K. Peterman (License No. GA 50 CMB 0412 7897, Expiration Date February 24, 2013) tested this site on June 4, 2012.

Geotechnical & Environmental Consultants, Inc. has determined that there is lead-based paint in the property, and lead hazard reduction activities will be required.

If you have any questions and/or comments, please contact us directly at (478) 757-1606.

Sincerely,



TODD K. PETERMAN
GA Lead-Based Paint Inspector/Risk Assessor # 50 CMB 0412 7897

Enclosure

GEC

II. EXECUTIVE SUMMARY

Geotechnical & Environmental Consultants, Inc. has been authorized to perform a lead based paint survey at the property located at **2826 Rainwater Road, Tifton, Georgia 31793**. Mr. Gary Hall, 2826 Rainwater Road, Tifton, Georgia 31793, owns the property. Mr. Todd K. Peterman, a Georgia Licensed Lead-Based Paint Inspector/Risk Assessor, who is employed by Geotechnical & Environmental Consultants, Inc, performed the inspection. The inspector tested all painted components according to the specifications described in the protocols for lead-based paint testing in the *Housing and Urban Development (HUD) Guidelines (Revised 1997) for the inspection of lead based paint – Chapter 7*. Additionally, all Federal, State and City Regulations governing the inspection of lead based paint for Georgia were followed. All fieldwork associated with the Lead inspection was performed on June 4, 2012 from 9:45 A.M. To 12:00 P.M. A total of Eleven (11) room equivalents were tested with a total of two hundred fifteen (215) XRF readings and nine (9) calibrations.

The survey of the painted components was performed using a Niton XLP-303A X-ray Fluorescence (XRF) meter. The data collected is in the section titled “XRF Results.” Wall “A” in each room is the wall where the front exterior door opening is located. Going clockwise and facing Wall “A”, Wall “B” is always to the right, Wall “C” directly to the rear and Wall “D” to the left.

In addition, a surface-by-surface visual inspection of all painted surfaces throughout the entire property was performed in conjunction with the XRF testing to determine which lead-based painted surfaces/components are deteriorated (above the de minimis level).

The home located at **2826 Rainwater Road, Tifton, Georgia 31793** is a single-story, occupied home that was reportedly constructed in 1945. The house has 2 bedrooms, a kitchen, a porch, a foyer, a den, a dining room, a living room, and two bathrooms. A simplified floor plan is included in section V. Lead based paint was discovered in the outside and the interior areas. Eleven (11) XRF readings from the outside (doors, windows, soffit, fascia, and trim) and twenty (20) XRF readings from the interior (porch doors, windows and trim, porch walls and trim, and the ceramic tile walls in the bathrooms) tested positive for lead-based paint.

III. SCOPE OF INSPECTION

A. Building Background

The property located at **2826 Rainwater Road, Tifton, Georgia 31793** is a single-family home located at The Groves Apartment Complex. This property was reportedly built in 1945. GEC received verbal permission from the anticipated owner before accessing the property, as the property is vacant and is in the Department of Community Affairs application process.

B. Preface

Geotechnical & Environmental Consultants, Inc. has been contracted to perform lead-based paint testing of the above-referenced single family home to determine the possible presence, condition, location and amount of lead paint. The testing was conducted on **June 4, 2012**.

C. Training

The inspector utilized by Geotechnical & Environmental Consultants, Inc. has EPA/State licensure and is a licensed Lead Risk Assessor. The technicians utilized by Geotechnical & Environmental Consultants, Inc. are state accredited and have also been trained in the use, calibration and maintenance of the X-ray Fluorescence (XRF) equipment they currently use, along with necessary principles of Radiation Safety.

D. Equipment

XRF Instrument serial # SN 7904 was used on this job. The instrument was last serviced in **April 2012**. See Appendix VIII for XRF Performance Characteristic Sheets (PCS).

E. Inspection Company

The inspection was performed by an inspector/Risk Assessor employed by Geotechnical & Environmental Consultants, Inc., 514 Hillcrest Industrial Boulevard, Macon, GA 31204, (License number GA 10079930, and Expiration Date February 1, 2013). The company's telephone number is (478) 757-1606.

F. Methods

The calibration of the Niton XLP-303A is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. These XRF instruments are calibrated using the calibration standard block of known $1.0\text{mg}/\text{cm}^2$ lead content. Three calibration readings are taken before and after each home is tested to insure manufacturer's standards are met. If for any reason the instrument is not maintaining a consistent calibration reading within the manufacturer's standards for performance on the calibration block supplied by the manufacturer, manufacturer's recommendations are used to bring the instrument into calibration. If the instrument cannot be brought back into calibration it is taken off the site and sent back to the manufacturer for repair and/or re-calibration.

G. Findings

This property is a single-family home. The Chapter 7 Single-Family Testing Rules were followed.

Geotechnical & Environmental Consultants, Inc. determined that some of the components tested contain lead in amounts greater than or equal to $1.0\text{mg}/\text{cm}^2$ in paint.

Positive XRF Results

Reading No	Time	Component	Substrate	Side	Condition	Color	Site	Inspector	Room	Results	PbC
21	6/4/2012 9:23	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		FOYER	Positive	1.3
25	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		LIVING ROOM	Positive	1.9
27	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		LIVING ROOM	Positive	2.4
54	6/4/2012 9:32	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		DINING	Positive	2.8
67	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		KITCHEN	Positive	2.6
68	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		KITCHEN	Positive	2.4
92	6/4/2012 9:42	DOOR	WOOD		INTACT	WHITE	THE GROVES TKP		PORCH	Positive	2.1
93	6/4/2012 9:42	DOOR	WOOD		INTACT	WHITE	THE GROVES TKP		PORCH	Positive	10.8
96	6/4/2012 9:43	WALL	WOOD	C	INTACT	WHITE	THE GROVES TKP		PORCH	Positive	3.4
98	6/4/2012 9:44	TRIM	WOOD		INTACT	WHITE	THE GROVES TKP		PORCH	Positive	4
99	6/4/2012 9:44	TRIM	WOOD		INTACT	WHITE	THE GROVES TKP		PORCH	Positive	3.8
100	6/4/2012 9:45	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		BATHROOM 1	Positive	3.5
101	6/4/2012 9:45	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		BATHROOM 1	Positive	3.1
104	6/4/2012 9:46	DOOR	WOOD		INTACT	WHITE	THE GROVES TKP		BATHROOM 1	Positive	1.8
110	6/4/2012 9:47	WALL	CONCRETE		INTACT	YELLOW	THE GROVES TKP		BATHROOM 1	Positive	19.5
111	6/4/2012 9:47	WALL	CONCRETE		INTACT	YELLOW	THE GROVES TKP		BATHROOM 1	Positive	9.4
137	6/4/2012 9:58	WALL	CONCRETE		INTACT	WHITE	THE GROVES TKP		BATHROOM 2	Positive	10
147	6/4/2012 10:00	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		BATHROOM 2	Positive	2.7
158	6/4/2012 10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		BEDROOM 2	Positive	1.4
160	6/4/2012 10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES TKP		BEDROOM 2	Positive	2.1
195	6/4/2012 10:14	WINDOW	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	3.3
196	6/4/2012 10:14	WINDOW	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	4.7
197	6/4/2012 10:15	WINDOW	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	3.6
198	6/4/2012 10:15	WINDOW	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	4.3
200	6/4/2012 10:15	WINDOW	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	5.2
202	6/4/2012 10:16	WINDOW	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	8.4
204	6/4/2012 10:17	DOOR	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	2.5
205	6/4/2012 10:18	DOOR	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	9.4
206	6/4/2012 10:18	DOOR	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	5.6
207	6/4/2012 10:19	TRIM	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	3.8
208	6/4/2012 10:19	TRIM	WOOD		POOR	WHITE	THE GROVES TKP		OUTSIDE	Positive	4.7
210	6/4/2012 10:21	WALL	WOOD		POOR	WHITE	THE GROVES TKP		OUTBLDG	Positive	7.6

H. Conclusions

The components listed in Section IV were determined to be positive for lead paint, as defined by Environmental Protection Agency/Department of Housing and Urban Development (EPA/HUD) and the Georgia Department of Natural Resources Environmental Protection Division (EPD) as containing lead in concentrations greater than or equal to 1.0mg/cm².

When evaluating this report, it is assumed (Chapter 7, HUD Guidelines), that **if one testing combination (ex: living room/window sill/wood) in an interior or exterior room equivalent is found to be positive for lead-based paint, then all other similar testing combinations in that room equivalent are also assumed to be positive for lead-based paint. The exception to this assumption is when 100% of the similar testing combinations in the room equivalent are tested. In addition, all testing combinations not tested are assumed to be positive for lead-based paint.**

This inspection is done in accordance with Lead Safe Housing Rule 24 CFR Part 25, subpart F as amended June 21, 2004. The sample results are presented in Section VI. The surface conditions varied from poor to intact at the time of inspection. In compliance with "HUD's Final Rule," you will need to reduce potential hazards by stabilizing all deteriorated lead-based paint in housing built before 1978, unless the property is exempt. Upon completion of paint stabilization activities, HUD requires a clearance examination to determine that paint stabilization efforts were performed adequately. Paint stabilization means to repair any defect in the substrate or any defect in a building component that is causing the paint deterioration and to remove all loose paint and other loose material from the surface to be treated utilizing lead-safe work practices, and to apply a new protective coating or paint.

In general:

Testing combinations found to be in “intact” condition require no action. They should, however, be inspected visually by a LBP professional on at least an annual basis for evidence of deterioration. Testing combinations found to be in “fair” or “poor” condition should at a minimum undergo paint film stabilization using lead-safe work practices. If these testing combinations are part of friction or impact surfaces (e.g., window assemblies and door assemblies), they should be removed and replaced rather than stabilized. This typically increases the cost per component or assembly by at least 50%.

The Final Rule specifies who can perform paint stabilization of deteriorated surfaces. **A certified lead paint abatement supervisor must either supervise the repair contractor, or successfully complete one of several courses approved by HUD.** A list of contractors who are under the supervision of a certified lead paint abatement supervisor can be located from the State or EPA Lead Control Office. Contractors who are also able to perform the work must be able to document that they have successfully completed a qualifying course.

Examples of such courses follow:

1. An accredited lead abatement supervisor course;
2. An accredited lead-based paint worker course;
3. “The Lead-Based Paint Maintenance Training Program” developed by the National Environmental Training Association for EPA and HUD;
4. “The Remodeler’s and Renovator’s Lead-Based Paint Training Program” prepared by HUD and the National Association of the Remodeling Industry (NARI); and
5. Any course approved by HUD after consultation with EPA for this purpose.

The management company will determine, with HUD, whether lead hazard reduction will be performed at the property.

A Clearance Examination will include a visual evaluation of all surfaces that were determined to be defective during the initial inspection, and collection of dust samples. It should be determined that the deteriorated paint surfaces have been eliminated and that no settled dust lead hazards exist in the dwelling or unit. A Certified/Licensed Lead Inspector/Risk Assessor must sign the clearance report.

Clearance testing will be performed on the homes that were determined to have deteriorated lead-based paint above the de minimis levels (2 square feet or 10% of a component with a small surface area, such as interior window sills, baseboards and trim or 20 square feet on exterior surfaces).

Some painted surfaces may contain levels of lead below $1.0\text{mg}/\text{cm}^2$; these components could create lead dust or lead contaminated soil hazards if the paint is turned into dust by abrasion, scraping or sanding. If conditions of intact paint surfaces become destabilized, these conditions will need to be addressed in the future. If any construction or modernization work is done on the premises, this report should be given to the contractors as well as the tenants.

If the lead evaluation results indicate the presence of lead-based paint, the prospective owner may wish to obtain, at the prospective owner's expense, additional services of a lead-based paint inspector or risk assessor, certified for the State in which the property is located, to help understand the positive results. This person would review this report and may re-evaluate any areas in question and/or additional areas. Interpretations and possible actions may vary when only a few readings indicate the presence of lead-based paint.

I. Paint Stabilization Recommendations and Cost Estimate

A visual risk assessment was conducted to determine the presence of lead-based paint hazards based on condition and location of lead-based paint. "Hazardous lead-based paint" means lead-based paint that is present on a friction surface where there is evidence of abrasion, lead-based paint that is present on an impact surface that is damaged or otherwise deteriorated from impact, lead-paint that is present on a chewable surface, or any other deteriorated lead-based paint in any residential building or on the exterior of any residential building.

A) Deteriorated Lead-Based Paint – Stabilization Actions required

- Stabilize or replace all paint on the exterior trim that is positive and reevaluated annually.
- Remove and replace or chemical strip (Onsite or offsite) all window units. (Approximately 27 units)
- Stabilize and encapsulate all exterior wood that contains LBP indicated by the drawings with a HUD approved LBP encapsulates by a certified LBP contractor licensed in the State of Georgia.

B) Estimated cost of abatement and stabilization of lead based paint components are from \$8,000.00 to \$10,000.00 for the stabilization and/or replacement and encapsulation of all the positive LBP wooden components.

This cost is estimated on the size of home and area industry standards.

C) Hazard Control Method Standard Reevaluation Schedule and Type of Reevaluation

Replacement and encapsulation of lead-based paint covered components by a Certified Lead-Based Paint abatement contractor licensed in the State of Georgia. Visual examinations annually and whenever information indicates a possible problem.

Reevaluate after stabilization with final clearance testing.

All recommendations, findings, and conclusions stated in this report are based upon facts and circumstances, as they existed at the time of the inspection and at the time that this report was prepared. Quantities are approximate. Contractor shall field verify amount/size of lead-based paint components/surfaces. Actual costs may be substantially higher.

IV. POSITIVE XRF RESULTS

Interior:

Geotechnical & Environmental Consultants, Inc. determined that inside porch doors/trim and all windows/trim tested positive for lead-based paint.

Exterior:

Geotechnical & Environmental Consultants, Inc. determined that windows/trim, ceiling, soffit, fascia, and exterior trim, tested positive for lead-based paint.

Positive XRF Results

Reading No	Time	Component	Substrate	Side	Condition	Color	Site	Inspector	Room	Results	PbC
21	6/4/2012 9:23	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	FOYER	Positive	1.3
25	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	LIVING ROOM	Positive	1.9
27	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	LIVING ROOM	Positive	2.4
54	6/4/2012 9:32	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	DINING	Positive	2.8
67	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	KITCHEN	Positive	2.6
68	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	KITCHEN	Positive	2.4
92	6/4/2012 9:42	DOOR	WOOD		INTACT	WHITE	THE GROVES	TKP	PORCH	Positive	2.1
93	6/4/2012 9:42	DOOR	WOOD		INTACT	WHITE	THE GROVES	TKP	PORCH	Positive	10.8
96	6/4/2012 9:43	WALL	WOOD	C	INTACT	WHITE	THE GROVES	TKP	PORCH	Positive	8.4
98	6/4/2012 9:44	TRIM	WOOD		INTACT	WHITE	THE GROVES	TKP	PORCH	Positive	4
99	6/4/2012 9:44	TRIM	WOOD		INTACT	WHITE	THE GROVES	TKP	PORCH	Positive	3.8
100	6/4/2012 9:45	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	BATHROOM 1	Positive	3.5
101	6/4/2012 9:45	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	BATHROOM 1	Positive	3.1
104	6/4/2012 9:46	DOOR	WOOD		INTACT	WHITE	THE GROVES	TKP	BATHROOM 1	Positive	1.8
110	6/4/2012 9:47	WALL	CONCRETE		INTACT	YELLOW	THE GROVES	TKP	BATHROOM 1	Positive	19.5
111	6/4/2012 9:47	WALL	CONCRETE		INTACT	YELLOW	THE GROVES	TKP	BATHROOM 1	Positive	9.4
137	6/4/2012 9:58	WALL	CONCRETE		INTACT	WHITE	THE GROVES	TKP	BATHROOM 2	Positive	10
147	6/4/2012 10:00	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	BATHROOM 2	Positive	2.7
158	6/4/2012 10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	BEDROOM 2	Positive	1.4
160	6/4/2012 10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES	TKP	BEDROOM 2	Positive	2.1
195	6/4/2012 10:14	WINDOW	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	3.3
196	6/4/2012 10:14	WINDOW	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	4.7
197	6/4/2012 10:15	WINDOW	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	3.6
198	6/4/2012 10:15	WINDOW	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	4.3
200	6/4/2012 10:15	WINDOW	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	5.2
202	6/4/2012 10:16	WINDOW	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	8.4
204	6/4/2012 10:17	DOOR	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	2.5
205	6/4/2012 10:18	DOOR	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	9.4
206	6/4/2012 10:18	DOOR	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	5.6
207	6/4/2012 10:19	TRIM	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	3.8
208	6/4/2012 10:19	TRIM	WOOD		POOR	WHITE	THE GROVES	TKP	OUTSIDE	Positive	4.7
210	6/4/2012 10:21	WALL	WOOD		POOR	WHITE	THE GROVES	TKP	OUTBLDG	Positive	7.6

V. Floor Plans/Photo Log

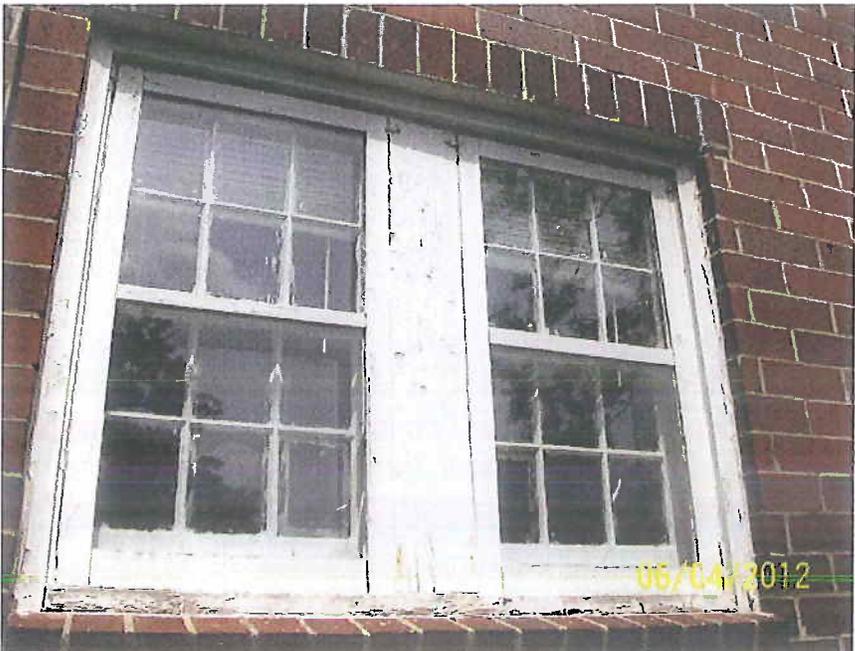
PHOTOGRAPH SHEET

	REMARKS
 <p>06/04/2012</p>	SIDE A
 <p>06/04/2012</p>	SIDE B

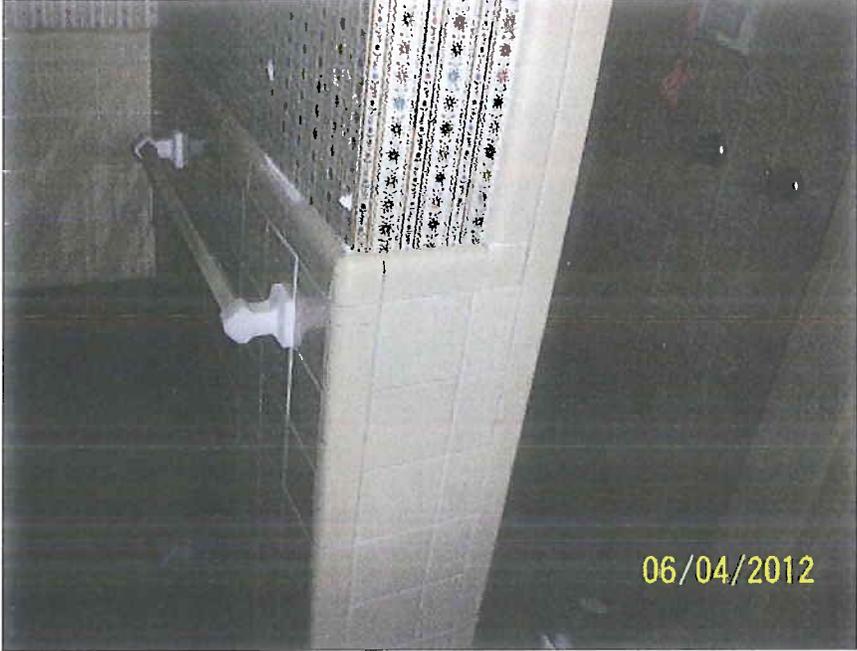
PHOTOGRAPH SHEET

	REMARKS
	<p>SIDE C</p>
	<p>SIDE D</p>

PHOTOGRAPH SHEET

	REMARKS
	<p>Interior window and trim positive for LBP</p>
	<p>Exterior deteriorated windows and trim positive for LBP.</p>

PHOTOGRAPH SHEET

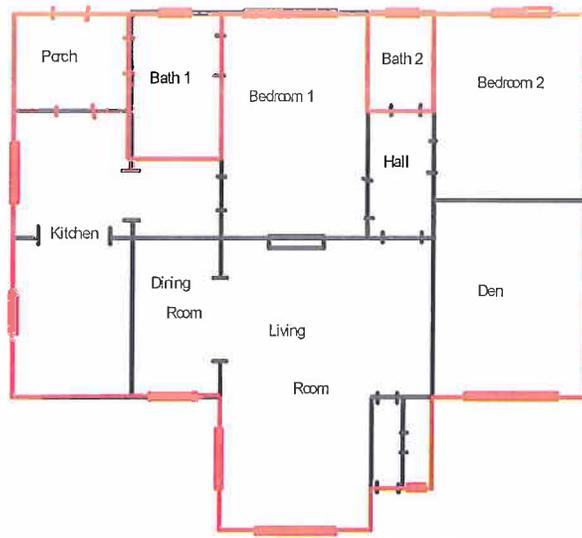
	REMARKS
	<p>Ceramic tile in bathrooms positive for LBP</p>
	<p>Exterior trim (Soffit and fascia included) positive for LBP.</p>

Lead-Based Paint Inspection and Visual Assessment Report
GEC Project No.: 120272.240

Start Time: 9:45 AM
End Time: 12:00 P.M

Build Date: 1945
1,991 Sq. Ft.

*Red indicates positive for LBP.



Owner: Mr. Gary Hill

The Groves House, 2826 Rainwater Road

VI. XRF Result

Reading No	Time	Component	Substrate	Side	Condition	Color	Site	Insp Room	Results	PbC
1	6/4/2012 9:17									5.91
2	6/4/2012 9:18			CALIBRATE			THE GROVES I TKP		Positive	1
3	6/4/2012 9:18			CALIBRATE			THE GROVES I TKP		Negative	0.8
4	6/4/2012 9:19			CALIBRATE			THE GROVES I TKP		Positive	1
5	6/4/2012 9:20	WALL	PLASTER	A	INTACT	YELLOW	THE GROVES I TKP	FOYER	Negative	0.07
6	6/4/2012 9:21	WALL	PLASTER	B	INTACT	YELLOW	THE GROVES I TKP	FOYER	Negative	-0.22
7	6/4/2012 9:21	WALL	PLASTER	C	INTACT	YELLOW	THE GROVES I TKP	FOYER	Negative	0
8	6/4/2012 9:21	WALL	PLASTER	D	INTACT	YELLOW	THE GROVES I TKP	FOYER	Negative	0
9	6/4/2012 9:21	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	-0.11
10	6/4/2012 9:22	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.24
11	6/4/2012 9:22	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.15
12	6/4/2012 9:22	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.19
13	6/4/2012 9:22	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.08
14	6/4/2012 9:22	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.1
15	6/4/2012 9:22	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.11
16	6/4/2012 9:22	BASEBOARD	WOOD	A	INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.21
17	6/4/2012 9:23	BASEBOARD	WOOD	B	INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.16
18	6/4/2012 9:23	BASEBOARD	WOOD	C	INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.04
19	6/4/2012 9:23	BASEBOARD	WOOD	D	INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.1
20	6/4/2012 9:23	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.12
21	6/4/2012 9:23	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Positive	1.3
22	6/4/2012 9:24	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.14
23	6/4/2012 9:24	TRIM	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.08
24	6/4/2012 9:24	TRIM	WOOD		INTACT	WHITE	THE GROVES I TKP	FOYER	Negative	0.12
25	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Positive	1.9
26	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.4
27	6/4/2012 9:25	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Positive	2.4
28	6/4/2012 9:25	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.14
29	6/4/2012 9:25	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.24
30	6/4/2012 9:26	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.21
31	6/4/2012 9:26	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.15
32	6/4/2012 9:26	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.15
33	6/4/2012 9:27	BASEBOARD	WOOD	A	INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.13
34	6/4/2012 9:27	BASEBOARD	WOOD	B	INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Null	0.3
35	6/4/2012 9:27	BASEBOARD	WOOD	B	INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.13
36	6/4/2012 9:27	BASEBOARD	WOOD	C	INTACT	WHITE	THE GROVES I TKP	LIVING ROOM	Negative	0.17

37	6/4/2012 9:27	BASEBOARD	WOOD	D	INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0.16
38	6/4/2012 9:28	FIREPLACE	WOOD		INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0.06
39	6/4/2012 9:28	FIREPLACE	WOOD		INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0.26
40	6/4/2012 9:29	WALL	PLASTER	A	INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0.01
41	6/4/2012 9:29	WALL	PLASTER	B	INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	-0.15
42	6/4/2012 9:29	WALL	PLASTER	C	INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0.01
43	6/4/2012 9:29	WALL	PLASTER	D	INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0.04
44	6/4/2012 9:29	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP LIVING ROOM	Negative	0
45	6/4/2012 9:30	BASEBOARD	WOOD	A	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.22
46	6/4/2012 9:30	BASEBOARD	WOOD	B	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.25
47	6/4/2012 9:31	BASEBOARD	WOOD	C	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.12
48	6/4/2012 9:31	BASEBOARD	WOOD	D	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.04
49	6/4/2012 9:31	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.17
50	6/4/2012 9:31	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.18
51	6/4/2012 9:31	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.15
52	6/4/2012 9:31	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.13
53	6/4/2012 9:32	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.28
54	6/4/2012 9:32	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DIN7NG	Positive	2.8
55	6/4/2012 9:32	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0
56	6/4/2012 9:32	WALL	PLASTER	A	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	-0.06
57	6/4/2012 9:33	WALL	PLASTER	B	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0
58	6/4/2012 9:33	WALL	PLASTER	C	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0
59	6/4/2012 9:33	WALL	PLASTER	D	INTACT	WHITE	THE GROVES I TKP DIN7NG	Negative	0.12
60	6/4/2012 9:34	WALL	PLASTER	A	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.5
61	6/4/2012 9:34	WALL	PLASTER	B	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	-0.11
62	6/4/2012 9:35	WALL	PLASTER	C	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.1
63	6/4/2012 9:35	WALL	PLASTER	D	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	-0.34
64	6/4/2012 9:35	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.4
65	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.11
66	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.01
67	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Positive	2.6
68	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Positive	2.4
69	6/4/2012 9:36	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.05
70	6/4/2012 9:37	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.17
71	6/4/2012 9:37	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.2
72	6/4/2012 9:38	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.08
73	6/4/2012 9:38	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.03

74	6/4/2012 9:38	TRIM	WOOD	A	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.21
75	6/4/2012 9:38	TRIM	WOOD	B	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.23
76	6/4/2012 9:38	TRIM	WOOD	C	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.3
77	6/4/2012 9:39	TRIM	WOOD	D	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.03
78	6/4/2012 9:39	CABINET	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.26
79	6/4/2012 9:39	CABINET	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.5
80	6/4/2012 9:39	CABINET	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.4
81	6/4/2012 9:39	CABINET	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.3
82	6/4/2012 9:40	BASEBOARD	WOOD	A	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.5
83	6/4/2012 9:40	BASEBOARD	WOOD	B	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.4
84	6/4/2012 9:40	BASEBOARD	WOOD	C	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.6
85	6/4/2012 9:40	BASEBOARD	WOOD	D	INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.4
86	6/4/2012 9:41	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.27
87	6/4/2012 9:41	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.25
88	6/4/2012 9:41	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.5
89	6/4/2012 9:41	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.5
90	6/4/2012 9:41	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.23
91	6/4/2012 9:41	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP KITCHEN	Negative	0.5
92	6/4/2012 9:42	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP PORCH	Positive	2.1
93	6/4/2012 9:42	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP PORCH	Positive	10.8
94	6/4/2012 9:43	WALL	WOOD	A	INTACT	WHITE	THE GROVES I TKP PORCH	Negative	0.01
95	6/4/2012 9:43	WALL	WOOD	B	INTACT	WHITE	THE GROVES I TKP PORCH	Negative	0.04
96	6/4/2012 9:43	WALL	WOOD	C	INTACT	WHITE	THE GROVES I TKP PORCH	Positive	8.4
97	6/4/2012 9:43	WALL	WOOD	D	INTACT	WHITE	THE GROVES I TKP PORCH	Negative	0.03
98	6/4/2012 9:44	TRIM	WOOD		INTACT	WHITE	THE GROVES I TKP PORCH	Positive	4
99	6/4/2012 9:44	TRIM	WOOD		INTACT	WHITE	THE GROVES I TKP PORCH	Positive	3.8
100	6/4/2012 9:45	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Positive	3.5
101	6/4/2012 9:45	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Positive	3.1
102	6/4/2012 9:45	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.29
103	6/4/2012 9:45	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.3
104	6/4/2012 9:46	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Positive	1.8
105	6/4/2012 9:46	WALL	DRYWALL	A	INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.02
106	6/4/2012 9:46	WALL	DRYWALL	B	INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.03
107	6/4/2012 9:46	WALL	DRYWALL	C	INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.02
108	6/4/2012 9:47	WALL	DRYWALL	D	INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.02
109	6/4/2012 9:47	CEILING	DRYWALL		INTACT	WHITE	THE GROVES I TKP BATHROOM 1	Negative	0.03
110	6/4/2012 9:47	WALL	CONCRETE		INTACT	YELLOW	THE GROVES I TKP BATHROOM 1	Positive	19.5

111	6/4/2012 9:47	WALL	CONCRETE		INTACT	YELLOW	THE GROVES I TKP BATHROOM 1	Positive	9.4
112	6/4/2012 9:51	WALL	PLASTER	A	INTACT	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.01
113	6/4/2012 9:51	WALL	PLASTER	B	INTACT	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.01
114	6/4/2012 9:51	WALL	PLASTER	C	INTACT	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0
115	6/4/2012 9:51	WALL	PLASTER	D	INTACT	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.01
116	6/4/2012 9:52	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.03
117	6/4/2012 9:52	WINDOW	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.8
118	6/4/2012 9:52	WINDOW	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.7
119	6/4/2012 9:53	WINDOW	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.14
120	6/4/2012 9:53	WINDOW	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.12
121	6/4/2012 9:53	WINDOW	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.7
122	6/4/2012 9:53	WINDOW	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.6
123	6/4/2012 9:54	DOOR	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.23
124	6/4/2012 9:54	DOOR	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.11
125	6/4/2012 9:54	DOOR	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.16
126	6/4/2012 9:54	DOOR	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.09
127	6/4/2012 9:54	DOOR	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.29
128	6/4/2012 9:54	DOOR	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.4
129	6/4/2012 9:55	BASEBOARD	WOOD	A	PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.19
130	6/4/2012 9:55	BASEBOARD	WOOD	B	PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.17
131	6/4/2012 9:55	BASEBOARD	WOOD	C	PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.05
132	6/4/2012 9:55	BASEBOARD	WOOD	D	PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0.04
133	6/4/2012 9:56	BASEBOARD	WOOD		PEELING	WHITE	THE GROVES I TKP BEDROOM 1	Negative	0
134	6/4/2012 9:56	FLOOR	WOOD		PEELING		THE GROVES I TKP BEDROOM 1	Negative	0.04
135	6/4/2012 9:56	FLOOR	WOOD		PEELING		THE GROVES I TKP BEDROOM 1	Negative	0.01
136	6/4/2012 9:57	FLOOR	CONCRETE		INTACT	GREY	THE GROVES I TKP BATHROOM 2	Negative	0
137	6/4/2012 9:58	WALL	CONCRETE		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Positive	10
138	6/4/2012 9:58	WALL	PLASTER	A	INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.01
139	6/4/2012 9:58	WALL	PLASTER	B	INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.04
140	6/4/2012 9:58	WALL	PLASTER	C	INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.07
141	6/4/2012 9:59	WALL	PLASTER	D	INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.08
142	6/4/2012 9:59	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0
143	6/4/2012 9:59	TRIM	PLASTER		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.03
144	6/4/2012 9:59	TRIM	PLASTER		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Null	0.02
145	6/4/2012 9:59	TRIM	PLASTER		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.11
146	6/4/2012 10:00	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.05
147	6/4/2012 10:00	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Positive	2.7

148	6/4/2012	10:01	DOOR	WOOD		INTACT	GREEN	THE GROVES I TKP BATHROOM 2	Negative	0.13
149	6/4/2012	10:01	DOOR	WOOD		INTACT	GREEN	THE GROVES I TKP BATHROOM 2	Negative	0.03
150	6/4/2012	10:01	CABINET	WOOD		INTACT	GREEN	THE GROVES I TKP BATHROOM 2	Negative	0.01
151	6/4/2012	10:01	CABINET	WOOD		INTACT	GREEN	THE GROVES I TKP BATHROOM 2	Negative	0.03
152	6/4/2012	10:02	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.03
153	6/4/2012	10:02	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BATHROOM 2	Negative	0.05
154	6/4/2012	10:03	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.3
155	6/4/2012	10:03	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.09
156	6/4/2012	10:03	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.1
157	6/4/2012	10:03	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.1
158	6/4/2012	10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Positive	1.4
159	6/4/2012	10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.4
160	6/4/2012	10:04	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Positive	2.1
161	6/4/2012	10:04	BASEBOARD	WOOD	A	INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.15
162	6/4/2012	10:05	BASEBOARD	WOOD	B	INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.06
163	6/4/2012	10:05	BASEBOARD	WOOD	C	INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.16
164	6/4/2012	10:05	BASEBOARD	WOOD	D	INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Null	0.04
165	6/4/2012	10:05	BASEBOARD	WOOD	D	INTACT	WHITE	THE GROVES I TKP BEDROOM 2	Negative	0.3
166	6/4/2012	10:05	WALL	PLASTER	A	INTACT	GREEN	THE GROVES I TKP BEDROOM 2	Negative	0.01
167	6/4/2012	10:06	WALL	PLASTER	B	INTACT	GREEN	THE GROVES I TKP BEDROOM 2	Negative	0.3
168	6/4/2012	10:06	WALL	PLASTER	C	INTACT	GREEN	THE GROVES I TKP BEDROOM 2	Negative	0.8
169	6/4/2012	10:06	WALL	PLASTER	D	INTACT	GREEN	THE GROVES I TKP BEDROOM 2	Negative	0.27
170	6/4/2012	10:07	WALL	PLASTER	A	INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.02
171	6/4/2012	10:07	WALL	PLASTER	B	INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.11
172	6/4/2012	10:07	WALL	PLASTER	C	INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.09
173	6/4/2012	10:07	WALL	PLASTER	D	INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.08
174	6/4/2012	10:08	CEILING	PLASTER		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.03
175	6/4/2012	10:08	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Null	0.11
176	6/4/2012	10:08	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.14
177	6/4/2012	10:09	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Null	1
178	6/4/2012	10:09	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.9
179	6/4/2012	10:10	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.1
180	6/4/2012	10:10	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.4
181	6/4/2012	10:10	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.3
182	6/4/2012	10:10	WINDOW	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.6
183	6/4/2012	10:11	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.27
184	6/4/2012	10:11	DOOR	WOOD		INTACT	WHITE	THE GROVES I TKP DEN	Negative	0.21

Lead-Based Paint Inspection and Visual Assessment Report
GEC Project No.: 120272.240

VII. License/Certifications

05/27/2010 THU 17:00 FAX 404 362 2653 EPD Radiation Programs

002/008

Georgia Department of Natural Resources

4220 International Parkway, Suite 100, Atlanta, Georgia 30354
 Chris Clark, Commissioner
 Environmental Protection Division
 F. Allen Barnes, Director
 404-362-2675

RADIOACTIVE MATERIALS PROGRAM GEORGIA RADIOACTIVE MATERIALS LICENSE

Pursuant to the Georgia Radiation Control Act O.C.G.A. 31-13 (H.B. 947) 1990 and the Georgia Department of Natural Resources Rules and Regulations, designated Chapter 391-3-17, and in reliance on statements and representations heretofore made by the licensee designated below, a license is hereby issued authorizing such licensee to transfer, receive, possess, and use the radioactive material(s) designated below; and to use such radioactive materials for the purpose(s) and at the place(s) designated below. This license is subject to all applicable rules and regulations of the Georgia Department of Natural Resources and orders issued by the Department, now or hereafter in effect, and to any condition specified below.

Page 1 of 6 Pages
 License Number GA 1388-1
 Amendment Number .09

- | | | |
|---|-------------------------------|---|
| <p>License (1. Name and 2. Address)</p> <p>Geotechnical & Environmental Consultants, Inc.
 514 Hillcrest Industrial Boulevards
 Macon, Georgia 31204-3472</p> | <p>3.</p> <p>4.</p> <p>5.</p> | <p>In accordance with letter dated December 29, 2009, License Number GA 1388-1 is renewed in its entirety to read as follows:</p> <p>Expiration Date: December 31, 2014</p> <p>Telephone Number: 478-757-1606
 Facsimile Number: 478-757-1608</p> |
|---|-------------------------------|---|

6. RADIOACTIVE MATERIAL (ELEMENT AND MASS NUMBER)	7. CHEMICAL AND/OR PHYSICAL FORM	8. MAXIMUM QUANTITY LICENSEE MAY POSSESS AT ANY ONE TIME
A. Cesium-137	A. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(l) or equivalent regulations of the US NRC or another Agreement State)	A. 13 sources, no single source to exceed 9 millicuries
B. Americium-241:Be	B. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(l) or equivalent regulations of the US NRC or another Agreement State)	B. 13 sources, no single source to exceed 44 millicuries
C. Americium-241:Be	C. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(l) or equivalent regulations of the	C. 1 sources, no single source to exceed 100 millicuries

Lead-Based Paint Inspection and Visual Assessment Report
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6. RADIOACTIVE MATERIAL (ELEMENT AND MASS NUMBER)	7. CHEMICAL AND/OR PHYSICAL FORM US NRC or another Agreement State)	8. MAXIMUM QUANTITY LICENSEE MAY POSSESS AT ANY ONE TIME
D. Cesium-137	D. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(i) or equivalent regulations of the US NRC or another Agreement State)	D. 2 sources, no single source to exceed 10 millicuries
E. Americium 241:Be	E. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(i) or equivalent regulations of the US NRC or another Agreement State)	E. 2 source, no single source to exceed 50 millicuries
F. Cesium-137	F. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(i) or equivalent regulations of the US NRC or another Agreement State)	F. 3 sources, no single source to exceed 11 millicuries
G. Americium 241:Be	G. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(i) or equivalent regulations of the US NRC or another Agreement State)	G. 3 sources, no single source to exceed 44 millicuries
H. Cadmium-109	H. Sealed Source (Model number or Models which are registered in accordance with Rule 391-3-17.02(11)(i) or equivalent regulations of the	H. 1 Source, no single source to exceed 50 millicuries

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6. RADIOACTIVE MATERIAL (ELEMENT AND MASS NUMBER)	7. CHEMICAL AND/OR PHYSICAL FORM US NRC or another Agreement State)	8. MAXIMUM QUANTITY LICENSEE MAY POSSESS AT ANY ONE TIME
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9. AUTHORIZED USE

- A. and B. For use in Troxler Electronic Laboratories, Inc. Models 3430, 3440, and 3411-B gauges to determine moisture and density of construction materials.
- C. For use in CPN International, Inc. Model AC-2R devices to determine moisture and density of construction materials.
- D. and E. For use in International, Inc. MC Series devices to determine moisture and density of construction materials.
- F. and G. Humboldt Scientific Inc. Model 5001 P and 5001 EZ devices to determine moisture and density of construction materials.
- H. For use in Thermo Niton Analyzer, LLC Model XLP series X-Ray Fluorescence device to detect lead-based paint, dust wipe, and soil analysis.

CONDITIONS

- 10. Radioactive material shall be stored at 514 Hillcrest Industrial Boulevard, Macon, Georgia 31204, and at 5031 Milgen Court Columbus, Georgia 31907, and at 318 New Airport Road LaGrange, Georgia 30240. Radioactive material may be used only at temporary job sites of the licensee anywhere in the State of Georgia. This condition does not prohibit use in other Agreement States and States under the jurisdiction of the U.S. Nuclear Regulatory Commission under reciprocity procedures that may be established by an Agreement State or the U.S. Nuclear Regulatory Commission.
- 11. The licensee shall comply with the provisions of Georgia Department of Natural Resources Rule 391-3-17-.03, "Standards for Protection Against Radiation. Amended.", Rule 391-3-17-.06, "Transportation of Radioactive Material. Amended.", and Rule 391-3-17-.07, "Notices, Instructions and Reports to Workers: Inspections. Amended."
- 12. In accordance with DNR Board Policy adopted May 28, 2003 the fees associated with this license, fee category, C. 11, are:

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Conditions (continued)

Application Fee	\$ 500.00	Annual Fee	\$1000.00
Amendment Fee	\$ 380.00	Non-routine Inspection Fee	\$1200.00

Checks for the fees should be made payable to the Department of Natural Resources, Radioactive Materials Program, and mailed to the following address:

Radioactive Materials Fees
P.O. Box 101161
Atlanta, GA 30392

Mail license applications, amendment, and renewal requests the same day as the check to the following address:

Radioactive Materials Program
4220 International Parkway, Suite 100
Atlanta, GA 30354

Annual fees are billed by the Department at the beginning of each fiscal year.

13. The Radiation Safety Officer in this program shall be Jerry B. Williams.
14. Licensed material shall be used by, or under the supervision of Jerry B. Williams, or by individuals, who have successfully completed the manufacturer's training program, have received copies of the licensee's operating and emergency procedures, and have been designated by the Radiation Safety Officer. Records/Certificates shall be maintained for Department inspection.
15. Each portable gauge shall have a lock or outer locked container designed to prevent unauthorized or accidental removal of the sealed source from its shielded position. The gauge or its container must be locked when in transport, storage, or when not under the direct surveillance of an authorized user.
16. Except for maintaining labeling as required by 391-3-17.-03, the licensee shall obtain authorization from the Department before making any changes in the sealed source, device, or source-device combination that would alter the description or specifications as indicated in the Sealed Source Registry issued either by the Department, an Agreement State or the Nuclear Regulatory Commission.
17. Maintenance or repair of portable devices involving removal of sealed sources from the devices or removal or dismantling of shielding may be performed only by the device manufacturer, or by

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Conditions (continued)

- persons specifically authorized by the Department, Agreement States, or the U.S. Nuclear Regulatory Commission to perform such services.
18. Sealed sources containing radioactive material shall not be opened or removed from their respective source holders by the licensee.
 19. The licensee shall conduct a physical inventory every 6 months to account for all licensed material received and possessed under this license. The records of inventories shall be maintained for inspection by the Department and shall include the quantities and kinds of radioactive material, the manufacturer, model and serial number, location of sealed sources, and the date and name of the individual performing the inventory.
 20. The licensee shall perform required tests for leakage or contamination at intervals not to exceed six (6) months in accordance with Rule 391-3-17-.03(6). Analysis of the tests shall be performed by persons specifically authorized by the Department, the U.S. Nuclear Regulatory Commission, or an Agreement State to perform such services.
 21. The licensee shall maintain a current utilization log which shall be kept available for inspection by the Department, for three years from the date of the recorded event, showing for each sealed source the following information:
 - A. A unique identification, such as a serial number, for each portable gauge in which a sealed source is located;
 - B. The identity of the individual to whom assigned;
 - C. Locations where used and dates of use; and
 - D. The date(s) each source is removed from storage and returned to storage
 22. The licensee shall notify the Radioactive Materials Program, Georgia Department of Natural Resources, of each operation conducted under the license at a location other than that specified in Item 2 above when such operation continues for more than 60 days. The licensee shall also notify this office upon cessation of such operation.
 23. The licensee shall not vacate or release to unrestricted use a field office or storage location whose address is identified in condition 10, without prior Department approval.
 24. Except as specifically provided otherwise in this license, the licensee shall conduct its program in accordance with statements, representations, and procedures contained in the documents, including any enclosures listed below:

Lead-Based Paint Inspection and Visual Assessment Report
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Conditions (continued)

- A. Application with attachments dated December 29, 2009, and signed by Jerry B. Williams, RSO.
- B. Letter with attachments dated April 22, 2010, and signed by Jerry B. Williams, RSO.

The Georgia Department of Natural Resources' regulations shall govern unless the statements, representations and procedures in the licensee's application and correspondence are more restrictive than the Regulations.

FOR THE DEPARTMENT OF NATURAL RESOURCES

Date: May 17, 2010

BY


Cynthia Sanders
Environmental Health Protection Manager

Certificate of Achievement

Todd Peterman

Geotechnical & Environmental Consultants

Has successfully completed the
Thermo Fisher Scientific NITON Analyzers Manufacturer's Training Course
and is now certified in radiation safety and monitoring, device operation,
and machine maintenance of the NITON XRF Analyzer.

Certificate issued by Thermo Fisher Scientific NITON Analyzers
(CIH's - The ABIH Awards 1 CM point, approval # 07-1596)

ThermoFisher
SCIENTIFIC



Victoria Grayland

Training Coordinator

Kenneth P. [Signature]

Director of Training

00v3000000DpFtr

Certificate Number

2007 Nov 27 / Macon, GA

Date & Site of Course



**Georgia Environmental Protection Division
Lead-Based Paint Certified Firm License**



Judson H. Turner, Director
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

This Is To Certify That

Geotechnical & Environmental Consultants, Inc.

Thomas Driver

Owner/President

Having Satisfied the Requirements of The Georgia Lead Poisoning Prevention Act, O.C.G.A. 31-41-1, et seq and the Rules for Lead-Based Paint Hazard Management, Chapter 391-3-24, The Above Referenced Firm is Hereby Certified To Perform Lead-Based Paint Activities in the State of Georgia. This License May Be Subject to Revocation, Suspension, or Modification by the Director for Cause Including Evidence of Noncompliance or For Any Misrepresentation Made in the Application, Supporting Data or Subsequent Submittals Entered Therein or Attached Thereto, or Failed to Maintain Required Records. The Certification Holder Agrees to Use Only Georgia Certified Individuals When Conducting Georgia Regulated Lead-Based Paint Activities Granted By This License.

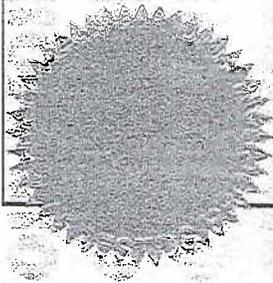
<i>Issue Date</i>	<i>Expiration Date</i>
2/1/2012	2/1/2013
Georgia Lead Firm License Number	

10 0799 30

Mindy Crean

Mindy Crean, Program Manager
Lead-Based Paint and Asbestos Program
(404) 363-7026

Issued By: Aljosie Larkins



Georgia Environmental Protection Division



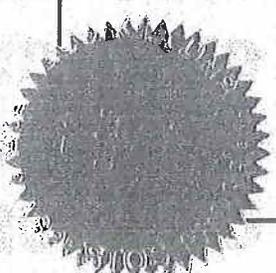
Lead-Based Paint and Asbestos Program
 Certification, Accreditation, Licensing Unit



Judson H. Turner, Director
 4244 International Parkway, Suite 104
 Atlanta, Georgia 30354

Certification To Conduct Georgia Regulated Lead-Based Paint Activities

Discipline Certification Type Combined Inspector/Risk Assessor			
Certification Number 50 CMB 0412 7897			
Issued To: Todd K Peterman			
Gender Male	Height 6' 2"	Weight 225	Date of Birth 2/10/1964
Company Geotechnical & Environmental Consultants, Inc.			
Address 614 Hillcrest Industrial Boulevard			
City Macon	State Georgia	Zip 31204	Phone (478) 757-1606
Certification Issue Date 4/10/2013	Certification Expiration Date 2/24/2013	Last Date Of Training 2/24/2012	
This certificate confers all authorities granted by Georgia EPD Rules 391-3-24 and allows the above named individual to serve as a(n)			
Combined Inspector/Risk Assessor			
This certificate must be in your possession while conducting activities regulated by Georgia Rules 391-3-24. This certification is only valid for the performance of Georgia regulated lead-based paint activities and when employed by a Georgia Certified Lead-Based Paint Firm. A renewal application must be submitted at least thirty (30) days prior to the expiration date shown, and a refresher training course must be taken before the last date of training.			
Issue Date 4/10/2013		Expiration Date 2/24/2013	
Georgia Lead Firm License Number 50 CMB 0412 961			
 Judy G. Cason, Program Manager Lead-Based Paint and Asbestos Program (404) 363-7026 J.G.C.			



VIII. Performance Characteristic (PCS) Sheets

EFFECTIVE DATE: September 24, 2004

EDITION NO.: 1

MANUFACTURER AND MODEL:

Make: *Niton LLC*

Tested Model: *SLp 300*

Source: ^{109}Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.

XLp 300A, XLp 301A, XLp 302A and XLp 303A.

XLi 700A, XLi 701A, XLi 702A and XLi 703A.

XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm ² (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for: Brick, Concrete, Drywall, Metal, Plaster, and Wood.

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate basis on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* (“HUD Guidelines”). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument’s was installed in November 2003 with 40 mCi initial strength, and the other’s was installed on June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer’s instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate corrections is not needed for brick, concrete, drywall, metal, plaster, or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine the XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

- Calculate the average of the original XRF results and retest XRF result for each testing combination.
- Square the average for each testing combination.
- Add the ten squared averages together. Call this quantity C.
- Multiply the number C by 00072. Call this quantity D.
- Add the number 0.032 to D. Call this quantity E.
- Take the square root of E. Call this quantity F.
- Multiply F by .645. The result is the Retest Tolerance Limit.
- Compute the average of all ten original XRF results.
- Compute the average of all ten re-test XRF results.
- Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the readings is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

TESTING TIMES USING K+L READING MODE (SECONDS)

Substrate	All Data			Median for laboratory-measured lead levels (mg/cm ²)		
	25 th Percentile	Median	75 th Percentile	Pb<0.25	0.25≤Pb<1.0	1.0≤Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacture. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

IX. Glossary

COMMON LEAD-BASED PAINT TERMS

Lead-Based Paint: Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 1.0 mg/cm² as measured by XRF or laboratory analysis, or 0.5 percent by dry weight (5,000 ppm) as measured by laboratory analysis.

Lead-Based Paint Hazards: Housing conditions that cause human exposure to unsafe levels of lead from paint. These conditions include deteriorated lead-based paint; friction, impact or chewable painted surfaces; lead-contaminated dust; or lead-contaminated soil.

Physical Terms

Building Component: Any element of a building that may be painted or have dust on its surface, e.g. walls, stair treads, floors, railings, doors, window sills, etc. Building component replacement: see Replacement.

Deteriorated Lead-Based Paint: Any lead-based paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligating, cracking, or otherwise becoming separated from the substrate.

Lead Hazard Evaluation

Clearance Examination: Clearance is performed after hazard reduction, rehabilitation or maintenance activities to determine if a unit is safe for occupancy. It involves a visual assessment, analysis of dust and/or soil samples, and preparation of a report. A certified risk assessor, paint

inspector, or clearance technician (independent from entity/individual conducting paint stabilization or hazard reduction) conducts clearance.

Paint Testing: Testing of specific surfaces, by XRF (x-ray fluorescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified lead-based paint inspector or certified risk assessor.

Risk Assessment: A comprehensive evaluation for lead-based paint hazards that includes paint testing, dust and soil sampling, and a visual evaluation. The assessment report identifies lead hazards and appropriate lead hazard reduction methods. A certified risk assessor must conduct the assessment.

Visual Assessment: A visual evaluation of interior and exterior painted surfaces to identify specific conditions that contribute to lead-based paint hazards. A certified risk assessor or Housing Quality Standards (HQS) inspector trained in visual assessment performs the assessment.

Lead Hazard Reduction

Abatement: A measure or set of measures designed to permanently (i.e. 20 or more years) eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead-contaminated dust, and removal of lead-contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post abatement clearance testing; record keeping; and, if applicable, monitoring. See also Complete abatement and Interim Controls.

Complete Abatement: Abatement of all lead-based paint inside and outside a dwelling or building and reduction of any lead-contaminated dust or soil hazards. All of these strategies require preparation; cleanup; waste disposal; post abatement clearance testing; record keeping; and, if applicable, reevaluation and on-going monitoring. See also Abatement.

Cleaning: The process of using a HEPA vacuum and wet cleaning agents to remove leaded dust; the process includes removal of bulk debris from the work area. OSHA prohibits the use of compressed air to clean lead-contaminated dust from a surface.

Encapsulation: Any covering or coating that acts as a barrier between lead-based paint and the environment, the durability of which relies on adhesion and the integrity of the existing bonds between multiple layers of paint and between the substrate. See also enclosure.

Lead-based Paint Hazard Control: Activities to control and eliminate lead-based paint hazards, including interim controls, abatement, and complete abatement.

Maintenance: Work intended to maintain adequate living conditions in a dwelling, which has the potential to disturb lead-based paint or paint that is suspected of being lead-based.

Paint Film Stabilization: An interim control method that stabilizes painted surfaces and addresses the underlying cause of deterioration. Steps include repairing defective surfaces, wet scraping, priming, and repainting surfaces coated with deteriorated lead-based paint; paint film stabilization includes cleanup and clearance.

Reevaluation: In lead hazard control work, the combination of a visual assessment and collections of environmental samples performed by a certified risk assessor to determine if a previously implemented lead-based paint hazard control measure is still effective and if the dwelling remains lead-safe. Also known as re-inspection.

Replacement: Replacement of existing features can be an appropriate abatement technique if the feature is deteriorated beyond repair or if the feature is of minor significance.

Treatment: In residential lead-based paint hazard control work, any method designed to control lead-based paint hazards. Treatment includes interim controls, abatement, and removal. Hazardous waste (treatment) is a method, technique, or process (such as neutralization) that is designed to change the physical, chemical, or biological character or composition of hazardous waste to neutralize it; render it non-hazardous; recover it; make it safer to transport, store, or dispose; or allow for easier recovery, storage, or volume reduction.

Lead Poisoning

Environmental Intervention Blood Lead Level: The level of lead in blood that requires intervention in a child under age six. This is defined as a blood lead level of 20 ug/dL (micrograms per deciliter) of whole blood or above for a single test, or blood levels of 15-19 ug/dL in two tests taken at least three months apart.

LEAD-BASED PAINT – KEY UNITS OF MEASUREMENT

ug (Microgram): A microgram is 1/1000th of a milligram (or one millionth of a gram). To put this unit into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

ft² (Square foot): One square foot is equal to an area that has a length of one foot (12 inches) and a width of one foot (12 inches).

ug/dL: Micrograms per deciliter used to measure the level of lead in children's blood to establish whether the intervention is needed. A deciliter (1/10th of a liter) is a little less than half a cup. As noted above, a microgram is the same weight as one penny divided into two million parts.

mg/cm²: Milligrams per square centimeter, used for paint by XRF machines.

Percent: Percent by weight, used usually for lead-based paint (1 percent = 10,000 ug/gram).

ppm: Parts per million by weight, equivalent to ug/gram (10,000 ppm = 1 percent). Used to measure lead in paint and soil.

LEAD-BASED PAINT STANDARDS

Paint – Definition of Lead-Based Paint

Paint that contains at least:

Lead-Based Paint Inspection and Visual Assessment Report
GEC Project No.: 120272.240

- 1 milligram per centimeters square (mg/cm^2) of lead (EPA/HUD);
- 1.0 milligram per centimeters square (mg/cm^2) of lead Georgia Childhood Lead Poisoning Prevention Program (**GA CLPPP**);
- 0.5 percent lead; or
- 5,000 parts per million (ppm) lead by dry weight.



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

May 15, 2012

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

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

RE: The Groves

Dear David Price:

Order No: 1205104

Analytical Environmental Services, Inc. received 16 samples on 5/1/2012 11:35:00 AM for the analyses presented in following report.

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

AES' certifications are as follows:

- NELAC/Florida Certification number E87582 for analysis of Environmental Water, soil/hazardous waste, and Drinking Water Microbiology, effective 07/01/11-06/30/12.
- AIHA Certification ID #100671 for Industrial Hygiene samples (Organics, Inorganics), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) effective until 09/01/13.

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

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

Chantelle Kanhai
Project Manager



ANALYTICAL ENVIRONMENTAL SERVICES, INC

3785 Presidential Parkway, Atlanta GA 30340-3704

AES

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

CHAIN OF CUSTODY

Work Order: 1205104

Date: 4/30/12 Page 1 of 2

COMPANY: GEL		ADDRESS: 514 Hillcrest Industrial Blvd Marietta GA			ANALYSIS REQUESTED				Visit our website www.aesatlanta.com to check on the status of your results, place bottle orders, etc.	No # of Containers
PHONE:		FAX:			PRESERVATION (See codes)					
SAMPLED BY: <i>[Signature]</i>		SIGNATURE: <i>[Signature]</i>								
#	SAMPLE ID	DATE	TIME	Grab	Composite	Matrix (See codes)	REMARKS			
1	Shed A+B Surface	4/26/12			✓	Soil				
2	Shed A+B 6"	"			✓					
3	Shed A+B 9"	"			✓					
4	Shed C+D Surface	4/26/12			✓					
5	Shed C+D 6"	4/26/12			✓					
6	Shed C+D 9"	"			✓					
7	Shed A+B 4' surface	"			✓					
8	Shed C+D 4' surface	"			✓					
9	A+B Surface	"			✓					
10	A+B 6"	"			✓					
11	A+B 9"	"			✓					
12	A+B 4' surface	"			✓					
13	C+D Surface	"			✓					
14	C+D 6"	"			✓					
RELINQUISHED BY: <i>[Signature]</i>		DATE/TIME: 4/30/12 17:00	RECEIVED BY: <i>[Signature]</i>		DATE/TIME: 4/30/12 11:35		PROJECT INFORMATION		RECEIPT	
1:		2:		PROJECT NAME: The Groves		Total # of Containers		Turnaround Time Request		
2:		3:		PROJECT #: 120272240		SITE ADDRESS:		<input checked="" type="radio"/> Standard 5 Business Days <input type="radio"/> 2 Business Day Rush <input type="radio"/> Next Business Day Rush <input type="radio"/> Same Day Rush (auth req.) <input type="radio"/> Other _____		
3:		SEND REPORT TO: <i>aprice@geconsultants.com</i>		INVOICE TO: (IF DIFFERENT FROM ABOVE)		STATE PROGRAM (if any):		E-mail? Y/N; Fax? Y/N		
SPECIAL INSTRUCTIONS/COMMENTS:		SHIPMENT METHOD		QUOTE #:		PO#:		DATA PACKAGE: I II III IV		
		OUT / / VIA:								
		IN / / VIA:								
		CLIENT FedEx UPS MAIL COURIER								
		GREYHOUND OTHER _____								

SAMPLES RECEIVED AFTER 3PM OR ON SATURDAY ARE CONSIDERED RECEIVED THE NEXT BUSINESS DAY. IF TURNAROUND TIME IS NOT INDICATED, AES WILL PROCEED WITH STANDARD TAT OF SAMPLES. SAMPLES ARE DISPOSED 30 DAYS AFTER REPORT COMPLETION UNLESS OTHER ARRANGEMENTS ARE MADE.

MATRIX CODES. A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify) WW = Waste Water PRESERVATIVE CODES: H+I = Hydrochloric acid + ice I = Ice only N = Nitric acid S+I = Sulfuric acid + ice S/M+I = Sodium Bisulfate/Methanol + ice O = Other (specify) NA = None



ANALYTICAL ENVIRONMENTAL SERVICES, INC

3785 Presidential Parkway, Atlanta GA 30340-3704

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

CHAIN OF CUSTODY

Work Order: 1205704

Date: 4/30/12 Page 2 of 2

COMPANY:		ADDRESS:			ANALYSIS REQUESTED				Visit our website www.aesatlanta.com to check on the status of your results, place bottle orders, etc.	No # of Containers
PHONE:		FAX:			PRESERVATION (See codes)					
SAMPLED BY: <i>Dr. [Signature]</i>		SIGNATURE: <i>[Signature]</i>								
#	SAMPLE ID	DATE	TIME	Grab	Composite	Matrix (See codes)	REMARKS			
1	CFD 9"	4/26/12			/	Soil				
2	CFD 4" Surface	↓			/	↓				
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
RELINQUISHED BY		DATE/TIME	RECEIVED BY		DATE/TIME	PROJECT INFORMATION			RECEIPT	
1: <i>[Signature]</i>		4/30/12	2: <i>[Signature]</i>		11:35	PROJECT NAME: <i>The Groves</i>			Total # of Containers	
2:			3:			PROJECT #: 120272.240			<input checked="" type="radio"/> Turnaround Time Request <input type="radio"/> Standard 5 Business Days <input type="radio"/> 2 Business Day Rush <input type="radio"/> Next Business Day Rush <input type="radio"/> Same Day Rush (auth req.) <input type="radio"/> Other	
3:						SITE ADDRESS:				
						SEND REPORT TO: <i>afria@geiconsultants.com</i>				
SPECIAL INSTRUCTIONS/COMMENTS:		SHIPMENT METHOD				INVOICE TO:			STATE PROGRAM (if any):	
		OUT / / VIA:				(IF DIFFERENT FROM ABOVE)			E-mail? Y/N; Fax? Y/N	
		IN / / VIA:							DATA PACKAGE: I II III IV	
		CLIENT FedEx UPS MAIL COURIER				QUOTE #:				
		GREYHOUND OTHER				PO#:				

SAMPLES RECEIVED AFTER 3PM OR ON SATURDAY ARE CONSIDERED RECEIVED THE NEXT BUSINESS DAY. IF TURNAROUND TIME IS NOT INDICATED, AES WILL PROCEED WITH STANDARD TAT OF SAMPLES. SAMPLES ARE DISPOSED 30 DAYS AFTER REPORT COMPLETION UNLESS OTHER ARRANGEMENTS ARE MADE.

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify) WW = Waste Water
 PRESERVATIVE CODES: H+I = Hydrochloric acid + ice I = Ice only N = Nitric acid S+I = Sulfuric acid + ice S/M+I = Sodium Bisulfate/Methanol + ice O = Other (specify) NA = None

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED A+B SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-001	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	383	4.85		mg/Kg-dry	160993	1	05/05/2012 03:11	TA
PERCENT MOISTURE D2216								
Percent Moisture	5.69	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED A+B 6"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-002	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	31.6	5.04		mg/Kg-dry	160993	1	05/05/2012 03:15	TA
PERCENT MOISTURE D2216								
Percent Moisture	4.71	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED A+B 9"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-003	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	15.6	5.09		mg/Kg-dry	160993	1	05/05/2012 03:19	TA
PERCENT MOISTURE D2216								
Percent Moisture	4.61	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED C+D SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-004	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	156	5.31		mg/Kg-dry	160993	1	05/05/2012 03:22	TA
PERCENT MOISTURE D2216								
Percent Moisture	7.27	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED C+D 6"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-005	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	37.8	5.04		mg/Kg-dry	160993	1	05/05/2012 03:26	TA
PERCENT MOISTURE D2216								
Percent Moisture	4.31	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED C+D 9"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-006	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	16.5	5.19		mg/Kg-dry	160993	1	05/05/2012 03:30	TA
PERCENT MOISTURE D2216								
Percent Moisture	4.25	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED A+B 4' SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-007	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	105	5.05		mg/Kg-dry	160993	1	05/05/2012 02:40	TA
PERCENT MOISTURE D2216								
Percent Moisture	4.15	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: SHED C+D 4' SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-008	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	122	4.84		mg/Kg-dry	160993	1	05/05/2012 03:34	TA
PERCENT MOISTURE D2216								
Percent Moisture	5.27	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: A+B SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-009	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	140	5.29		mg/Kg-dry	160993	1	05/05/2012 03:38	TA
PERCENT MOISTURE D2216								
Percent Moisture	5.74	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: A+B 6"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-010	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	26.4	5.08		mg/Kg-dry	160993	1	05/05/2012 03:42	TA
PERCENT MOISTURE D2216								
Percent Moisture	5.30	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: A+B 9"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-011	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	BRL	5.09		mg/Kg-dry	160993	1	05/05/2012 03:46	TA
PERCENT MOISTURE D2216								
Percent Moisture	6.30	0		wt%	R220681	1	05/07/2012 12:00	AS

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

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

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: A+B 4' SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-012	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	107	5.07		mg/Kg-dry	160993	1	05/05/2012 03:57	TA
PERCENT MOISTURE D2216								
Percent Moisture	7.56	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: C+D SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-013	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	258	5.38		mg/Kg-dry	160993	1	05/05/2012 04:01	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.1	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: C+D 6"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-014	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	20.0	4.86		mg/Kg-dry	160993	1	05/05/2012 04:05	TA
PERCENT MOISTURE D2216								
Percent Moisture	6.37	0		wt%	R220681	1	05/07/2012 12:00	AS

Qualifiers:

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: C+D 9"
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-015	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	23.2	5.13		mg/Kg-dry	160993	1	05/05/2012 04:09	TA
PERCENT MOISTURE D2216								
Percent Moisture	5.81	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc

Date: 15-May-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: C+D 4' SURFACE
Project Name: The Groves	Collection Date: 4/26/2012
Lab ID: 1205104-016	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	338	5.03		mg/Kg-dry	160993	1	05/05/2012 04:13	TA
PERCENT MOISTURE D2216								
Percent Moisture	8.66	0		wt%	R220681	1	05/07/2012 12:00	AS

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

Analytical Environmental Services, Inc.

Sample/Cooler Receipt Checklist

Client GEC

Work Order Number 1205104

Checklist completed by [Signature] Date 05/02/2012

Carrier name: FedEx UPS Courier Client US Mail Other

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

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

Custody seals intact on sample bottles? Yes No Not Present

Container/Temp Blank temperature in compliance? (4°C ± 2)* Yes No

Cooler #1 ambient Cooler #2 Cooler #3 Cooler #4 Cooler #5 Cooler #6

Chain of custody present? Yes No

Chain of custody signed when relinquished and received? Yes No

Chain of custody agrees with sample labels? Yes No

Samples in proper container/bottle? Yes No

Sample containers intact? Yes No

Sufficient sample volume for indicated test? Yes No

All samples received within holding time? Yes No

Was TAT marked on the COC? Yes No

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

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

Water - pH acceptable upon receipt? Yes No Not Applicable

Adjusted? Checked by

Sample Condition: Good Other(Explain)

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

See Case Narrative for resolution of the Non-Conformance.

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

DETECTED ASBESTOS SAMPLE SUMMARY
The GROVES - PHASE II
GEC PROJECT NO. 120272.240

SAMPLE ID	SAMPLE DATE: 8/30/2016	LAYER	HOMOGENEOUS MATERIAL DESCRIPTION	LOCATION	PHYSICAL CONDITION	ASBESTOS CONTENT			ESTIMATED QUANTITIES
						% ASBESTOS	TYPE	COMMENTS	
G-5A	LAYER 1	9 x 9 Floor Tile	Foyer	Damaged	5	CH	Floor Tile	90 SF	
	LAYER 2				10	CH	Black Mastic		
G-5B	LAYER 1	9 x 9 Floor Tile	Foyer	Damaged	5	CH	Floor Tile		
	LAYER 2				10	CH	Paint Included as Binder		
G-6A	LAYER 2	Blue Floral Pattern Lino Layered	Kitchen	Damaged	20	CH	Backing	240 SF	
	LAYER 2				40	CH	Backing		
G-6B	LAYER 2	Blue Floral Pattern Lino Layered	Kitchen	Damaged	20	CH	Backing		
	LAYER 2				40	CH	Backing		
G-9A	LAYER 2	Ext Caulk	Back Door	Damaged	3	CH	Glazing	180 SF	
G-9B	LAYER 2	Ext Caulk	Triple Window	Damaged	3	CH	Glazing		
G-12A	LAYER 1	Roof Tar	Chimney	Good	10	CH		12 LF	
G-12B	LAYER 1	Roof Tar	Chimney	Good	15	CH			
G-13A	LAYER 1	Cement Shingle Roof	Barn	Good	20	CH	Paint Included as Binder	576 SF	
G-13B	LAYER 1	Cement Shingle Roof	Barn	Good	20	CH	Paint Included as Binder		

NOTE: CH = Chrysotile Asbestos; AM = Amosite Asbestos; ND = Not Detected
CY = Cubic Yards; SF = Square Feet; CF = Cubic Feet; LF = Linear Feet

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

1002

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

1205059

Client Name: GEC Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: Macon Project Name: The Groves Phs II
 Contact: David Price, Bob Hadden Project Number: 120272.240
 Sampler's Name: David Price Sampling Date: 4-26-12

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only	
1 G-2F	JC- master bath	PLM	3-5day			
2 G-5A	9x9 Floor tile - Foyer	↓	↓			
3 G-5B	9x9 Floor tile - Foyer					
4 G-6A	blue floral pattern lino - layered					
5 G-6B	" "					
6 G-7A	black sink coat - Kitchen					
7 G-7B	" "					
8 G-8A	back right bathroom - caulk					
9 G-8B	caulk - master bath					
10 G-9A	ext caulk - back door					
11 G-9B	ext caulk - triple window					back side of house
12 G-10A	ext window gazebo ⁱⁿ window					back of house
13 G-10B	" "					" "
14 G-11A	roof shingles					
15 G-11B	roof shingles					
16 G-12A	roof tar @ chimney					10 linear feet
17 G-12B	roof tar @ chimney					0 1/2
18 G-13A	Cement shingle roof @ base					
19 G-13B	" "					
20						

Relinquished by: *David Price* Date/Time: 4/30/12 1200
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Lab Recipient <u><i>My</i></u>	FOR LAB USE ONLY	Date/Time: <u>5/1/12 11:25</u>	Method of Shipment <u><i>UPS</i></u>
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ANALYTICAL ENVIRONMENTAL SERVICES, INC.

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

2012
 1205059

CHAIN OF CUSTODY
 BULK ASBESTOS ANALYSIS

Client Name: GEC Phone: ()
 Address: _____ Fax: ()
 City, State, Zip: Macon Project Name: The Woods, Ph. II
 Contact: David Price, Bob Haddock Project Number: _____
 Sampler's Name: David Price Sampling Date: 4-26-12

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
-	1 G-1A	text. ceiling kitchen	PLM	3-5 days		
-	2 G-1B	text ceiling Dining Room				
-	3 G-1C	text ceiling - Breakfast				
-	4 G-1D	text ceiling - Living Room				
-	5 G-1E	text ceiling - Den				
-	6 G-1F	text ceiling - Foyer				
-	7 G-1G	text ceiling - Hallway main				
-	8 G-2A	JC - main hallway				
-	9 G-2B	JC - main hallway				
-	10 G-2C	JC - main hallway				
-	11 G-3A	plaster - living room - wall				
-	12 G-3B	plaster - Den - Bureau				
-	13 G-3C	plaster - Living Room - wall				
-	14 G-3D	plaster - hallway @ Kitchen				
-	15 G-3E	plaster - rear bathroom				
-	16 G-3F	plaster - back right bedroom				
-	17 G-3G	plaster - master bedroom				
-	18 G-4A	sheet rock - master bath				
-	19 G-4B	sheet rock - master bath				
-	20 G-2D	JC - master bath				

Relinquished by: [Signature] Date/Time: 4/30/12 1200
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

FOR LAB USE ONLY		
Lab Recipient	Date/Time:	Method of Shipment
_____	_____	_____



Client: GeoTechnical & Env. Consultants, Inc.

Project: THE GROVES PHSII

Lab ID: 1205059

Case Narrative

Samples G-6A and G-6B had two types of flooring each. The client will be charged for 2 extra samples.



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

4-May-12

Client Name: GeoTechnical & Env. Consultants, Inc.	AES Job Number: 1205059
Project Name: THE GROVES PHSII	Project Number: 120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-2F Layer: 1	1205059-001A	JC - Master Bath	ND	ND	ND	ND	ND	ND	
G-5A Layer: 1	1205059-002A	9x9 Floor Tile - Foyer	5	ND	ND	ND	ND	ND	Floor Tile
G-5A Layer: 2	1205059-002A	9x9 Floor Tile - Foyer	10	ND	ND	ND	ND	ND	Black Mastic
G-5A Layer: 3	1205059-002A	9x9 Floor Tile - Foyer	ND	ND	ND	ND	ND	ND	Felt
G-5B Layer: 1	1205059-003A	9x9 Floor Tile - Foyer	5	ND	ND	ND	ND	ND	Floor Tile
G-5B Layer: 2	1205059-003A	9x9 Floor Tile - Foyer	10	ND	ND	ND	ND	ND	Black Mastic
G-5B Layer: 3	1205059-003A	9x9 Floor Tile - Foyer	ND	ND	ND	ND	ND	ND	Felt

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

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

ND = None Detected

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

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Bulk Sample Summary Report



Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1205059
Project Name:	THE GROVES PHSII	Project Number:	120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-6A Layer: 1	1205059-004A	Blue Floral Pattern Lino - Layered	ND	ND	ND	ND	ND	ND	Blue Vinyl
G-6A Layer: 2	1205059-004A	Blue Floral Pattern Lino - Layered	20	ND	ND	ND	ND	ND	Backing
G-6A Layer: 1	1205059-004B	Blue Floral Pattern Lino - Layered	ND	ND	ND	ND	ND	ND	Tan Vinyl
G-6A Layer: 2	1205059-004B	Blue Floral Pattern Lino - Layered	40	ND	ND	ND	ND	ND	Backing
G-6B Layer: 1	1205059-005A	Blue Floral Pattern Lino - Layered	ND	ND	ND	ND	ND	ND	Blue Vinyl
G-6B Layer: 2	1205059-005A	Blue Floral Pattern Lino - Layered	20	ND	ND	ND	ND	ND	Backing
G-6B Layer: 1	1205059-005B	Blue Floral Pattern Lino - Layered	ND	ND	ND	ND	ND	ND	Tan Vinyl

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Bulk Sample Summary Report

Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1205059
Project Name:	THE GROVES PHSII	Project Number:	120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-6B Layer: 2	1205059-005B	Blue Floral Pattern Lino - Layered	40	ND	ND	ND	ND	ND	Backing
G-7A Layer: 1	1205059-006A	Black Sink Coat - Kitchen	ND	ND	ND	ND	ND	ND	
G-7B Layer: 1	1205059-007A	Black Sink Coat - Kitchen	ND	ND	ND	ND	ND	ND	
G-8A Layer: 1	1205059-008A	Back Right Bathroom - Caulk	ND	ND	ND	ND	ND	ND	
G-8B Layer: 1	1205059-009A	Caulk - Master Bath	ND	ND	ND	ND	ND	ND	
G-9A Layer: 1	1205059-010A	Ext Caulk - Back Door	ND	ND	ND	ND	ND	ND	Caulk
G-9A Layer: 2	1205059-010A	Ext Caulk - Back Door	3	ND	ND	ND	ND	ND	Glazing

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



Bulk Sample Summary Report

Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1205059
Project Name:	THE GROVES PHSII	Project Number:	120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-9B Layer: 1	1205059-011A	Ext Caulk Triple Window	ND	ND	ND	ND	ND	ND	Caulk
G-9B Layer: 2	1205059-011A	Ext Caulk Triple Window	3	ND	ND	ND	ND	ND	Glazing
G-10A Layer: 1	1205059-012A	Ext Window Glaze @ Triple Window	ND	ND	ND	ND	ND	ND	Paint included as binder
G-10B Layer: 1	1205059-013A	Ext Window Glaze @ Triple Window	ND	ND	ND	ND	ND	ND	Paint included as binder
G-11A Layer: 1	1205059-014A	Roof Shingles	ND	ND	ND	ND	ND	ND	
G-11A Layer: 2	1205059-014A	Roof Shingles	ND	ND	ND	ND	ND	ND	
G-11B Layer: 1	1205059-015A	Roof Shingles	ND	ND	ND	ND	ND	ND	

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

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ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

4-May-12

Client Name: GeoTechnical & Env. Consultants, Inc.	AES Job Number: 1205059
Project Name: THE GROVES PHSII	Project Number: 120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-11B Layer: 2	1205059-015A	Roof Shingles	ND	ND	ND	ND	ND	ND	
G-12A Layer: 1	1205059-016A	Roof Tar @ Chimney	10	ND	ND	ND	ND	ND	
G-12A Layer: 2	1205059-016A	Roof Tar @ Chimney	ND	ND	ND	ND	ND	ND	
G-12B Layer: 1	1205059-017A	Roof Tar @ Chimney	15	ND	ND	ND	ND	ND	
G-13A Layer: 1	1205059-018A	Cement Shingle Roof @ Barn	20	ND	ND	ND	ND	ND	Paint included as binder
G-13B Layer: 1	1205059-019A	Cement Shingle Roof @ Barn	20	ND	ND	ND	ND	ND	Paint included as binder
G-1A Layer: 1	1205059-020A	Text Ceiling Kitchen	ND	ND	ND	ND	ND	ND	

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

4-May-12

Client Name: GeoTechnical & Env. Consultants, Inc.	AES Job Number: 1205059
Project Name: THE GROVES PHSII	Project Number: 120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-1B Layer: 1	1205059-021A	Text Ceiling Dining Room	ND	ND	ND	ND	ND	ND	
G-1C Layer: 1	1205059-022A	Text Ceiling - Breakfast	ND	ND	ND	ND	ND	ND	Paint included as binder
G-1D Layer: 1	1205059-023A	Text Ceiling - Living Room	ND	ND	ND	ND	ND	ND	Paint included as binder
G-1E Layer: 1	1205059-024A	Text Ceiling - Den	ND	ND	ND	ND	ND	ND	Paint included as binder
G-1F Layer: 1	1205059-025A	Text Ceiling - Foyer	ND	ND	ND	ND	ND	ND	Paint included as binder
G-1G Layer: 1	1205059-026A	Text Ceiling - Hallway Main	ND	ND	ND	ND	ND	ND	Paint included as binder
G-2A Layer: 1	1205059-027A	JC - Main Hallway	ND	ND	ND	ND	ND	ND	Paint included as binder

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

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

ND = None Detected

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QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

4-May-12

Client Name:	GeoTechnical & Env. Consultants, Inc.	AES Job Number:	1205059
Project Name:	THE GROVES PHSII	Project Number:	120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-2B Layer: 1	1205059-028A	JC - Main Hallway	ND	ND	ND	ND	ND	ND	Paint included as binder
G-2C Layer: 1	1205059-029A	JC - Main Hallway	ND	ND	ND	ND	ND	ND	Paint included as binder
G-3A Layer: 1	1205059-030A	Plaster - Living Room - A Wall	ND	ND	ND	ND	ND	ND	Paint included as binder
G-3A Layer: 2	1205059-030A	Plaster - Living Room - A Wall	ND	ND	ND	ND	ND	ND	
G-3B Layer: 1	1205059-031A	Plaster - Den Barau	ND	ND	ND	ND	ND	ND	Paint included as binder
G-3B Layer: 2	1205059-031A	Plaster - Den Barau	ND	ND	ND	ND	ND	ND	
G-3C Layer: 1	1205059-032A	Plaster - Living Room - Dual	ND	ND	ND	ND	ND	ND	Paint included as binder

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

4-May-12

Client Name: GeoTechnical & Env. Consultants, Inc.	AES Job Number: 1205059
Project Name: THE GROVES PHSII	Project Number: 120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-3C Layer: 2	1205059-032A	Plaster - Living Room - Dual	ND	ND	ND	ND	ND	ND	
G-3D Layer: 1	1205059-033A	Plaster Hallway @ Kitchen	ND	ND	ND	ND	ND	ND	Paint included as binder
G-3E Layer: 1	1205059-034A	Plaster - Rear Bathroom	ND	ND	ND	ND	ND	ND	Paint included as binder
G-3F Layer: 1	1205059-035A	Plaster - Back Right Bedroom	ND	ND	ND	ND	ND	ND	Paint included as binder
G-3G Layer: 1	1205059-036A	Plaster - Master Bedroom	ND	ND	ND	ND	ND	ND	Paint included as binder
G-4A Layer: 1	1205059-037A	Sheetrock - Master Bath	ND	ND	ND	ND	ND	ND	Paint included as binder
G-4B Layer: 1	1205059-038A	Sheetrock - Master Bath	ND	ND	ND	ND	ND	ND	Paint included as binder

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab ID# 102082-0

4-May-12

Client Name: GeoTechnical & Env. Consultants, Inc.	AES Job Number: 1205059
Project Name: THE GROVES PHSII	Project Number: 120272.240

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
G-2D Layer: 1	1205059-039A	JC - Master Bath	ND	ND	ND	ND	ND	ND	

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

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

ND = None Detected

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Microanalyst:

Svetlana Arkhipov

QC Analyst:

Yelena Khanina

The Environmental Institute

Robert Hadden

Social Security Number - XXX-XX-4710

Geotechnical & Environmental Consultants, Inc. - 514 Hillcrest Industrial Blvd. - Macon, Georgia 31204

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

Asbestos in Buildings: Inspector & Management Planner Refresher

May 17, 2011

Course Date

12596

Certificate Number

May 17, 2011

Examination Date

May 16, 2012

Expiration Date



Thomas G. Laubenthal
Thomas G. Laubenthal - Principal Instructor

Rachel G. McCain
Rachel G. McCain - Exam Administrator

David W. Hogue
David W. Hogue - Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1 CM point)

(American Council for Accredited Certification - Re-certification Credit Registration #10072801)

(Florida Provider Registration #0001342 - Inspector Ref. Course #0002805 - Mgmt. Plan Ref. Course #0002806)
TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

The Environmental Institute

David Price

Social Security Number - XXX-XX-2462

Geotechnical & Environmental Consultants, Inc. - 514 Hillcrest Industrial Blvd. - Macon, Georgia 31204

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

Asbestos in Buildings: Inspector Refresher

March 1, 2012

Course Date

13108

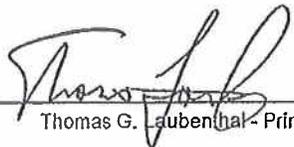
Certificate Number

March 1, 2012

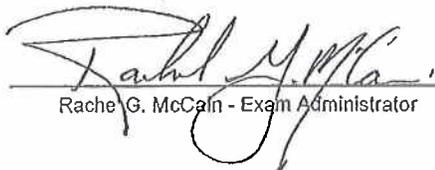
Examination Date

February 28, 2013

Expiration Date



Thomas G. Laubenthal - Principal Instructor



Rachel G. McCain - Exam Administrator



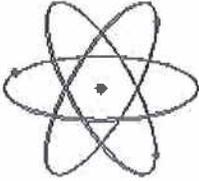
David W. Hogue - Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(American Council for Accredited Certification - Re-certification Credit Registration #10072802)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)

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



Alpha Energy Laboratories

2501 Mayes Road, Suite 100
Carrollton, Texas 75006
(800) 324-5928

RADON TEST REPORT

David Price
G E C
514 Hillcrest Industrial Blvd
MACON, GA 31204 USA

Date Received: 5/22/2012
Report Date: 5/25/2012
Revised Date: 5/25/2012
NEHA ID#: 101132 AL
State ID#:
NJ MEB: MEB90095

Dear Consumer:

You have taken an important step to find the radon level in the home.

Project: Groves Old House

HERE ARE YOUR RADON TEST RESULTS:

LAB ID# KIT ID#	RADON LEVEL pCi/L	TEST LOCATION	TEST PARAMETERS	
			Start/Stop Date Time	TEST METHOD EPA-402-R-92-004
1147542 AE393819	<1.0	Test Room Location : Bedroom Bookcase Test Floor: Not Provided	Short Term 5/16/2012 to 5/18/2012 15:47 to 15:57	Activated Charcoal

Use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.

Radon Level (pCi/L)	Description
0.4	Average outdoor radon concentration
1.3	Average indoor radon concentration
4.0	EPA RECOMMENDED ACTION GUIDELINE

RADON HEALTH RISK INFORMATION

Radon is the second leading cause of lung cancer, after smoking. The US Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, the EPA recommends that you consider correcting the problem in your home. The indoor radon level national average is about 1.3 pCi/L. The more elevated a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. There are straightforward ways to correct a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. The EPA recommends that you use an EPA or state-approved contractor to correct radon problems.

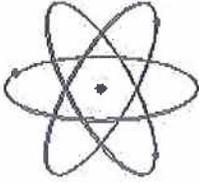
QAQC- Alpha Energy Test kits have an estimated accuracy level of $\pm 5\%$.

Confidentiality: The information contained in this report is confidential. If you received this report in error, please return it to the address above.

Alpha Energy Laboratories is responsible solely for the analysis of samples returned to us. We do not provide sampling services and are not responsible for erroneous radon concentrations resulting from incorrect sampling procedures.

Measurement Specialist
Laboratory Director

Date 5/25/2012



Alpha Energy Laboratories

2501 Mayes Road, Suite 100
Carrollton, Texas 75006
(800) 324-5928

RADON TEST REPORT

David Price
G E C
514 Hillcrest Industrial Blvd
MACON, GA 31204 USA

Date Received: 5/22/2012
Report Date: 5/25/2012
Revised Date: 5/25/2012
NEHA ID#: 101132 AL
State ID#:
NJ MEB: MEB90095

Dear Consumer:

You have taken an important step to find the radon level in the home.

Project: Groves Old House

HERE ARE YOUR RADON TEST RESULTS:

LAB ID# KIT ID#	RADON LEVEL pCi/L	TEST LOCATION	TEST PARAMETERS	
			Start/Stop Date Time	TEST METHOD EPA-402-R-92-004
1147541 AE393817	<0.9	Test Room Location : Kitchen Test Floor: 1st Floor	Short Term 5/16/2012 to 5/18/2012 15:45 to 15:55	Activated Charcoal

Use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.

Radon Level (pCi/L)	Description
0.4	Average outdoor radon concentration
1.3	Average indoor radon concentration
4.0	EPA RECOMMENDED ACTION GUIDELINE

RADON HEALTH RISK INFORMATION

Radon is the second leading cause of lung cancer, after smoking. The US Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, the EPA recommends that you consider correcting the problem in your home. The indoor radon level national average is about 1.3 pCi/L. The more elevated a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. There are straightforward ways to correct a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. The EPA recommends that you use an EPA or state-approved contractor to correct radon problems.

QAQC- Alpha Energy Test kits have an estimated accuracy level of $\pm 5\%$.

Confidentiality: The information contained in this report is confidential. If you received this report in error, please return it to the address above.

Alpha Energy Laboratories is responsible solely for the analysis of samples returned to us. We do not provide sampling services and are not responsible for erroneous radon concentrations resulting from incorrect sampling procedures.

Measurement Specialist
Laboratory Director

Date 5/25/2012

EDR Vapor Encroachment

GEC

The Groves Place

RAINWATER RD

Tifton, GA 31793

Inquiry Number: 3306457.8s

April 23, 2012

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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EXECUTIVE SUMMARY

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

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

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

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

THE GROVES PLACE
RAINWATER RD
TIFTON, GA 31793

COORDINATES

Latitude (North):	31.4742 - 31° 28' 27.117462"
Longitude (West):	83.5421 - 83° 32' 31.556396"
Elevation:	349 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: Tifton

Soil Surface Texture: loamy sand

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: > 137 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	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 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	9 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	14 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	38 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Tifton

Soil Surface Texture: loamy sand

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: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 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	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	9 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	14 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	38 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Alapaha

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 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	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	29 inches	42 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	42 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Carnegie

Soil Surface Texture: sandy loam

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

Soil Drainage Class: 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	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
2	5 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
3	18 inches	46 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
4	46 inches	64 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

Soil Map ID: 5

Soil Component Name: Alapaha

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 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	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	29 inches	42 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	42 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Sunsweet

Soil Surface Texture: gravelly sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 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	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	3 inches	11 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	11 inches	66 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: Tifton

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 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	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	3 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	7 inches	31 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	31 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 8

Soil Component Name: Ocilla

Soil Surface Texture: loamy sand

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: > 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	31 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	31 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: Carnegie

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

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	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

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	5 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
3	18 inches	46 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
4	46 inches	64 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

EXECUTIVE SUMMARY

SEARCH RESULTS

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

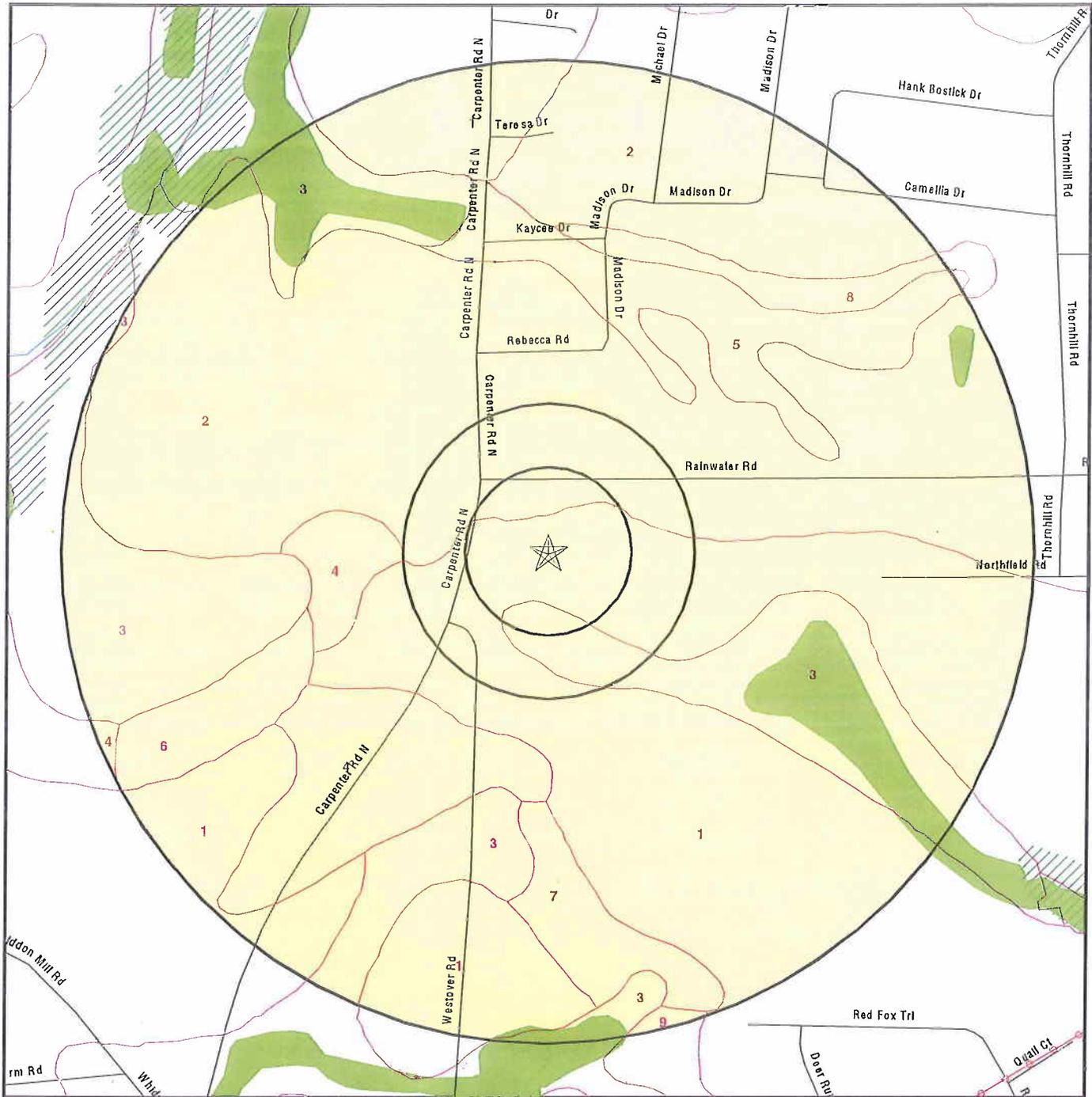
STANDARD ENVIRONMENTAL RECORDS

<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				

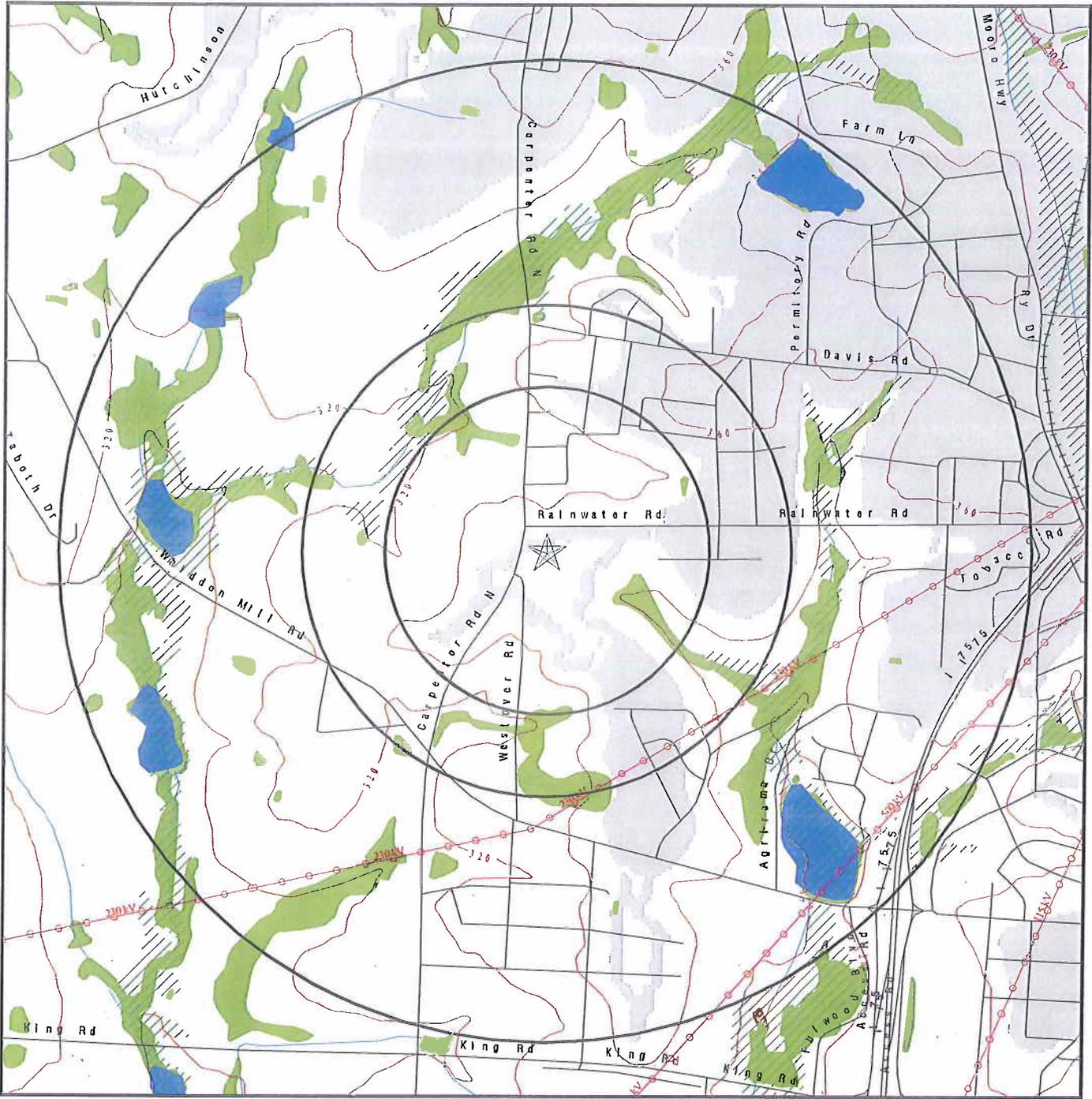
PRIMARY MAP - 3306457.8s



- ★ 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
- ⚡ Power transmission lines
- 🛢️ Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- ➡ Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location
- 🌿 SSURGO Soil

<p>SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton GA 31793 LAT/LONG: 31.4742 / 83.5421</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3306457.8s DATE: April 20, 2012 5:10 pm</p>
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SECONDARY MAP - 3306457.8s



★ 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

— Power transmission lines

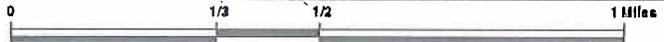
— Oil & Gas pipelines from USGS

■ 100-year flood zone

■ 500-year flood zone

■ National Wetland Inventory

■ Upgradient Area



SITE NAME: The Groves Place
 ADDRESS: RAINWATER RD
 Tifton GA 31793
 LAT/LONG: 31.4742 / 83.5421

CLIENT: Geotechnical & Env'tl. Cons.
 CONTACT: Tameka Gordon
 INQUIRY #: 3306457.8s
 DATE: April 20, 2012 5:09 pm

AERIAL PHOTOGRAPHY - 3306457.8s



0 300 10/3/09



SITE NAME: The Groves Place
ADDRESS: RAINWATER RD
Tifton GA 31793
LAT/LONG: 31.4742 / 83.5421

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3306457.8s
DATE: April 20, 2012 5:11 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>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
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

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

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.333 Mile

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

Date of Government Version: 11/10/2011

Source: Environmental Protection Agency

Number of Days to Update: 67

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/28/2011

Source: EPA

Number of Days to Update: 27

Telephone: 703-416-0223

Last EDR Contact :03/14/2012

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 03/07/2011

Source: Environmental Protection Agency

Number of Days to Update: 54

Telephone: 615-532-8599

Last EDR Contact :02/06/2012

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

Last EDR Contact :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 F:
Noise Assessment Documentation

GEC

**Worksheet A
Site Evaluation**

Noise Assessment Guidelines

Site Location

Rainwater Road at Carpenter Road

Program

Project Name

The Groves Place

Locality

Tifton, Tift County

File Number

120272.240

Sponser's Name

Phone

Street Address

City, State

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

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

Normally Unacceptable

Unacceptable

Signature



Date

4/25/2012



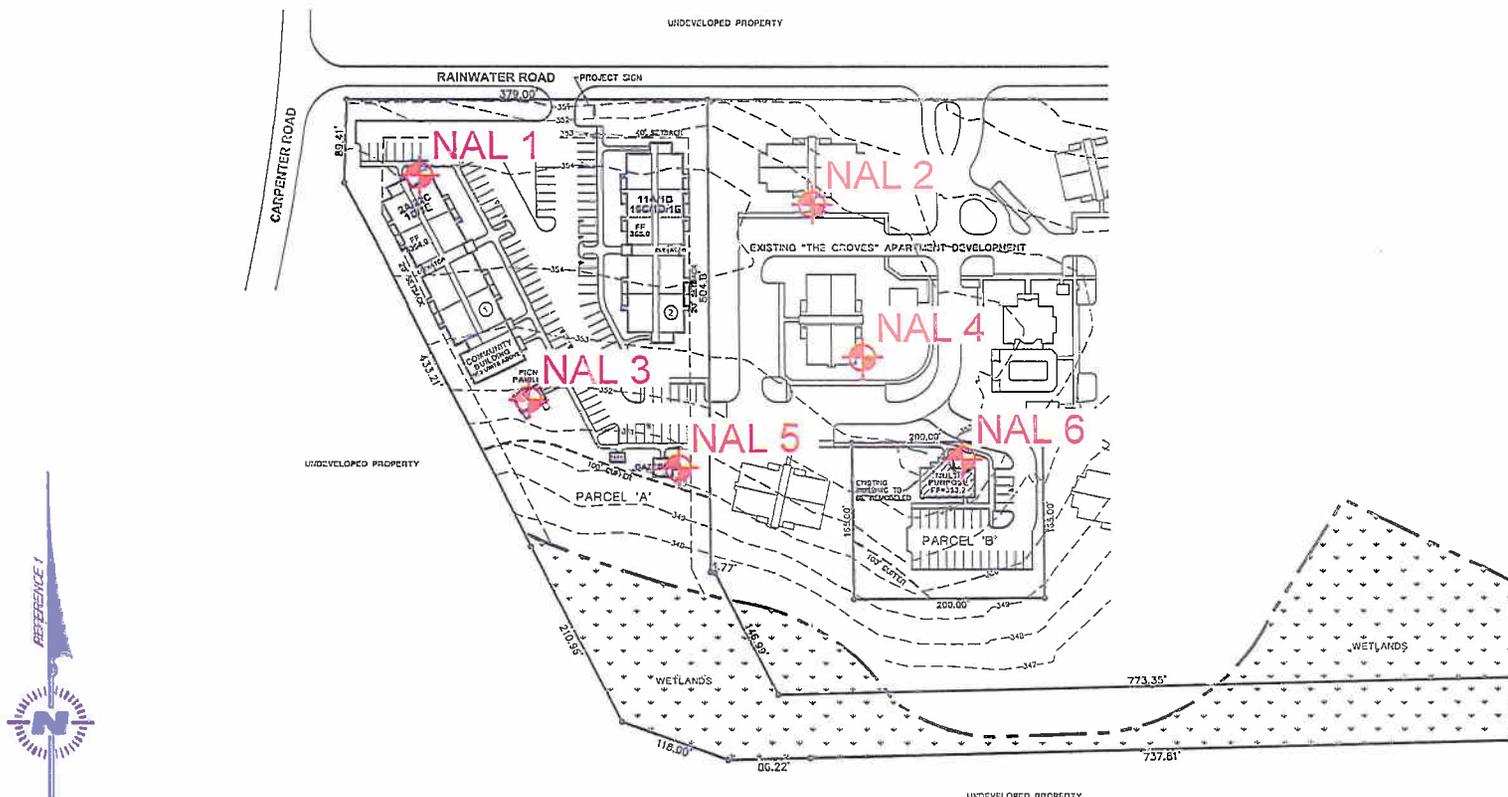
Image courtesy
of Google Maps

Site Vicinity

The Groves Place
Tifton, Georgia
GEC Project No. 120272.240

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6810 Chapel Glen Court Atlanta, GA 30360 Tel: (770) 604-9055



NAL	Road DNL	Air DNL	Rail DNL	Combined
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
6	< 65	< 55	< 65	< 65

**NOISE ASSESSMENT LOCATIONS
THE GROVES PLACE
TIFTON, GEORGIA**

GEC PROJECT NO. 120272.240

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

**Worksheet C
Roadway Noise**

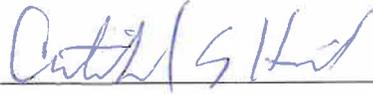
List all major roads within 1000 feet of the site:

- 1 No major roads within 1000 feet of site per maps
- 2 _____
- 3 _____
- 4 _____

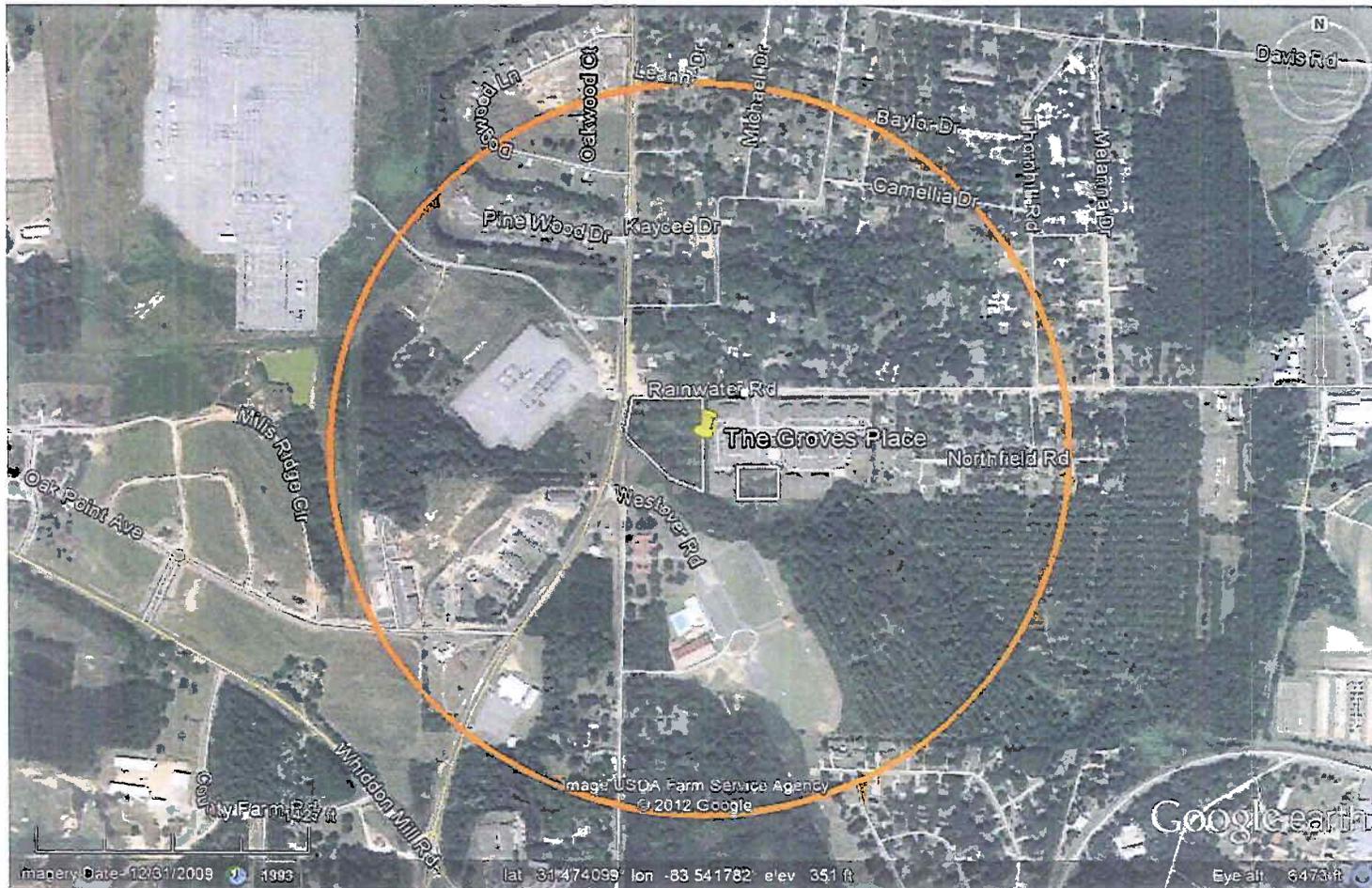
for All NALs

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>	_____	_____	_____

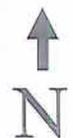
Combined noise from road sources <65 DNL

Signed 

Date 04/25/12



— 1000 Foot Circle



Roadway Noise

(No major roads within 1000 feet of site)

The Groves Place
Tifton, Georgia
GEC Project No. 120272.240

NAL	Total DNL (dB)	Road 1		Road 2	
		Distance (feet)	DNL (dB)	Distance (feet)	DNL (dB)
1	<65	n/a	<65	-	-
2	<65	n/a	<65	-	-
3	<65	n/a	<65	-	-
4	<65	n/a	<65	-	-
5	<65	n/a	<65	-	-

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Worksheet B Aircraft Noise

List all airports within 15 miles of the site:

- 1 Henry Tift Myers Airport 4.3 miles SE
- 2 No other airports within 15 miles of site
- 3 _____

Necessary Information:

Airport 1

Airport 2

Airport 3

for ALL NALs

1. Are DNL, NEF or CNR contours available? (yes/no)	<u>N</u>	<u>n/a</u>	_____
2. Any supersonic aircraft operations? (yes/no)	<u>N</u>	_____	_____
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations	<u>n/a</u>	_____	_____
b. number of daytime jet operations	<u>1</u>	_____	_____
c. effective number of operations (10 times a + b)	<u>1</u>	_____	_____
d. distance A for 65 dB	<u>1200</u>	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
e. distance B for 65 dB	<u>5000</u>	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D ¹	<u>n/a</u>	_____	_____
b. distance from NAL to flight path, D ²	<u>5050</u>	_____	_____
c. D ² divided by D ¹	<u>n/a</u>	_____	_____
d. DNL	<u><55</u>	_____	_____
5. Operations projected for what year?	<u>2012</u>	_____	_____
6. Total DNL from all airports		<u><55</u>	_____

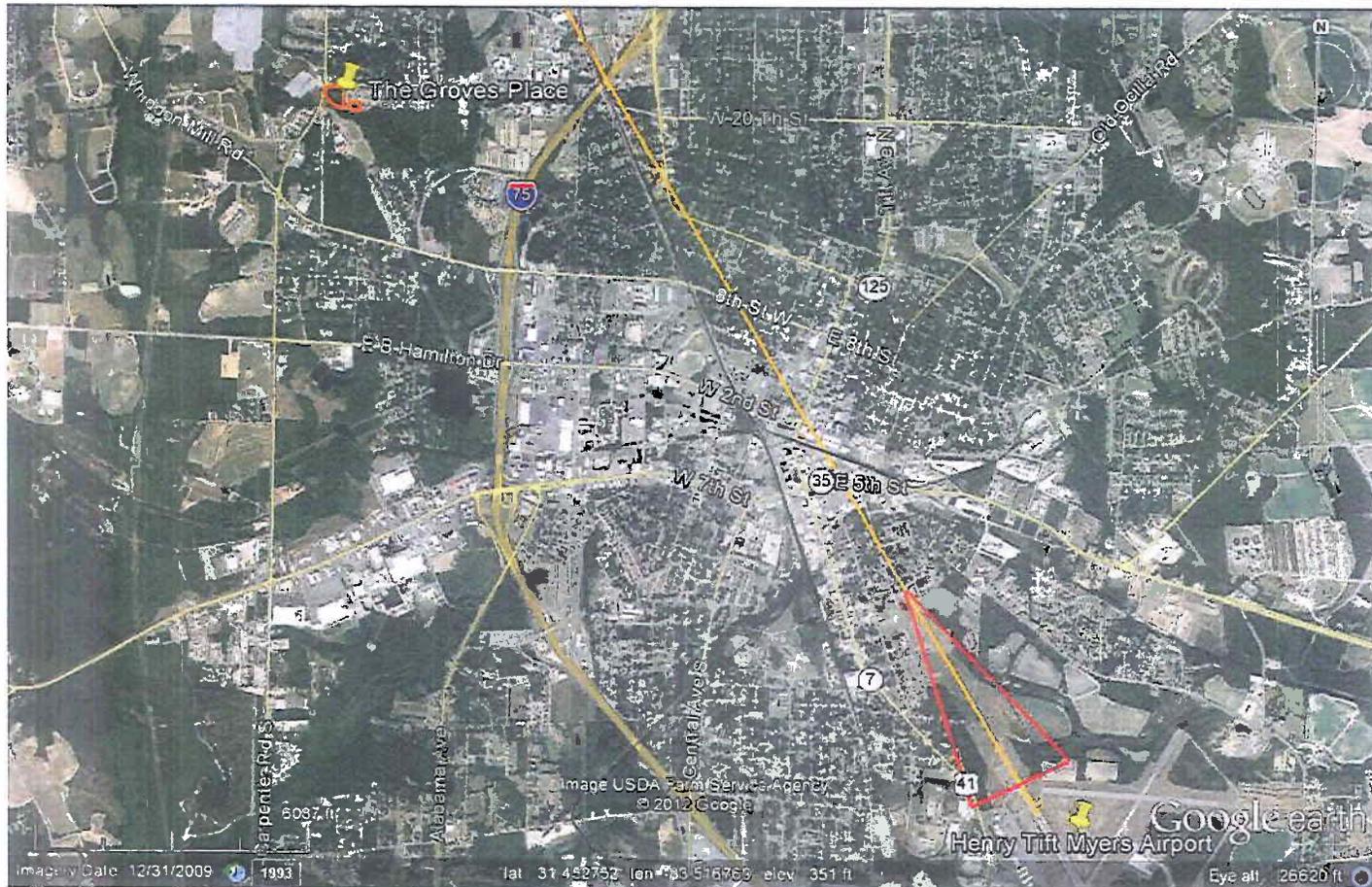
* - The 65dB contour line from Hartsfield-Jackson extends through the Project Site near the northwest corner; the 70dB contour line is at least 5000 feet east of the site.

Signed



Date

04/25/12



D^2 = Distance to Flight Path
 $D^1 = D^2 -$ Distance to 65 dB Contour

— - 65 dB Contour
— - Flight Path



Aircraft Noise <i>(All airports within 15 miles of site)</i>	NAL	Total DNL (dB)	Tift Myers			Airport 2		
			D^2 (feet)	D^1 (feet)	DNL (dB)	D^2 (feet)	D^1 (feet)	DNL (dB)
The Groves Place	1	<55	n/a	5390	<55	-	-	-
Tifton, Georgia	2	<55	n/a	5350	<55	-	-	-
GEC Project No. 120272.240	3	<55	n/a	5360	<55	-	-	-
	4	<55	n/a	5130	<55	-	-	-
	5	<55	n/a	5050	<55	-	-	-

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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 _____

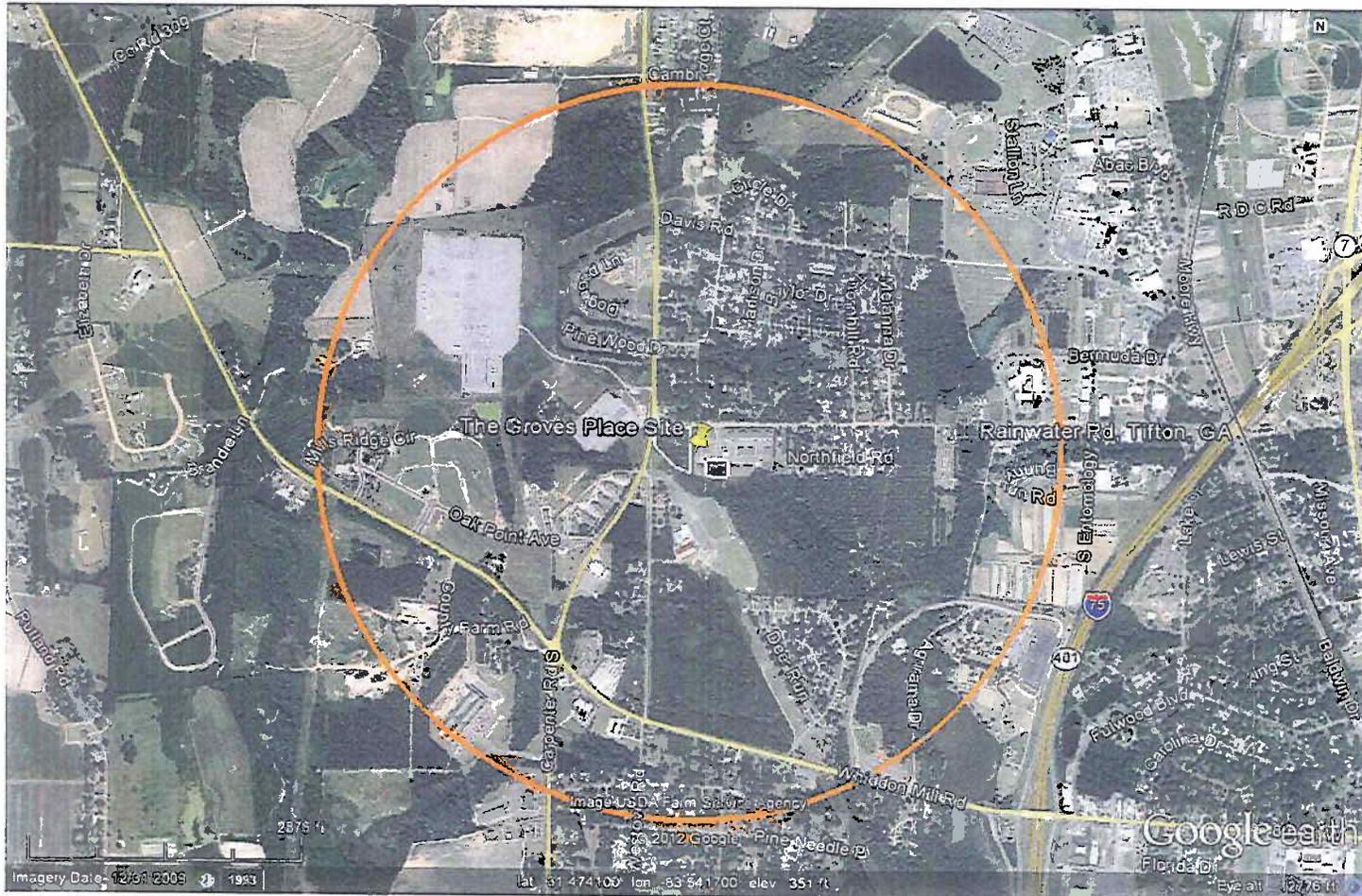
for All NALs

Necessary Information:	Railway No. 1	Railway No. 2	Railway No. 3
1. Distance in feet from the NAL to the railway track:	<u>n/a</u>	_____	_____
2. Number of trains in 24 hours:			
a. diesel	_____	_____	_____
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)	_____	_____	_____

Combined noise from all railway sources <65 DNL

Signed 

Date 04/25/12



- 3000 foot circle



Railway Noise <i>(No Railways within 3000 feet of site)</i>	NAL Total DNL (dB)	Railway 1		Railway 2	
		Distance (feet)	DNL (dB)	Distance (feet)	DNL (dB)
The Groves Place	1 <55	n/a	<55	-	-
Tifton, Georgia	2 <55	-	-	-	-
GEC Project No. 120272.240	3 <55	-	-	-	-
	4 <55	-	-	-	-
	5 <55	-	-	-	-

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APPENDIX G:
Regulatory Search Information

GEC

The Groves Place
RAINWATER RD
Tifton, GA 31793

Inquiry Number: 3306457.2s
April 20, 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

RAINWATER RD
TIFTON, GA 31793

COORDINATES

Latitude (North): 31.4742000 - 31° 28' 27.12"
Longitude (West): 83.5421000 - 83° 32' 31.56"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 258483.5
UTM Y (Meters): 3484770.0
Elevation: 349 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 31083-D5 TIFTON WEST, 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-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

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

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

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

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.....	Steam-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 not identified.

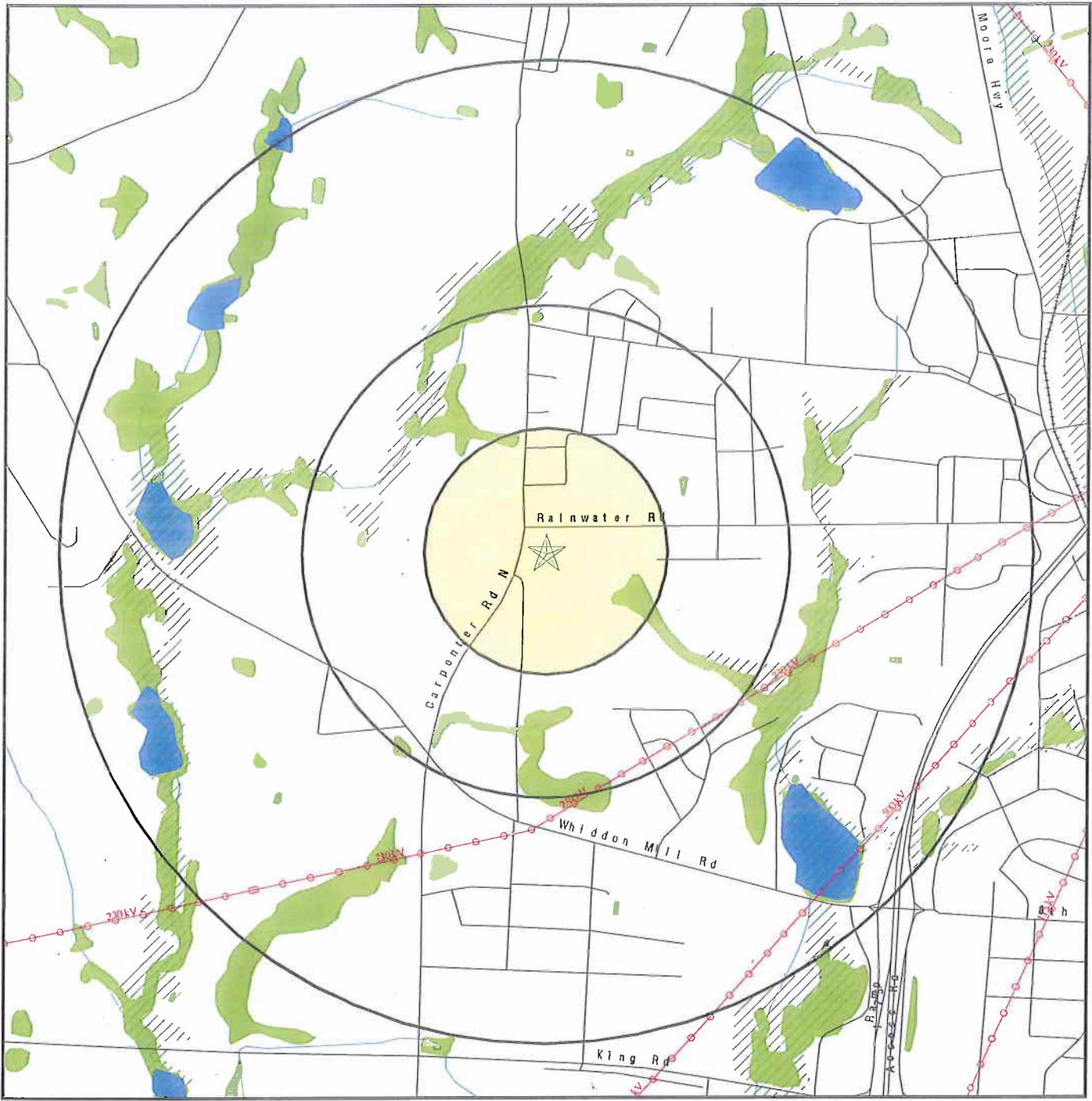
Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 31 records.

<u>Site Name</u>	<u>Database(s)</u>
FORSTMANN & COMPANY, INC.	DEL SHWS
QUICK BUYS #142	UST,FINANCIAL ASSURANCE
RACHELS MINI SUPER	UST,FINANCIAL ASSURANCE
RACEWAY 899 TIFTON	UST,FINANCIAL ASSURANCE
WEBB BROTHERS PROPANE	UST,FINANCIAL ASSURANCE
WEBB BROTHERS PROPANE	UST,FINANCIAL ASSURANCE
PO BOYS INC	LUST,UST,FINANCIAL ASSURANCE
GA ARNG OMS	LUST,FINANCIAL ASSURANCE,UST
S&M SCRAP METAL COMPANY	HWS
9TH STREET DUMP SITE	CERCLIS-NFRAP
TIFTON MACHINE WORKS INC	CERCLIS-NFRAP
AMERICAN LEGION POST 21 HIGHWAY 82	LF
LONNIE PITTMAN HIGHWAY 82 EAST INE	LF
SYCAMORE GAS COMPANY	AST
TRIPLE C GREENHOUSE COMPANY(CLOSED)	AST
TIFTON PEANUT COMPANY	AST
GEORGIA VEGETABLE COMPANY	AST
ALUMAX BUILDING PRODUCTS (CLOSED)	AST
FREIGHTLINER OF SOUTHERN ALABAMA	AST
YELLOW FREIGHT SYSTEM, INC.(CLOSED)	AST
MICRO FLO	AST
DOLLAR GENERAL	AST
FERRELLGAS, L.P.	AST
WEBB BROTHERS PROPANE	AST
WALMART #1072	AST
EZ MART	AST
PEACHCREEK	AST
RACEWAY #899	AST
A & N FOOD STORE (CLOSED)	AST
TIFTON PEANUT COMPANY	AST
SPRING HILL FOOD MART (CLOSED)	AST

OVERVIEW MAP - 3306457.2s

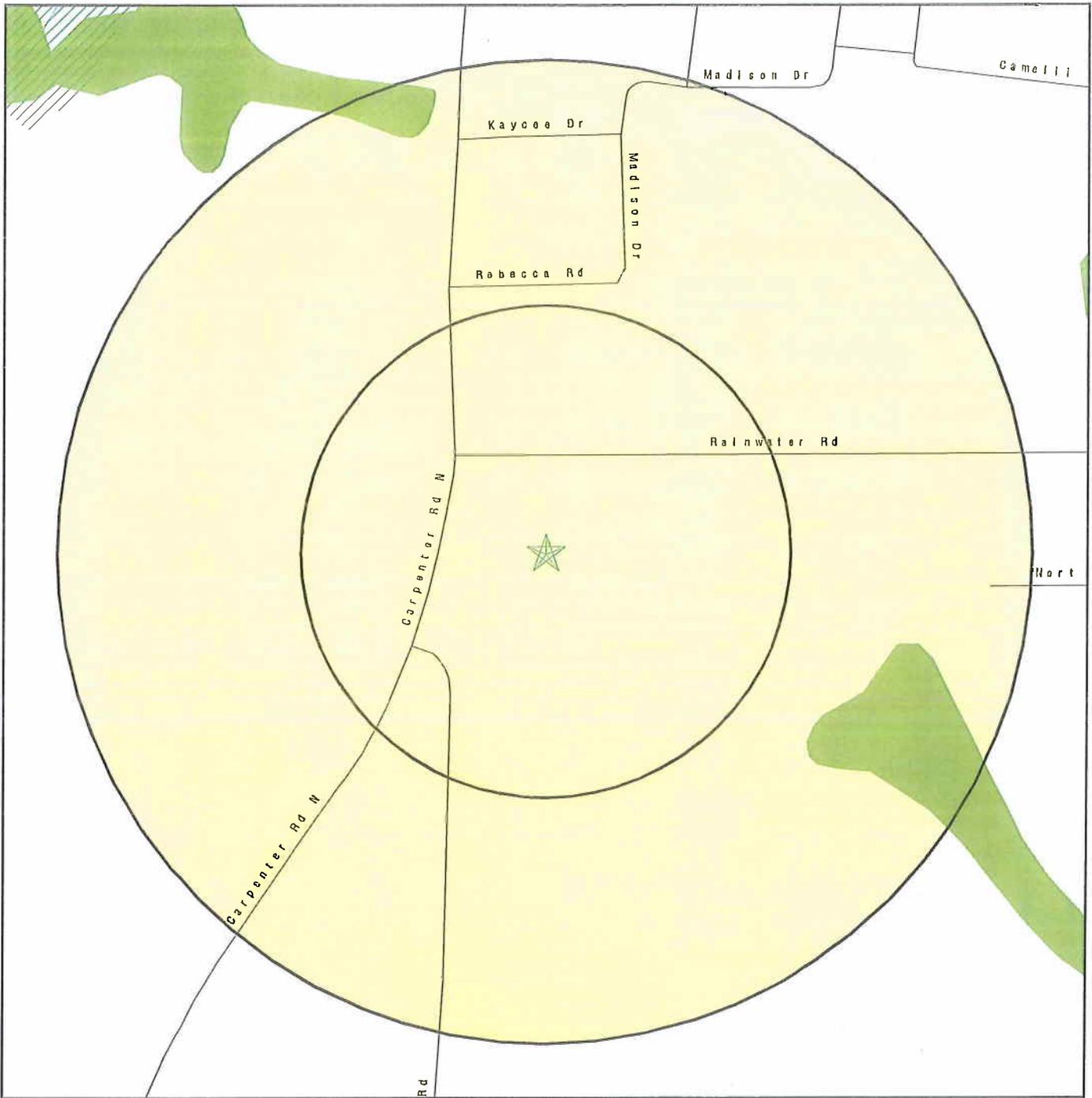


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- ▲ Power transmission lines
- ▲ Oil & Gas pipelines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

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

SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton GA 31793 LAT/LONG: 31.4742 / 83.5421	CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3306457.2s DATE: April 20, 2012 12:00 pm
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DETAIL MAP - 3306457.2s



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

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

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

<p>SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton GA 31793 LAT/LONG: 31.4742 / 83.5421</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3306457.2s DATE: April 20, 2012 12:01 pm</p>
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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
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	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
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 31 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
TIFTON	1003867855	TIFTON MACHINE WORKS INC	OCILLA HWY	31794	CERCLIS-NFRAP
TIFTON	1003869667	9TH STREET DUMP SITE	9TH STREET, HWY 319 NORTH	31794	CERCLIS-NFRAP
TIFTON	1006772472	GA ARNG OMS	US HWY 41	31794	LUST,FINANCIAL ASSURANCE,UST
TIFTON	1006772561	WEBB BROTHERS PROPANE	3615 HWY 82 W	31794	UST,FINANCIAL ASSURANCE
TIFTON	1006772573	RACHELS MINI SUPER	2712 HWY 41 SOUTH	31793	UST,FINANCIAL ASSURANCE
TIFTON	A100334674	FERRELLGAS, L.P.	OFF HIGHWAY 82 ON TRI CO. ROAD	31794	AST
TIFTON	A100334685	WEBB BROTHERS PROPANE	3615 HIGHWAY 82 WEST	31794	AST
TIFTON	A100334695	GEORGIA VEGETABLE COMPANY	HWY. 41 SOUTH	31793	AST
TIFTON	A100334700	ALUMAX BUILDING PRODUCTS (CLOSED)	HWY. 41 SOUTH, BOX 1185	31793	AST
TIFTON	A100334702	WALMART #1072	1830 HIGHWAY 82 WEST	31794	AST
TIFTON	A100334705	FREIGHTLINER OF SOUTHERN ALABAMA	3346 HIGHWAY 41 SOUTH	31794	AST
TIFTON	A100334720	TIFTON PEANUT COMPANY	P.O. BOX 1809, U S HWY 319	31793	AST
TIFTON	A100334722	TRIPLE C GREENHOUSE COMPANY(CLOSED	ROUTE 2, BOX 510	31794	AST
TIFTON	A100334738	EZ MART	3301 HIGHWAY 82 WEST	31794	AST
TIFTON	A100334758	A & N FOOD STORE (CLOSED)	2712 SOUTH HWY 41	31794	AST
TIFTON	A100334778	YELLOW FREIGHT SYSTEM, INC.(CLOSED	3386 HIGHWAY 41 SOUTH	31793	AST
TIFTON	A100334783	SPRING HILL FOOD MART (CLOSED)	3726 U S HIGHWAY 82 WEST	31794	AST
TIFTON	A100334788	PEACHCREEK	1310 HIGHWAY 82 WEST	31794	AST
TIFTON	A100334815	MICRO FLO	3524C HIGHWAY 41 SOUTH	31794	AST
TIFTON	A100334870	TIFTON PEANUT COMPANY	HIGHWAY 319 NORTH	31794	AST
TIFTON	A100346677	RACEWAY #899	1407 HIGHWAY 82 WEST	31794	AST
ASHBURN	A100347971	SYCAMORE GAS COMPANY	U.S. HIGHWAY 41	31793	AST
TIFTON	A100357511	DOLLAR GENERAL	3306 HIGHWAY 82	31794	AST
TIFTON	S103224324	FORSTMANN & COMPANY, INC.	26 FORSTMANN ROAD, HIGHWAY 82	31793	DEL SHWS
TIFTON	S107665650	AMERICAN LEGION POST 21 HIGHWAY 82	HIGHWAY 82		LF
TIFTON	S107667309	LONNIE PITTMAN HIGHWAY 82 EAST INE	HIGHWAY 82 EAST		LF
TIFTON	S110477146	S&M SCRAP METAL COMPANY	HIGHWAY 82 EAST AND HIGHWAY 31	31794	HWS
TIFTON	U001484553	PO BOYS INC	US HWY 82 W	31794	LUST,UST,FINANCIAL ASSURANCE
TIFTON	U003921068	WEBB BROTHERS PROPANE	3615 HWY 82 WEST	31794	UST,FINANCIAL ASSURANCE
TIFTON	U004188490	QUICK BUYS #142	372 HWY 125 S	31794	UST,FINANCIAL ASSURANCE
TIFTON	U004188950	RACEWAY 899 TIFTON	1407 HWY 82 W	31794	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	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 03/26/2012
Number of Days to Update: 137	Next Scheduled EDR Contact: 07/09/2012
	Data Release Frequency: No Update Planned

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 03/14/2012	Source: Department of Community Affairs
Date Data Arrived at EDR: 03/15/2012	Telephone: 404-679-1598
Date Made Active in Reports: 04/10/2012	Last EDR Contact: 04/11/2012
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/12/2012
	Data Release Frequency: Varies

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/20/2004	Telephone: 404-362-2696
Date Made Active in Reports: 02/06/2004	Last EDR Contact: 01/20/2004
Number of Days to Update: 17	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

Date of Government Version: 10/07/2011	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 12/09/2011	Telephone: 202-307-1000
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 03/06/2012
Number of Days to Update: 32	Next Scheduled EDR Contact: 06/18/2012
	Data Release Frequency: Quarterly

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 07/21/2011	Telephone: 404-657-8636
Date Made Active in Reports: 08/09/2011	Last EDR Contact: 04/02/2012
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/16/2012
	Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 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	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/09/2011	Telephone: 202-366-4595
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 02/07/2012
Number of Days to Update: 94	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/16/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/30/2012
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 12/31/2009	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/12/2010	Telephone: 202-528-4285
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/12/2012
Number of Days to Update: 112	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/01/2011	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 01/25/2012	Telephone: Varies
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/02/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/16/2012
	Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 09/28/2011	Source: EPA
Date Data Arrived at EDR: 12/14/2011	Telephone: 703-416-0223
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 03/14/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/28/2012
Number of Days to Update: 146	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES: Mines Master Index File

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

Date of Government Version: 08/18/2011	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/08/2011	Telephone: 303-231-5959
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/07/2012
Number of Days to Update: 21	Next Scheduled EDR Contact: 06/18/2012
	Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 09/01/2011	Telephone: 202-566-0250
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/28/2012
Number of Days to Update: 131	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/28/2012
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/09/2012
	Data Release Frequency: Every 4 Years

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

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/27/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/27/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006 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: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005 Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009 Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009 Last EDR Contact: 04/16/2012
Number of Days to Update: 76 Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 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	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 02/20/2012	Telephone: 860-424-3375
Date Made Active in Reports: 03/15/2012	Last EDR Contact: 02/20/2012
Number of Days to Update: 24	Next Scheduled EDR Contact: 06/04/2012
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/20/2011	Telephone: N/A
Date Made Active in Reports: 08/11/2011	Last EDR Contact: 04/17/2012
Number of Days to Update: 22	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	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/09/2012	Telephone: 518-402-8651
Date Made Active in Reports: 03/09/2012	Last EDR Contact: 02/09/2012
Number of Days to Update: 29	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009	Source: Department of Environmental Protection
Date Data Arrived at EDR: 01/26/2012	Telephone: 717-783-8990
Date Made Active in Reports: 03/06/2012	Last EDR Contact: 01/23/2012
Number of Days to Update: 40	Next Scheduled EDR Contact: 05/07/2012
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2010	Source: Department of Environmental Management
Date Data Arrived at EDR: 06/24/2011	Telephone: 401-222-2797
Date Made Active in Reports: 06/30/2011	Last EDR Contact: 02/27/2012
Number of Days to Update: 6	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 08/19/2011	Telephone: N/A
Date Made Active in Reports: 09/15/2011	Last EDR Contact: 03/19/2012
Number of Days to Update: 27	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

THE GROVES PLACE
RAINWATER RD
TIFTON, GA 31793

TARGET PROPERTY COORDINATES

Latitude (North):	31.4742 - 31° 28' 27.12"
Longitude (West):	83.5421 - 83° 32' 31.56"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	258483.5
UTM Y (Meters):	3484770.0
Elevation:	349 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	31083-D5 TIFTON WEST, 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).

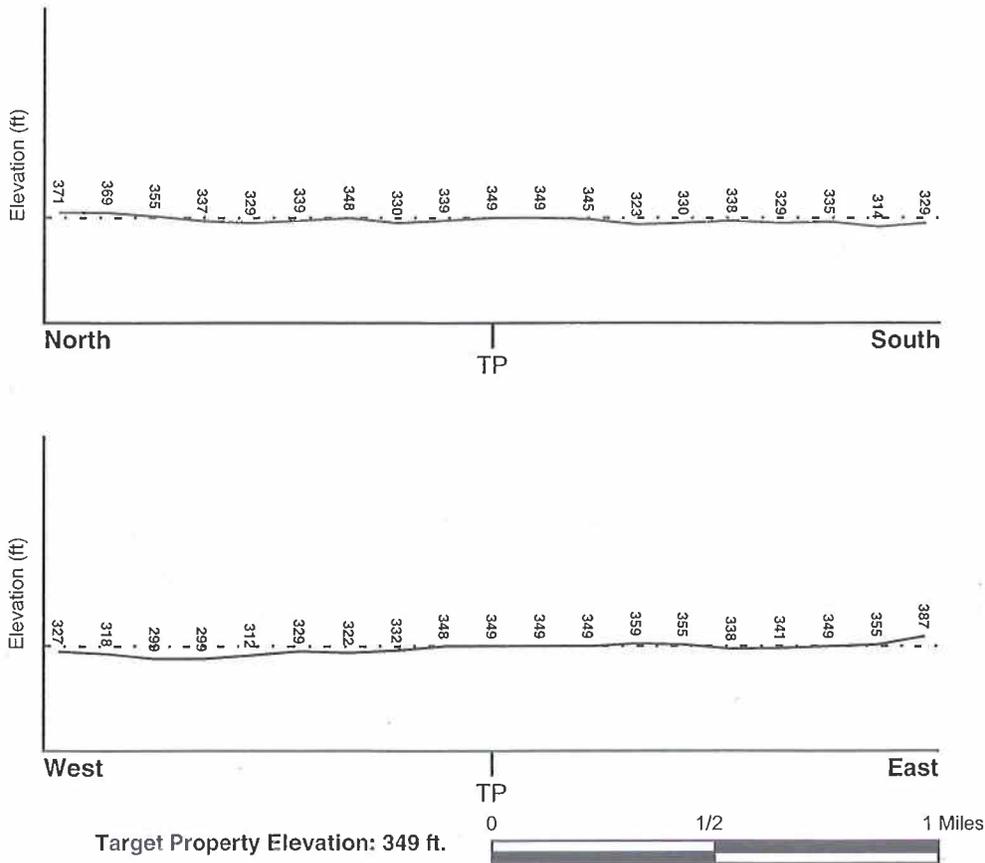
TOPOGRAPHIC INFORMATION

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

<u>Target Property County</u> TIFT, GA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	13277C. - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> TIFTON WEST	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

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

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
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

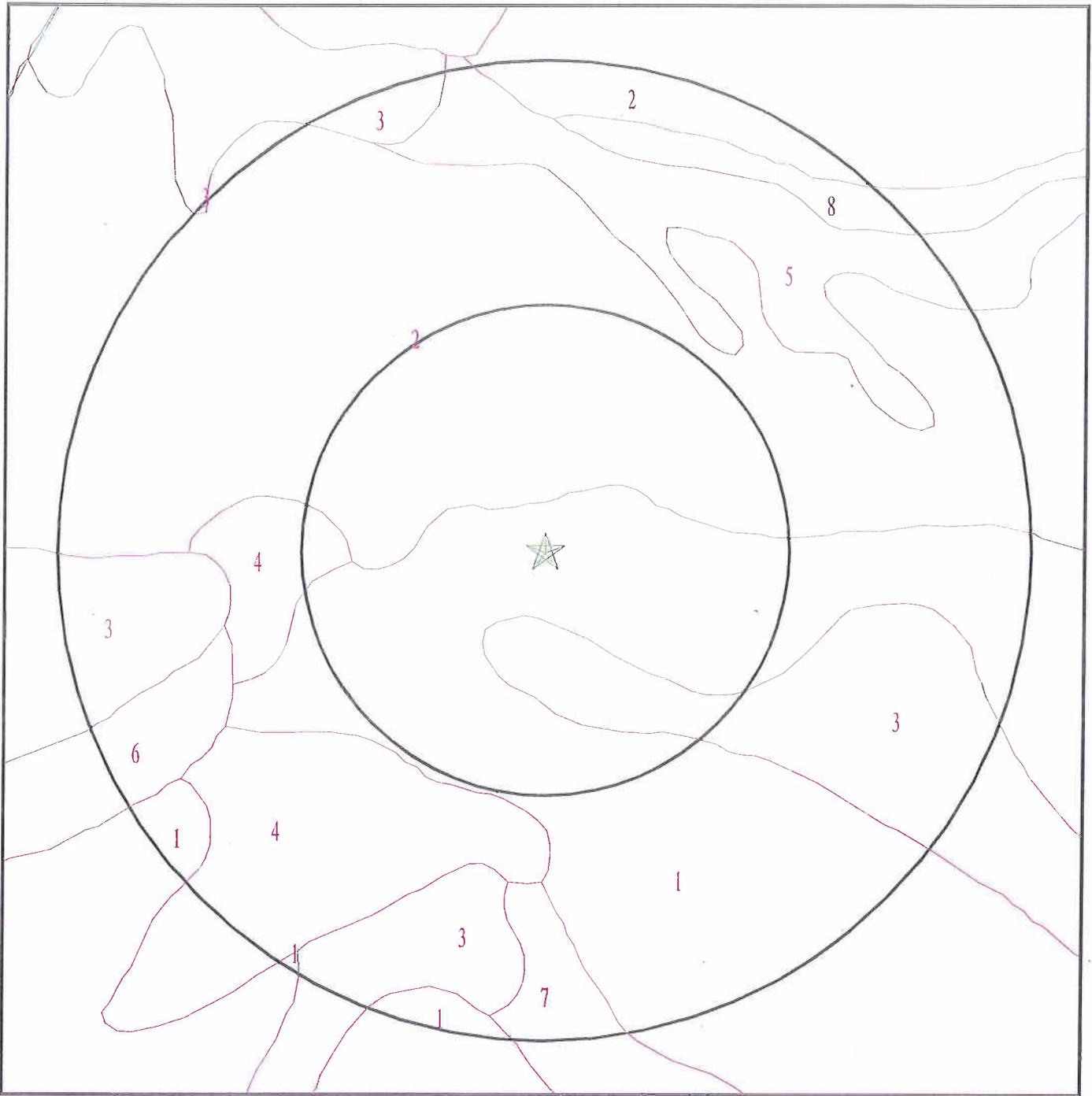
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm (decoded above as Era, System & Series)

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 - 3306457.2s



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water



SITE NAME: The Groves Place
ADDRESS: RAINWATER RD
Tifton GA 31793
LAT/LONG: 31.4742 / 83.5421

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3306457.2s
DATE: April 20, 2012 12:01 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: Tifton

Soil Surface Texture: loamy sand

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: > 137 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	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	9 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	14 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	38 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Tifton

Soil Surface Texture: loamy sand

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: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 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	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	9 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	14 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	38 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Alapaha

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 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	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	29 inches	42 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	42 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Carnegie

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

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	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
3	18 inches	46 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
4	46 inches	64 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

Soil Map ID: 5

Soil Component Name: Alapaha

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	29 inches	42 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	42 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Sunsweet

Soil Surface Texture: gravelly sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	3 inches	11 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	11 inches	66 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: Tifton

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	3 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	7 inches	31 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	31 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 8

Soil Component Name: Ocilla

Soil Surface Texture: loamy sand

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: > 53 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	31 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	31 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1,000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1,000

FEDERAL USGS WELL INFORMATION

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

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

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

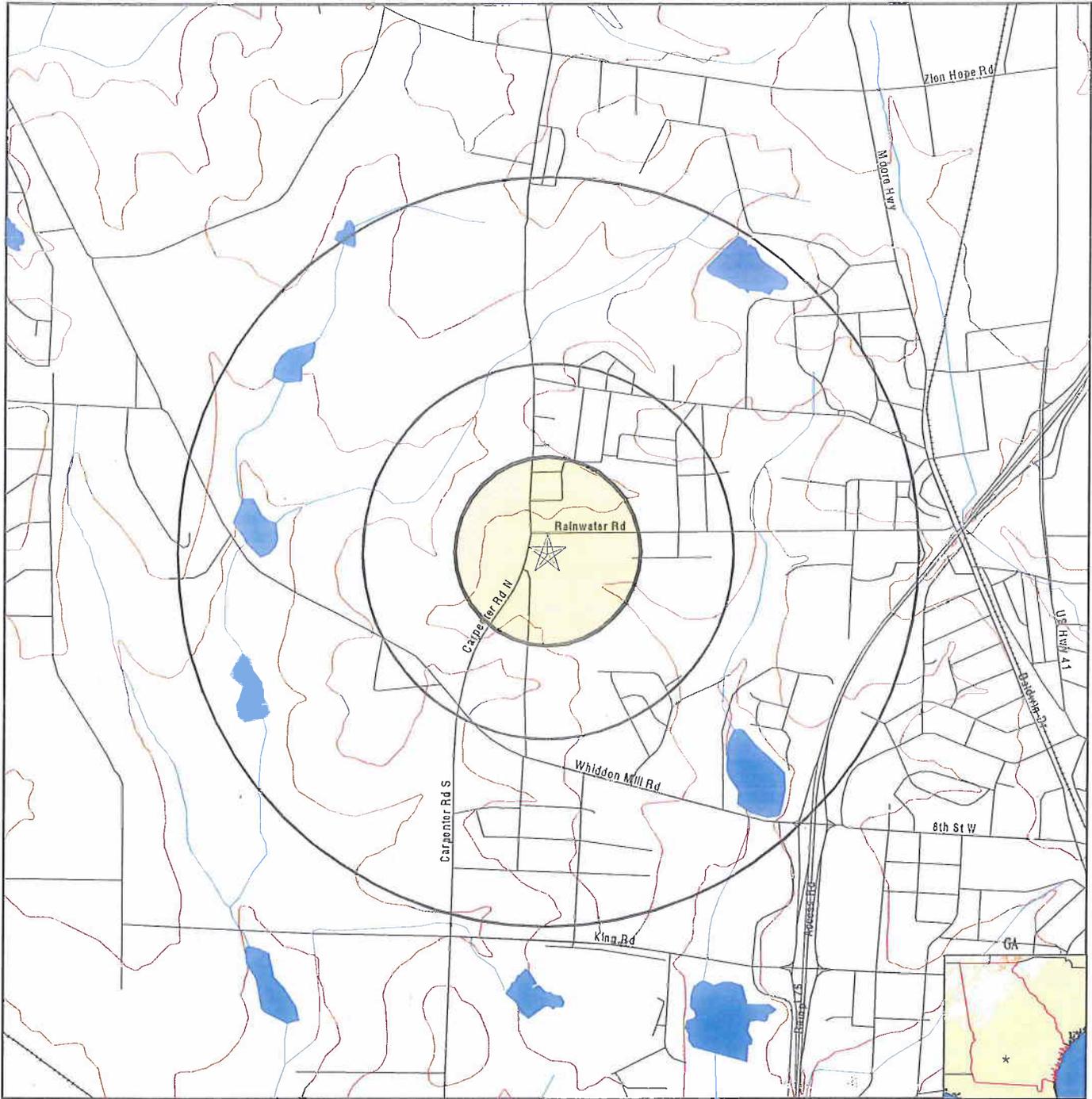
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

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

PHYSICAL SETTING SOURCE MAP - 3306457.2s



- 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: The Groves Place ADDRESS: RAINWATER RD Tifton GA 31793 LAT/LONG: 31.4742 / 83.5421</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3306457.2s DATE: April 20, 2012 12:01 pm</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for TIFT County: 3

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 TIFT COUNTY, GA

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.900 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Georgia Public Supply Wells

Source: Georgia Department of Community Affairs

Telephone: 404-894-0127

USGS Georgia Water Wells

Source: USGS, Georgia District Office

Telephone: 770-903-9100

DNR Managed Lands

Source: Department of Natural Resources

Telephone: 706-557-3032

This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX H:
Record of Communications and
Interviews

GEC

Suggested Format for User Interview Questionnaire

Date: 04/16/2012

Property Name: The Groves Place

Name, Address, and Telephone Number of User:

The Groves Place, LP

P.O. Box 6657

Dothan, AL 36302

Name of Interviewer: _____

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.

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

No

Yes

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

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

No

Yes

If Yes, please provide information below.

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

No

Yes

If Yes, please provide information below.

6. What is the user's reason for having the Phase I site assessment performed (Select all that apply)?
- a. Purchase
 - b. Lease
 - c. Loan
 - d. Pre-sale assessment
 - e. Tax credits
 - f. Other (please explain) _____
7. Only answer Question 7, if the Property is being purchased. The purchase price of the Property is:
- a. Less than the fair market value
 - b. More than the fair market value
 - c. The same as the fair market value
 - d. Relationship to the fair market value is unknown
8. Only answer Question 8, if the purchase price is *less than* the fair market value. Is the user aware of any reason, environmental or otherwise, which would explain the differential in the purchase price and the fair market value?
- No
 - Yes
- If Yes, please provide information below.

Beth Connell

From: Michael Coleman
Sent: Monday, April 23, 2012 9:27 AM
To: Jimmy Stone; Beth Connell
Subject: FW: Information Request for The Groves Place apt devlpmt
Attachments: groves google map.pdf

Michael Coleman, Chief
Tifton-Tift County Fire Department
229-391-3972 Phone
229-382-1212 Fax

-----Original Message-----

From: gwoods@geconsultants.com [mailto:gwoods@geconsultants.com]
Sent: Monday, April 23, 2012 9:11 AM
To: Michael Coleman
Subject: Information Request for The Groves Place apt devlpmt

April 23, 2012

SUBJECT: Information Questionnaire – Fire & HAZMAT Responses
The Groves Place development
2826 Rainwater Road (2 Tracts)
Tifton, Tift County, Georgia
GEC Job #120272.240

Attention: Mr. Mike Coleman, Fire Chief
Tifton Fire Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a DCA Phase I Environmental Site Assessment (ESA) on the above referenced sites (2) located south of Rainwater Road and east of Carpenter Road N. The two tracts will be an expansion of the existing Groves Place Apartments. 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: tgordon@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; (X) 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; (X) 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?

no

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Greta Woods
Geotechnical & Environmental Consulting
Macon, Georgia

GEC

GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS, INC.

April 20, 2012

SUBJECT: Information Questionnaire -- Environmental Health Responses
The Groves Place development
2826 Rainwater Road
Tifton, Tift County, Georgia
GEC Job #120272.240

Attention: Wen Howell
Tift County Environmental Health Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a DCA Phase I Environmental Site Assessment (BSA) on the above referenced sites (2) located south of Rainwater Road and east of Carpenter Road N. The two tracts will be an expansion of the existing Groves Place Apartments. 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: tgordon@geconsultants.com.

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.
Property was served by well and septic tank by previous owner. Do not know if filled in.

Utilities serving the subject property. Mark all that apply.

- city water well water unknown/do not know
- city sewer septic system
- previous water well on site? previous septic system on site?

Please elaborate if you aware of any site history such as past tenants and/or past property usage?

Property was served by well and septic tank in past, do not know if they have been filled in.

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Greta Woods
Greta Woods
For Tameka Gordon
Environmental Specialist

Form Completed by: Wen Howell
Print: Wen Howell
Date: 4/25/12



**TIFT COUNTY
DEVELOPMENT SUPPORT SERVICES**

225 NORTH TIFT AVE, BUILDING D
TIFTON, GA 31794

To: Mitchell Davenport

From: Carl Fortson, Director

Date: June 11, 2012

Clement & Company, LLC
Mitchell Davenport
3280 Dauphin Street
Suite C-104
Mobile, AL 36606

RE: Proposed The Groves Place (56 multifamily units)
Rainwater Road
Tift County, GA

To Whom It May Concern:

Please be advised that the site on which you propose to construct the above referenced development is zoned MR. The allowed density is 11 units per acre. Therefore, your proposed use of this 6.13 acre site for apartments is acceptable. No further zoning permits are required. The property does not contain any prime or unique farmland.

We look forward to working with you on this development.

Sincerely,

P.O. BOX 87
TIFTON, GA 31793
PHONE: 229-386-7961
FAX: 229-386-7964



Tifton-Tift County Utilities Department

1000 Armour Road, Tifton, GA 31794
PH: 229-391-3949 * FAX: 229-556-7424



204 N. Ridge Ave.
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

MARIANNA KEESEE
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4

April 10, 2012

Mr. Mitchell Davenport
Clement & Company, LLC
3280 Dauphin Street
Suite C-104
Mobile, AL 36606

RE: Proposed The Groves Place (56 units)
Lot Next to 2822 Rainwater Road (on corner of Rainwater Rd & Carpenter Rd)
Tifton, Georgia 31793

Dear Mr. Davenport:

Water, sewer, and natural gas service are all available to the above referenced site with adequate capacity to serve the proposed 56 unit apartment community.

Please let me know if you require additional information.

Sincerely,

Chris Bromlow
Water/Wastewater Superintendent



1010 Bruce Lane
Tifton, Georgia 31794
229-387-3407



Date: April 12, 2012

Mr. Mitchell Davenport
Clement & Company, LLC
3280 Dauphin Street
Suite C-104
Mobile, Alabama 36606

RE: Proposed The Groves Place (56 units)
Carpenter Road and Rainwater Road
Tifton, GA

Dear Mr. Davenport:

Please be advised that electrical service is available, with adequate capacity, to serve the above referenced 56 unit development located on Rainwater Road, Tifton, Georgia.

Please let me know if you require additional information.

Sincerely,

A handwritten signature in black ink that reads "R. Berry". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rick Berry
Staff Engineering Assoc. I
Tifton Power Delivery

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.

Mary A. Brooks

Wetlands Services Director/Senior Environmental Specialist

Education

- A.A. Degree, Santa Fe Community College, Gainesville, Florida, 1988
- Bachelor of Science, Resource Conservation, University of Florida, 1990

Continuing Education

- U.S. Department of Housing and Urban Development – Environmental Review Procedures for Responsible Entities, February 2-4, 2010
- Georgia Environmental Conference, August 26-28, 2009
- NPDES Permit Requirements: Plain & Simple How to Comply with Permits & Minimize Financial Liabilities, October 11, 2007
- Middle Georgia Safety & Environmental Conference, July 28, 2006
- Atlas Systems, March 30, 2005
- Southeast and Georgia Wetlands & Water Law (Several Years)
- Georgia's NPDES General Permit for Construction – Home Builders Association of Georgia, August 24, 2000
- Wetlands and 404 Permitting, Several Years since 1998
- Stormwater Permitting – Middle Georgia Chapter of the Georgia Society of Professional Engineers, October 27, 1998
- Permeability/Hydraulic Conductivity & Triaxial Testing, January, 1997
- Permeability/Hydraulic Conductivity and Triaxial Testing – Boat Longyear, December 12-13, 1996
- The Real Mold Issue: What's Your Facility Risk? Audio Conference, October 2004

Professional Memberships

- Society of Wetland Scientists
- American Water Resources Association, Inc.
- Bleckley Leadership Training
- Leadership Macon
- Macon Chamber of Commerce Safety and Environmental Committee – Past Chairperson
- Bleckley County Chamber of Commerce Board
- Environmental Information Association Georgia Chapter

Certifications

- EPA Lead Renovation, Repair & Painting, October 23, 2009
- NHI-142005 NEPA & Transportation Decision Making, May, 2009
- Lead Inspector #1394, GEPA 60 INSO 0709 5930
- Asbestos Inspector #11589
- NITON XRF Analyzer, February 8, 2007
- Miners Safety Training (MNSHA) 30 CFR Part 46, November 2001
- DOT Worksite Erosion Control Supervisor
- 8-Hour Hazardous Materials/Waste Site Operations, Updates (Yearly)
- 40-Hour Hazardous Materials/Waste Site, March, 1992
- First Aid Training
- CPR Training

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Experience

Mary A. Brooks, is a Senior Environmental Specialist and Professional Wetland Scientist for the Macon office. Mary graduated from the University of Florida with a bachelor's degree in Resource Conservation in 1990. Mary has twenty-one years of experience in the consulting field. She has played the primary management and development role in providing all consulting services that pertain to natural and water resources, including surface water identification, all Clean Water Act/404 assessments, including wetlands services. Serving as the Wetland Services Director, she is responsible for all operations associated with delivery of wetland services including their identification, delineation, and management, as well as overseeing the quality assurance, wetlands personnel development, and playing a major role in market development for GEC. Mary has worked with local issuing authorities in an attempt to establish wetland banks to promulgate existing industries in those areas. As a part of the Department of Community Affairs Tax Credit Application process she has worked with several clients to determine if they have wetlands on their property, and if so, to what extent. As a result, she has written approximately 65 Housing and Urban Development Applications, which include the results of those wetland delineations if warranted, and the completion of the Housing and Urban Development Authority's 8-step wetland process. Mary's responsibilities also include keeping current on the state and federal regulations pertaining to wetlands and consulting as needed with clients and potential clients on these regulations. Mary has also work on Watershed Assessment and Watershed Protection Plans as well as conduct the annual biological sampling including macroinvertebrate and fisheries sampling as required. In addition to being the Wetlands Services Director, she is a Senior Environmental Professional, ASTM E.P., a Lead-Based Paint Inspector, and an Asbestos Inspector.

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 questionnaire **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e. a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. *Care should be taken to check the answers against whatever records are in the owner's possession.* If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the questionnaire below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser:	<u>The Groves Place, LP</u>
(Phone)	<u>251-404-1225</u>
Owner/seller:	<u>Tiftarea YMCA</u>
(Phone)	<u>229-391-9622</u>
Subject property:	<u>.835 acres Rainwater Rd & Carpenter Rd. Tifton, GA</u>

QUESTIONNAIRE - PART A:

1. Is the property, or any adjacent property, currently used for commercial, industrial or manufacturing purposes including, but not limited to dry cleaners and gas stations? Adjacent properties include those that border the site and properties across the street from the site.

Yes No Unknown

Provide the name and describe the type of business operating at the property:

None – undeveloped property

Provide the name and type of business operating adjacently **north** of the subject property: **The Groves Apartments**

Provide the name and type of business operating adjacently **south** of the subject property: **Tiftarea YMCA**

Provide the name and type of business operating adjacently **east** of the subject property: **Undeveloped and residential property**

Provide the name and type of business operating adjacently **west** of the subject property: **Undeveloped property owned by Tiftarea YMCA**

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

Yes No Unknown (If yes, please describe including its specific use)

Owner:

Date(s):

Current Use of property:

Previous use of property to the **north**:

Previous use of the property to the **south**:

Previous use of the property to the **east**:

Previous use of the property to the **west**:

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?

Yes No Unknown (If yes, please describe)

4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?

Yes No Unknown (If yes, please describe)

5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?

NONE

6. Has fill dirt ever been brought onto the site?

Yes No Unknown (If yes, please describe)

7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site?

Yes No Unknown (If yes, please describe including where and what disposal took place)

8. Is there any obvious stained soil, or other evidence of past waste disposal on the property?

Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any above or underground storage tanks currently located on the property?

Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

(b) Are the existing storage tanks empty, out of service, or closed?

Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

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

Yes No Unknown (If yes, please describe including date removed and name of contractor used, and provide a copy of any report generated)

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property.

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address and telephone number of **your** Lender on this property. *Attach any past environmental reports you have, or provide information on how to obtain a copy of the report(s) if you do not have them.*

There is no lender on the property

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?
 Yes No Unknown (If yes, please describe)
16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the property site?
 Yes No Unknown (If yes, please describe)
17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?
 Yes No Unknown (If yes, please describe)
18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?
 Yes No Unknown (If yes, please describe)
19. Have pesticides, herbicides, or other agricultural chemicals ever been stored on, mixed on, or applied to the property?
 Yes No Unknown (If yes, please describe)

QUESTIONNAIRE - PART B:

1. Are there any structures on the property site more than fifty (50) years old, or (is the property) located in a designated historic district?

Yes No Unknown (If yes, please describe & submit photographs of all interior rooms and exterior facades, and include a copy of the proposed rehabilitation work scope and a location map.)

2. Is the property site located in a 100-year floodplain?

Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

Yes No Unknown (If yes, please describe below.)

3. Does the site have the potential to affect or be affected by?

	Yes	No
a. Coastal Areas Protection and Management	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Thermal & Explosive Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Toxic Chemicals & Radioactive Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Solid Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Local Zoning Plans Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(If yes to any, please describe.)

4. Is the site within 1,000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the major road/highway/freeway? _____
- 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 _____

Generally, much of this information can be obtained through the City/County Highway or Transportation Department

5. Is the site within 3,000 feet of a railroad?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day _____
- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No (If no, skip to question # 6)
- How far from the grade crossing are the whistle posts located? _____

Generally, much of this information can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway

6. Is the site within 15 miles of a military airport?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information.) *This information is available for most military airports and can be generally obtained by contacting the Military Agency in Charge of Airport Operations.* If noise contours are not available, please obtain the following:

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information. This information is available for most private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market value of the property, if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

Yes No (If yes, please describe)

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes No (If no, have you considered whether the lower purchase prices is because contamination is known or believed to be present at the property?)

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer Name: Tiftarea YMCA
 Relationship to Site: Seller
 Address: 1823 Westover Road
Tifton, GA 31793
 E-mail Address: jmoore@tiftareaymca.org
 Phone Number: 229-391-9622
 Date of Completion: 5/3/12

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 3rd day
 of May, 2012, in the
 Presence of:

[Signature]
 Witness

By: [Signature]
 Property Owner

Jimmy R. Moore
 Name
CEO
 Title

[Signature]
 Notary Public
 Commission Expires on: 8/9/13
 (Notarial Seal)

OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

The questionnaire **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e. a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. *Care should be taken to check the answers against whatever records are in the owner's possession.* If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the questionnaire below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser: The Groves Place, LP
(Phone) 251-404-1225
Owner/seller: Gary Hall
(Phone) 334-794-2678
Subject property: 4.13 acres Rainwater Rd & Carpenter Rd. Tifton, GA

QUESTIONNAIRE - PART A:

1. Is the property, or any adjacent property, currently used for commercial, industrial or manufacturing purposes including, but not limited to dry cleaners and gas stations? Adjacent properties include those that border the site and properties across the street from the site.

Yes No Unknown

Provide the name and describe the type of business operating at the property:

None – undeveloped property

Provide the name and type of business operating adjacently **north** of the subject property: **Residential Property**

Provide the name and type of business operating adjacently **south** of the subject property: **None - Undeveloped**

Provide the name and type of business operating adjacently **east** of the subject property: **The Groves Apartments**

Provide the name and type of business operating adjacently **west** of the subject property: **Undeveloped property owned by Tiftarea YMCA**

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

Yes No Unknown (If yes, please describe including its specific use)

Owner:

Date(s):

Current Use of property:

Previous use of property to the **north**:

Previous use of the property to the **south**:

Previous use of the property to the **east**:

Previous use of the property to the **west**:

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?
 Yes No Unknown (If yes, please describe)
4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?
 Yes No Unknown (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?
NONE
6. Has fill dirt ever been brought onto the site?
 Yes No Unknown (If yes, please describe)
7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site?
 Yes No Unknown (If yes, please describe including where and what disposal took place)
8. Is there any obvious stained soil, or other evidence of past waste disposal on the property?

Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any above or underground storage tanks currently located on the property?

Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

- (b) Are the existing storage tanks empty, out of service, or closed?

Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

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

Yes No Unknown (If yes, please describe including date removed and name of contractor used, and provide a copy of any report generated)

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property.

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address and telephone number of your Lender on this property. *Attach any past environmental reports you have, or provide information on how to obtain a copy of the report(s) if you do not have them.*

GEC performed a Phase I environmental assessment on the site.

There is no lender on the property

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

The property is a pecan grove. It is assumed agricultural chemicals were used.

QUESTIONNAIRE - PART B:

1. Are there any structures on the property site more than fifty (50) years old, or (is the property) located in a designated historic district?

Yes No Unknown (If yes, please describe & submit photographs of all interior rooms and exterior facades, and include a copy of the proposed rehabilitation work scope and a location map.)

2. Is the property site located in a 100-year floodplain?

Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

Yes No Unknown (If yes, please describe below.)

3. Does the site have the potential to affect or be affected by?	Yes	No
a. Coastal Areas Protection and Management	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Thermal & Explosive Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Toxic Chemicals & Radioactive Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Solid Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Local Zoning Plans Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(If yes to any, please describe.)

4. Is the site within 1,000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the major road/highway/freeway? _____
- 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 _____

Generally, much of this information can be obtained through the City/County Highway or Transportation Department

5. Is the site within 3,000 feet of a railroad?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day _____
- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No (If no, skip to question # 6)
- How far from the grade crossing are the whistle posts located? _____

Generally, much of this information can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway

6. Is the site within 15 miles of a military airport?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information.) *This information is available for most military airports and can be generally obtained by contacting the Military Agency in Charge of Airport Operations.* If noise contours are not available, please obtain the following:

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information. This information is available for most private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market value of the property, if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

Yes No (If yes, please describe)

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes No (If no, have you considered whether the lower purchase prices is because contamination is known or believed to be present at the property?)

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer Name: Gary Hall
 Relationship to Site: Seller
 Address: P.O. Box 6657
Dothan, AL 36302
 E-mail Address: ghall@hallhousing.net
 Phone Number: 334-794-2678
 Date of Completion: 04/16/2012

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this 16th day of APRIL, 2012, in the

Presence of:

By:

Priscilla M. Cain

Gary Hall

Witness

Property Owner

[Signature]

GARY HALL

Notary Public

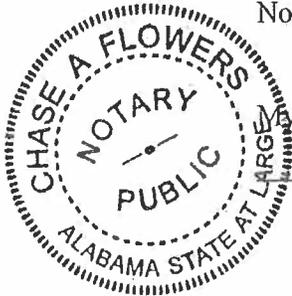
Name

My commission Expires on: 5/2/2015

OWNER

Title

(Notarial Seal)



OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

The questionnaire **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e. a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. *Care should be taken to check the answers against whatever records are in the owner's possession.* If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the questionnaire below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser:	<u>The Groves Place, LP</u>
(Phone)	<u>251-404-1225</u>
Owner/seller:	<u>Julie E. Hunt Marital Trust</u>
(Phone)	<u>229-382-6021</u>
Subject property:	<u>1.165 acres Rainwater Rd & Carpenter Rd. Tifton, GA</u>

QUESTIONNAIRE - PART A:

1. Is the property, or any adjacent property, currently used for commercial, industrial or manufacturing purposes including, but not limited to dry cleaners and gas stations? Adjacent properties include those that border the site and properties across the street from the site.
 Yes No Unknown

Provide the name and describe the type of business operating at the property:

None – undeveloped property

Provide the name and type of business operating adjacently **north** of the subject property: **The Groves Apartments**

Provide the name and type of business operating adjacently **south** of the subject property: **Tiftarea YMCA**

Provide the name and type of business operating adjacently **east** of the subject property: **Undeveloped and residential property**

Provide the name and type of business operating adjacently **west** of the subject property: **Undeveloped property owned by Tiftarea YMCA**

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

Yes No Unknown (If yes, please describe including its specific use)

Owner:

Date(s):

Current Use of property:

Previous use of property to the **north**:

Previous use of the property to the **south**:

Previous use of the property to the **east**:

Previous use of the property to the **west**:

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?
 Yes No Unknown (If yes, please describe)
4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?
 Yes No Unknown (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?
NONE
6. Has fill dirt ever been brought onto the site?
 Yes No Unknown (If yes, please describe)
7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site?
 Yes No Unknown (If yes, please describe including where and what disposal took place)
8. Is there any obvious stained soil, or other evidence of past waste disposal on the property?

Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any above or underground storage tanks currently located on the property?

Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

- (b) Are the existing storage tanks empty, out of service, or closed?

Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

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

Yes No Unknown (If yes, please describe including date removed and name of contractor used, and provide a copy of any report generated)

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property.

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address and telephone number of **your** Lender on this property. *Attach any past environmental reports you have, or provide information on how to obtain a copy of the report(s) if you do not have them.*

There is no lender on the property

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

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

Yes No Unknown (If yes, please describe)

15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?
 Yes No Unknown (If yes, please describe)
16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the property site?
 Yes No Unknown (If yes, please describe)
17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?
 Yes No Unknown (If yes, please describe)
18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?
 Yes No Unknown (If yes, please describe)
19. Have pesticides, herbicides, or other agricultural chemicals ever been stored on, mixed on, or applied to the property?
 Yes No Unknown (If yes, please describe)

QUESTIONNAIRE - PART B:

1. Are there any structures on the property site more than fifty (50) years old, or (is the property) located in a designated historic district?

 Yes X No Unknown (If yes, please describe & submit photographs of all interior rooms and exterior facades, and include a copy of the proposed rehabilitation work scope and a location map.)

2. Is the property site located in a 100-year floodplain?

Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

 Yes X No Unknown (If yes, please describe below.)

3. Does the site have the potential to affect or be affected by?

	Yes	No
a. Coastal Areas Protection and Management	<u> </u>	<u> X </u>
b. Runway Clear Zones & Accident Potential Zones	<u> </u>	<u> X </u>
c. Endangered Species	<u> </u>	<u> X </u>
d. Farmland Protection	<u> </u>	<u> X </u>
e. Compatibility with Local Codes, Plans and Zoning	<u> </u>	<u> X </u>
f. Wetlands Designated Land	<u> X </u>	<u> </u>
g. Thermal & Explosive Hazards	<u> </u>	<u> X </u>
h. Toxic Chemicals & Radioactive Materials	<u> </u>	<u> X </u>
i. Solid Waste Management	<u> </u>	<u> X </u>
j. Local Zoning Plans Compatibility	<u> </u>	<u> X </u>

(If yes to any, please describe.)

4. Is the site within 1,000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the major road/highway/freeway? _____
- 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 _____

Generally, much of this information can be obtained through the City/County Highway or Transportation Department

5. Is the site within 3,000 feet of a railroad?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the railway operating on this line? _____
- List the average number of trains for both directions during a 24-hour day _____
- List the average number of diesel locomotives per train _____
- List the average number of railway cars per train _____
- List the average train speed _____
- Is the track welded or bolted? _____
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No (If no, skip to question # 6)
- How far from the grade crossing are the whistle posts located? _____

Generally, much of this information can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway

6. Is the site within 15 miles of a military airport?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information.) *This information is available for most military airports and can be generally obtained by contacting the Military Agency in Charge of Airport Operations.* If noise contours are not available, please obtain the following:

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information. This information is available for most private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

- List the flight paths of the major runways

QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market value of the property, if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

Yes No (If yes, please describe)

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes No (If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?)

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer Name: Julie E. Hunt Marital Trust
Relationship to Site: Seller
Address: P.O. Box 1005
Tifton, GA 31793
E-mail Address: dallasiv@friendlycity.net
Phone Number: 229-382-6021
Date of Completion: _____

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 18th day
of April, 2012, in the

Presence of:

By:

[Signature]

[Signature]

Witness

Property Owner

[Signature]

[Signature]

Notary Public

Name

My commission Expires on:

Notary

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 Reports. All entries must be fully documented and explained in the environmental reports. This form, together with all supporting documentation relating to the Phase I, must be submitted to DCA before any application can be accepted for processing.

PROPERTY LOG

Property Address: **The Groves Place
Rainwater Road
Tifton, Tift County, Georgia**

Developer's Name and Address: **The Groves Place, L.P.
c/o Clement & Company, LLC
3280 Dauphin Street
Suite C-104
Mobile, AL 36606
Attn: Mr. Mitchel Davenport**

Developer's e-mail Address: mdavenport@clementdev.com

Developer's Telephone Number: **(251) 404-1225**

Qualified Environmental Professional's Name: **Mary A. Brooks**

Qualified Environmental Professional's Telephone Number and e-mail address:
(478) 757-1606 & jspaller@geconsultants.com

Environmental Consulting Firm's Name and Address:
**Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Boulevard
Macon, Georgia 31204-3472**

Date Phase I Environmental Site Assessment Completed: **April 26, 2012**

Summary of Phase I Results:

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

INFORMATION CHECKLIST

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

1. Overall Property Description

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

2. Asbestos

- Dated Building Construction or Rehabilitation Specifications
- Engineer's/Consultant's Asbestos Report
- Other (Specify):

3. Polychlorinated Biphenyls
 - Utility Transformer Records
 - Site Survey of Transformers: (site reconnaissance)
 - Site Soil and Groundwater PCB Test Results
 - Other (Specify)- No PCB-containing equipment observed on the subject property

4. Radon
 - Water Utility Records
 - Gas Utility Records
 - On-Site Radon Test Results
 - Other (Specify) -(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: (site reconnaissance)
 - Other (Specify)

6. Waste Sites
 - CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)
 - State EPD site lists for neighborhoods (within radius of one mile)
 - Federal Facilities Docket
 - Site Soil and Groundwater Test Results
 - Other (Specify)

7. Lead Based Paint
 - Lead Paint Survey
 - Certification/Compliance Records
 - Site Soil Test Results
 - Other (Specify)

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results (reviewed annual water quality report)
- Mold Inspection Results
- Other (Specify)

Checklist completed by: _____

Mary Brooks

Name (Type or Print): Mary A. Brooks

Date: April 26, 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: CL11113000746 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	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 <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	X		47-84935500	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	48-084348	12/1/2011	12/1/2012	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Installation			47-849355	12/1/2011	12/1/20152	\$500 ded 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CGI 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. 120272.240 The Groves Place

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
		INSURER(S) AFFORDING COVERAGE
INSURED Geotechnical & Environmental Consultants, Inc. 514 Hillcrest Industrial Blvd Macon, GA 31204	INSURER A : Endurance American Spec A XV	NAIC # 41718
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	\$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY						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"/> DEDUCTIBLE	<input type="checkbox"/> CLAIMS-MADE						\$
	<input type="checkbox"/> RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N					E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> 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. 120272.240 -- The Groves Place

CERTIFICATE HOLDER

GEORG90

The Georgia Housing and Finance Authority
60 Executive Park South, NE
Atlanta, GA 30329-2231

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Deborah Gayle Holcomb

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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@coldwellbankercommercialeb.com

March 29, 2012

To Whom It May Concern
c/o Thomas E. Driver, P.E., President,
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204

Gentlemen:

I write this letter of recommendation for Tom Driver and his company, Geotechnical & Environmental Consultants, Inc. because I have worked with Tom and others at GEC for a number of years in connection with environmental issues for various clients. The work by GEC that I have observed has included environmental assessments of land, soil and groundwater sampling and analysis for various purposes, geotechnical work, contaminated properties assessment and remediation, and other environmental work. Both my clients and I have found Tom Driver and the other employees at GEC to be professionals in their field. Their reports and advice through the years have been insightful and accurate. The level of quality service is high in every regard to GEC. For this reason, Tom Driver and GEC are the only environmental consultant I recommend to my clients.

If you have any further questions concerning my experience with Tom and GEC, please contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Arthur P. Barry III'.

Arthur P. Barry III, SIOR
Associate Broker/Partner

APB/mc

STATE BANK & Trust Company

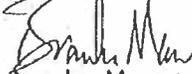
April 2, 2012

To Whom It May Concern:

Please allow this letter to serve as a reference for Geotechnical and Environmental Consultants, Inc. (GEC), with whom we enjoy an excellent relationship. We have the highest level of confidence in the work prepared by GEC. They are the only provider of geotechnical and environmental services that we recommend here in the Middle Georgia area.

The company always handles its affairs in a professional and timely manner. We are happy to have partnered with GEC on prior and current jobs and look forward to doing so again in the future. If I can be of any assistance answering any questions, please contact me at 478-796-6479.

Sincerely,



Brandon Mercer
Senior Vice President



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 The Groves Place

Project Location: Rainwater Road, Tifton, Tift 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. 1-32/A-U
2. The Phase I Report and/or update was performed under the supervision of an "Environmental Professional" as defined in 40 C.F.R. § 312.10(b) (hereinafter referred to as an Environmental Professional). *Résumés describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included.* 5-6/2.4/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. 16/5.0/B
5. The Georgia Housing and Finance Authority and DCA have the right to rely upon the Phase I and/or Phase II Report prepared for the property in the same way as the Owner, client and any other authorized users of the Report(s). 6/2.6
6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. 1-3&4-5/1.0&2.2
7. The Environmental Professional employed by the consulting firm has supervised the performance of the Phase I, reviewed, signed and stamped both the Phase I and Phase II Reports (if applicable) and any amendments, addenda and updates thereto. N
8. The Environmental Professional has included a comprehensive historical review of the subject property back to 1940 or the property's first developed use, whichever is earlier. 23/5.5/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. 27/6.0&7.0
10. The Environmental Professional has:
 - * Commercial General Liability insurance, total combined single limits of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate; *and* L
 - * Professional Errors and Omissions Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate with coverage extended to include third party liability for death, bodily injury, diminution of value of property and property damage. L
 - * Pollution Liability Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate. L

Project Name: Proposed The Groves Place

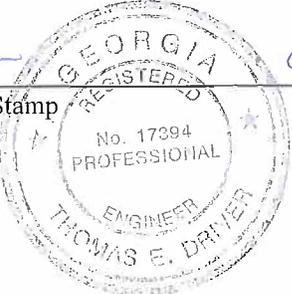
Project Location: Rainwater Road, Tifton, Tift County, Georgia

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). 5.4.22/F
- 17. In cases of elevated noise levels, the Report includes a noise attenuation plan completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). F
- 18. The Environmental Consultant Signature Page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature Page is included in the Phase I Report and/or Phase II Report. Second page of report

Agk 6/12/12
Applicant Signature Date

[Signature] 6-12-12
Environmental Professional Signature & Stamp Date



**APPENDIX O:
Consumer Confidence Report on
Water Quality**

GEC



Tifton-Tift County Utilities Department

PH: 229-391-3949 * FAX: 229-391-3877



February 16, 2011

THE CITY OF TIFTON WATER QUALITY REPORT-2011 2770001

130 East 1st Street
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

W. JOE LEWIS
VICE-MAYOR
DISTRICT 4

MARIANNA KEESEE
DISTRICT 1

DAVE HETZEL
DISTRICT 2

JOHNNY TERRELL, JR.
DISTRICT 3



The Tifton Tift County Water Department is extremely proud to inform you that your drinking water did not have any violations of water quality parameters during 2010. This report is to furnish you information about where your water comes from, what it contains, and how it meets the standards set by regulatory agencies. The Tifton/Tift County Water Department is committed to providing its community with clean, safe and reliable drinking water for all.

Your water comes from ten- (10) municipal groundwater Wells, which draw water from the Floridian Aquifer. The City adds fluoride, chlorine and phosphate to the water. The Council meetings are held once a month and information about water quality, if any, is discussed with the public at this time. The City of Tifton "Wellhead Protection Plan" has a State Susceptibility Ranking of low. For a map of these Well locations, or if you need more information about your water or this report, please feel free to contact the Utilities Department at (229) 391-3949.

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 (1-800-426-4791) or online at www.epa.gov/safewater.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline at (1-800-426-4791) or online at www.epa.gov/safewater.

In order to ensure your tap water is safe to drink, EPA has regulations, which limits the amount of contamination in water provided by public water systems. Attached is a list of all contaminants that were detected in our drinking water during 2010. The presence of these contaminants does not indicate that the water poses a health risk.

Terms & Abbreviations used below:

mg/l : milligram per liter

pCi/l: picocuries per liter (a measure of radiation)

MCL: Maximum Contaminant Level – the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs.

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.

Inorganic Contaminants

Parameter	MCL	MCLG	City of Tifton	Sample Date	Violation	Typical Source of Contaminant
Barium (mg/l)	2	2	0.098	2010	No	Erosion of natural deposits.
Fluoride (mg/l)	4	4	0.88	2010	No	Water additive that promotes strong teeth.

Organic Contaminant

Parameter	MCL	MCLG	City of Tifton	Sample Date	Violation	Type Source of Contaminant
Total Trihalomethanes (TTHMs) (mg/l)	0.08	n/a	0.011	2010	No	By product of drinking water chlorination.

Radioactive Contaminants

Alpha Emitters (pCi/l)	15	0	3	2010	No	Erosion of natural deposits.
------------------------	----	---	---	------	----	------------------------------

The EPD and EPA require us to test the drinking water on a regular basis to ensure its safety.

The City of Tifton would like to assure its water customers that the water they are drinking is tested more times than required and meets all prescribed regulations.

APPENDIX P:
Endangered Species Documentation



WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities Tift County — Fips Code: 13277

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

- Gopherus polyphemus* (Gopher Tortoise) [US] - reptile

Other Occurrences

- Wading Bird Colony* (Wading Bird Colony)

Plant Occurrences

- Andropogon mohrii* (Bog Bluestem)
- Aristida simpliciflora* (Chapman Three-awn Grass)
- Balduina atropurpurea* (Purple Honeycomb Head) [GA]
- Elyonurus tripsacoides* (Pan-american Balsamscale)
- Isoetes junciformis* (Rush Quillwort)
- Machriidea caroliniana* (Carolina Bogmint) [GA]
- Oxypolis ternata* (Savanna Cowbane)
- Pteroglossaspis ecristata* (Crestless Plume Orchid) [GA]
- Rhynchospora culixa* (Georgia Beaksedge)
- Rhynchospora decurrens* (Swamp-forest Beaksedge)
- Rhynchospora solitaria* (Solitary Beakrush) [GA]
- Sarracenia flava* (Yellow Flytrap) [GA]
- Sarracenia minor var. minor* (Hooded Pitcherplant) [GA]
- Sarracenia psittacina* (Parrot Pitcherplant) [GA]
- Sarracenia purpurea* (Purple Pitcherplant) [GA]
- Sporobolus teretifolius* (Wire-leaf Dropseed)
- Stewartia malacodendron* (Silky Camellia) [GA]

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



**GOPHER TORTOISE- sandy soil,
abundant sun; construct large burrows**

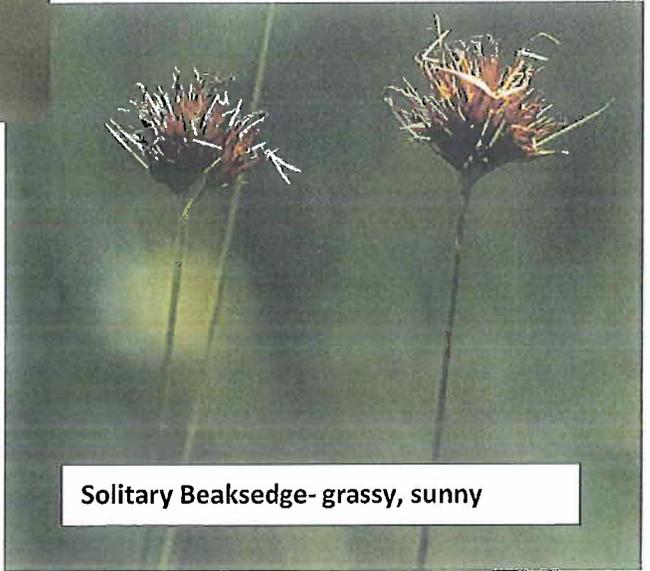
**PURPLE HONEYCOMB HEAD- wet
ditches, wet pine flatwoods**



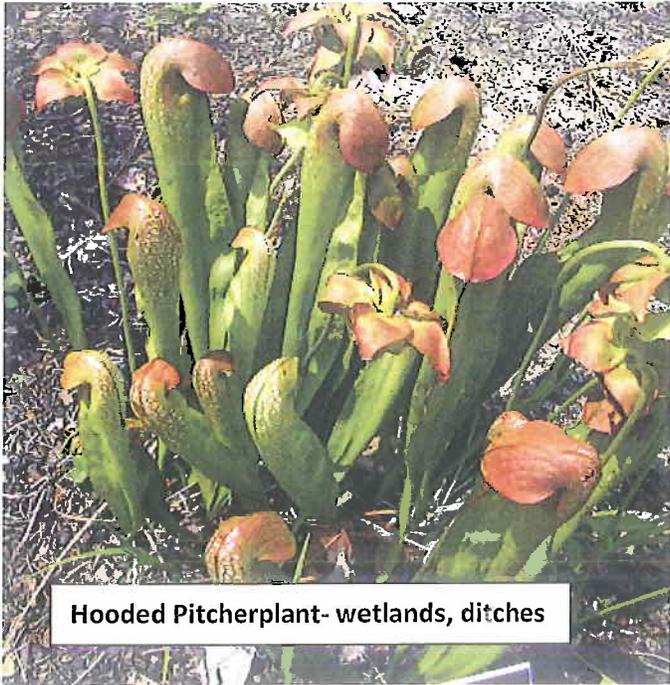
CAROLINA BOGMINT- high moisture



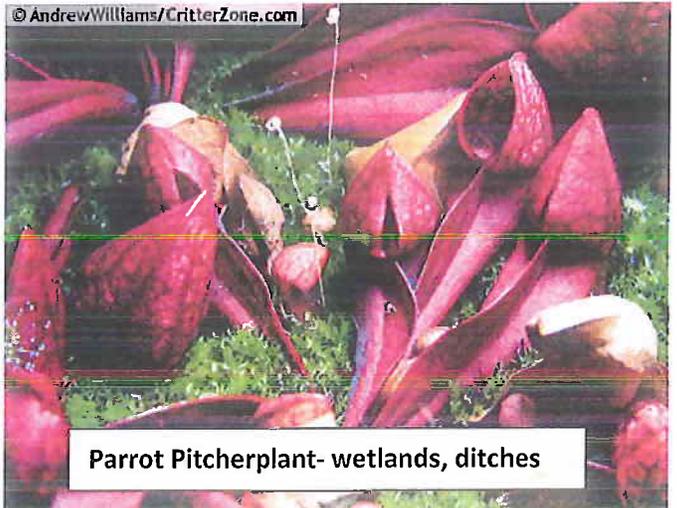
Yellow fly trap- wet areas, pine



Solitary Beaksedge- grassy, sunny

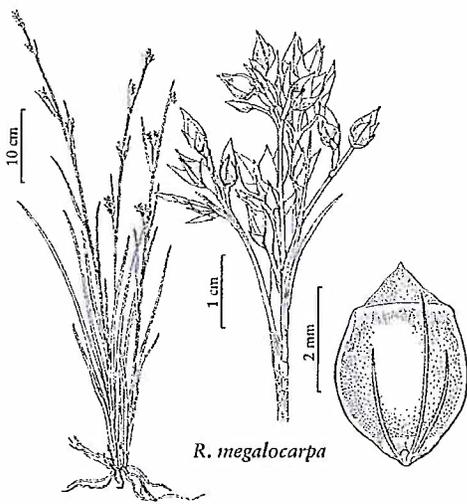


Hooded Pitcherplant- wetlands, ditches

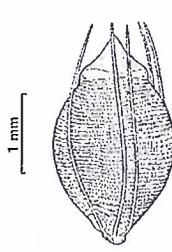


© AndrewWilliams/CritterZone.com

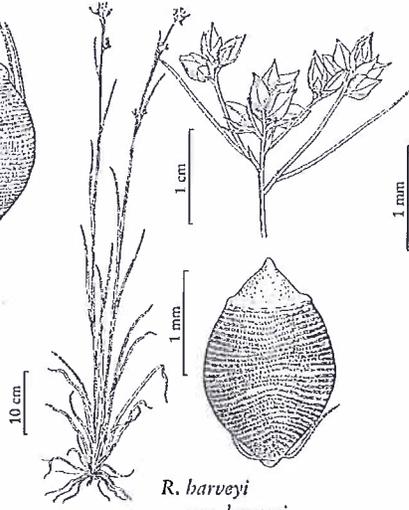
Parrot Pitcherplant- wetlands, ditches



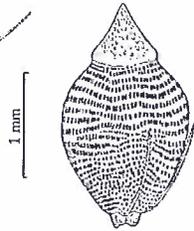
R. megalocarpa



R. grayi



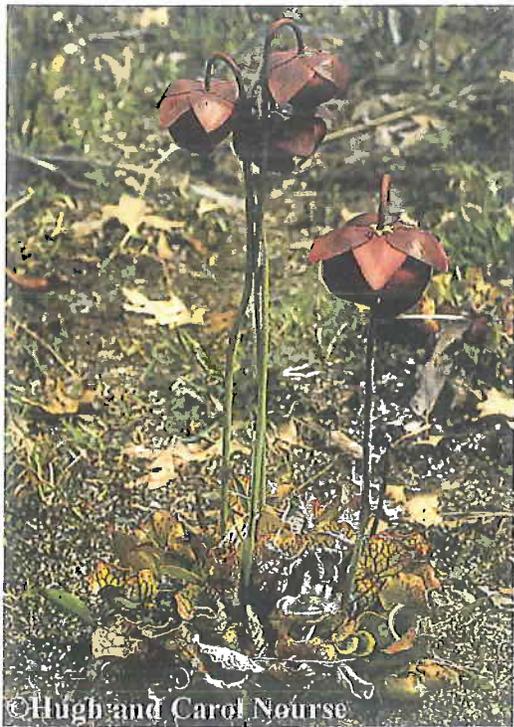
R. barveyi
var. *barveyi*



R. barveyi
var. *culixa*

RHYNCHOSPORA

GEORGIA BEAKRUSH- moist pine flatwoods, edges of bogs, savannahs



©Hugh and Carol Nourse

PURPLE PITCHER PLANT- wet meadows



©Dan Hines

CRESTLESS PLUME ORCHID- pine flatwoods



©Daniel Brunton

**RUSH QUILLWORT- floodplains,
submerged or seasonally damp areas
that can be dry in summer**



SILKY CAMELLIA- moist soils, slightly shaded

**APPENDIX Q:
SHPO Review Documentation**

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 2, 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
The Groves Place
Rainwater & Carpenter Road
Tifton, Tift County, Georgia
GEC Job #120272.240

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 Groves Place Apartments located at the intersection of Rainwater Road and Carpenter Road in Tifton, Georgia. This letter is a request for consultation regarding the proposed project in accordance with 36 CFR 800. The subject site is approximately four-acres and is densely wooded. One residential structure built in 1945 is located on the subject property. The property is bordered by residential, wooded, and recreational properties. A 56-unit senior apartment complex is proposed for this site and the residential structure will remain on the site. Details of the project include:

Applicant: The Groves Place, L.P.
Mr. Mitchell Davenport
3280 Dauphin Street Suite C-104
Mobile, Alabama 36606
mdavenport@clementdev.com
(251) 404-1225

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 April 26, 2012. The goal of this inquiry is to determine whether or not the purchase of this property for senior apartments, 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.

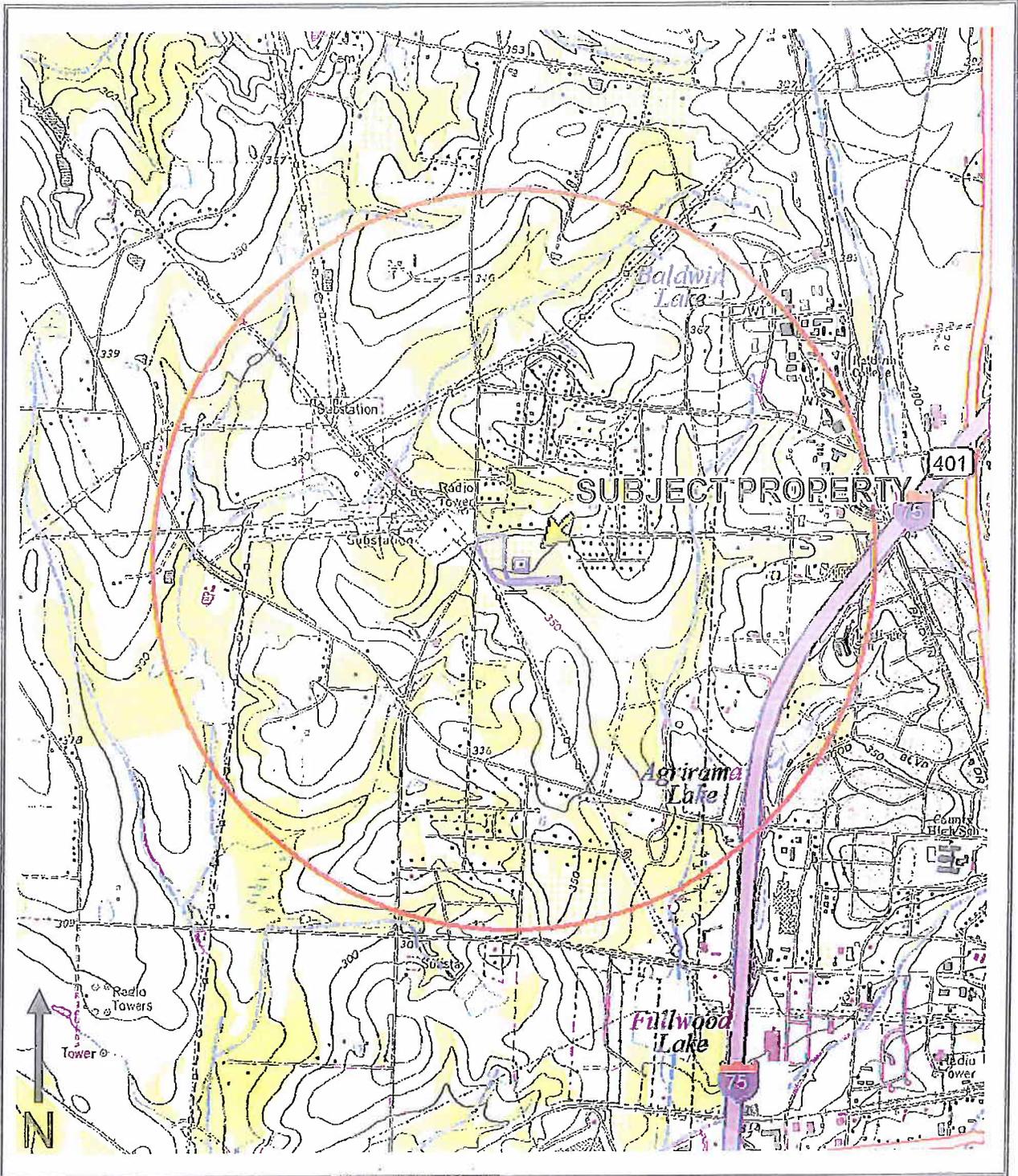


Mary Brooks
Senior Environmental Specialist

Attachments

cc: Mr. Mitchell Davenport, The Groves Place, L.P.

GEC



U.S.G.S. Topographic Map
 The Groves Place
 Tifton, Tift County, Georgia
 GEC Project No. 120272.240
 Approximate Scale: 1" = 2,000'
 Source: Tifton West, GA 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 31907 Tel: (706) 569-0008 Fax: (706) 569-0910

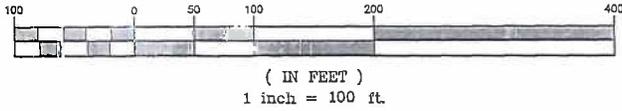


Current Aerial Photograph
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=200'
Source: Google Earth Website

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

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N88°23'29"E
L2	98.79	N88°01'52"E
L3	20.00	N88°01'52"E
L4	81.21	N88°01'52"E
L5	4.77	S83°13'55"E

SURVEY FOR
GARY HALL
 LOCATED IN L.L. 261 - 6TH LAND DISTRICT
 TIFT COUNTY, GEORGIA
 SCALE: 1" = 100' DATE: MAY 22, 2012

HAMPTON & ASSOCIATES SURVEYING CO.
 1605 HIGHWAY 41 NORTH
 TIFTON, GEORGIA 31794
 PHONE: 229-382-2709 FAX: 229-382-2099

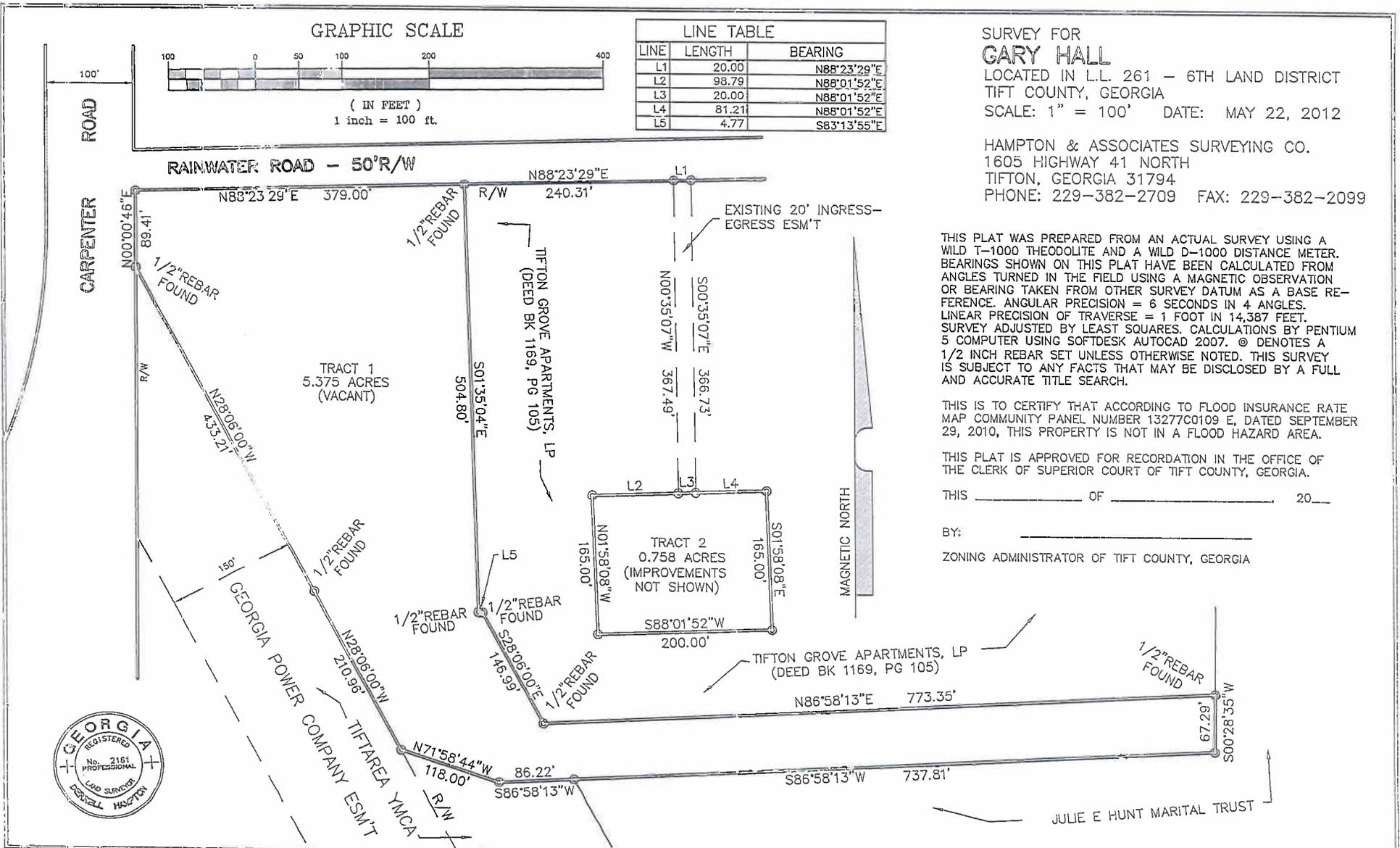
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY USING A WILD T-1000 THEODOLITE AND A WILD D-1000 DISTANCE METER. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TURNED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASE REFERENCE. ANGULAR PRECISION = 6 SECONDS IN 4 ANGLES. LINEAR PRECISION OF TRAVERSE = 1 FOOT IN 14,387 FEET. SURVEY ADJUSTED BY LEAST SQUARES. CALCULATIONS BY PENTIUM 5 COMPUTER USING SOFTDESK AUTOCAD 2007. © DENOTES A 1/2 INCH REBAR SET UNLESS OTHERWISE NOTED. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THIS IS TO CERTIFY THAT ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 13277C0109 E, DATED SEPTEMBER 29, 2010, THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.

THIS PLAT IS APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TIFT COUNTY, GEORGIA.

THIS _____ OF _____ 20____

BY: _____
 ZONING ADMINISTRATOR OF TIFT COUNTY, GEORGIA





Site Name: The Gravel Race
Address: RAZE/VATE/FD
City, ST, ZIP: Waco, GA 31793
Year: 2007

Client: Gravelhol & Envir. Cons.
EDR ID#: 220-471 5
Date: 4/24/07 2:12:43 PM



2007 Aerial Photograph



Client: The Graces Place
Address: PALMATER RD
City, ST, ZIP: TALLAHASSEE, FL 32310
Year: 2003

Client: Confidential & Env't. Cons.
CDR Inquiry: 335157 S
Date: 02/20/12 5:42:40 PM

EDR®

230

N

2006 Aerial Photograph



Site Name: The Groves Run
Address: 042041010
City, ST, ZIP: 1650, PA 16103
Year: 2005

Client: Geddes & Associates
EDR Inquiry:
Date: 4/20/12 11:42:34 AM

EDR™

223

N

2005 Aerial Photograph



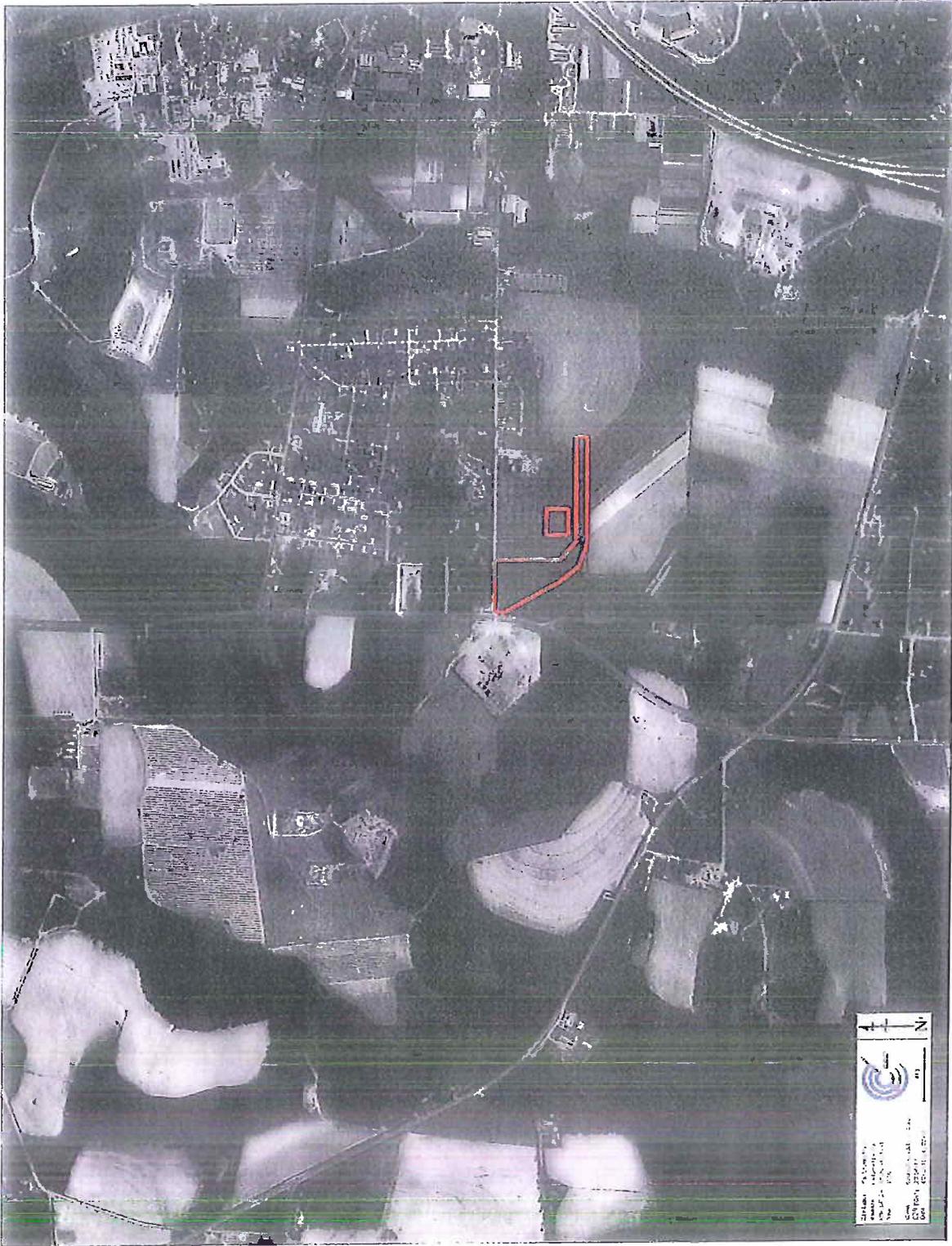
Site Name: The Groves Plaza
Address: RAMONA RD
City, ST, ZIP: 105m, GA 31103
Year: 1993



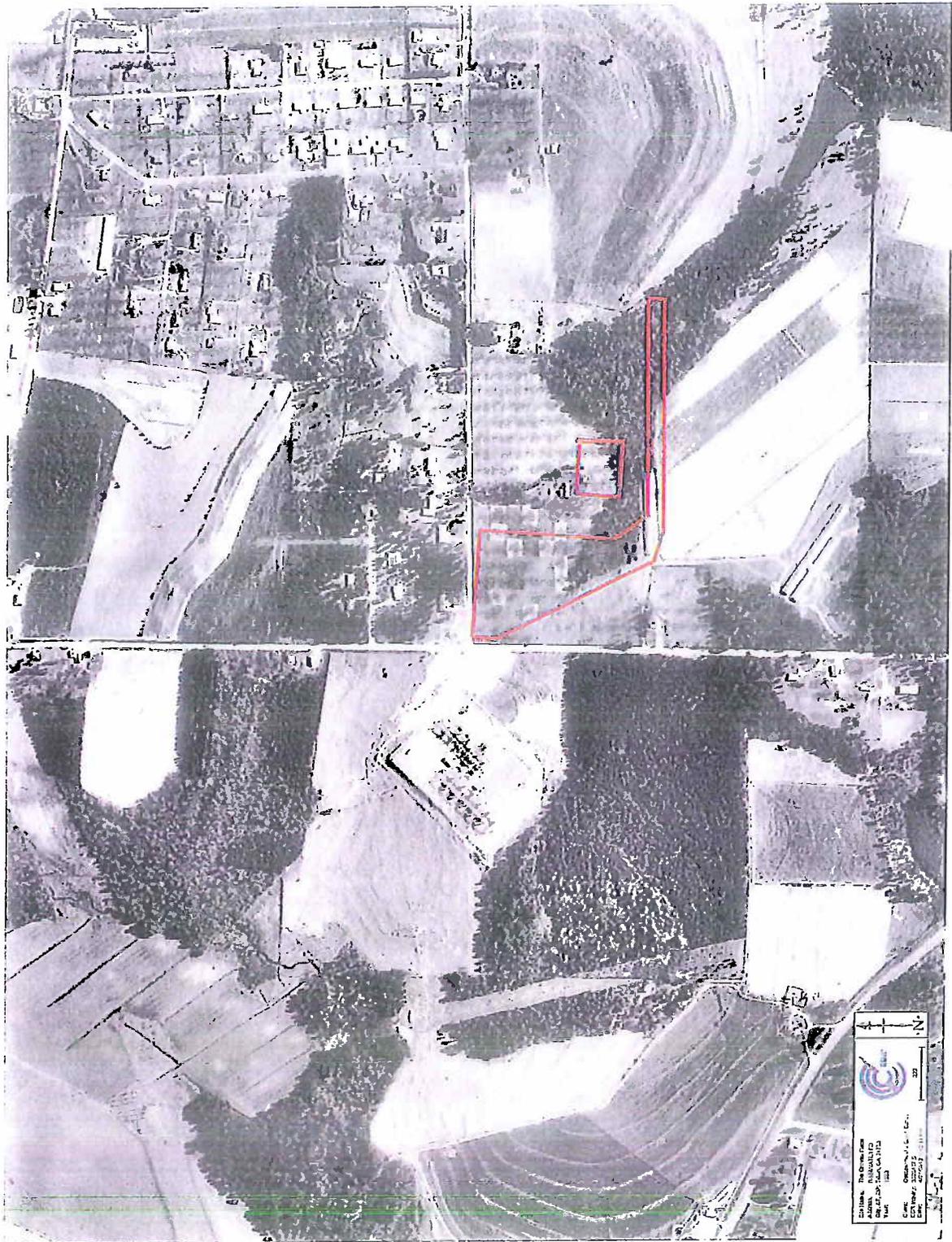
Client: Gredeco-Hill & Envir. Cons.
EDI Project: 0206457.5
Date: 6/26/2012 5:42:31 PM

233

1993 Aerial Photograph

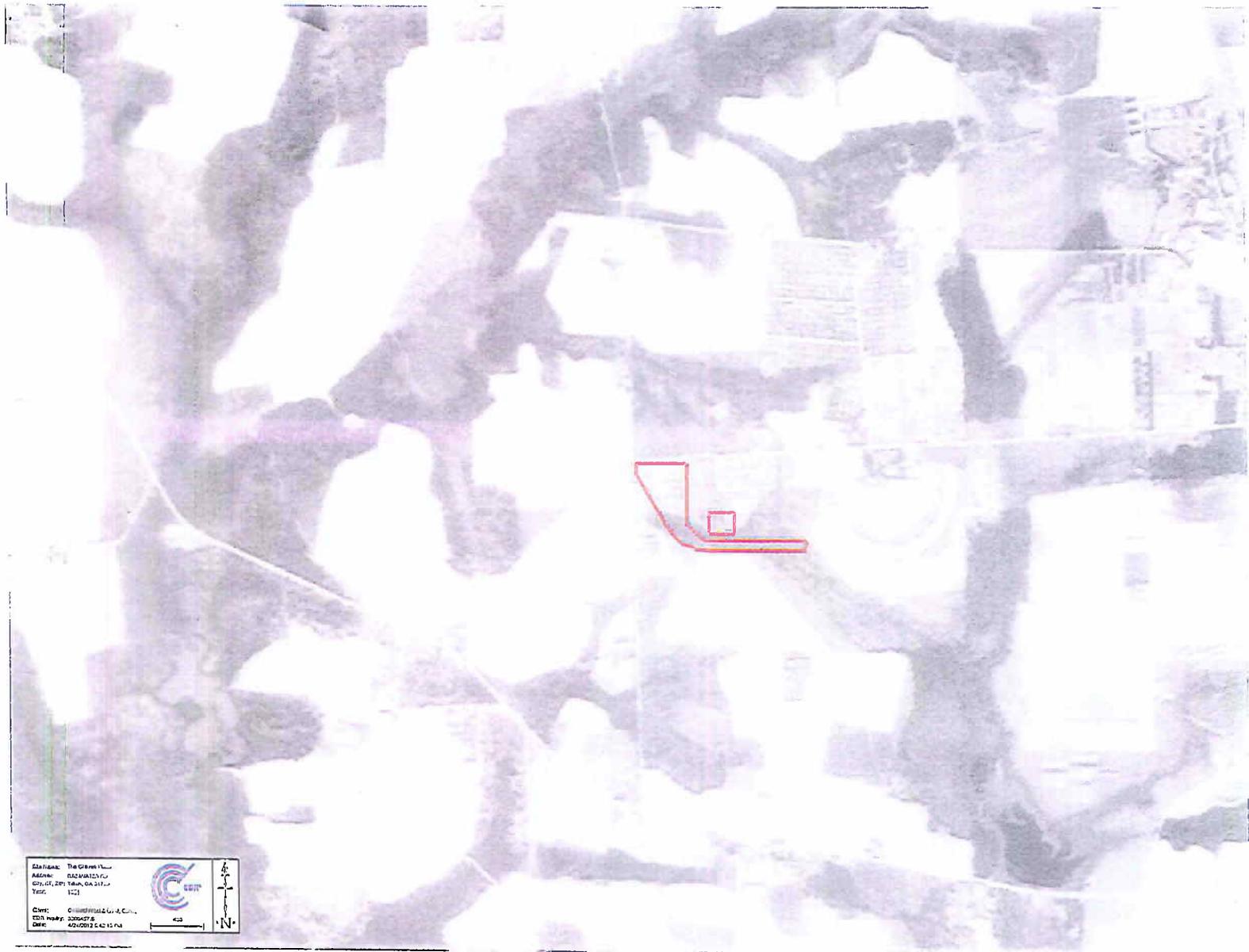


1975 Aerial Photograph



1969 Aerial Photograph

City of San Jose, California
City Engineer's Office
1000 North San Antonio Street
San Jose, CA 95128
Tel: (408) 286-1000
Fax: (408) 286-1001
www.ci.sanjose.ca.us



Site Name: The Green Place
Address: 2425 W. 10th St.
City, St, Zip: Miami, GA 31107
Text: 101
Client: Green Place
Tech: 3/20/12
Date: 4/2/2012 12:15 PM

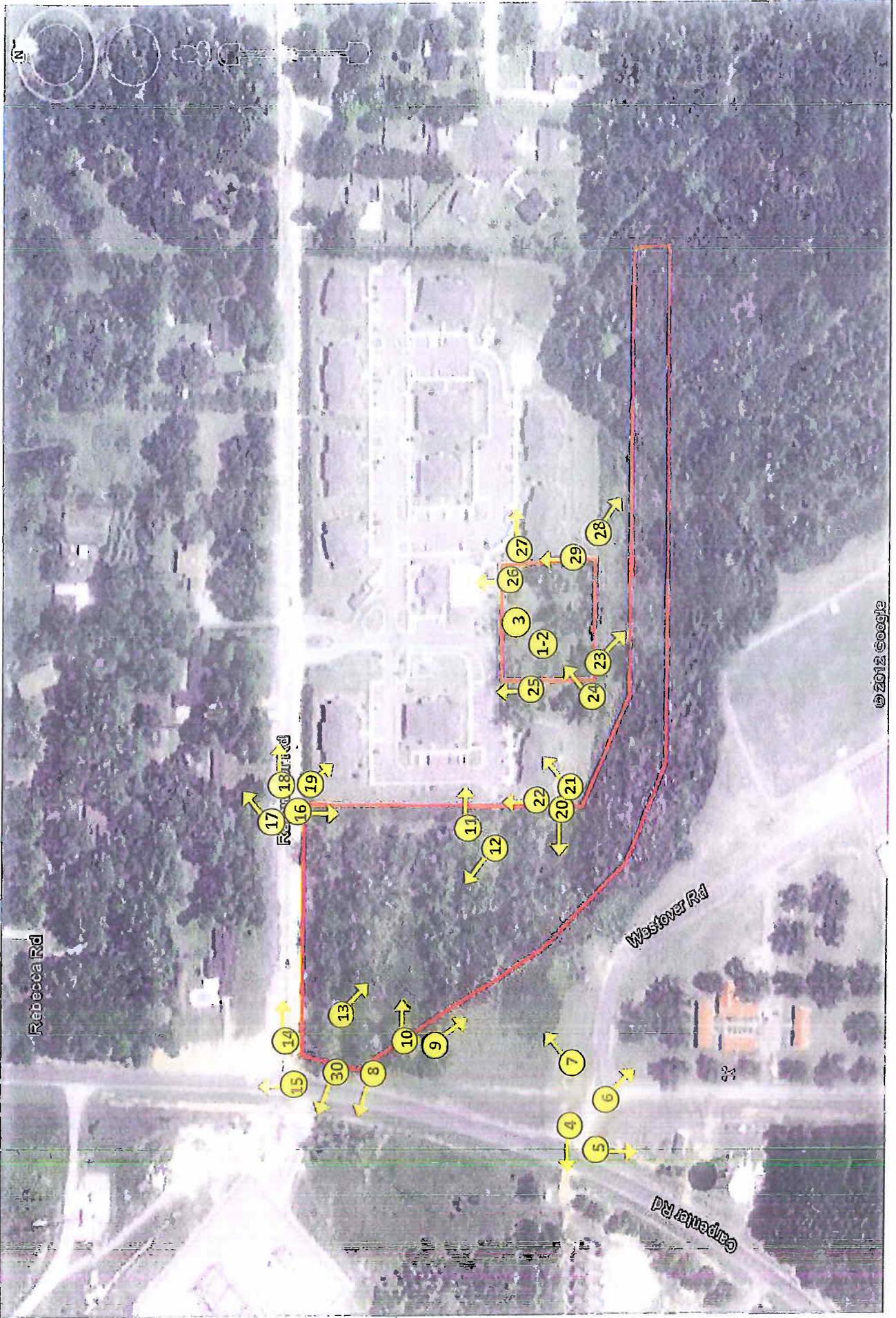


400

1951 Aerial Photograph



1948 Aerial Photograph



Photographic Map Key- The Groves Place



Photograph 1: On site structure located south of the existing Groves development



Photograph 2: On site shed located adjacent to the house



Photograph 3: Buried propane tank located near the on-site house



Photograph 4: Facing west toward a residential area from the intersection of Westover Road and Carpenter Road located southwest of the subject property



Photograph 5: Facing south from the intersection of Westover Road and Carpenter Road toward a city water tower located southwest of the subject property



Photograph 6: YMCA facility located southwest of the subject property between Carpenter and Westover Roads



Photograph 7: Facing northeast from the intersection of Westover and Carpenter Roads toward the subject property; note utility easement that runs near the subject property's southwestern boundary



Photograph 8: Facing west across Carpenter Road from the subject property toward the westerly adjacent electric power station



Photograph 9: Facing southeast along the utility easement and the subject property's southwest boundary from near Carpenter Road



Photograph 10: Interior view of the northwestern portion of the subject property taken near Carpenter Road facing east



Photograph 11: Facing east toward the existing Groves development from the interior of the subject property



Photograph 12: General interior view of the subject property located west of the existing Groves development



Photograph 13: Interior view of the northwestern portion of the subject property from near the Intersection of Carpenter Road and Rainwater Road facing southeast



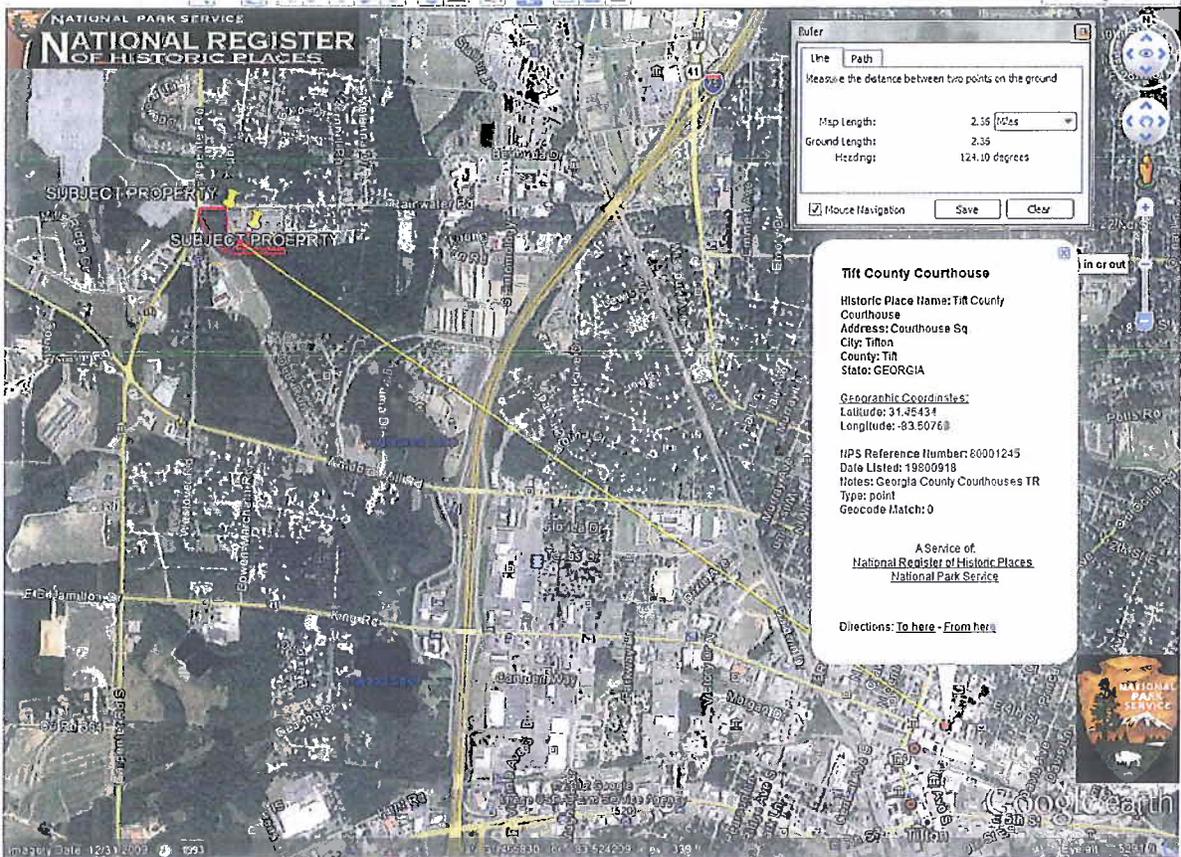
Photograph 14: Facing east down Rainwater Road from Carpenter Road; subject property on the right, residences on the left



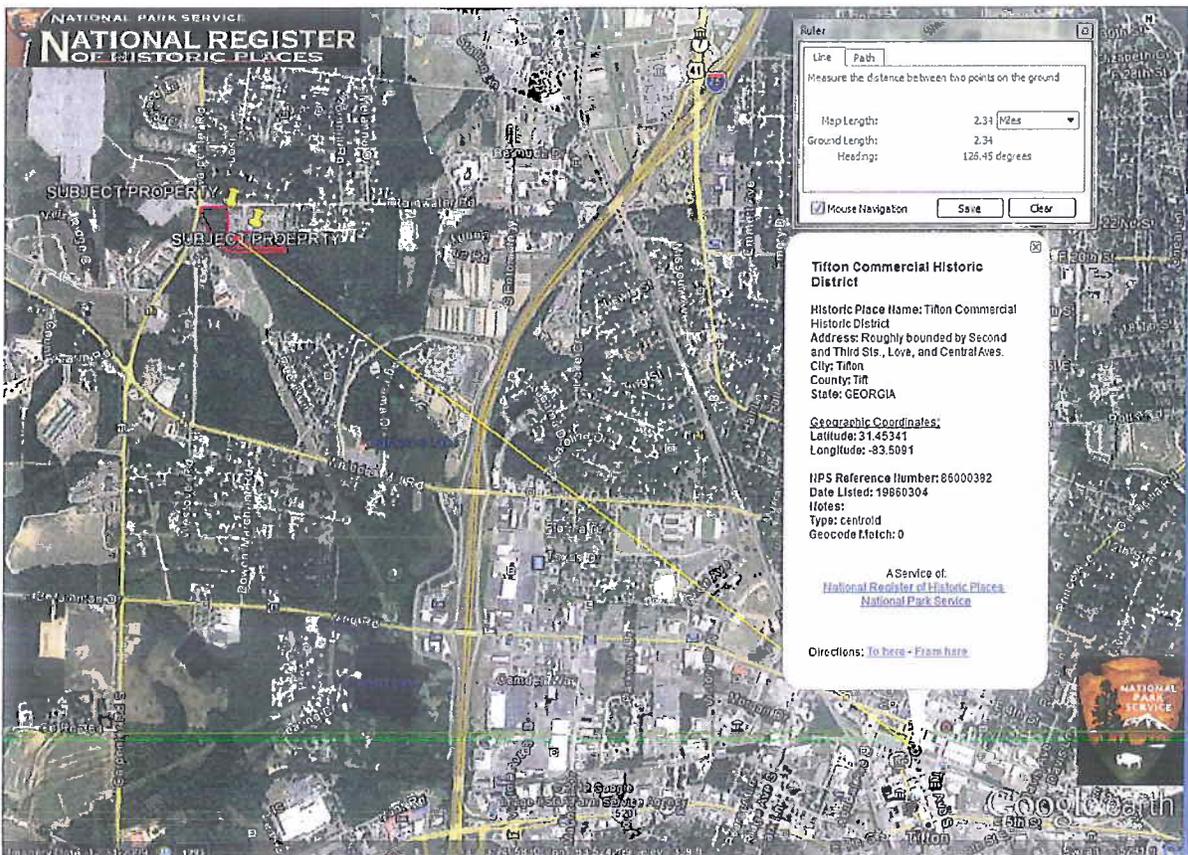
Photograph 15: Facing north up Carpenter Road at the intersection with Rainwater Road near the northwest corner of the subject property; residence on right, agricultural land on the left



Photograph 16: Facing south from Rainwater Road along the boundary between the subject property and the existing Groves development



Tift County Courthouse 2.36 miles from subject property



Tifton Commercial Historic District 2.34 miles from 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: The Groves Place, L.P.

Project Location Address: Intersection of Rainwater Road and Carpenter Road

City: Tifton, County: Tift, State: Georgia Zip: 31793

Contact person: Mitchell Davenport Telephone number: 251-404-1225

Estimated Project Costs (from Application): \$7,400,000

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	_____		
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.

The Groves Place is a proposed 56-unit apartment community designed for seniors age 55 and over. The project will consist of three residential buildings. Two will be a three story corridor loaded buildings and one will be a single story duplex. An adjacent residential dwelling will be converted into community space in conjunction with the new construction. The project will utilize GA HOME Funds and tax credits.

Planning/Zoning (complete only if new construction)

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

Comments: **Zoning is M/R (Multi-Residential)**

Source Documentation: **Tift County Zoning Letter – June 11, 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
 Is the site served by an adequate and acceptable water supply
 Municipal Private sanitary sewers and waste water disposal systems
 Municipal Private trash collection and solid waste disposal
 Municipal Private If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?
 If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Comments: **Water, sewer, and natural gas service are available for the proposed project.**

Source Documentation: **Tifton-Tift County Utilities Department Letter – April 10, 2012**

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

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

Comments: **Senior Project**

Source Documentation: **Google Maps**

Emergency Health Care, Fire and Police Services (complete only if new construction)

Yes No
 Are emergency health care providers located within reasonable proximity to the proposed project?
 Are police services located within reasonable proximity to the proposed project?
 Is fire fighting protection municipal volunteer adequate and equipped to service the project?

Comments: **There is a new fire station under construction within 0.2 miles of the site.**

Source Documentation: **Google Maps**

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

Yes No
 Are commercial/retail shopping services nearby? Provide approximate distances
 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: **Adequate shopping and services are located within 2 miles of the site. The Tift Lift transit service is available for transportation at a nominal cost.**

Source Documentation: **Tift Lift flyer**

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: **The site is located in a well maintained stable neighborhood.**

Source Documentation: **FFIEC Information**

Newspaper Contact Information

Name of local newspaper: **The Tifton Gazette**

Address: **P.O. Box 708**

City: **Tifton** State: **Georgia**

Telephone number: **229-382-4231** Fax number: **229-387-7322**

Contact name for Classifieds/Legal/Public Notice: **Jan Guanzon**

Contact email address for Classifieds/Public Notice: **Tifton.legals@gafnews.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

- () (X) Is the site near natural features (i.e., coastal bluffs, waterfalls or cliffs) or near public or private scenic areas?
 () (X) Are other natural resources visible on site or in vicinity?
 () (X) Will any such resources be adversely affected or will they adversely affect the project?

Comments:

Source Documentation: **Site Reconnaissance April 24, 2012**

Site Suitability, Access, and Compatibility with Surrounding Development

Yes No

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

Is there indication of:

- | | Yes | No | |
|---------|---------|----|--|
| () (X) | | | distressed vegetation |
| () (X) | () (X) | | oil/chemical spills |
| () (X) | () (X) | | waste material/containers: |
| () (X) | () (X) | | abandoned machinery, cars, refrigerators |
| | | | soil staining, pools of liquid |
| | | | transformers, fill/vent pipes, pipelines |
| | | | drainage structures |
| | | | loose/empty drums, barrels |

Will the project be unduly influenced by:

- | | Yes | No | |
|---------|---------|----|--|
| () (X) | () (X) | | Building deterioration |
| () (X) | () (X) | | Transition of land uses |
| () (X) | () (X) | | Postponed maintenance |
| () (X) | () (X) | | Incompatible land uses |
| () (X) | () (X) | | Obsolete public facilities |
| () (X) | () () | | Inadequate off-street parking |
| () (X) | () () | | Are there air pollution generators nearby which would adversely affect the site? |
| () (X) | () () | | Heavy industry Incinerators |
| | | | Power generating plants |
| | | | Cement plants? |
| | | | Large parking facilities (1000 or more cars)? |
| | | | Heavy traveled highway (6 or more lanes)? |
| | | | Oil refineries |
| | | | Other(specify)? _____ |

Comments:

Source Documentation: **Site Reconnaissance April 24, 2012**

Soil Stability, Erosion, and Drainage

Slopes:

Not Applicable ____ Steep ____ Moderate ____ Slight X ____

- | 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 April 24, 2012**

Wetland Protection

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there drainage ways, streams, rivers, or coastlines on or near the site? Please provide site map. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property located in a wetland? |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Are there ponds, marshes, bogs, swamps or other wetlands on or near the site? |
| <input checked="" type="checkbox"/> | <input 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:

According to the NWI map, the wetlands on the southeast corner of the property and the adjacent intermittent stream to the south of the property are classified as wetlands. The U.S.G.S. quadrangle map does show the intermittent stream as a "blue line" (i.e. waters of the United States). Based on GEC's wetland delineation performed on March 9, 2004 for Tifton Groves Apartments, L.P., one wetland area was identified on the southern corner of the subject property (see the attached site plan with wetland boundary). This wetland area, as well as the intermittent stream adjacent to the southern property boundary, makes up the headwaters of a tributary hydrologically connected to Little River to the west. A 100-foot buffer has been incorporated on the proposed site plan along the south central portion of the site. GEC does not anticipate any impacts to the delineated areas from the development of the subject property.

Mr. Rory McKean with McKean & Associates Architects, LLC indicated on the attached letter that no wetlands located on the subject property will be impacted 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 wetlands on or adjacent to the property".

Source Documentation:

- GEC's Wetland Delineation March 9, 2004
- GEC's Site Reconnaissance April 26, 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 2, 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 Tifton (see attached).

Source Documentation: **Historic Letter – Rory McKean, McKean & Associates
City of Tifton Resolution of Support Letter**

Floodplain Management

Yes	No	
()	(X)	Is an incidental portion of the property within a floodplain?
()	(X)	Is the project located within a floodplain designated on a current FEMA flood map?
		Identify FEMA flood map used to make this finding: <u>13277C0106E</u>
		Community Name and Number: <u>Tift County, Georgia</u>
		Map Panel Number: <u>Panel 106 of 250</u>
		Date of Map Panel: <u>September 26, 2010</u>
()	(X)	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 – Tift County, Georgia Panel 106 of 250. (<http://msc.fema.gov/webapp/wcs/stores>)**

Flood Insurance

Yes	No	
()	(X)	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 – Tift County, Georgia Panel 106 of 250 (<http://msc.fema.gov/webapp/wcs/stores>)**

Endangered Species

Yes No
 Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?
 Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?
If your answer is "Yes" to the second question, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments:

Source Documentation: Georgia Department of Natural Resources Listed Species for Tift County
www.georgiawildlife.org/node/1370

Wild and Scenic Rivers/Unique Natural Features and Areas

Yes No
 Is the project new construction? If so please answer the following questions.
 Is the site near natural features (i.e., bluffs or cliffs) or public or private scenic areas?
 Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?
 Is the project site located within one mile of the Chattooga Wild and Scenic River?
If so, please provide a map clearly delineating both the project site and the Wild and Scenic River.

Comments:

Source Documentation: National Park Service Rivers, Trails & Conservation Assistance

Clean Air Act

Yes No
 Is the project located in the Atlanta Metropolitan area or one of the below listed counties?
 Is the project in compliance with the air quality State Implementation Plan (SIP)?
If the answer is "Yes", please verify whether the project 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: Tift 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
 Is the project new construction? If so please answer the following questions.
 Is the site or the area where the site is located presently being farmed?

Comments: Mr. Carl Fortson, Director with the Tift County Development Support Services indicated in his letter dated June 11, 2012 that the subject property is not prime or unique farmland.

Source Documentation: Tift County– Mr. Carl Fortson

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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: **See the attached FFIEC report for Tract Code 9903.00**

Source Documentation: www.ffiec.gov

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 April 26, 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 a civil airport to be a potential contributor to noise at the subject site. No major roads were found within 1,000 feet, no railways were found within 3,000 feet, no other civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

Kaolin Field airport is located approximately 4.3 miles southeast of the subject site. Completion of the Noise Assessment Guidelines (NAG) worksheets indicates an Acceptable (per the NAG) exterior day night level (DNL) of < 65 DNL as a result of this potential noise source.

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

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
(X) () 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: There are two, 500-gallon propane tanks located at a cell tower site approximately 1/8th of a mile northwest of the subject property. GEC completed HUD's acceptable separation distance calculator, and found that the subject property is situated with an acceptable distance from the tank (see attached map). In addition to distance, the forested property between the site and the propane tank add additional safety factors to the flammable hazard concern. Therefore, GEC is of the opinion that the above ground propane tanks are not a concern to the subject property.

Source Documentation: GEC's Site Reconnaissance April 26, 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
() (X) 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?
() (X) Is the project located near a dump or landfill site?
() (X) Is the project near an industry disposing of chemicals or hazardous wastes?
() (X) Are there issues that require a special/specific Phase II report before completing the environmental assessment?
() (X) Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list?
() (X) Is the site located within 3,000 feet of a toxic or solid waste landfill site?
(X) () Does the site have an underground storage tank?
() (X) 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: A buried propane tank is located behind the existing residential structure on the subject property. GEC has recommended in the Phase I Environmental Site Assessment that the tank be removed by a licensed contractor and appropriate paper work submitted to the Georgia Environmental Protection Division.

Source Documentation: GEC's Site Reconnaissance April 26, 2012

Airport Hazards

Yes No
() (X) Is the project within 3,000 feet from the end of a runway at a civil airport?
() (X) Is the project within 2-1/2 miles from the end of a runway at a military airfield?

If your answer is "Yes" to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments:

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

() (X) 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) Screen report did not identify any database sites within the ASTM E 2600 prescribed search radii of the subject property. Therefore, GEC is of the opinion that vapor encroachment is unlikely to be an issue of concern in connection with planned structures on the subject property.

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 majority of the proposed site is currently owned by the developer and zoned for multifamily. The site is ideally situated as goods and services, emergency services and recreation are all in very close proximity to the site reducing travel burden for residents. The site is situated in census tract #9903, which by FFIEC Information is an upper income census tract with less than 10% poverty. This area of Tift County is where new growth is occurring and will provide residents with the benefits and convenience that growth brings.

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.

The chosen site allows for a positive living environment for residents in an area with no minority concentration and reduced travel burden to goods and services.

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?*

The developer has amended the site plan to ensure a 100 foot buffer from wetland areas located to the south of the property where no impervious surfaces will be placed.

Additional Studies Performed: *Please identify any additional studies or work performed.*

Phase I Environmental Site Assessment
Wetland Delineation
Market Study
Noise Assessment

List of Sources, Agencies and Persons Consulted:\

Tift County Board of Commissioners – Mr. Grady Thompson, Jr., Chairman
Tift County Development Support Services – Mr. Wendell Lupo
Tift County Development Support Services – Mr. Carl Fortson
Tifton-Tift County Utilities Department – Mr. Chris Bromlow, Water/Wastewater Superintendent
McKean & Associates, LLC – Mr. Rory McKean
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 – Tift County
GEC's Site Reconnaissance – April 26, 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, sealed and delivered this 17th day of June, 2012, in the Presence of:

[Signature]
Witness

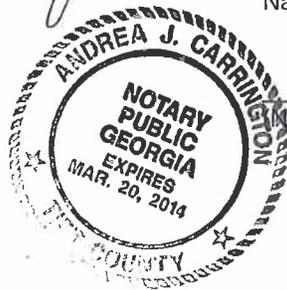
By:

[Signature]
Applicant

[Signature]
Notary Public

Mitchell F. Davenport
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, sealed and delivered this 12th day of June, 2012, in the Presence of:

[Signature]
Witness

By:

[Signature]
Environmental Professional

[Signature]
Notary Public

[Signature]

My commission Expires on:

4-30-2013





**TIFT COUNTY
DEVELOPMENT SUPPORT SERVICES**

225 NORTH TIFT AVE, BUILDING D
TIFTON, GA 31794

To: Mitchell Davenport

From: Carl Fortson, Director

Date: June 11, 2012

Clement & Company, LLC
Mitchell Davenport
3280 Dauphin Street
Suite C-104
Mobile, AL 36606

RE: Proposed The Groves Place (56 multifamily units)
Rainwater Road
Tift County, GA

To Whom It May Concern:

Please be advised that the site on which you propose to construct the above referenced development is zoned MR. The allowed density is 11 units per acre. Therefore, your proposed use of this 6.13 acre site for apartments is acceptable. No further zoning permits are required. The property does not contain any prime or unique farmland.

We look forward to working with you on this development.

Sincerely,

P.O. BOX 87
TIFTON, GA 31793
PHONE: 229-386-7961
FAX: 229-386-7964



Tifton-Tift County Utilities Department

1000 Armour Road, Tifton, GA 31794
PH: 229-391-3949 * FAX: 229-556-7424



204 N. Ridge Ave.
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

MARIANNA KEESEE
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4

April 10, 2012

Mr. Mitchell Davenport
Clement & Company, LLC
3280 Dauphin Street
Suite C-104
Mobile, AL 36606

RE: Proposed The Groves Place (56 units)
Lot Next to 2822 Rainwater Road (on corner of Rainwater Rd & Carpenter Rd)
Tifton, Georgia 31793

Dear Mr. Davenport:

Water, sewer, and natural gas service are all available to the above referenced site with adequate capacity to serve the proposed 56 unit apartment community.

Please let me know if you require additional information.

Sincerely,

Chris Bromlow
Water/Wastewater Superintendent



Date: Fri, 20 Apr 2012 14:36:06 -0400 [04/20/2012 02:36:06 PM EDT]

From: Tameka Gordon <tgordon@geconsultants.com>

To: gwoods@geconsultants.com

Subject: FW:

Part(s):  2 20120420141809510.pdf [application/pdf] 535 KB

 1 unnamed [text/plain] 0.56 KB

-----Original Message-----

From: Wendell Lupo [mailto:wendell.lupo@tiftcounty.org]

Sent: Friday, April 20, 2012 2:22 PM

To: tgordon@geconsultants.com; tgordon@geconsultants.com

Subject: FW:

Zoning is as you see on attachment. We do have an application for the 2 parcels marked site to be rezoned to M/R Multi Residential. If I may be of assistance please let me know

Wendell Lupo

Sr. Building Inspector & Plans Examiner

Tift County Development Support Services

225 N. Tift Ave. Room 201

P.O.Box 87

Tifton Ga, 31793

229-386-7961

e-mail - w.lupo@tiftcounty.org

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

April 20, 2012

SUBJECT: Information Questionnaire – Planning & Zoning
The Groves Place development - 2826 Rainwater Road
Tifton, Tift County, Georgia
GEC Job #120272.240

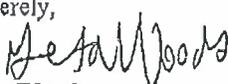
Attention: Mr. Wendell Lupo
Tift County Code Administration

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a DCA Phase I Environmental Site Assessment (ESA) on the above referenced sites (2) located south of Rainwater Road and east of Carpenter Road N. The two tracts will be an expansion of the existing Groves Place Apartments. 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: tgordon@geiconsultants.com.

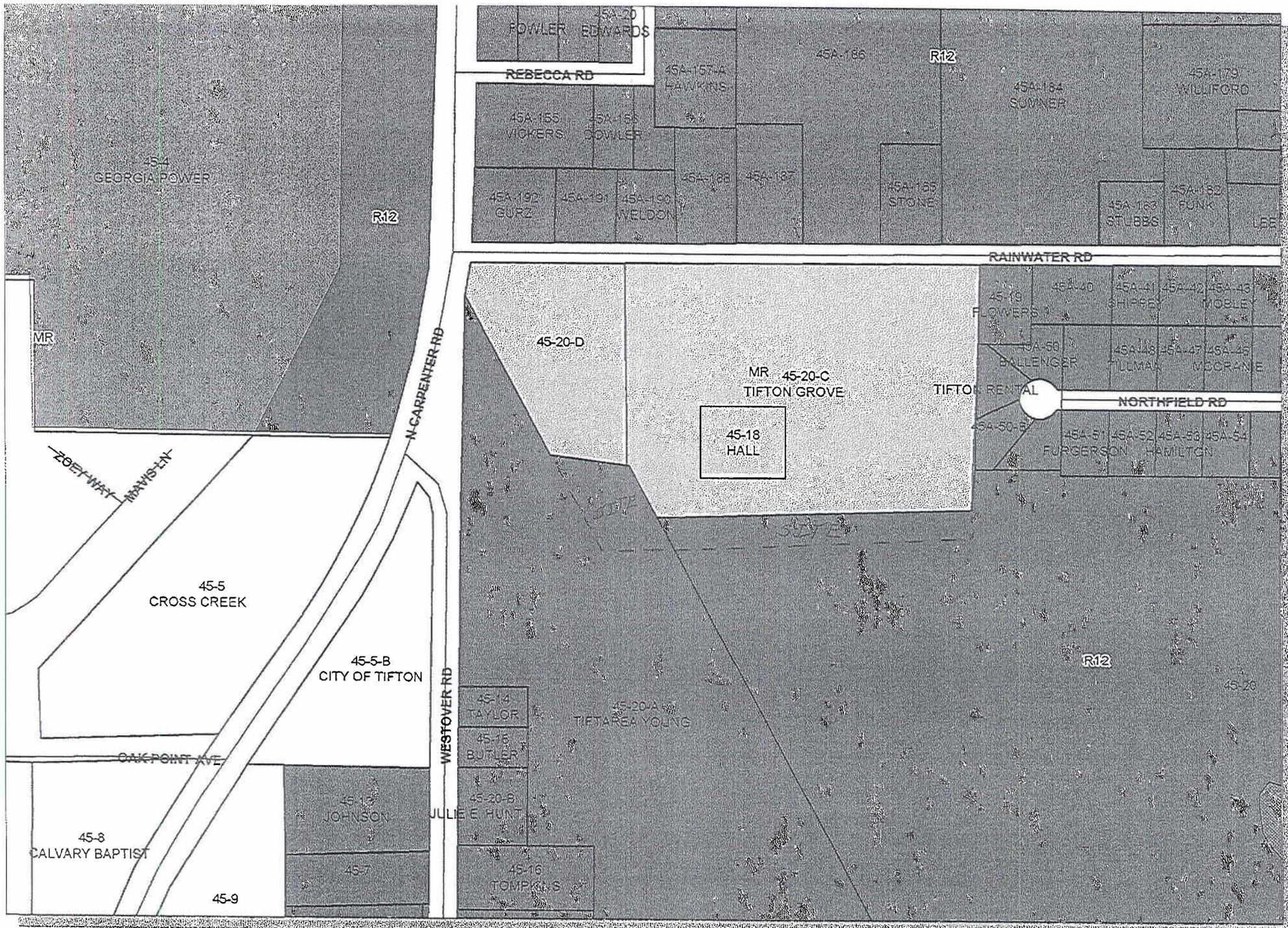
1. What is the zoning for the subject property? RR/R12
2. Are you aware of any zoning restrictions currently on the subject property?
() Yes; (X) No *If yes, please elaborate.*

3. Are you aware of any site history, including its past usage and/or any past tenants (i.e. businesses) and their current/former usage of the property?
No
4. Utilities serving the subject property. Mark all that apply.
(X) city water () well water (X) unknown/do not know
(X) city sewer () septic system
(X) previous water well on site? (X) previous septic system on site?
5. Are there any record or any known environmental conditions or concerns at the subject property or in the immediate site vicinity? () Yes; () No; *If Yes, please elaborate.*
Not that I'm aware of!

The subject property is noted on the attached location map. Thanks for your assistance in this matter. If you have any questions or desire any further information, please contact our office.

Sincerely,

Greta Woods
For Tameka Gordon
Environmental Specialist

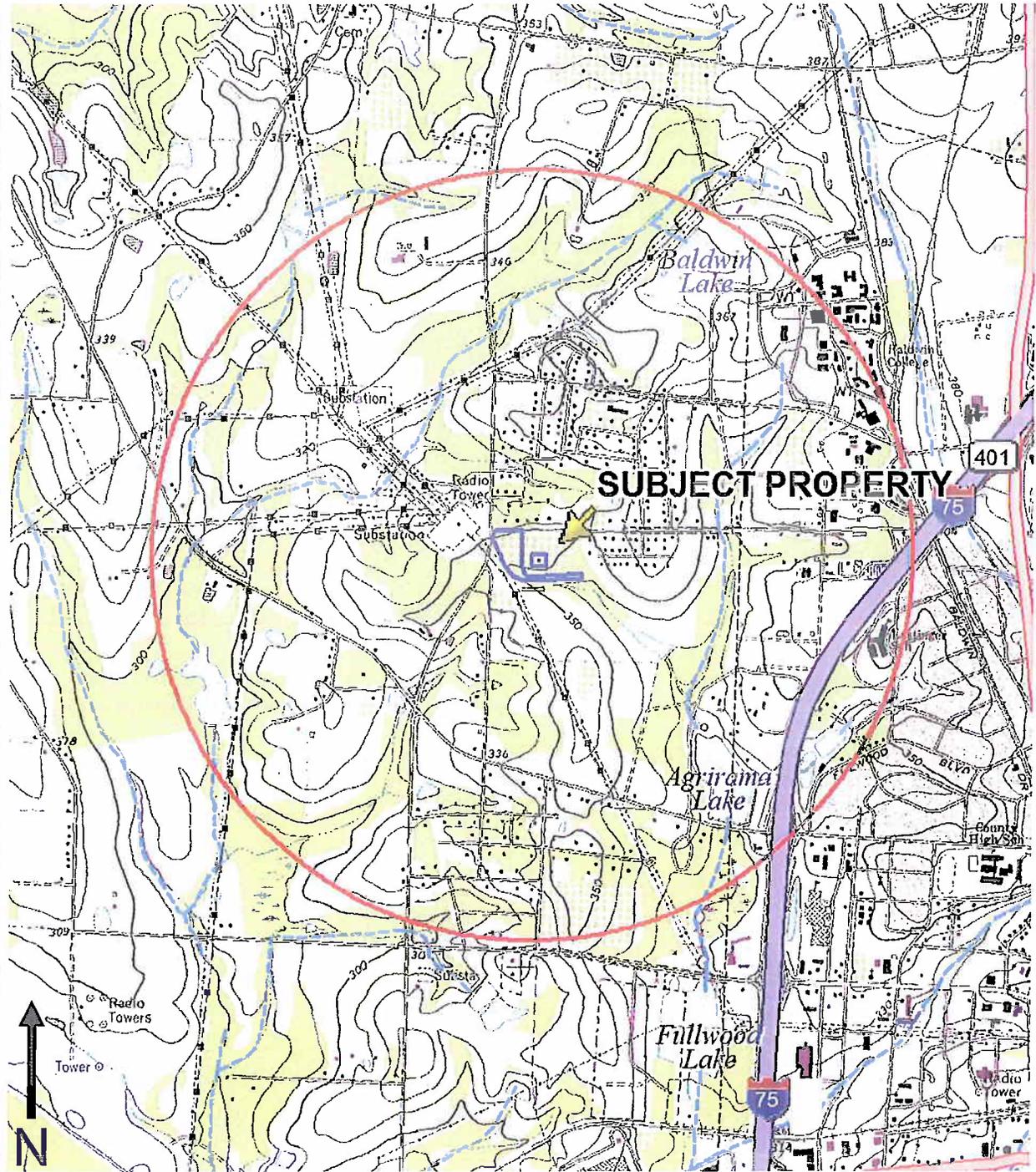
Form Completed by: 
Print: Wendell Lupo
Date: 4-20-12



TCZA-12-02 The Groves Place
 TCTM 045 Portion of Parcels 020 and 020-A

1:3554

4/20/2012



U.S.G.S. Topographic Map
 The Groves Place
 Tifton, Tift County, Georgia
 GEC Project No. 120272.240
 Approximate Scale: 1" = 2,000'
 Source: Tifton West, GA 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) 569-0808 Fax: (706) 569-0940



**Current Aerial Photograph
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=200'
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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LINE	LENGTH	BEARING
L1	20.00	N88°23'29"E
L2	98.79	N88°01'52"E
L3	20.00	N88°01'52"E
L4	81.21	N88°01'52"E
L5	4.77	S83°13'55"E

SURVEY FOR
GARY HALL

LOCATED IN L.L. 261 - 6TH LAND DISTRICT
TIFT COUNTY, GEORGIA
SCALE: 1" = 100' DATE: MAY 22, 2012

HAMPTON & ASSOCIATES SURVEYING CO.
1605 HIGHWAY 41 NORTH
TIFTON, GEORGIA 31794
PHONE: 229-382-2709 FAX: 229-382-2099

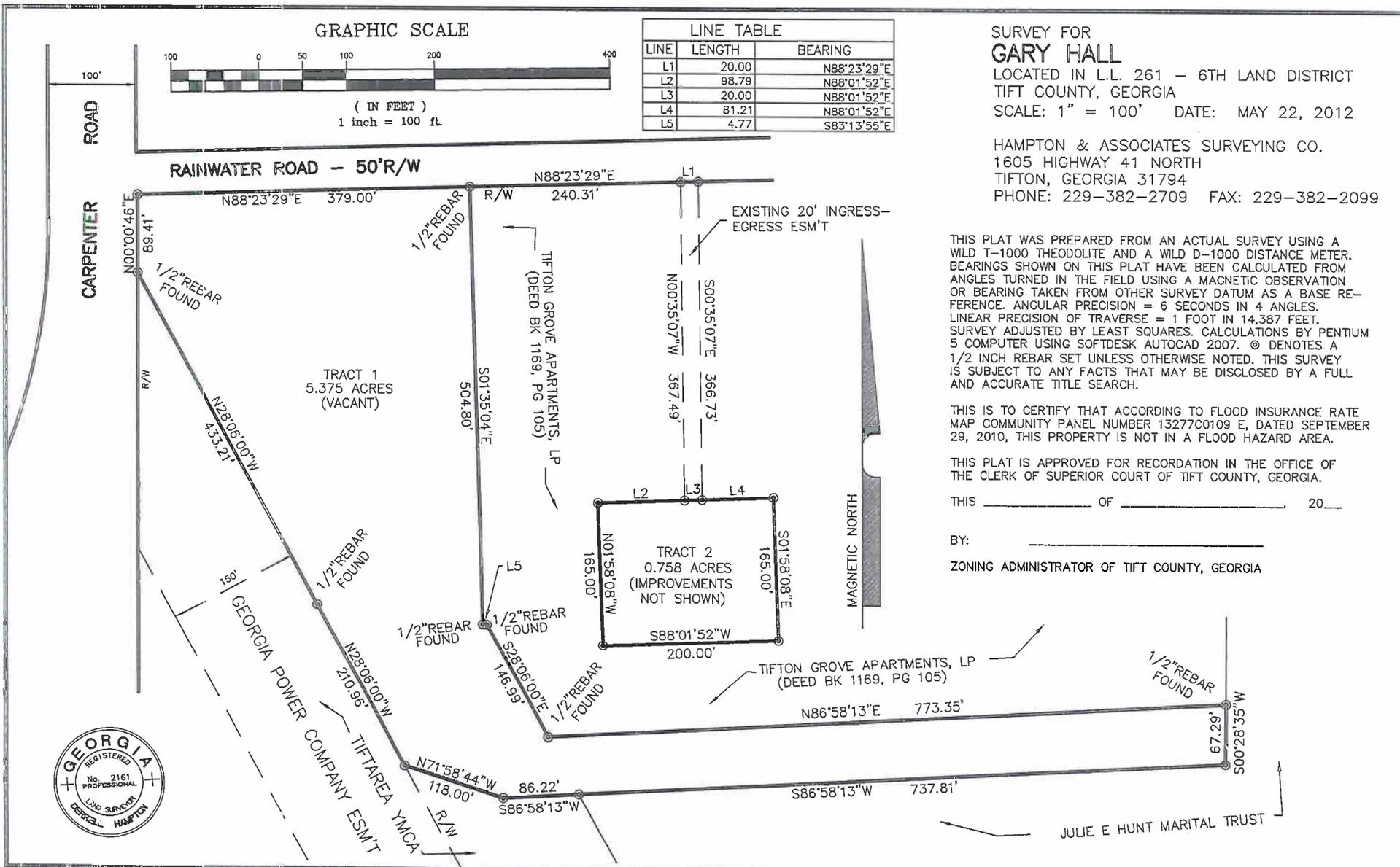
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY USING A WILD T-1000 THEODOLITE AND A WILD D-1000 DISTANCE METER. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TURNED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASE REFERENCE. ANGULAR PRECISION = 6 SECONDS IN 4 ANGLES. LINEAR PRECISION OF TRAVERSE = 1 FOOT IN 14,387 FEET. SURVEY ADJUSTED BY LEAST SQUARES. CALCULATIONS BY PENTIUM 5 COMPUTER USING SOFTDESK AUTOCAD 2007. © DENOTES A 1/2 INCH REBAR SET UNLESS OTHERWISE NOTED. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THIS IS TO CERTIFY THAT ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 13277C0109 E, DATED SEPTEMBER 29, 2010, THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.

THIS PLAT IS APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TIFT COUNTY, GEORGIA.

THIS _____ OF _____ 20____

BY: _____
ZONING ADMINISTRATOR OF TIFT COUNTY, GEORGIA





U.S. Fish and Wildlife Service

National Wetlands Inventory



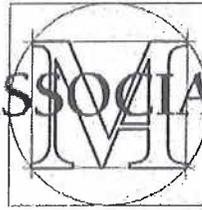
National Wetlands Inventory (NWI) Map
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=300'
Source: U.S. Fish & Wildlife Service

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

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: The Groves Place
Tifton, Georgia

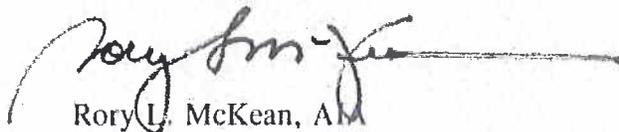
Dear Ms. Adams:

The proposed The Groves Place to be constructed in Tifton, Georgia will not be developed in the wetland area located on this site. This is based upon information that located the wetlands on this site 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 wetlands on or adjacent to the property.

If you have any questions, please contact our office.

Sincerely,

McKEAN & ASSOCIATES, ARCHITECTS, LLC



Rory L. McKean, AIA

RLM/ep

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 2, 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
The Groves Place
Rainwater & Carpenter Road
Tifton, Tift County, Georgia
GEC Job #120272.240

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 Groves Place Apartments located at the intersection of Rainwater Road and Carpenter Road in Tifton, Georgia. This letter is a request for consultation regarding the proposed project in accordance with 36 CFR 800. The subject site is approximately four-acres and is densely wooded. One residential structure built in 1945 is located on the subject property. The property is bordered by residential, wooded, and recreational properties. A 56-unit senior apartment complex is proposed for this site and the residential structure will remain on the site. Details of the project include:

Applicant: The Groves Place, L.P.
Mr. Mitchell Davenport
3280 Dauphin Street Suite C-104
Mobile, Alabama 36606
mdavenport@clementdev.com
(251) 404-1225

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 April 26, 2012. The goal of this inquiry is to determine whether or not the purchase of this property for senior apartments, 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.

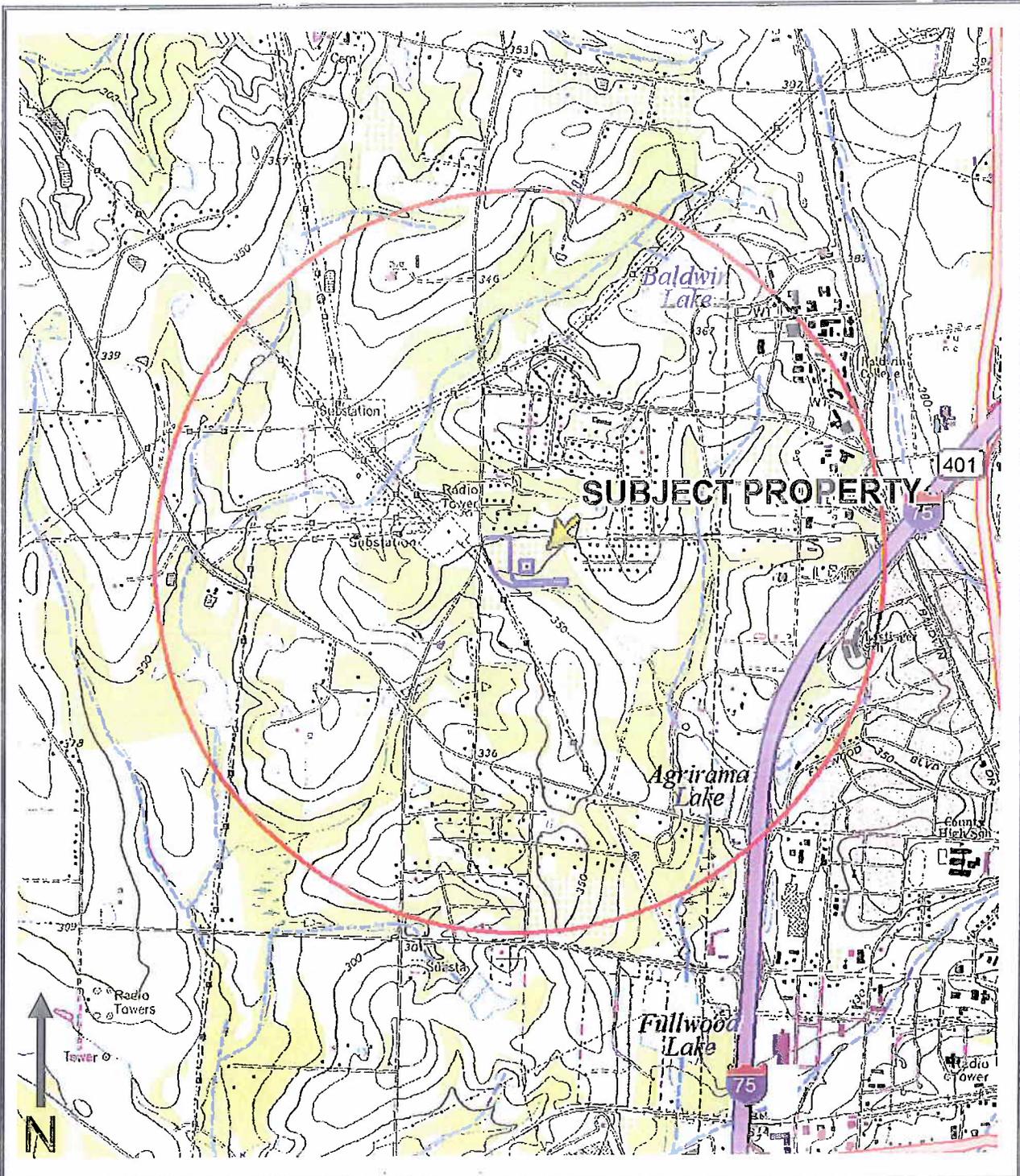


Mary Brooks
Senior Environmental Specialist

Attachments

cc: Mr. Mitchell Davenport, The Groves Place, L.P.

GEC



U.S.G.S. Topographic Map
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1" = 2,000'
Source: Tifton West, GA Quadrangle (1988)

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

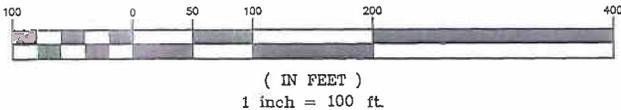


Current Aerial Photograph
The Groves Place
Tifton, Tift County, Georgia
GEC Project No. 120272.240
Approximate Scale: 1"=200'
Source: Google Earth Website

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

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	20.00	N88°23'29"E
L2	98.79	N88°01'52"E
L3	20.00	N88°01'52"E
L4	81.21	N88°01'52"E
L5	4.77	S83°13'55"E

SURVEY FOR
GARY HALL
 LOCATED IN L.L. 261 - 6TH LAND DISTRICT
 TIFT COUNTY, GEORGIA
 SCALE: 1" = 100' DATE: MAY 22, 2012

HAMPTON & ASSOCIATES SURVEYING CO.
 1605 HIGHWAY 41 NORTH
 TIFTON, GEORGIA 31794
 PHONE: 229-382-2709 FAX: 229-382-2099

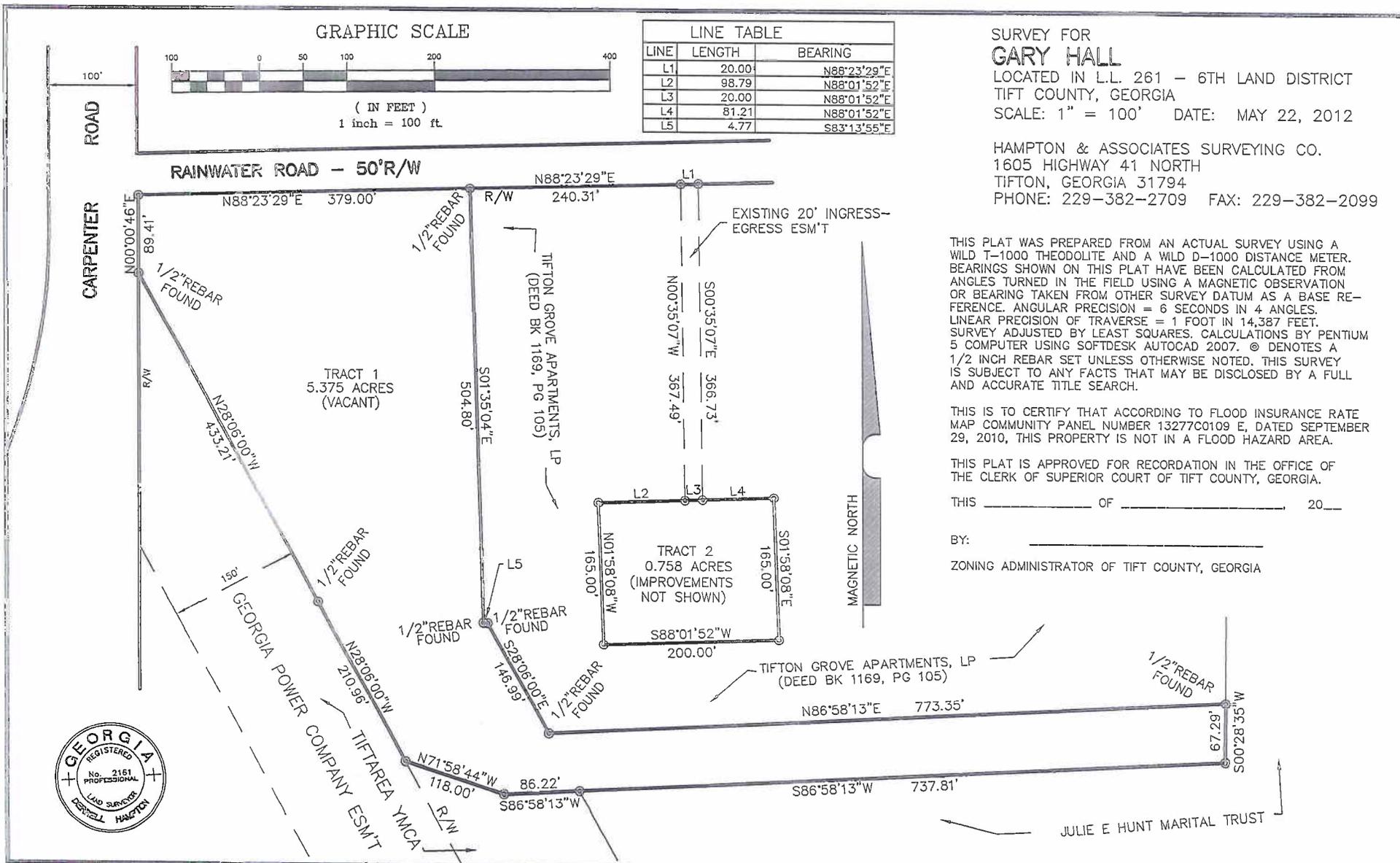
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY USING A WILD T-1000 THEODOLITE AND A WILD D-1000 DISTANCE METER. BEARINGS SHOWN ON THIS PLAT HAVE BEEN CALCULATED FROM ANGLES TURNED IN THE FIELD USING A MAGNETIC OBSERVATION OR BEARING TAKEN FROM OTHER SURVEY DATUM AS A BASE REFERENCE. ANGULAR PRECISION = 6 SECONDS IN 4 ANGLES. LINEAR PRECISION OF TRAVERSE = 1 FOOT IN 14,387 FEET. SURVEY ADJUSTED BY LEAST SQUARES. CALCULATIONS BY PENTIUM 5 COMPUTER USING SOFTDESK AUTOCAD 2007. © DENOTES A 1/2 INCH REBAR SET UNLESS OTHERWISE NOTED. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THIS IS TO CERTIFY THAT ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 13277C0109 E, DATED SEPTEMBER 29, 2010, THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.

THIS PLAT IS APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TIFT COUNTY, GEORGIA.

THIS _____ OF _____ 20__

BY: _____
 ZONING ADMINISTRATOR OF TIFT COUNTY, GEORGIA





Site Name: The Groves Place
Agency: PARAMETER PD
City, ST, ZIP: Tulsa, OK 74123
Year: 2007

Client: Geotechnical & Envtl. Cons.
EPA Agency: 3306457-5
Date: 4/24/2012 5:42:43 PM



2007 Aerial Photograph



Site Name: The Groves Place
Address: RASEWATER RD
City, ST, ZIP: 1556, PA 15173
Year: 2003

Client: Department of Env. Cons.
EDA Project: 030247.5
Date: 4/24/2012 5:42:10 PM



2006 Aerial Photograph



DA HAB #: The Grapes Place
Address: R221NATEX RD
City, ST, ZIP: Titus, GA 31793
Year: 2008

Client: Geotechnical & Env't. Cons.
EDR Inquiry: 2025425 S
Date: 4/21/2013 @ 4:23:14 PM

2005 Aerial Photograph



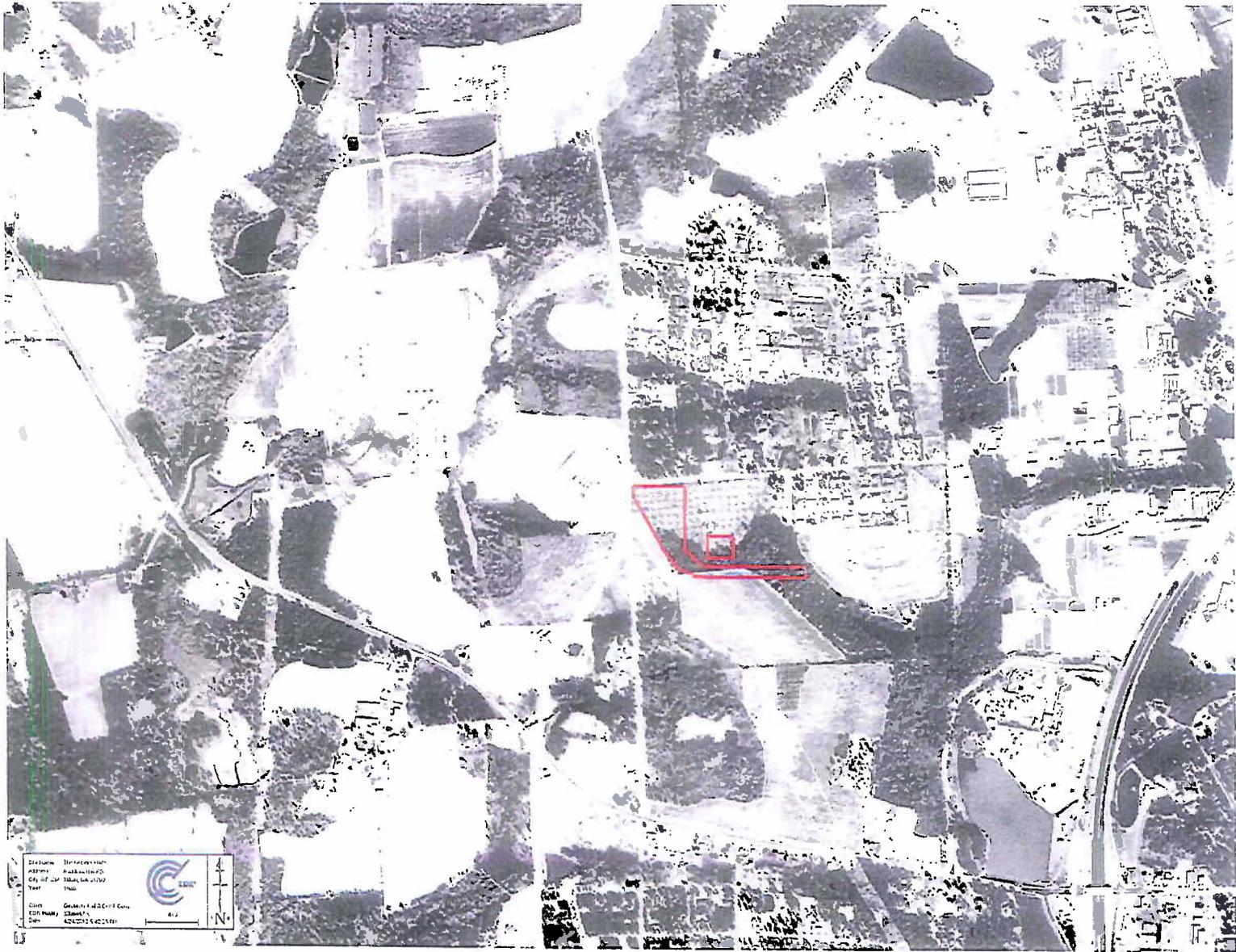
Site Name: The Grapes Place
Address: RASQUATER RD
City, St, ZIP: Tifton, GA 31783
Year: 1993



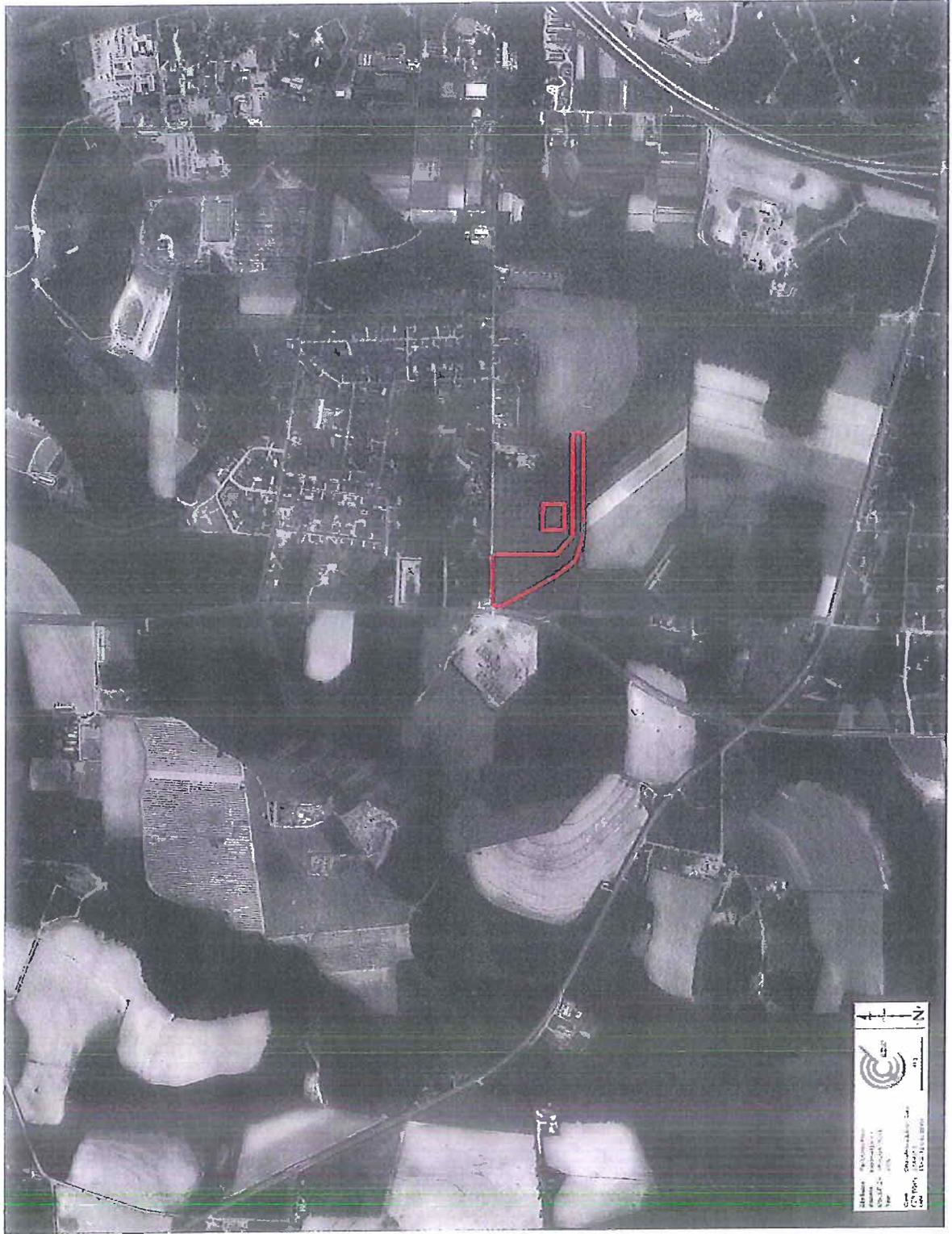
Client: Graceland & Envir. Cons.
EDR Inquiry: 3/30/97 S
Date: 4/21/02 5:42:31 PM

233

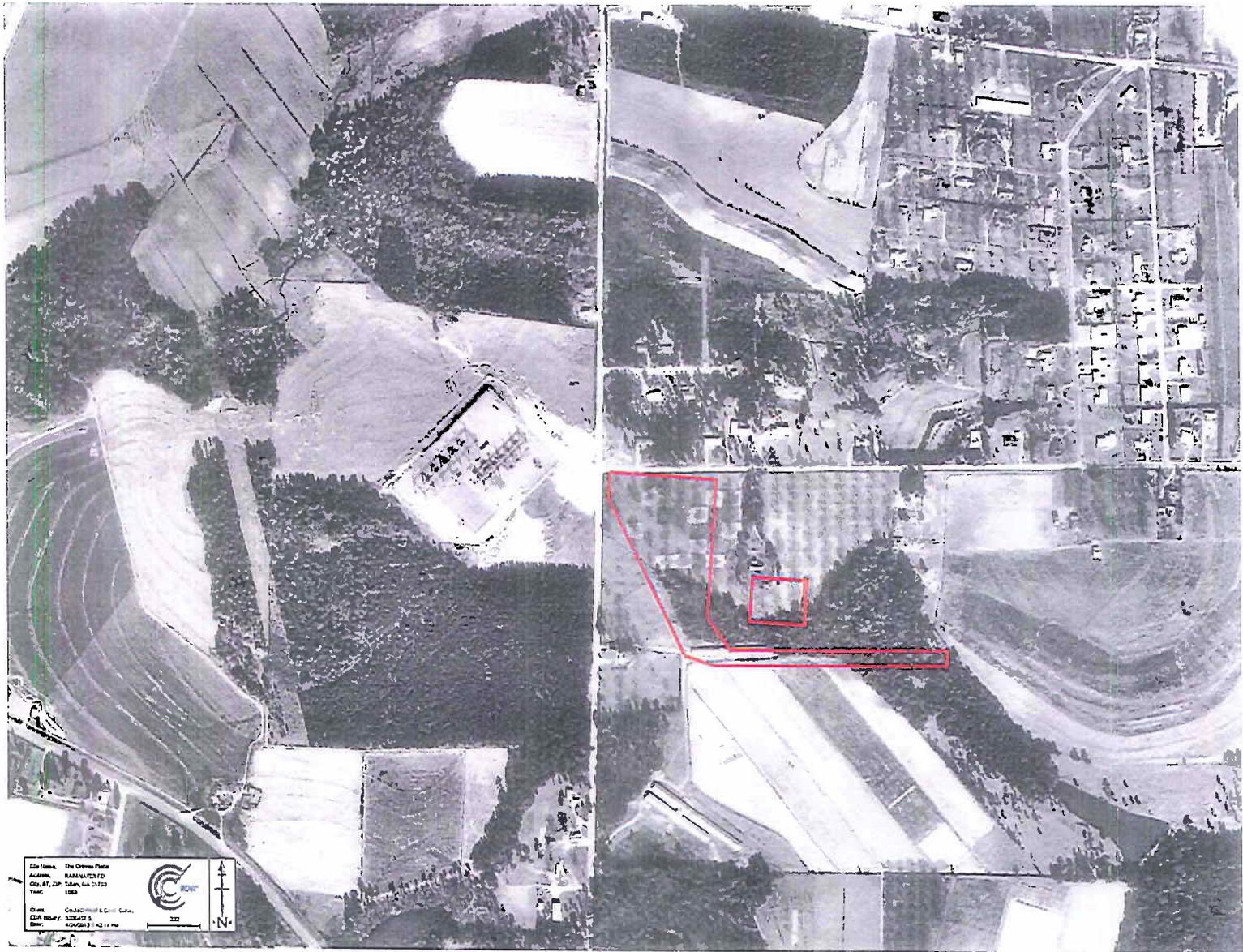
1993 Aerial Photograph



1988 Aerial Photograph



1975 Aerial Photograph

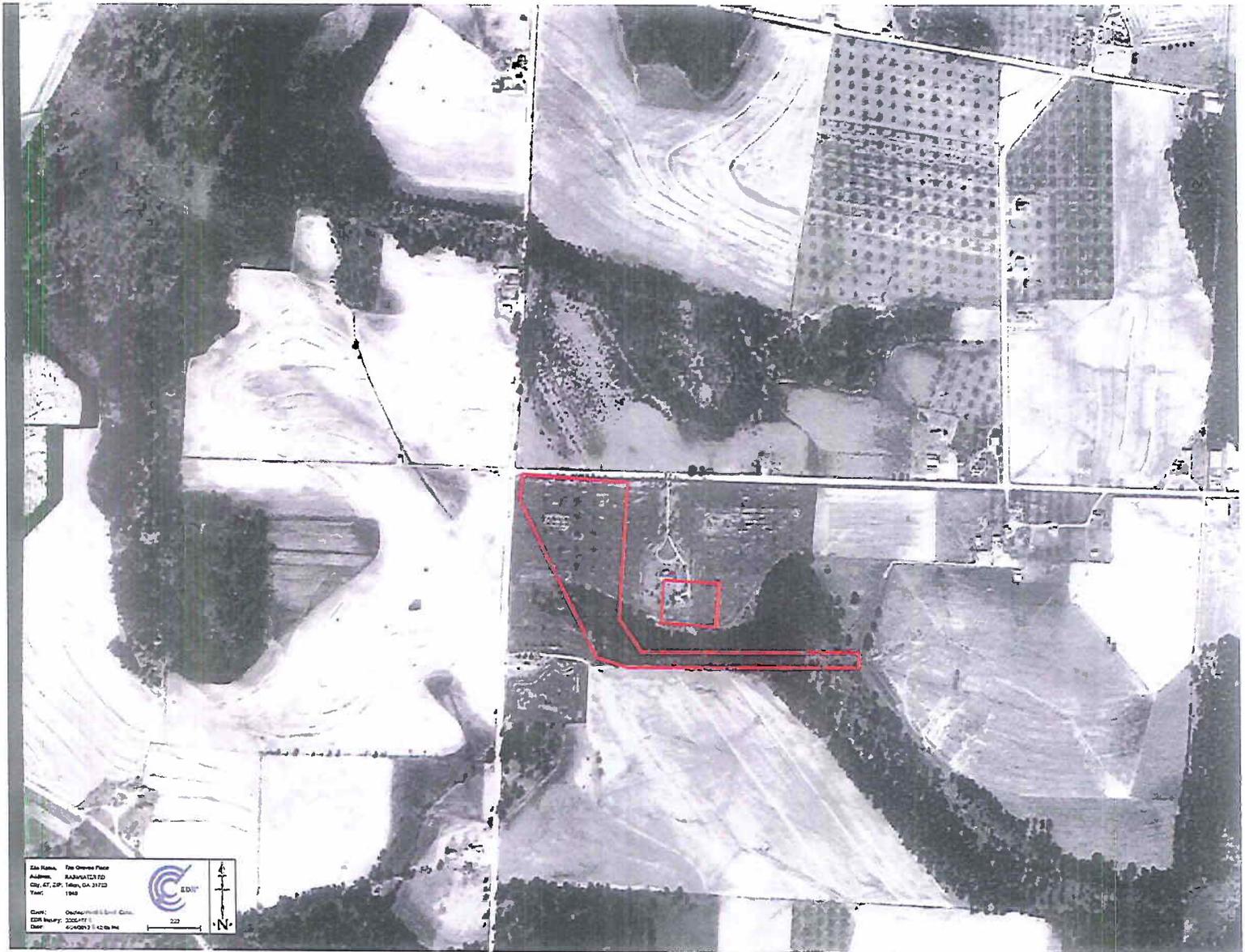


1969 Aerial Photograph



DATE: 11/11/2011
TIME: 10:00 AM
PROJECT: 1111111111
YEAR: 2011
CLIENT: 1111111111
JOB: 1111111111

1951 Aerial Photograph



Site Name: The Orange Place
Address: 6430 WATSON RD
City, ST, ZIP: Toluca, GA 31752
Year: 1948

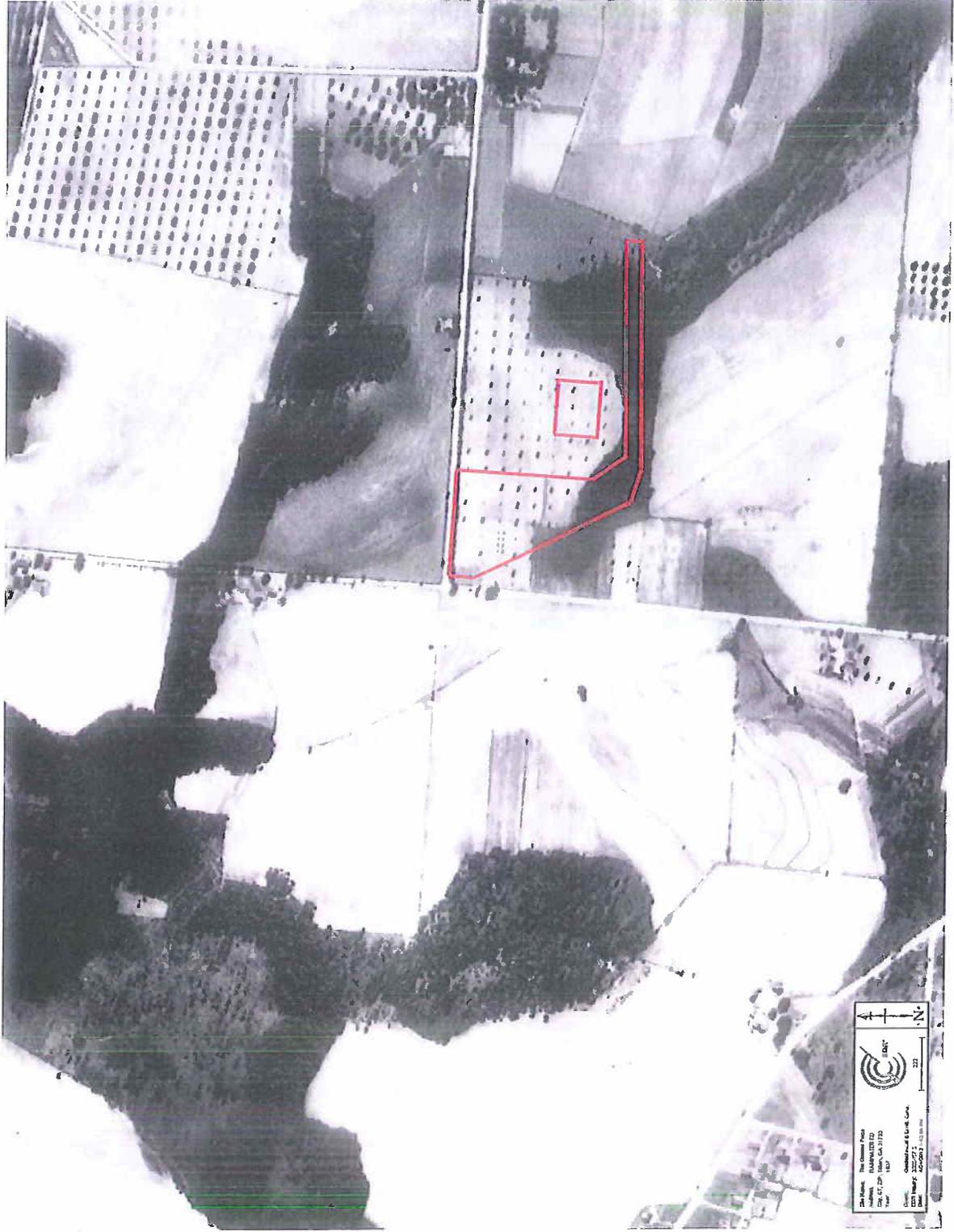
Client: DePaul Powell & Sons, Inc.
ESRI Support: 2025-07-11 12:00 PM
Date: 01-09-2025 11:42 AM

EDU

222

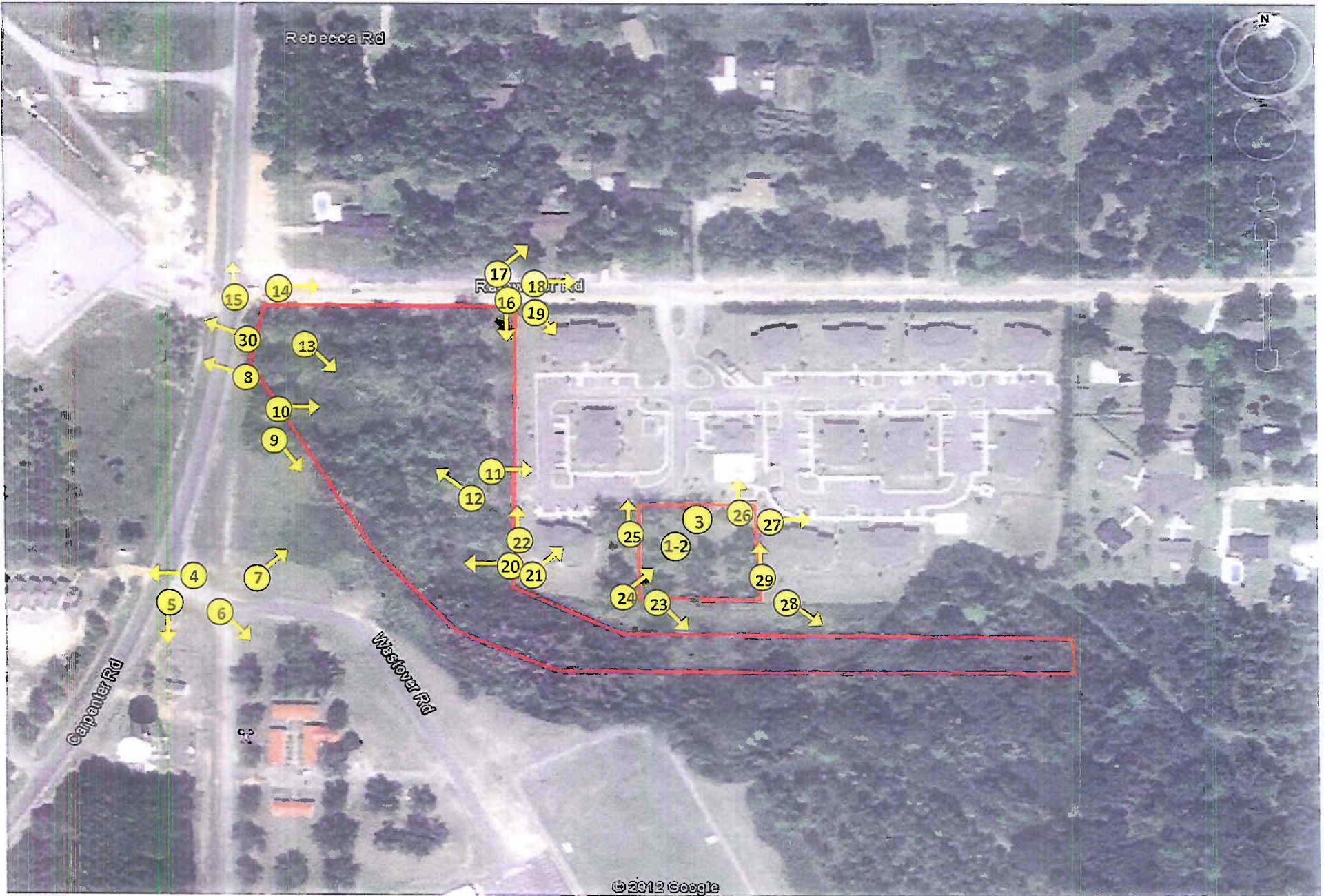
N

1948 Aerial Photograph



Scale: 1" = 1000'
North Arrow
1937
Aerial Photograph
© 1937
1937

1937 Aerial Photograph



Photographic Map Key- The Groves Place



Photograph 1: On site structure located south of the existing Groves development



Photograph 2: On site shed located adjacent to the house



Photograph 3: Buried propane tank located near the on-site house



Photograph 4: Facing west toward a residential area from the intersection of Westover Road and Carpenter Road located southwest of the subject property



Photograph 5: Facing south from the intersection of Westover Road and Carpenter Road toward a city water tower located southwest of the subject property



Photograph 6: YMCA facility located southwest of the subject property between Carpenter and Westover Roads



Photograph 7: Facing northeast from the intersection of Westover and Carpenter Roads toward the subject property; note utility easement that runs near the subject property's southwestern boundary



Photograph 8: Facing west across Carpenter Road from the subject property toward the westerly adjacent electric power station



Photograph 9: Facing southeast along the utility easement and the subject property's southwest boundary from near Carpenter Road



Photograph 10: Interior view of the northwestern portion of the subject property taken near Carpenter Road facing east



Photograph 11: Facing east toward the existing Groves development from the interior of the subject property



Photograph 12: General interior view of the subject property located west of the existing Groves development



Photograph 13: Interior view of the northwestern portion of the subject property from near the intersection of Carpenter Road and Rainwater Road facing southeast



Photograph 14: Facing east down Rainwater Road from Carpenter Road; subject property on the right, residences on the left



Photograph 15: Facing north up Carpenter Road at the intersection with Rainwater Road near the northwest corner of the subject property; residence on right, agricultural land on the left



Photograph 16: Facing south from Rainwater Road along the boundary between the subject property and the existing Groves development



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: The Groves Place
Tifton, 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 cursive script, reading 'Rory L. McKean', followed by a horizontal line.

Rory L. McKean, AIA

RLM/cp



Board of Commissioners
Tift County

Charles A. Kent Administrative Bldg.
P.O. Box 826, Tifton, GA 31793
Telephone 229-386-7850
Fax 229-386-7955

COMMISSIONERS

GRADY THOMPSON, Chairman
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ROBERT SETTERS
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MELISSA CHEVERS
FRED W RIGDON
C MICHAEL JONES

JIM CARTER, County Manager
GLYNDA HEMBY, County Clerk
LEIGH JORDAN, Finance Director

June 11, 2012

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

RE: **The Groves Place**
Rainwater Road
Tift County, GA

Dear Sir or Madam:

Clement & Company, LLC, the developer of the referenced proposed development, has notified the **Tift County Commission** of its intention to develop and to apply to the Georgia Department of Community Affairs (DCA) for Low Income Housing Tax Credit (Credit) and/or financing through the HOME Investment Partnerships Program (HOME) for the development of units affordable to low income residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2012 Qualified Allocation Plan. The details are as follows:

Project Name:	<u>The Groves Place</u>
Project Address and/or Lot Number:	<u>Rainwater Road</u>
Owner/Developer Name:	<u>Clement & Company, LLC</u>
Owner/Developer Address:	<u>3280 Dauphin St. STE C-104</u> <u>Mobile, AL 36606</u>
Total Number of Units:	<u>56</u>
Total Number of Units Set Aside for Low Income Residents:	<u>56</u>
Project Type (New Construction/Rehabilitation):	<u>New Construction</u>
Tenancy (Family/Elderly/Special Needs):	<u>Elderly</u>

I hereby certify that I am the chief elected official of this jurisdiction, or the person duly authorized to speak on behalf of the elected person or body constituting the government of this jurisdiction, as specified in the attached copy of the charter or bylaws of the governmental body. In this capacity, I hereby state that the **Colquitt County Commission (check one)**:

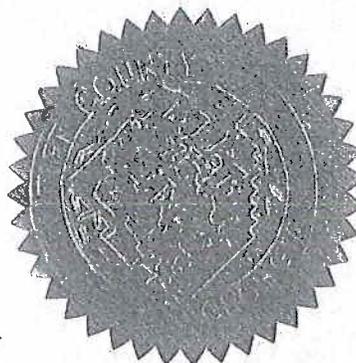
- Opposes the proposed development as presented.
- Is unopposed to the proposed development as presented.
- Supports the proposed development as presented, as evidenced by the attached **Resolution of Support**.

Finally, I understand that I will also be notified by DCA when the Owner/Developer submits its application for Credit and/or HOME funding, and be given 30 days to provide additional comments on the application.

Sincerely,



Grady Thompson, Jr.
Chairman



Attachments: **Copy of Local Charter or Bylaws Authorizing Signer
*Resolution of Support***

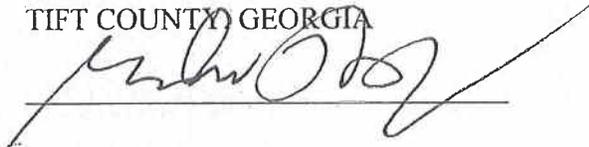
RESOLUTION OF TIFT COUNTY, GEORGIA

- WHEREAS, Clement & Company, LLC proposes to develop The Groves Place, a 56 unit affordable housing apartment community for seniors located on Rainwater Road in Tift County to be funded with Low Income Housing Tax Credits; and
- WHEREAS, Tift County appreciates and values the safety and well-being of its senior citizens and endeavors to provide opportunities for safe, decent and affordable housing for all its citizens; and
- WHEREAS, The Groves Place will apply for tax credits, and will invest over \$4,000,000 in private funds; and
- WHEREAS, the developer is requesting that Tift County support this proposed apartment community by providing said resolution of support; and
- WHEREAS, the limited availability of tax credits and the competitive requirements to receive an award of tax credits requires the support of the elected body of the local government; and
- WHEREAS, the owner of The Groves Place has requested a resolution of support from Tift County.

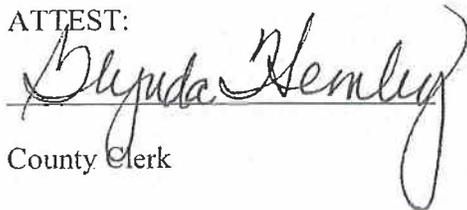
NOW, THEREFORE BE IT RESOLVED, Tift County, Georgia strongly supports the application of The Groves Place, in its endeavor to build quality affordable housing for seniors.

SO RESOLVED, this the 11th day of June, 2012.

TIFT COUNTY, GEORGIA



ATTEST:



County Clerk





Board of Commissioners
Tift County
Charles A. Kent Administrative Bldg.
P.O. Box 826; Tifton, GA 31793
Telephone 229-386-7850
Fax 229-386-7955

COMMISSIONERS

GRADY THOMPSON, Chairman
DONNIE HESTER
ROBERT SETTERS
SHERRY MILEY
FRANKIE MATHIS
FRED W RIGDON
C MICHAEL JONES

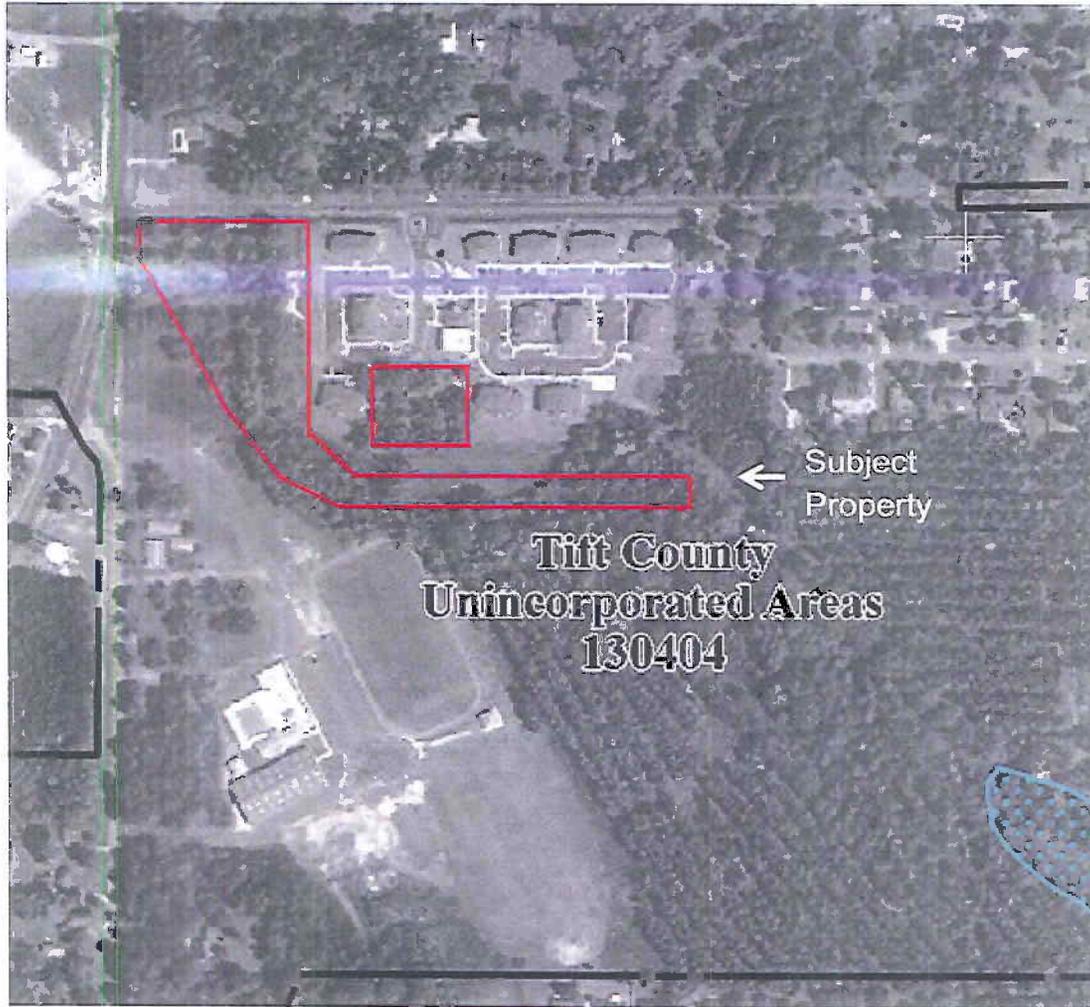
JIM CARTER, County Manager
GLYNDA HEMBY, County Clerk
LEIGH JORDAN, Finance Director

June 11, 2012

I, *Glynda Hemby*, Clerk of the Tift County Board of Commissioners, certify that this is a true and exact copy to the Original Resolution adopted by the Tift County Board of Commissioners at their Regular Scheduled Meeting on the 11th day of June 2012.

Glynda Hemby
Glynda Hemby
County Clerk





**N
T
I
D**

PANEL 0106E

FIRM

FLOOD INSURANCE RATE MAP

**TIFT COUNTY,
GEORGIA
AND INCORPORATED AREAS**

PANEL 106 OF 250

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
TIFT COUNTY	130404	0106	E
TIFTON, CITY OF	130471	0106	L

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



**MAP NUMBER
13277C0106E**

**MAP REVISED
SEPTEMBER 29, 2010**

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

**Flood Insurance Rate Map (FIRM)
The Groves Place**

**Tifton, Tift County, Georgia
GEC Project No. 120272.240**

Approximate Scale: 1"=400'

Source: FEMA Map Service Center 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

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'

50 0 500 1000 FEET

METER



OTHERWISE PROTECTED AREAS (OPAs)

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

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value; elevation in feet*
(EL. 987)
- Base Flood Elevation value where uniform within zone; elevation in feet*
- 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
- 2476000N 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid values: Georgia State Plane coordinate system, West zone (FIPSZONE 1002), Transverse Mercator projection
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 17, 1998

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

September 29, 2010 - to add Special Flood Hazard Areas, to update corporate limits, to add roads and road names, to update map format, to reflect updated topographic information, and to change Special Flood Hazard Areas.

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

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

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



WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities Tift County — Fips Code: 13277

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

- *Gopherus polyphemus* (Gopher Tortoise) [US] - reptile

Other Occurrences

- *Wading Bird Colony* (Wading Bird Colony)

Plant Occurrences

- *Andropogon mohrii* (Bog Bluestem)
- *Aristida simpliciflora* (Chapman Three-awn Grass)
- *Balduina atropurpurea* (Purple Honeycomb Head) [GA]
- *Elyonurus tripsacoides* (Pan-american Balsamscale)
- *Isoetes junciformis* (Rush Quillwort)
- *Macbridea caroliniana* (Carolina Bogmint) [GA]
- *Oxypolis ternata* (Savanna Cowbane)
- *Pteroglossaspis ecrinata* (Crestless Plume Orchid) [GA]
- *Rhynchospora culixa* (Georgia Beaksedge)
- *Rhynchospora decurrens* (Swamp-forest Beaksedge)
- *Rhynchospora solitaria* (Solitary Beakrush) [GA]
- *Sarracenia flava* (Yellow Flytrap) [GA]
- *Sarracenia minor var. minor* (Hooded Pitcherplant) [GA]
- *Sarracenia psittacina* (Parrot Pitcherplant) [GA]
- *Sarracenia purpurea* (Purple Pitcherplant) [GA]
- *Sporobolus teretifolius* (Wire-leaf Dropseed)
- *Stewartia malacodendron* (Silky Camellia) [GA]

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

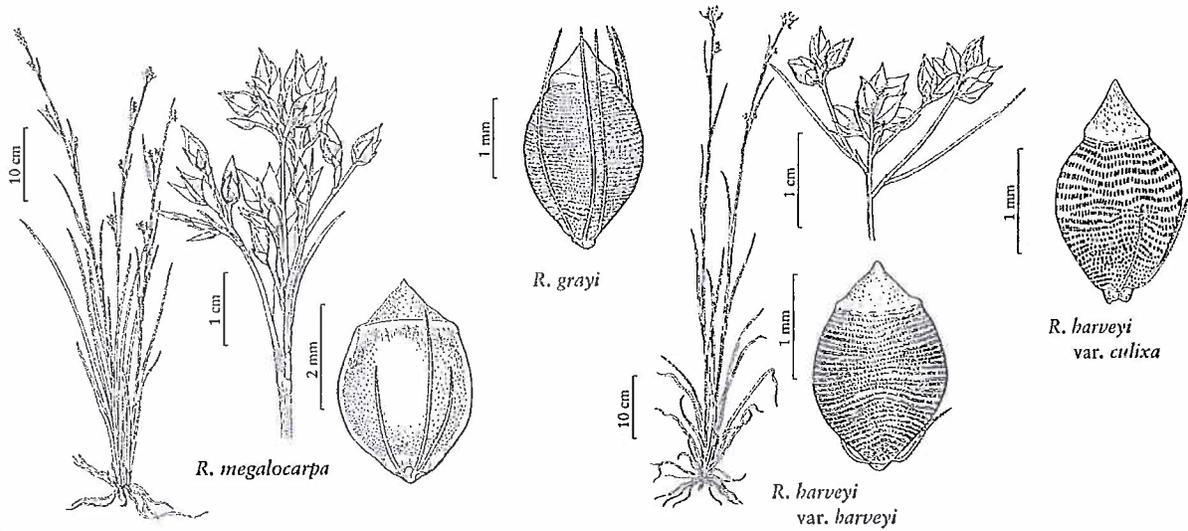


GOPHER TORTOISE- sandy soil,
abundant sun; construct large burrows

PURPLE HONEYCOMB HEAD- wet
ditches, wet pine flatwoods

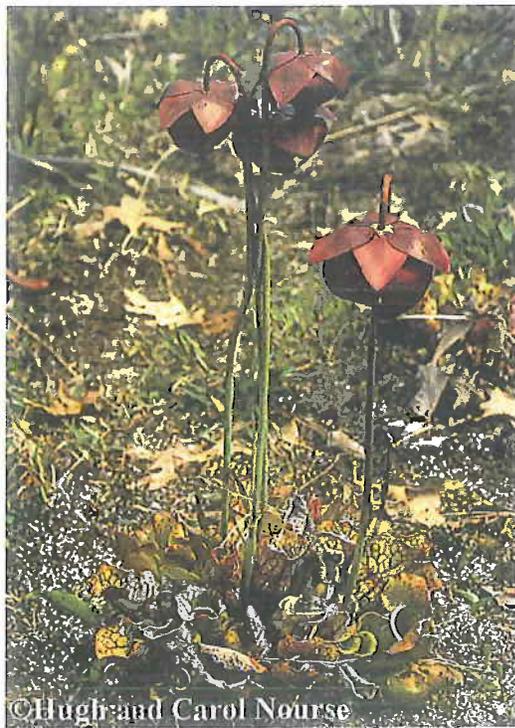


CAROLINA BOGMINT- high moisture



RHYNCHOSPORA

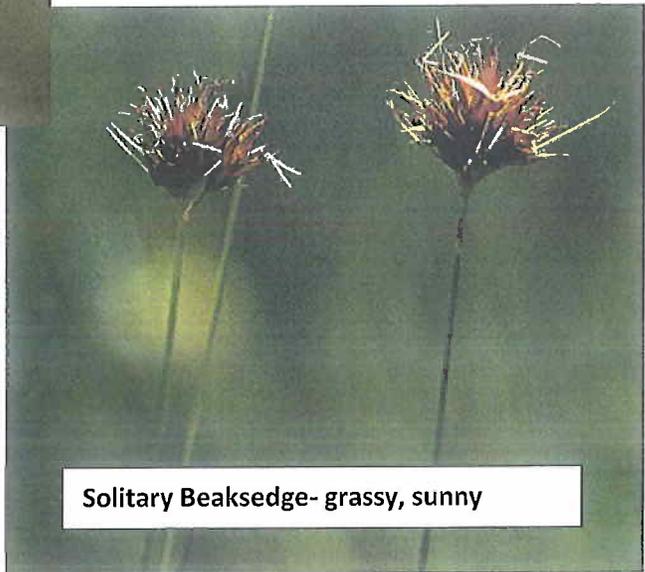
GEORGIA BEAKRUSH- moist pine flatwoods, edges of bogs, savannahs



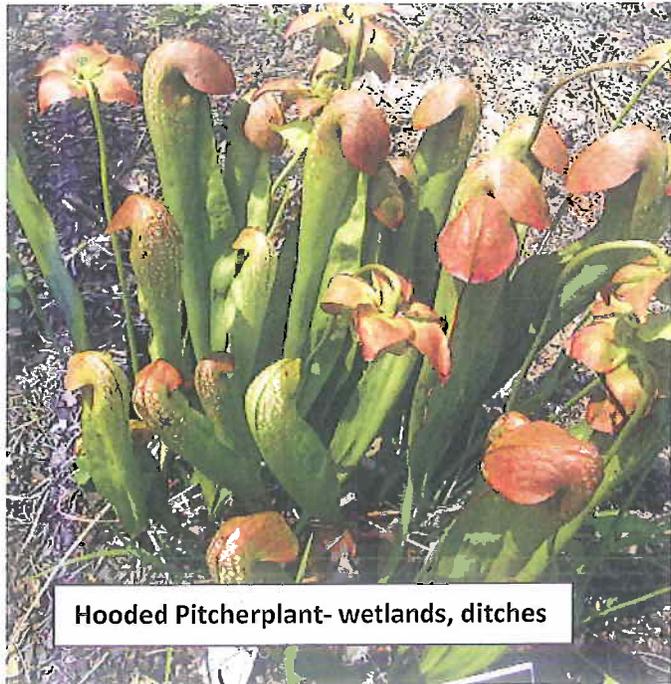
PURPLE PITCHER PLANT- wet meadows



Yellow fly trap- wet areas, pine



Solitary Beaksedge- grassy, sunny



Hooded Pitcherplant- wetlands, ditches



Parrot Pitcherplant- wetlands, ditches



©Dan Hipes

CRESTLESS PLUME ORCHID- pine flatwoods



©Daniel Branton

RUSH QUILLWORT- floodplains,
submerged or seasonally damp areas
that can be dry in summer



SILKY CAMELLIA- moist soils, slightly shaded



Geocoding System

MSA Code: <u>NA</u>	State Code: <u>13</u>	County Code: <u>277</u>	Tract Code: <u>9903.00</u>
---------------------	-----------------------	-------------------------	----------------------------

Summary Census Demographic Information

Tract Income Level	Upper	Tract Population	5855
Underserved or Distressed Tract	No	Tract Minority %	17.01
2011 HUD Estimated MSA/MD/non-MSA/MD Median Family Income	\$44,600	Minority Population	996
2011 Est. Tract Median Family Income	\$63,100	Owner-Occupied Units	1165
2000 Tract Median Family Income	\$52,801	1- to 4-Family Units	1984
Tract Median Family Income %	141.48		

[CENSUS DATA](#) | [INCOME DATA](#) | [POPULATION DATA](#) | [HOUSING DATA](#)

Last update: 01/17/2012 12:00 PM

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Geocoding System

MSA Code: <u>NA</u>	State Code: <u>13</u>	County Code: <u>277</u>	Tract Code: <u>9903.00</u>
---------------------	-----------------------	-------------------------	----------------------------

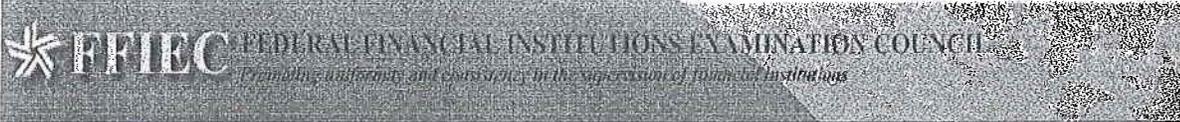
Census Income Information

Tract Income Level	Upper	Tract Median Family Income %	
2004 MSA/MD/statewide non-MSA/MD Median Family Income	\$37,320	2000 Tract Median Family Income	\$52,801
2011 HUD Estimated MSA/MD/non-MSA/MD Median Family Income	\$44,600	2011 Estimated Tract Median Family Income	\$63,100
% below Poverty Line	9.48	2000 Tract Median Household Income	\$41,042

[CENSUS DATA](#) | [INCOME DATA](#) | [POPULATION DATA](#) | [HOUSING DATA](#)

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[Contact Us](#)
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[FFIEC Main](#)

Geocoding System

MSA Code: <u>NA</u>	State Code: <u>13</u>	County Code: <u>277</u>	Tract Code: <u>9903.00</u>
---------------------	-----------------------	-------------------------	----------------------------

Census Population Information

Tract Population	5855	Tract Minority Population	996
Tract Minority %	17.01	American Indian Population	4
Number of Families	1429	Asian/Hawaiian/Pacific Islander Population	116
Number of Households	2297	Black Population	615
Non-Hispanic White Population	4859	Hispanic Population	229
		Other/Two or More Races Population	32

[CENSUS DATA](#) |
 [INCOME DATA](#) |
 [POPULATION DATA](#) |
 [HOUSING DATA](#)

Last update: 01/17/2012 12:00 PM

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Worksheet A
Site Evaluation

Noise Assessment Guidelines

Site Location

Rainwater Road at Carpenter Road

Program

Project Name

The Groves Place

Locality

Tifton, Tift County

File Number

120272.240

Sponser's Name

Phone

Street Address

City, State

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

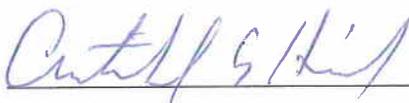
Acceptable

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

Normally Unacceptable

Unacceptable

Signature



Date

4/25/2012

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

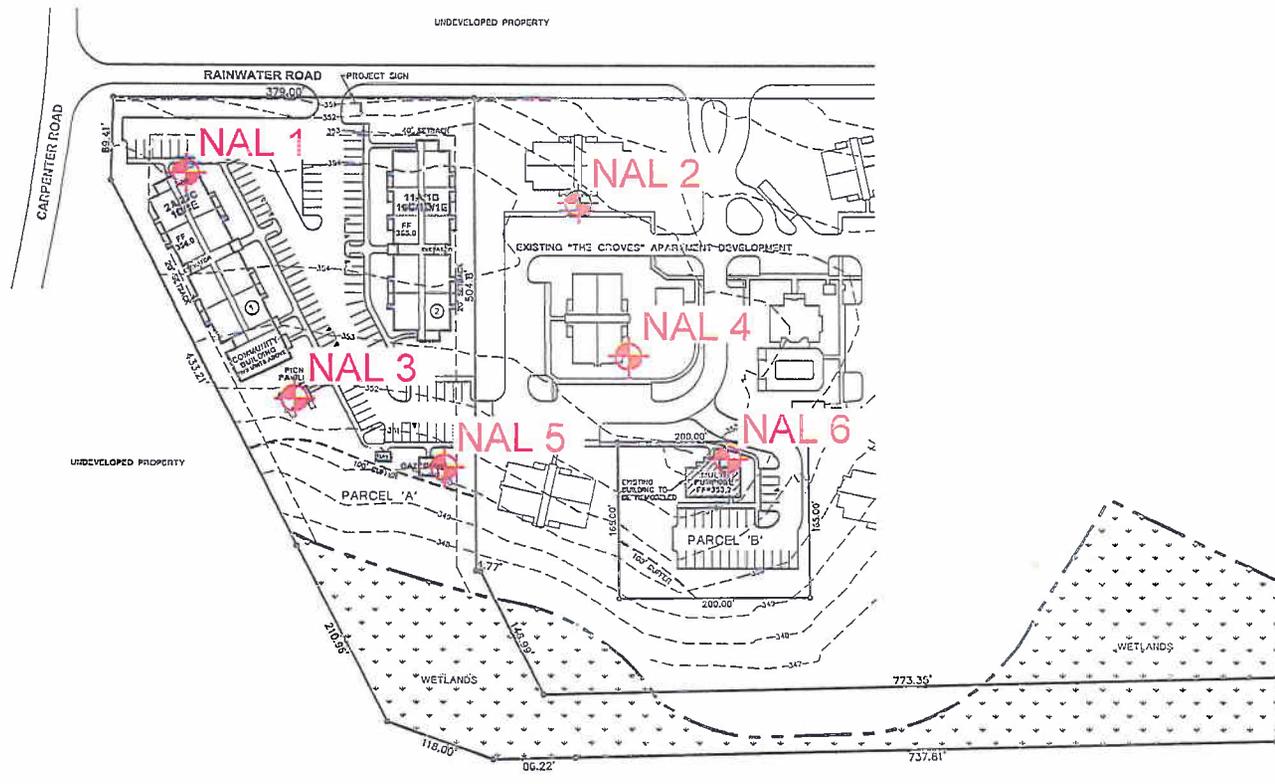


Site Vicinity

The Groves Place
 Tifton, Georgia
 GEC Project No. 120272.240

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
 6810 Chapel Glen Court Atlanta, GA 30360 Tel: (770) 604-9055



NAL	Road	Air	Rail	Combined
	DNL	DNL	DNL	
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
6	< 65	< 55	< 65	< 65

NOISE ASSESSMENT LOCATIONS
THE GROVES PLACE
TIFTON, GEORGIA

GEC PROJECT NO. 120272.240

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MACON, GEORGIA 31204
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WWW.GECONSULTANTS.COM

**Worksheet C
Roadway Noise**

List all major roads within 1000 feet of the site:

1. No major roads within 1000 feet of site per maps

2. _____

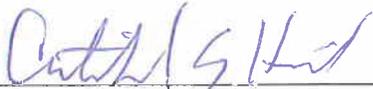
3. _____

4. _____

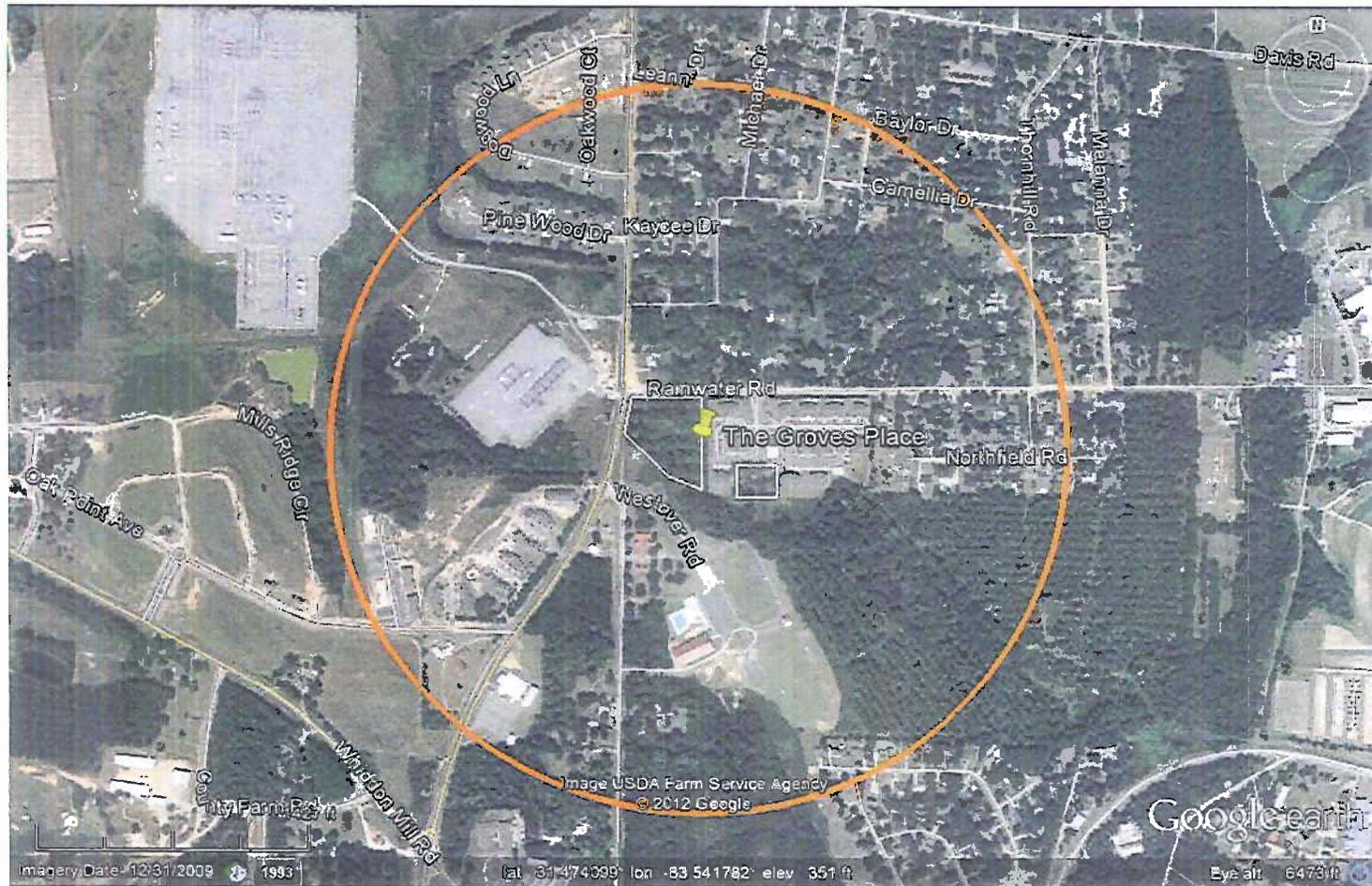
for All NALs

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>	_____	_____	_____

Combined noise from road sources <65 DNL

Signed 

Date 04/25/12



— 1000 Foot Circle

Roadway Noise <i>(No major roads within 1000 feet of site)</i>	NAL	Total		Road 1		Road 2	
		DNL (dB)	Distance (feet)	DNL (dB)	Distance (feet)	DNL (dB)	Distance (feet)
The Groves Place	1	<65	n/a	<65	-	-	-
Tifton, Georgia	2	<65	n/a	<65	-	-	-
GEC Project No. 120272.240	3	<65	n/a	<65	-	-	-
	4	<65	n/a	<65	-	-	-
	5	<65	n/a	<65	-	-	-

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Worksheet B Aircraft Noise

List all airports within 15 miles of the site:

- 1 Henry Tift Myers Airport 4.3 miles SE
- 2 No other airports within 15 miles of site
- 3 _____

Necessary Information:

Airport 1

Airport 2

Airport 3

for ALL NALs

1. Are DNL, NEF or CNR contours available? (yes/no)	<u>N</u>	<u>n/a</u>	_____
2. Any supersonic aircraft operations? (yes/no)	<u>N</u>	_____	_____
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations	<u>n/a</u>	_____	_____
b. number of daytime jet operations	<u>1</u>	_____	_____
c. effective number of operations (10 times a + b)	<u>1</u>	_____	_____
d. distance A for 65 dB	<u>1200</u>	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
e. distance B for 65 dB	<u>5000</u>	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D ¹	<u>n/a</u>	_____	_____
b. distance from NAL to flight path, D ²	<u>5050</u>	_____	_____
c. D ² divided by D ¹	<u>n/a</u>	_____	_____
d. DNL	<u><55</u>	_____	_____
5. Operations projected for what year?	<u>2012</u>	_____	_____
6. Total DNL from all airports		<u><55</u>	_____

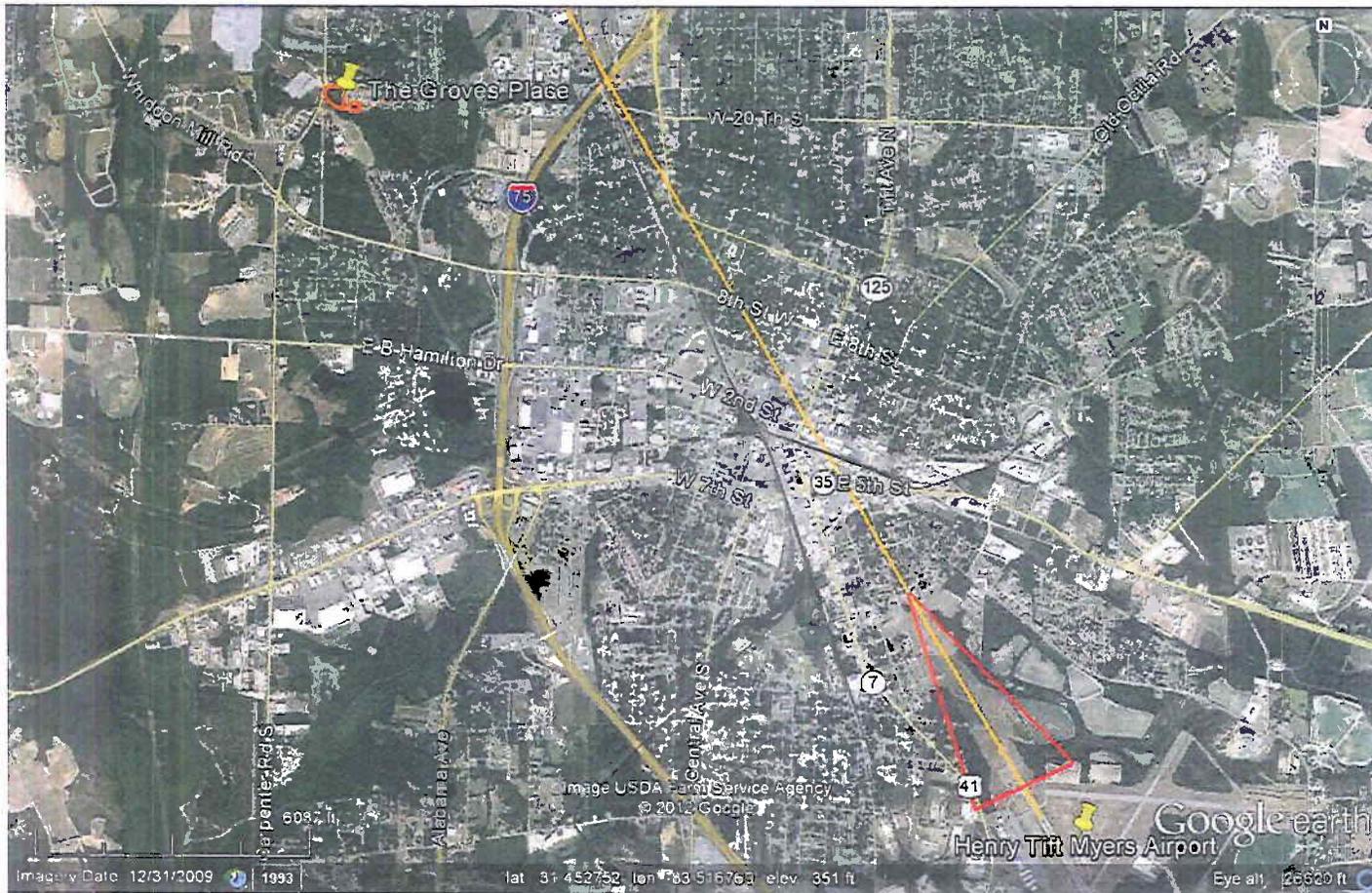
* - The 65dB contour line from Hartsfield-Jackson extends through the Project Site near the northwest corner; the 70dB contour line is at least 5000 feet east of the site.

Signed



Date

04/25/12



D^2 = Distance to Flight Path

— - 65 dB Contour

$D^1 = D^2 -$ Distance to 65 dB Contour

— - Flight Path



Aircraft Noise
(All airports within 15 miles of site)

The Groves Place
 Tifton, Georgia
 GEC Project No. 120272.240

NAL	Total DNL (dB)	Tift Myers			Airport 2		
		D^2 (feet)	D^1 (feet)	DNL (dB)	D^2 (feet)	D^1 (feet)	DNL (dB)
1	<55	n/a	5390	<55	-	-	-
2	<55	n/a	5350	<55	-	-	-
3	<55	n/a	5360	<55	-	-	-
4	<55	n/a	5130	<55	-	-	-
5	<55	n/a	5050	<55	-	-	-

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Worksheet D
Railway Noise

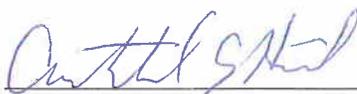
List All Railways within 3000 feet of the site:

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

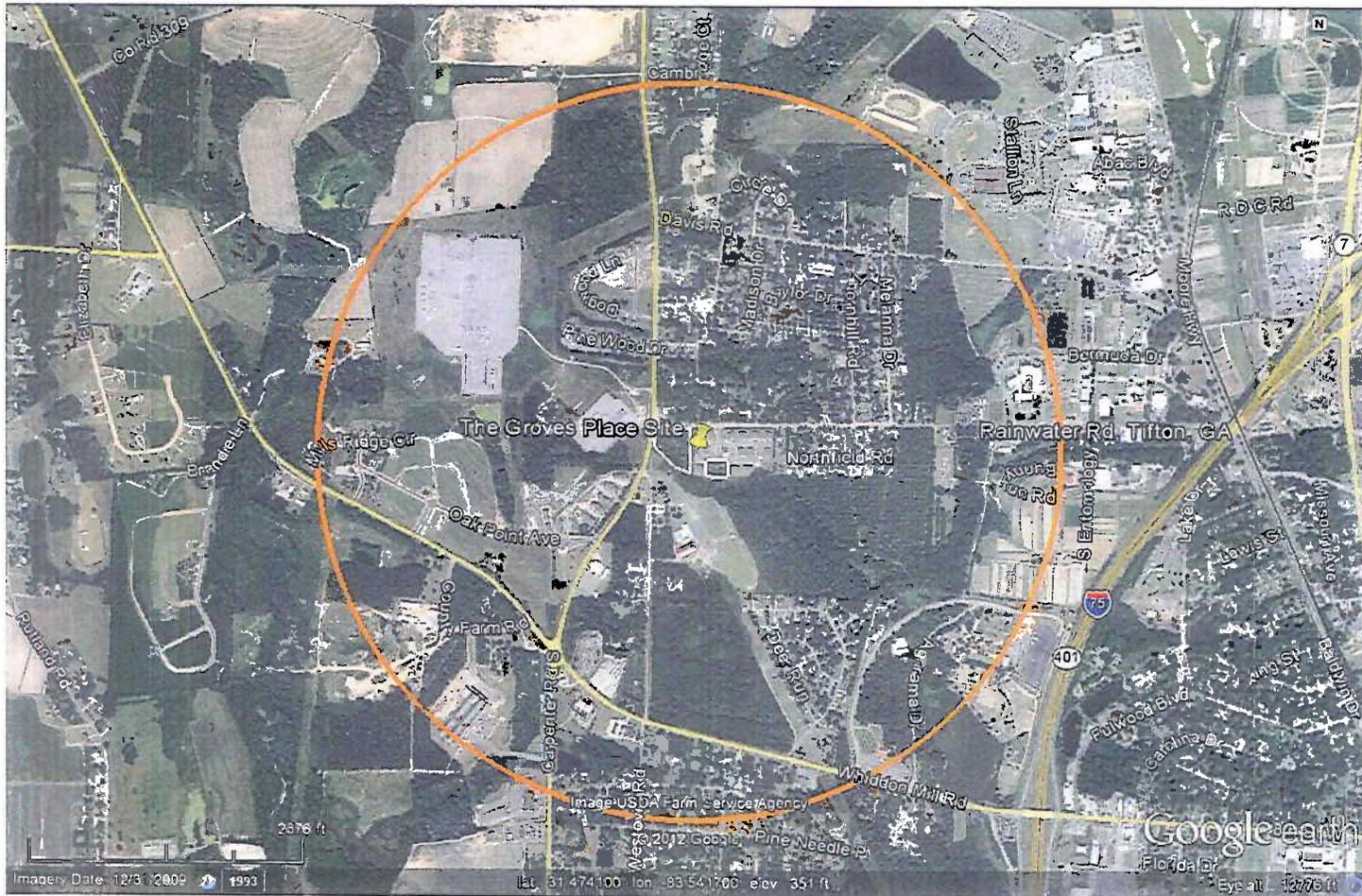
for All NALs

Necessary Information:	Railway No. 1	Railway No. 2	Railway No. 3
1. Distance in feet from the NAL to the railway track.	<u>n/a</u>	_____	_____
2. Number of trains in 24 hours:			
a. diesel	_____	_____	_____
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)	_____	_____	_____

Combined noise from all railway sources <65 DNL

Signed 

Date 04/25/12



— 3000 foot circle



Railway Noise <i>(No Railways within 3000 feet of site)</i>	NAL Total DNL (dB)	Railway 1		Railway 2	
		Distance (feet)	DNL (dB)	Distance (feet)	DNL (dB)
The Groves Place Tifton, Georgia GEC Project No. 120272.240	1	<55	n/a	<55	-
	2	<55	-	-	-
	3	<55	-	-	-
	4	<55	-	-	-
	5	<55	-	-	-

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6810 Chapel Glen Court Atlanta, GA 30360 Tel: (770) 804-9055

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft²-hr people and 10,000 BTU/ft²-hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool. Please send your comments or other input to:

ATEC@hud.gov

Related Information



Assessment Tools for

Environmental Compliance

▸ **ASDs User Guide**

▸ **ASD Flow Chart**

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool	
Is the container above ground?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text"/> 1000
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	219.03
ASD for Thermal Radiation for People (ASDPPU)	276.57
ASD for Thermal Radiation for Buildings (ASDBPU)	50.28
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link:

[Mitigation Options](#)



The Groves Place

RAINWATER RD

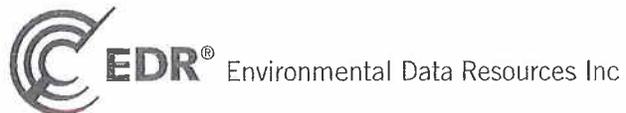
Tifton, GA 31793

Inquiry Number: 3306457.8s

April 23, 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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Secondary Map	3
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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	not searched	-	-	-
State and tribal - equivalent CERCLIS	0.333	0	0	0
State and tribal landfill / solid waste disposal	0.5	0	0	0
State and tribal leaking storage tank lists	0.333	0	0	0
State and tribal registered storage tank lists	property	0	-	-
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	0.333	0	0	0
Other Standard Environmental Records	0.333	0	0	0
HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	not searched	-	-	-
Historical Dry Cleaners	not searched	-	-	-

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

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

THE GROVES PLACE
RAINWATER RD
TIFTON, GA 31793

COORDINATES

Latitude (North):	31.4742 - 31° 28' 27.117462"
Longitude (West):	83.5421 - 83° 32' 31.556396"
Elevation:	349 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: Tifton
 Soil Surface Texture: loamy sand
 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: > 137 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	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 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	9 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	14 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	38 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Tifton

Soil Surface Texture: loamy sand

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: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 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	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	9 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	14 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	38 inches	72 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Alapaha

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 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	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	29 inches	42 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	42 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Carnegie

Soil Surface Texture: sandy loam

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

Soil Drainage Class: 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	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
2	5 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
3	18 inches	46 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
4	46 inches	64 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

Soil Map ID: 5

Soil Component Name: Alapaha

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 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	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	29 inches	42 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	42 inches	75 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Sunsweet

Soil Surface Texture: gravelly sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 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	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	3 inches	11 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	11 inches	66 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: Tifton

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 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	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
2	3 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
3	7 inches	31 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5
4	31 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 8

Soil Component Name: Ocilla

Soil Surface Texture: loamy sand

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: > 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	31 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	31 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: Carnegie

Soil Surface Texture: sandy loam

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

Soil Drainage Class: Well drained

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	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

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	5 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
3	18 inches	46 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4
4	46 inches	64 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4

EXECUTIVE SUMMARY

SEARCH RESULTS

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

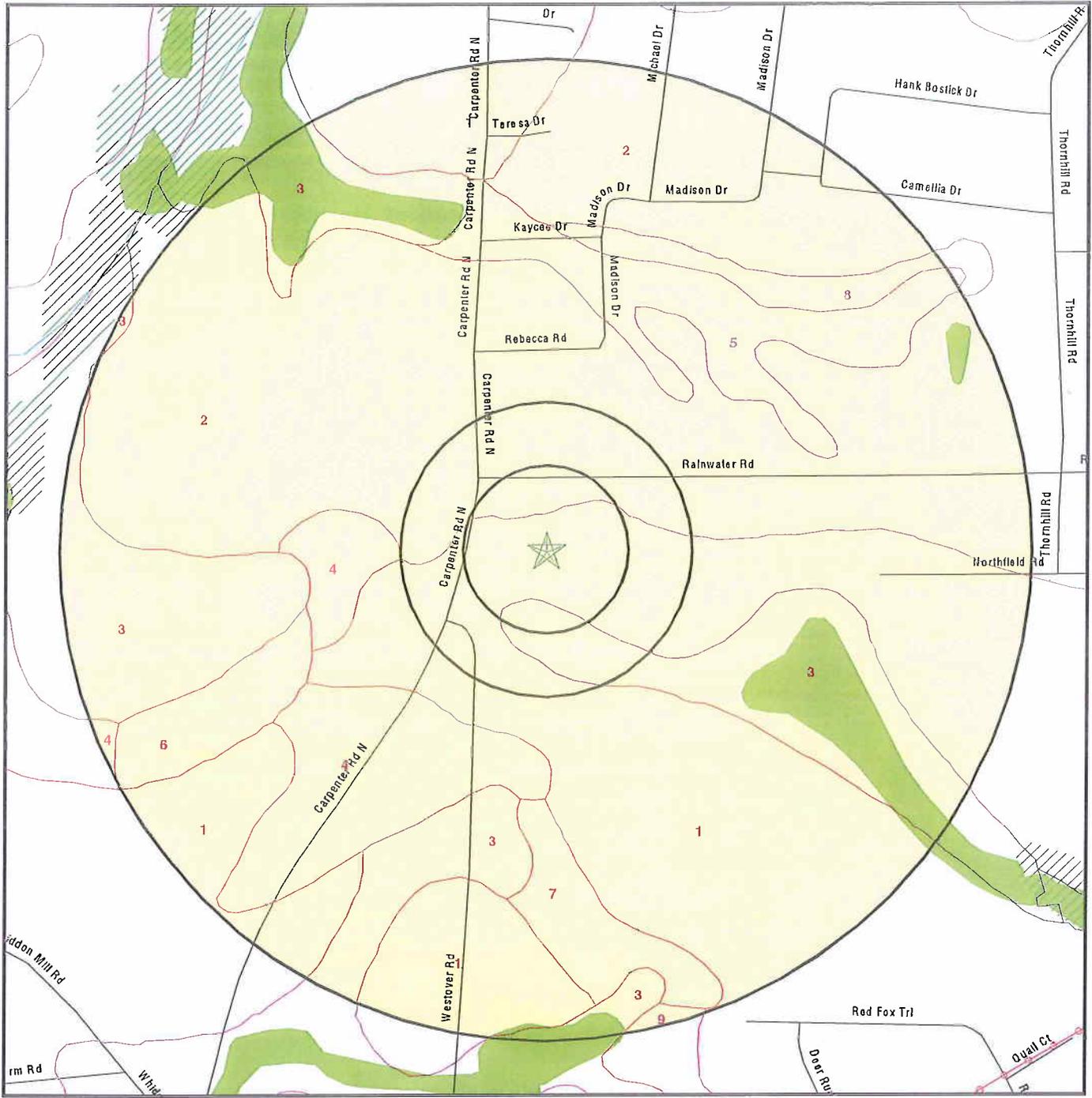
STANDARD ENVIRONMENTAL RECORDS

<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 - 3306457.8s

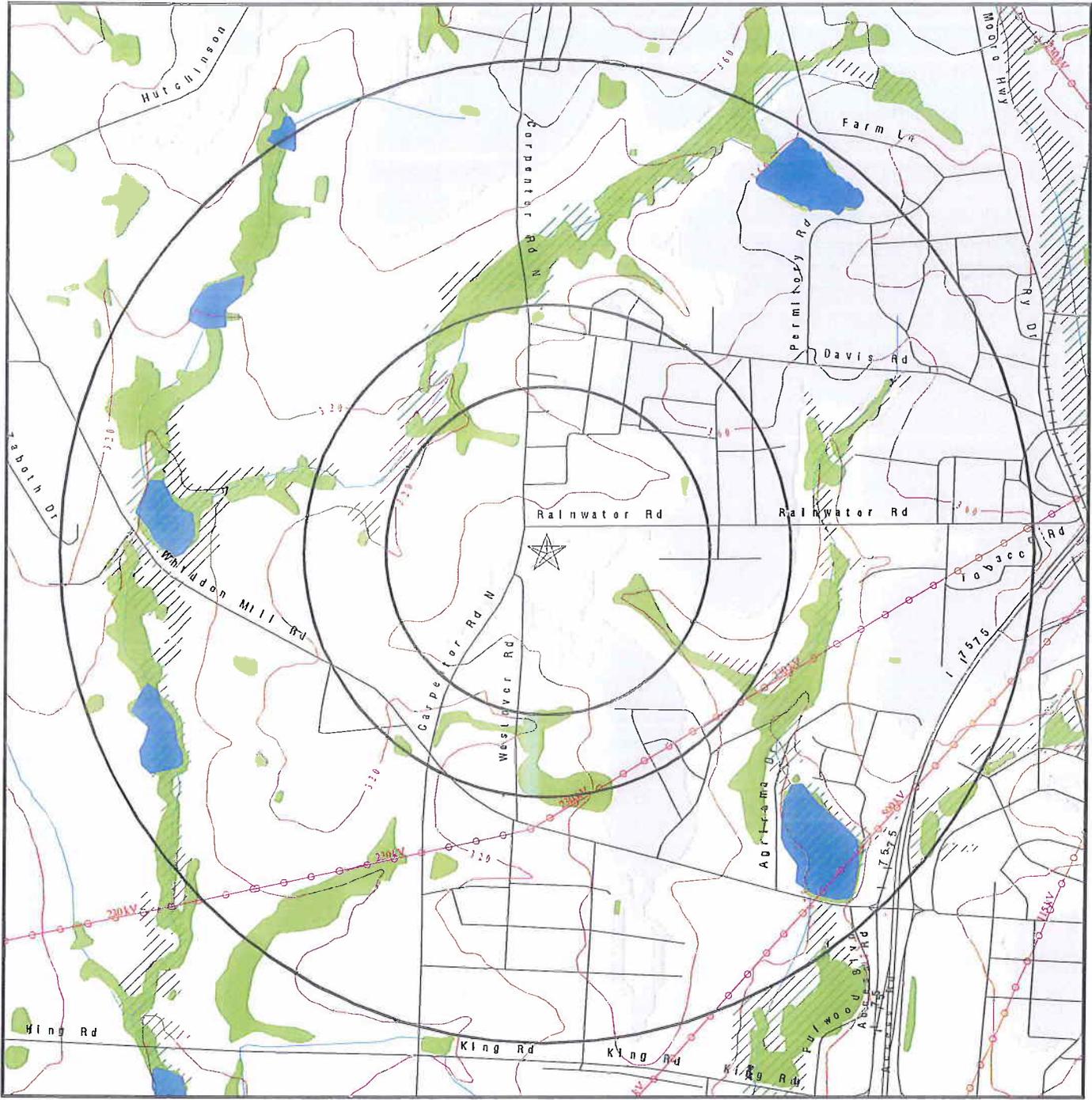


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- △ Manufactured Gas Plants
- ♣ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location
- ∇ SSURGO Soil



<p>SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton GA 31793 LAT/LONG: 31.4742 / 83.5421</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3306457.8s DATE: April 20, 2012 5:10 pm</p>
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SECONDARY MAP - 3306457.8s



- ☆ 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
- ⚡ Power transmission lines
- 🛢️ Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 📦 Upgradient Area

<p>SITE NAME: The Groves Place ADDRESS: RAINWATER RD Tifton GA 31793 LAT/LONG: 31.4742 / 83.5421</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Tameka Gordon INQUIRY #: 3306457.8s DATE: April 20, 2012 5:09 pm</p>
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AERIAL PHOTOGRAPHY - 3306457.8s



SITE NAME: The Groves Place
ADDRESS: RAINWATER RD
Tifton GA 31793
LAT/LONG: 31.4742 / 83.5421

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Tameka Gordon
INQUIRY #: 3306457.8s
DATE: April 20, 2012 5:11 pm

MAP FINDINGS

LEGEND

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

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
Number of Days to Update: 14
Last EDR Contact :04/05/2012

Source: EPA
Telephone: 703-412-9810

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
Number of Days to Update: 14
Last EDR Contact :04/05/2012

Source: EPA
Telephone: 703-412-9810

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
Number of Days to Update: 76
Last EDR Contact :04/16/2012

Source: Department of Energy
Telephone: 202-586-8719

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
Number of Days to Update: 77
Last EDR Contact :03/16/2012

Source: Environmental Protection Agency
Telephone: Not Reported

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
Number of Days to Update: 36
Last EDR Contact :04/02/2012

Source: Department of Justice, Consent Decree Library
Telephone: Varies

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
Number of Days to Update: 32
Last EDR Contact :03/06/2012

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

US ENG CONTROLS: Engineering Controls Sites List

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

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

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

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

US HIST CDL: National Clandestine Laboratory Register

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

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

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

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

US INST CONTROL: Sites with Institutional Controls

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

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

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

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

DOD: Department of Defense Sites

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

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 62

Telephone: 888-275-8747

Last EDR Contact :04/16/2012

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 34

Telephone: 202-208-3710

Last EDR Contact :04/16/2012

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 04/12/2007

Source: EPA

Number of Days to Update: N/A

Telephone: Not Reported

Last EDR Contact :03/12/2012

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

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

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :04/06/2012

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

HYDROLOGIC INFORMATION

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

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

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

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559

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

STREET AND ADDRESS INFORMATION

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APPENDIX S:
Operation and Maintenance
Manual

GEC

**Not Applicable – Operation and Maintenance Manual was not needed
for this DCA Phase I ESA.**

GEC

**APPENDIX T:
Previous Reports**

GEC

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
TIFTON GROVES APARTMENTS
RAINWATER ROAD
TIFTON, TIFT COUNTY, GEORGIA
GEC JOB #MCE-04-0980A**

PREPARED FOR

**TIFTON GROVES APARTMENTS, LP
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DOTHAN, ALABAMA 36302**

PREPARED BY

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MACON, GEORGIA 31210**

APRIL 9, 2004

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RAINWATER ROAD
TIFTON, TIFT COUNTY, GEORGIA
GEC JOB #MCE-04-0980A**

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1.0 EXECUTIVE SUMMARY

Mr. Gary Hall with Tifton Groves Apartments, LP retained Geotechnical & Environmental Consultants, Inc. (GEC) to perform a Georgia Department of Community Affairs (DCA) Phase I Environmental Site Assessment (ESA) Update on the proposed 96-unit Tifton Groves Apartment complex located at the corner of Rainwater and Carpenter Roads in the eastern section of the City of Tifton, Tift County, Georgia.

The DCA Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) E 1527-2000, Standard Practice for Environmental Site Assessments. The ASTM E 1527-2000 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 current February 2004 DCA 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, water leaks/mold, floodways & floodplains, public & historic records review, radon, asbestos containing materials (ACMs), lead-based paint (LBP), lead in drinking water, and per DCA polychlorinated biphenyls (PCBs).

Interviews and review of reasonably ascertainable records by GEC during the completion of the 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.

1.1 Location

The subject site is approximately 15.76 acres in size and located on the southern side of Rainwater Road, east of the junction with Rainwater and Carpenter Roads in the City of Tifton, Georgia. The site is included as part of Land Lots 261 in the Sixth Land District of Tift County, Georgia. The subject property does not have any existing structures located on it. The majority of the property is situated in a planted pecan orchard. The southeast corner of the property does contain a small wetland area.

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. One jurisdictional wetland was delineated on the subject property and we have recommended and informed the civil designer to avoid all impacts to the wetland areas outlined in the site plan. At this time, we do not recommend any further study of the site.

1.3.2 Off-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns regarding adjacent, off-site properties; therefore, GEC recommends no further study of the off-site impacts at this time.

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by GEC, for the proposed Tifton Groves Apartment site located on the southern side of Rainwater Road at the intersection of Rainwater Road and Carpenter Road within the incorporated area of Tift County, Georgia. The 15.76-acre subject site is included as part of Land Lot 261 in the Sixth Land District of Tift County, Georgia. A site location map is included in Appendix A as Figure 1.

2.2 Procedures

This Phase I ESA was conducted in accordance with ASTM E 1527-2000, Standard Practice for Environmental Site Assessments. The purpose of the standard practice is intended to permit the user of the Practice to satisfy the "appropriate inquiry" requirements to qualify for the "innocent landowner defense" to CERCLA liability [42 USC 9601 (35) (B) and 9607 (b) (3)], assuming compliance with other elements of the defense.

GEC's scope of work for this Phase I ESA was to identify "recognized environmental conditions" to the extent feasible by the processes outlined in Practice E 1527 and in accordance with good commercial and customary practices for conducting an environmental site assessment.

Practice E 1527 defines "recognized environmental conditions" (RECs) as "the presence 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, groundwater, 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 material risk of harm to public 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."

The scope of Practice E 1527-2000 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, water leaks/mold, floodways & floodplains, public & historic records review, radon, asbestos containing materials (ACMs), lead-based paint, lead in drinking water, and (per DCA) polychlorinated biphenyls (PCB). Other hazards considered for the DCA ESA report include the presence of urea formaldehyde in existing on-site structures and 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 (if applicable) 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 (DCA).

2.3 Qualifications of Personnel

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 20 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), the Consulting Engineers Council of Georgia (CECG). He is a past State President of GSPE. He is a board member of the Macon Economic Development Commission and 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 Georgia, North Carolina, Tennessee, and Alabama.

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 25 years 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 13 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, and the Georgia Water & Pollution Control Association.

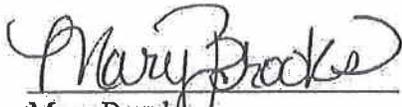
Mary A. Brooks, is a Project Manager for the Macon office. Mary graduated from the University of Florida with a bachelor's degree in Resource Conservation in 1990. Mary has fourteen years of experience in the consulting field. Her experience includes wetland evaluations and ecological assessments including Threatened and Endangered Species Surveys. She has performed numerous Phase I and Phase II Environmental Site Assessments. As a certified asbestos and lead-based paint inspector, Mary has inspected several buildings for asbestos and lead-based paint. She has monitored the removal and performed sampling of under ground storage tanks. Mary has conducted training sessions on storm water discharge permitting and is the senior reviewer for all National Pollutant Discharge Elimination System Storm Water Discharges Associated with Construction Activities reports. She has sampled groundwater-monitoring wells as well as tested injection wells on Superfund sites, and monitored surface water, ground water and soils for wastewater spray application projects.

2.4 Limitations

This report is intended for the use of Mr. Gary Hall with the Tifton Groves Apartments, LP, affiliated with Hall Housing Investments, Inc., the noted Limited Partnership, 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 use and rely on the information in this report. 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 Update 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.

2.5 Signature of Qualified PE as to Report

Geotechnical & Environmental Consultants, Inc. (GEC) has completed a Phase I Environmental Site Assessment Update of the above referenced site in accordance with the most current ASTM standard (ASTM E 1527-2000, Standard Practice for Environmental Site Assessments) and in accordance with the Georgia Department of Community Affairs (DCA) Environmental Site Assessment Standard, dated February 2004. The conclusions presented in this report are our professional opinions based on our findings obtained in accordance with customary practices, principles, and methodologies utilized in the fields of environmental science and engineering. Other than this, no warranty is implied or intended.



Mary Brooks
Project Manager
Wetland Services Director



Robert T. Hadden
Environmental Department Manager



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



3.0 SITE SETTING

3.1 General Description

The subject site is approximately 15.76 acres in size and located on the southern side of Rainwater Road, east of the junction with Carpenter Road and Rainwater Road in Tift County, Georgia. The site is included as part of Land Lot 261 in the Sixth Land District of Tift County, Georgia. The subject property is part of an existing pecan orchard with a small wetland area located in the southeast corner of the site.

3.2 Hydrogeology

3.2.1 Geologic Setting

The subject site is located in the Coastal Plain Physiographic Province of Georgia. The Coastal Plain is composed of multiple layers of mostly sands, clays, and sand clay mixtures. These layers vary greatly in depth and layer arrangement. The Coastal Plain also contains layers of limestone rock formations. These formations are usually found at depths greater than fifty feet but can also be found at or near the ground surface.

From a hydrogeologic perspective, these Coastal Plain units in the subject site vicinity comprise a significant recharge zone for the regional Floridan/Jacksonian aquifer system. This system can be generally described as highly permeable, with considerable hydraulic interconnection between saturation zones. Consequently, this aquifer is an important resource for drinking and agricultural water supplies in the region. Specific hydrogeologic information was not available for this assessment, and, based on the U.S.G.S. Topographic Quadrangle Map and observations made in the field, GEC anticipates the groundwater flow direction in this area would be generally to the south/southeast.

3.2.2 Surface Drainage/Surface Waters

The majority of the subject property appears to be relatively flat (on a ridge) and slightly down gradient from the adjacent property to the north. The surface drainage from the site appears to travel in a south/southeasterly direction toward an intermittent stream adjacent to the southern property boundary. Some of the wetland areas associated with the stream cross the southern property boundary at several locations. The majority of the drainage from the subject property flows to the southeast corner of the subject property and for the most part, remains in a low-lying wetland "swamp" area on the subject property.

3.2.3 Flood Plains/Floodways

The subject site lies outside of the 100- and 500-year flood plain areas (See section 3.4). The closest

significant flood hazard/floodway is located along a tributary of the Little River, approximately 2,000 feet southeast of the subject property to the edge of the flood zone (at the closest point).

3.2.4 Groundwater

Specific hydrogeologic information was not available for this assessment, but, based on the U.S.G.S. Topographic Quadrangle Map (Figure 2, Appendix I) and observations made in the field, the groundwater flow direction at the subject property most likely is to the southeast toward a pond on the adjacent property and toward New River further southeast.

3.3 Wetlands

GEC reviewed readily available public information to help determine if the subject site meets individual wetland parameters. The review included observing the area on the U.S.G.S. Topographic Map (Figure 2, Appendix A), the National Wetlands Inventory Map (Figure 4, Appendix A), and historical Aerial Photographs (Figures 7A – 7F, Appendix A). Our findings were as follows:

- According to the U.S.G.S. topographic map, there is one intermittent stream located adjacent to the southern property boundary.
- According to the map, wetlands are present on the southeast corner of the subject property and an intermittent stream is located adjacent to the southern property boundary. According to the NWI Map, the wetland area and intermittent stream area are classified as a palustrine, forested, broad-leaved deciduous wetland with a seasonally flooded hydrologic regime.
- The historical Aerial Photographs show the subject property as being heavily wooded in the southeast corner wetland area and the adjacent wetland areas along the intermittent stream to the south and southeast of the subject property.

GEC performed a wetland delineation at the site on March 9, 2004. Since the fieldwork was done with the understanding that a wetland verification would not be requested by the USACOE, a complete report was not compiled. The wetland boundary was established based on the USACOE wetland criteria outlined in the *1987 Corps of Engineers Wetlands Delineation Manual*. Hydrophytic vegetation, hydric soils, and hydrology were found throughout the wetland areas, which were flagged (Figure 4A, Appendix A). No site development or disturbance is planned for the wetland area.

GEC identified one-community type at the site. The majority of the wetland area was composed of a hardwood/deciduous forest. One wetland area was identified on the southeast corner of the subject property. This wetland area, as well as the intermittent stream adjacent to the southern property boundary, makes up the headwaters of a tributary hydrologically connected to Little River to the west. Standing water, as well as several obligate and facultative wetland plants, were noted throughout the wetland on the subject property.

3.4 Flood Plain

GEC reviewed a copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Tift County, Georgia. The subject property is found on Community Panel 115, dated August 17, 1998. According to the map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 500-year flood plain. Therefore, GEC does not believe a flooding hazard exists for the subject property. A copy of the FIRM is presented as Figure 5, Appendix A.

4.0 REGULATORY INFORMATION

4.1 Agency 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 following lists were included, among others, in the records review: **NPL, Proposed NPL, CERCLIS, CERC-NFRAP, CORRACTS, RCRIS-TSD, RCRIS-LQG, RCRIS-SQG, ERNS, CONSENT, ROD, Delisted NPL, FINDS, HMIRS, MLTS, MINES, PADS, RAATS, TRIS, TSCA, SHWS (including HSI, state Superfund equivalent), Non-HSI, SWF/LF, UST, and LUST** (see attached EDR report in Appendix C for the complete list of databases, 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.

The EDR report does not identify the subject property on any of the Federal or State databases. The EDR report did not identify any listed sites within the ASTM search radius of the subject property.

GEC reviewed the fourteen listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. GEC found that these sites did not appear to be located within the ASTM search radius of the subject property.

4.2 Agency Contacts

Federal and/or state agencies were not contacted because no sites were located within the prescribed radius of the subject property.

5.0 SITE INFORMATION AND USE

5.1 Current Site Use

The proposed Tifton Groves Apartments site is currently a pecan orchard with a house (owned by a separate property owner) in the middle of the orchard. The wetland areas along the south property boundary and the southeast corner of the property are composed of a mix of hardwood tree species as well as vast amounts of privet. Based on interviews and aerial photographs, the subject property

apparently has been a pecan orchard as far back as the oldest aerial photograph taken in 1948. The site use including the homestead has not changed since 1948.

5.1.1 Storage Tanks

No storage tanks were observed on the subject property during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.2 Hazardous and Petroleum Products Containers/Drums

No containers/drums of hazardous or petroleum products were observed on the subject property during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.3 Heating and Cooling

No structures are on the subject property.

5.1.4 Solid Waste

No solid waste was observed on the subject property during the site reconnaissance of March 2nd and 9th of 2004.

5.1.5 Sewage Disposal/Septic Tanks

As our knowledge of the site history indicates, the site has been historically used for agricultural purposes (pecan orchard) and a structure does not exist on the subject property. The structure on the immediately adjacent property (in the center of the subject property) does presumably have a septic tank based on the age of the home.

5.1.6 Hydraulic Equipment

No hydraulic equipment was observed during GEC's site reconnaissance on March 2nd and 9th of 2004.

5.1.7 Contracted Maintenance Services

No contracted maintenance services are provided to the site.

5.1.8 Electrical Transformers/Polychlorinated Biphenyls (PCBs)

One, single pole-mounted No. 15 transformer was observed adjacent to the subject property in association with the house located at address 2826 Rainwater Road. An easement for the power line and pole is recorded as being owned by Georgia Power. The transformer appeared to be in good condition with no visible leaks.

5.1.9 Water Supply and Wells

A groundwater drinking well is not located on the subject property. The dwelling immediately adjacent to the subject property presumably does have a drinking water well on it. See Section 5.1.15 for water supply service details.

5.1.10 Drains and Sumps

No drains or sumps were observed on the property during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.11 Pits, Ponds, Lagoons

No pits, ponds, or lagoons were observed on the subject property during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.12 Surface Waters/State Waters

Surface waters were observed on the subject property in association with the wetland area on the southeast corner of the subject property. The intermittent stream (directly adjacent to the southern boundary of the property), as indicated by a blue line on the U.S.G.S Topographic Map may be considered a state water. Unless presumed to be a "state water", a state waters determination would need to be made by the local issuing authority. In the event that the local issuing authority does not have a qualified person to make such a determination, the Georgia EPD would then make that determination. There are no surface water/state waters on the portions of the property stated for development.

5.1.13 Stressed Vegetation

No stressed vegetation was observed on the subject property during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.14 Odors

No unusual odors were noted on the subject property during GEC's site reconnaissance on March 2nd and 9th of 2004.

5.1.15 Utilities

Mr. Damon Harper, the Utilities Director with the City of Tifton, indicated in a letter to Mr. Gary Hall of Hall Housing Investments, Inc. that the city has water and gas of sufficient capacity to serve the project site. Mr. Harper also noted that city sewer would require an extension to serve the property. A copy of the City of Tifton letter, dated April 22, 2003 is included in Appendix D.

Ms. Cheryl Anderson, Sales Executive with Georgia Power Corporation, indicated in a letter to Mr. Gary Hall that Georgia Power could provide adequate electrical service to the proposed complex. A copy of the Georgia Power letter dated March 11, 2004 is included in Appendix D.

Mr. Gregory Sowell, with Sowell & Sandifer, P.C., Attorneys and Counselors at Law, indicated in a letter to Mr. Gary Hall with Hall Housing Investments, Inc., dated April 22, 2004, that the City of Tifton approved the actual sewer tap on which will occur following inspection of the construction of the actual sewer line, and access for the City of Tifton sewage will be available to the project site. A copy of the letter from the attorney's office verifying this information is included in Appendix D.

5.1.16 Chemical Use

Chemical use, if any, would have been limited to agricultural purposes in the past. The majority of the property was and is planted in pecan trees. The former owner of the property may have used chemicals on the orchard, but GEC found no documentation or other physical indication of such use.

5.1.17 Water Leaks/Mold

Because there are no structures on the property, the presence of water leaks/mold was not observed during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.18 Asbestos

Because there are no structures on the property, the presence of asbestos was not observed during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.19 Lead-Based Paint

Because there are no structures on the property, the presence of lead-based paint was not observed during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.20 Radon

GEC consulted EPA Publication 402-R-93-030: EPA's Map of Radon Zones for Georgia, dated September 1993, to determine the EPA classification of the subject area for radon buildup. The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed the map presented in the Appendix A (Figure 6) to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map should not be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the expected average short-term radon measurement that can be measured in a building without the implementation of radon control methods. According to the map, Tift County, Georgia, is listed in Zone 3, which means "low

potential less than 2 pCi/L (picocuries per liter of air).”

According to the Environmental Protection Agency (EPA), three sites were tested between 1987 and 1989 and averaged 1.1 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. The study covers the years 1986-1992, and necessary data has been supplemented by information collected at private sources such as universities and research institutions.

Because there are no structures on the property, the presence of radon was not determined during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.21 Lead in Drinking Water

Because there are no structures on the property, the presence of lead in the drinking water was not determined during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.1.22 Urea Formaldehyde

Because there are no structures on the property, the presence of Urea Formaldehyde was not determined during GEC's site reconnaissance of March 2nd and 9th of 2004.

5.2 Past Site Use

5.2.1 Deed Research

The company of Sowell & Sandifer, P.C. conducted a review of the past ownership information of the subject property at the office of the Tift County Clerk of Superior Court for Hall Housing Investments, Inc. on March 5, 2004. 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. A listing of the reviewed deed records for the subject property is presented in Appendix I. Copies of selected deed records are also presented in Appendix I.

Research of the subject property traced its ownership back to 1907. Based on aerial photographs, property use has not changed since 1948. Deed records reviewed showed the subject property as primarily being in the Hollis and Kennedy families. Based on site use and the fact that homesteads such, as this did not change ownership frequently, we assume that the property was used for agricultural purposes back until 1907. The review of the deed records, the plat maps, and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property.

5.2.2 Aerial Photographs

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Aerial photographs (1988, 1972, 1969, 1962, and 1948) were obtained through a commercial database search firm, Environmental Data Resources, Inc., and the 1993 aerial photograph was obtained off the Internet at the Terra Server™ Web Page.

The 1993, 1988, 1972, 1969, 1962, and 1948 aerial photographs show the subject property as predominantly rural agricultural land (pecan orchard). Since 1948, at least one structure has always been located on the central portion of what was once a contiguous tract of land. The surrounding area seems to be a mixture of rural, agricultural, residential, and undeveloped land.

The 1988 and 1993 aerial photographs show the subject property and its vicinity essentially as it appears today. The way the property has recently been divided, the house and the intermittent stream to the south are no longer a part of the subject property. The site property consists of a pecan orchard with a low-lying wetland area on the southeastern corner of the property. Rainwater Road borders the northern property boundary. The site vicinity in the 1988 and 1993 photographs appears to be a mixture of residential and rural undeveloped properties.

The aerial photographs reviewed did not indicate obvious environmental impacts to the site. The subject property apparently has previously consisted of a pecan orchard and a single home residence since 1948. Copies of the 1993, 1988, 1972, 1969, 1962, and 1948 aerial photographs, showing the subject property and its vicinity, are included in Figures 7A through 7F in Appendix A.

5.2.3 Topographic Map

The subject property is located immediately adjacent to the east and west and south sides of the residence located at 2826 Rainwater Road (located in the center of the subject property) in the incorporated area of Tift County, Georgia. The site property can be found on the Tifton West, Georgia Quadrangle of the U.S.G.S. 7.5-minute Topographic Map with contour intervals of 10 feet, printed in 1973 and photo revised in 1988. A copy of the pertinent portions of this topographic map, showing the subject property and the surrounding area, is presented as Figure 2 in Appendix A. A single structure is shown on what was once a contiguous tract of land on the topographic map.

The site elevation, as shown on the topographic map, is approximately 350 feet above mean sea level on a ridge, and the area surface drainage features appear to be sloping in a southeasterly direction. Based on review of the topographic map and observations made during the site reconnaissance, the anticipated direction of groundwater flow at the subject property appears to be generally to the south/southeast toward a tributary of Little River, approximately 2,000 feet southeast of the southeast corner of the subject property.

5.2.4 Sanborn Maps

GEC contacted Environmental Data Resources, Inc. (EDR) to search for Sanborn Fire Insurance Maps, which were devised by insurance adjusters as early as the 1800s to show the use of properties

at specified dates for the purpose of determining the risk of fire. The maps also identify businesses and activities, as well as some construction details, for those properties they cover. The Sanborn Maps are helpful in identifying historical environmental concerns that may have otherwise been unrecorded or left no evidence of their existence. No Sanborn Map coverage exists for the target property, which is further evidence for the lack of any significant, early development on the property or nearby. A copy of the "no coverage" letter can be found in Appendix C.

5.2.5 City Directories

No city directories were reviewed during the course of conducting the Phase I ESA and are not likely to render substantial information on the subject.

5.2.6 Previous Environmental Studies

No previous environmental studies have been conducted on the subject property.

5.2.7 Interviews and Contacts

Tift County Health Department

GEC spoke with Mr. Wen Powell, Environmental Health Specialist on April 16, 2004, regarding the subject property. Mr. Powell indicated that he was not aware of any environmental concerns associated with or around the subject property. Mr. Powell stated that public water and sewer are serving several residences in the area; however, older residences had or continue to have septic tanks and wells. A copy of Mr. Powell's interview is presented in Appendix D.

Tifton Fire Department

GEC spoke with Mr. Mike Flippo, Fire Chief with the Tifton Fire Department on March 30, 2004. Chief Flippo was asked if the Tifton Fire Department had any incidents of any environmental concern, such as fires, spills or releases of significant amounts of petroleum or chemicals, which may have occurred on or in the immediate area of the subject property. Chief Flippo did not recall ever responding to a fire of any type on the subject property. A copy of Chief Flippo's interview is presented in Appendix D.

5.3 Current Surrounding Land Use

5.3.1 North

Residential homes border the property to the north and east. Rainwater Road immediately borders the north property boundary.

5.3.2 East

Residential properties of Flowers, Norburg, and other lands of George Hunt border the subject

property to the east.

5.3.3 South

Property of the YMCA and other lands of George Hunt border the subject property to the south.

5.3.4 West

The remaining portion of the pecan grove associated with the subject property (but not part of the subject property), Carpenter Road, and the property of Tift area Young Men's Christian Association, Inc. (YMCA) border the subject property to the west.

5.4 Past Surrounding Land Use

5.4.1 North

In the past, the adjacent land north of the subject property appears to have been used primarily for agricultural and residential purposes since 1962. Prior to this time, this area was used solely for agricultural/pasture purposes (with a few associated homesteads) judging from the readily available historical aerial photographs (see Section 5.2.2) between 1948 and 1962. The aerial photographs strongly suggest a similar condition across the site area to the north of the subject property, prior to the oldest photo taken in 1948. Rainwater Road appears on all of the reviewed aerial photographs back to 1948.

5.4.2 East

The surrounding land to the east appears to have been used for residential and agricultural property in the readily available historical aerial photographs (see Section 5.2.2) between 1988 and 1993. In the 1972, 1969, 1962, and 1948 aerial photographs, the surrounding land to the east appears to have been predominantly agricultural land. The reviewed aerial photographs strongly suggest a similar condition across the site area to the east of the subject property, prior to the oldest photo taken in 1948.

5.4.3 South

In the past, the surrounding land to the south appears to have been predominantly forested/wetland area and agricultural property in the readily available historical aerial photographs (see Section 5.2.2) between 1948 and 1988. The aerial photographs strongly suggest a similar condition across the site area to the south of the subject property, prior to the oldest photo taken in 1948. Recently, the YMCA has developed the land immediately adjacent to the south side of the property.

5.4.4 West

In the past, the surrounding land to the west appears to have been a mixture of residential properties and agricultural land in the readily available historical aerial photographs (see Section 5.2.2) between

1988 and 1993. Prior to 1988 the area west of the subject property was predominantly agricultural. The aerial photographs strongly suggest a similar condition across the site area to the west of the subject property, prior to the oldest photo taken in 1948. An electrical power substation is located west of the subject property and has been there at least since 1962. Carpenter Road appears on all of the reviewed aerial photographs back to 1948.

6.0 ENVIRONMENTAL CONCERNS

6.1 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 conceptual site plan, wetlands located on the subject property will not be impacted by the proposed construction.

6.2 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.

7.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the proposed 96-unit Tifton Groves Apartment complex located on Rainwater Road just east of the intersection with Rainwater Road and Carpenter Road in Tifton, Tift County, Georgia.

The DCA 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 DCA 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, water leaks/mold, floodways & floodplains, public & historic records review, radon, ACMs, LBP, lead in drinking water, and PCBs.

Interviews and review of reasonably ascertainable records by GEC during the completion of the 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.

7.1 On-Site

Field evaluations of the proposed Tifton Groves Apartment site in Tifton, Georgia revealed the presence of one jurisdictional wetland. We recommend and are informed that the civil designer avoid all impacts to the wetland areas outlined in the site plan and we understand that this recommendation will be followed.

During and after construction, we recommend that erosion and sedimentation best management practices (BMP's) be utilized to reduce the impact to and around the wetland areas. The minimum BMP requirements that should be met under EPD's Erosion and Sedimentation Act are the following:

- Minimize the size of the disturbed area and the duration of exposure to erosive elements.
- Conforming development plans to topography and soil type, minimizing cut and fill operations, and stabilizing disturbed soil as quickly as possible.
- Stripping vegetation in such a way as to minimize erosion, retaining or supplementing natural vegetation wherever possible, and using temporary vegetation or mulching to protect exposed critical areas.
- Installing permanent vegetation and structural controls as soon as possible.
- Trapping sediment in runoff water through sediment basins or other methods until the area is stabilized, that is, in continuous compliance with Act requirements.
- Minimizing surface water runoff damage to cut faces and slopes.
- Protecting adjoining property from damage due to cuts, and fills including blockage of water flow by fills.
- Requiring that grading equipment using bridges or culverts must, when possible, cross flowing streams, and in any case, minimizing the number of crossings.
- Requiring land-disturbing plans to contain provisions for sediment source control and containment to prevent stream sedimentation above minimum standards.

The placement of dredged or fill material into any waterway and/or their adjacent wetlands, mechanized land clearing, or excavation of those wetlands would have to be approved through a Nationwide Wetlands Permit, issued by the Army Corps of Engineers.

The site only appears to have seasonally inundated wetlands on the property. If the best management

practices for erosion and sediment control are followed, wetland impacts can be avoided.

7.2 Off-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns for the subject site regarding adjacent, off-site properties.

8.0 REFERENCES

Georgia Power Corporation
City of Tifton
Sowell & Sandifer, P.C.
Tift County Health Department
City of Tifton Fire Department
Environmental Data Resources, Inc. (EDR)
United States Geological Survey (U.S.G.S.)
Department of the Interior (NWI Map)
Federal Emergency Management Agency (FEMA)
1987 US Army Corps of Engineers Wetland Manual
United States Environmental Protection Agency (EPA) website
GDCA February 2004 Environmental Guide
American Society for Testing and Materials (ASTM) E 1527-2000, Standard Practice for Environmental Site Assessments

APPENDIX U:
Other

Not Applicable – Other Documentation, including Phase II ESA, was not needed for this DCA Phase I ESA.

GEC